



City of Westminster

Committee Agenda

Title: **Licensing Sub-Committee (6)**

Meeting Date: **Thursday 25 August 2022**

Time: **10.00 am**

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

Members: **Councillors:**

Aziz Toki (Chair)
Jim Glen
Judith Southern



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 9.30am. If you have a disability and require any special assistance, please contact the Committee Officer (details listed below) in advance of the meeting.



An Induction loop operates to enhance sound for anyone wearing a hearing aid or using a transmitter. If you require any further information, please contact the Committee Officer, Sarah Craddock, Committee and Councillor Co-ordinator.

Email: scraddock@westminster.gov.uk Tel: 0779098018
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. 3001 VICTORIA STREET

(Pages 1 - 22)

2. GROUND FLOOR AND BASEMENT, 3-4 VERE STREET, W1G ODH

(Pages 23 - 432)

**Stuart Love
Chief Executive
18 August 2022**

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City of Westminster

Licensing Sub-Committee Report

Item No:

Licensing Ref No:

PITCH 3001 VICTORIA STREET

Date:

25 August 2022

Classification:

For General Release

Title of Report:

Rescind Designation and Designate New Location for Isolated Pitch 3001 Victoria Street

Report of:

Director Public Protection & Licensing

Policy context:

To provide a safe, well-regulated environment.

Financial summary:

None

Report Author:

**Shannon Pring
Senior Practitioner Street Trading**

Contact Details:

**Telephone: 07971 920 413
E-mail: spring3@westminster.gov.uk**

PROPOSAL DETAILS

Proposal:	<p>a) The designating resolution passed by the Council on 25 July 1990 be varied to rescind the designation and create a new designation for street trading pitch 3001 Victoria Street.</p> <p>b) The Street Trading licence (ref MAR39661) be varied to amend the pitch designation and pitch size to take effect from 1 January 2023.</p>
Existing Pitch Location:	Victoria Street on footway, backing onto guard-rails between Carlisle Place and Vauxhall Bridge Road, 5.64m from kerb line of Carlisle Place
Existing Pitch Size:	L: 3.7m W: 1.75m
Proposed Pitch Location:	Victoria Street footway, backing onto the rear side kerb line on the corner of Carlisle Place facing towards Victoria Street.
Proposed Pitch Size:	L: 3.7m W2.5m
Ward Name:	Vincent Square

1. Purpose of the report

The Licensing Sub-Committee is asked to:

- a) Vary the designating resolution passed by the Council on 25 July 1990 to rescind the designation and designate a new location for Pitch 3001 Victoria Street as recommended by officers.
- b) Vary the licence (reference MAR39661) to reflect the new pitch designation and the amended pitch size. If granted, this variation should take effect from 1 January 2023. A copy of the licence is included as **Appendix A** of the report.

2. Summary

The Statement of Street Trading Policy (the Policy) adopted in December 2013 sets out in Policy ST5 –Designation & de-designation, the criteria for establishing suitable locations for street trading pitches and reasons for de-designation in cases where the location is unsuitable. The licensing authority may, subject to appropriate consultation and notification procedures, de-designate street trading pitches where, in the opinion of the licensing authority, they are no longer suitable for street trading. The relevant circumstances under which this location is no longer suitable is that due to ‘...the siting and operation of the trading pitch would adversely affect local pedestrian flow or cause congestion, including close to transport stops and stations.

Furthermore, in accordance with Section 5(4) of the Policy the licensing authority may, in partnership with Planning and Highways colleagues, the Police, the licence holder and other interested parties identify a new site for designation as a pitch suitable for permanent street trading where an existing permanent licence holder has been displaced from his usual pitch due to there no longer being enough space for trading or due to the pitch being de-designated for whatever reason.

3. Background

Contraflow works in the Victoria Station area require the layout of the kerb at the junction of Victoria Street and Carlisle Place be reduced which directly impacts the current pitch location. A copy of the existing layout can be found at **Appendix B** of the report.

Following discussions with the relevant parties to identify suitable options for relocation it has been agreed that the proposed location at the corner of Carlisle Place would be most suitable for street trading. A copy of the proposed pitch location can be found at **Appendix C** of the report.

The construction works are due to be completed at the end of January 2023; however, this may be subject to change. Mr Cahill is temporarily relocated at the Northern edge of Cathedral Piazza (adjacent to, but not on, the southern footway of Victoria Street). If granted, Mr Cahill will return to the new pitch designation, on the completion of the works.

4. Consultation

In seeking to rescind the designation and designate a location suitable for Pitch 3001 Victoria Street, the Licensing Service has undertaken the statutory consultation with the Highway Authority, Police, the Licensee and the West End Street Traders Association.

In addition, notification of the intention to de-designate the pitch was sent to the Ward Members.

Copies of the notification of intent to de-designate are included as **Appendix D** of the report.

5. Consultation Responses:

- **City Planning, Highways and Street Management:**

An email from Sean Dwyer from Highways Planning was received on 8 August 2022:

Thank you for consulting Highways Planning on this case.

I can confirm that I am happy with the proposal to rescind the existing designation in order to make way for the scheme to create a contra-flow bus lane in Victoria Street. This should save buses a significant amount of time as they will neither have to use the one-way system via Grosvenor Gardens and Bressenden Place, nor the route via Allington Street and Bressenden Place. It should also allow for improved conditions for pedestrians.

I am also happy with the proposed location for the pitch.

A copy of the email is included as **Appendix E** of the report.

- **Metropolitan Police Service:**

The Licensing Service did not receive a response.

- **Ward Councillors:**

The Licensing Service did not receive a response.

- **Licence Holder and West End Traders Association (WESTA)**

An email received from Nichola Kerr, on behalf of WESTA was received on 14 June 2022:

Thank you for your email dated 10 June informing WESTA of the proposals to de-designate Pitch 3001 at its current location, and to designate a new location for Pitch 3001 as detailed in your email.

On behalf of Chris Cahill, WESTA would support both proposals. I shall be grateful to receive an acknowledgement of this email and details of the date this matter is scheduled to heard by the Licensing Sub-Committee.

A copy of the email is included as **Appendix F** of the report.

- **Other responses received:**

- An email was received from a local resident on 1 July 2022:

Please see below my comments on the designation for Pitch 3001:

Deviation of people traffic into Carlisle Street and disruption from trading activities on a residential area. At the moment Victoria Street acts like a virtual boundary Rubbish and noise. It is important that the permit guarantees that no rubbish is left after trading hours and noise is kept to a minimum during trading hours

The permit is for a trading unit. I will have no objections for a fruit stand and would welcome a flower stand but could this one day be a cooked food stand and potentially an attraction for homeless people seeking leftovers or charitable offerings? The Passage recently introduced new measures to their Resource Centre (where the homeless get breakfast, lunch and showers) which very effectively have put an end to homeless gathering in the mornings around KSP and the ensuing ASB. It will be a major concern for the community to see that reversed.

- Miss Pring of the Licensing Service responded to the resident on 12 July 2022:

Thank you for your comments on the proposed de-designation and re-designation of pitch 3001 Victoria Street.

The location of the kiosk will not direct pedestrians into Carlisle Street as the kiosk will face into Victoria Street and so pedestrians would continue to walk past it as they currently do.

The designation itself only identifies a section of the highway as suitable for street trading, it does not specify which commodities can be sold on that pitch. That is managed through the street trading licence or in areas where certain commodities should generally be prevented this is controlled through the use of a specifying resolution.

That being said, we have no indication that the current street trader intends to change his licensed commodities, rather this is to relocate the current kiosk to a safer location following the road works taking place on Victoria Street.

Rubbish and noise nuisance are covered within the street trading standard conditions and as such if there were to be any nuisance created this would be dealt with by way of enforcement.

Please let me know if this alleviates your concerns. I will be looking to schedule this at a licensing sub-committee for determination. Please can you confirm whether you wish to attend that hearing.

- The resident responded on 1 August 2022:

Thank you very much for your email and my apologies for the delay in responding.

I am reassured by your explanations. It looks like the change will be minimum.

If you are happy with representing my points at the licensing sub-committee, I don't think there is a need for my attendance. Perhaps you could let me know if any comments are raised in relation to it.

A copy of the resident comments and responses are included as **Appendix G** of the report.

- Notice of hearing was sent to all parties on 5 August 2022. A copy of the notice is included at **Appendix H** of the report.

6. Street Trading Policy

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

Designation and De-designation- Policy ST5

(i) The Licensing authority may de-designate pitches that are no longer suitable for licensed street trading.

(ii) The Licensing authority will not designate any new isolated street trading pitches, apart from in exceptional circumstances.

Policy ST5(2) states that the Licensing authority may, subject to the appropriate consultation and notification procedures, de-designate street trading pitches where in the opinion of the licensing authority, they are no longer suitable for street trading. The circumstances under which a location may be considered not suitable include:

- (a) It has not been used for trading for a period of greater than six months;*
- (b) There has been altered circumstances due to the increased pedestrian footfall resulting from altered highways layouts, public realms improvements or construction projects;*
- (c) Where there is new development and the siting and operation of the trading pitch would adversely affect local pedestrian flow or cause congestion, including close to the transport stops or stations.*

Policy ST5(4) states that the licensing authority may, in partnership with Planning and Highways colleagues, the Police, the licence holder and other interested parties identify a new site for designation as a pitch suitable for permanent street trading where an existing permanent licence holder has been displaced from his usual pitch

due to there no longer being enough space for trading or due to the pitch being de-designated for whatever reason.

7. Legal Framework

Designating Resolution

- Section 5(1)(a) of the City of Westminster Act 1999 (the Act) provides:
The council may pass a resolution designating a street or part of a street in the city as a licence street (a designating resolution).
- Section 5(2) of the Act provides:
The council may from time to time rescind or vary any such resolution.
- Section 6(1) of the Act provides:
The council shall not pass a designating resolution or rescind or vary such a resolution unless they have first given notice in writing of their intention to do so—
 - (a) to the Commissioner;
 - (b) to the highway authority (except where the council is the highway authority);
 - (c) to any body which appears to the council to represent the relevant street traders;
 - (d) to all licence holders whom the council could reasonably expect would be affected by the proposed resolution; and
 - (e) where the proposed resolution would designate private land, to the owner of that land or to the person assessed for the uniform business rate on it.
- Section 6(5) of the Act provides:
The council shall give to any person who makes representations by the due date an opportunity to make oral representations to the council and may at their discretion give to other persons making representations a similar opportunity.

Variation of licences

- Section 16(1) of the Act provides:
In addition to changes to any of the standard conditions which the council may make under section 10 (Standard conditions) of this Act the council may vary a street trading licence on 1st January in any year during the currency of the licence.

8. Appeals

- Section 18(1)(c) of the Act provides
Any person aggrieved—
 - (c) by a decision of the council to vary a street trading licence other than by a change to the standard conditions;

May appeal to a Magistrates Court acting for the area in which the street trading pitch is situated or in which is situated the street to which the prohibition relates.

- Section 19(1) of the Act provides:

Any person aggrieved—

(a) by a resolution varying or rescinding a designating resolution;

(b) by a specifying resolution or a resolution varying such a resolution;

(c) by a standard condition; or

(d) by the amount of a fee or charge under section 22 (Fees and charges) of this Act,

may appeal to a Magistrates Court acting for the area of the Council. .

List of Appendices

Appendix A	Licence reference MAR39661
Appendix B	Plan of existing pitch location
Appendix C	Plan of proposed pitch location
Appendix D	Copies of notification of intent to rescind the designation and designate a location for Pitch 3001 Victoria Street
Appendix E	Consultation response from Highways Planning
Appendix F	Consultation response from Licence Holder and WESTA
Appendix G	Consultation response from Resident
Appendix H	Notice of hearing to all parties

If you have any questions about this report, or wish to inspect one of the background papers, please contact **Shannon Pring** at spring3@westminster.gov.uk

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

- City of Westminster Act 1999
- City of Westminster Statement of Street Licensing Policy adopted in December 2013
- Rules of Procedure for Licensing Sub-Committee
- Designating Resolution passed by the Council on 25 July 1990

NOTES

The Council may revoke this licence on certain specified grounds e.g. for misconduct, failure to pay charges or failure to personally make full use of this licence. There are rights of appeal to a Magistrates Court against revocation or refusal to renew.

The holder of this licence may register up to three persons with the Council to ASSIST him/her in the conduct of the business without any further licence being required. The licence may not be transferred to any other person nor may it be altered or tampered with in any way. Any failure by an Assistant to comply with licence conditions will be deemed to be a failure by the licence holder.

Any breach of this licence is punishable by a penalty not exceeding Level 3.

CITY OF WESTMINSTER

CITY OF WESTMINSTER ACT 1999

STREET TRADING LICENCE

Pitch 3001



1. THE WESTMINSTER CITY COUNCIL hereby grants a licence to engage in street trading in the City of Westminster, pursuant of section 9(1) of the City of Westminster Act 1999, on Pitch 3001 to:

Mr Christopher J Cahill

2. This licence authorises the holder to trade solely in the articles, and in the manner, and at the places and times specified in the Schedule to the licence and is granted subject to: (i) the standard conditions made under section 10(1) of the City of Westminster Act 1999; (ii) any Act amending the same and to any Orders made thereunder; (iii) any other statutory enactment which is in force for the time being; and (iv) any further conditions stated below that are specific to this licence.

3. This licence shall remain in force until it is cancelled or revoked by the Council.

Ms Roxsana Haq

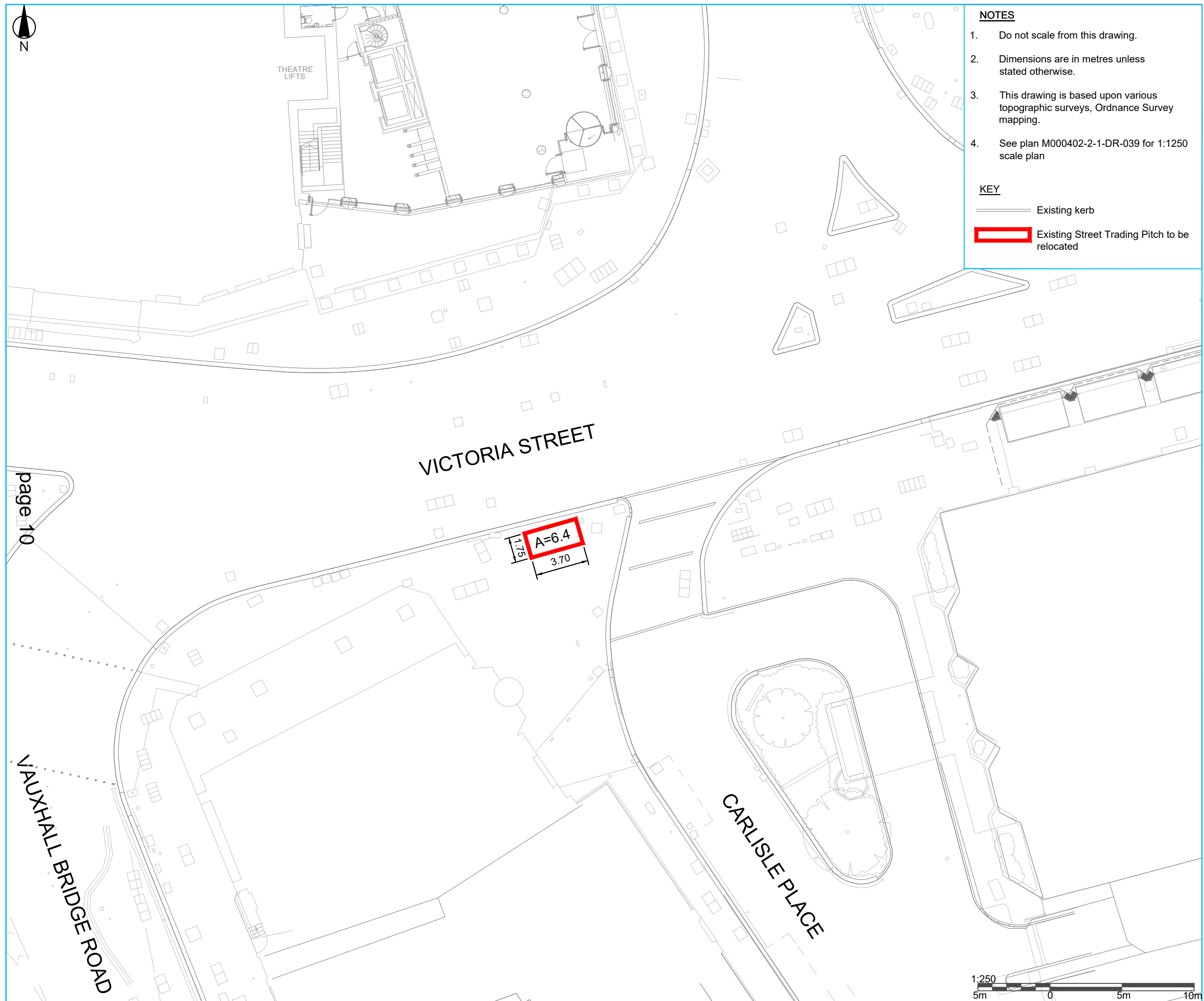
Dated this: **11 March 2020**
On behalf of the Director of Public Protection & Licensing

SCHEDULE

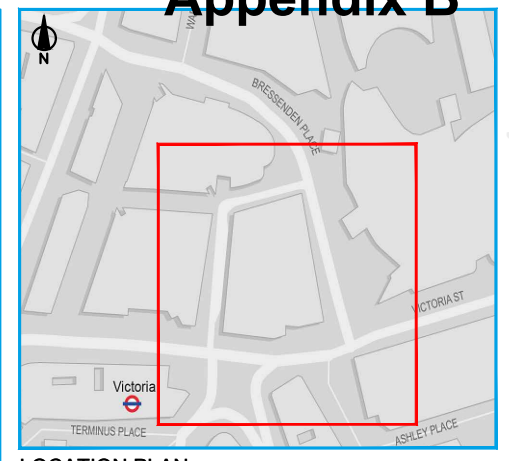
Class of Articles	Fruit, Ice Cream, Stationery, Souvenirs, Leather Goods, (except clothing), Hats, Thermal socks, Yoyos, Bus Tours Tickets, Cold Drinks, Umbrellas, Flowers, Plants, Christmas Sundries / Novelties.						
Street	Isolated Pitch 3001 – Victoria Street						
Position or Place at which the holder may trade	Victoria Street on Footway, backing onto guard-rails between Carlisle Place and Vauxhall Bridge Road, 5.64m from the kerb line of Carlisle Place						
Size of Pitch	L: 3.7m W: 1.75m						
Day	MON	TUE	WED	THUR	FRI	SAT	SUN
From Time	07:30	07:30	07:30	07:30	07:30	N/A	N/A
To Time	20:00	20:00	20:00	20:00	20:00	N/A	N/A

FURTHER CONDITIONS

1) The stall must at all times keep clear of the tactile paving and ensure all rubbish is stored securely away from pedestrians.



- NOTES**
1. Do not scale from this drawing.
 2. Dimensions are in metres unless stated otherwise.
 3. This drawing is based upon various topographic surveys, Ordnance Survey mapping.
 4. See plan M000402-2-1-DR-039 for 1:1250 scale plan
- KEY**
- Existing kerb
 - Existing Street Trading Pitch to be relocated



LOCATION PLAN

COPYRIGHT
 OVERVIEW PLAN: OpenStreepMap
 LOCATION PLAN: Ordnance Survey

Rev	Date	By	Remarks	Chkd	Appd
B	10/03/22	AD	Drawing amended	JT	DHG
A	07/02/22	AD	First issue	JT	DHG

momentum
 transport consultancy

Client

Job Title
n2

Drawing Title
EXISTING STREET TRADING PITCH LOCATION

Drawing Status

FOR INFORMATION

Scale at A3
1:250
 Drawing No
M00402-2-1-DR-038

Rev
B

page 10

VAUXHALL BRIDGE ROAD

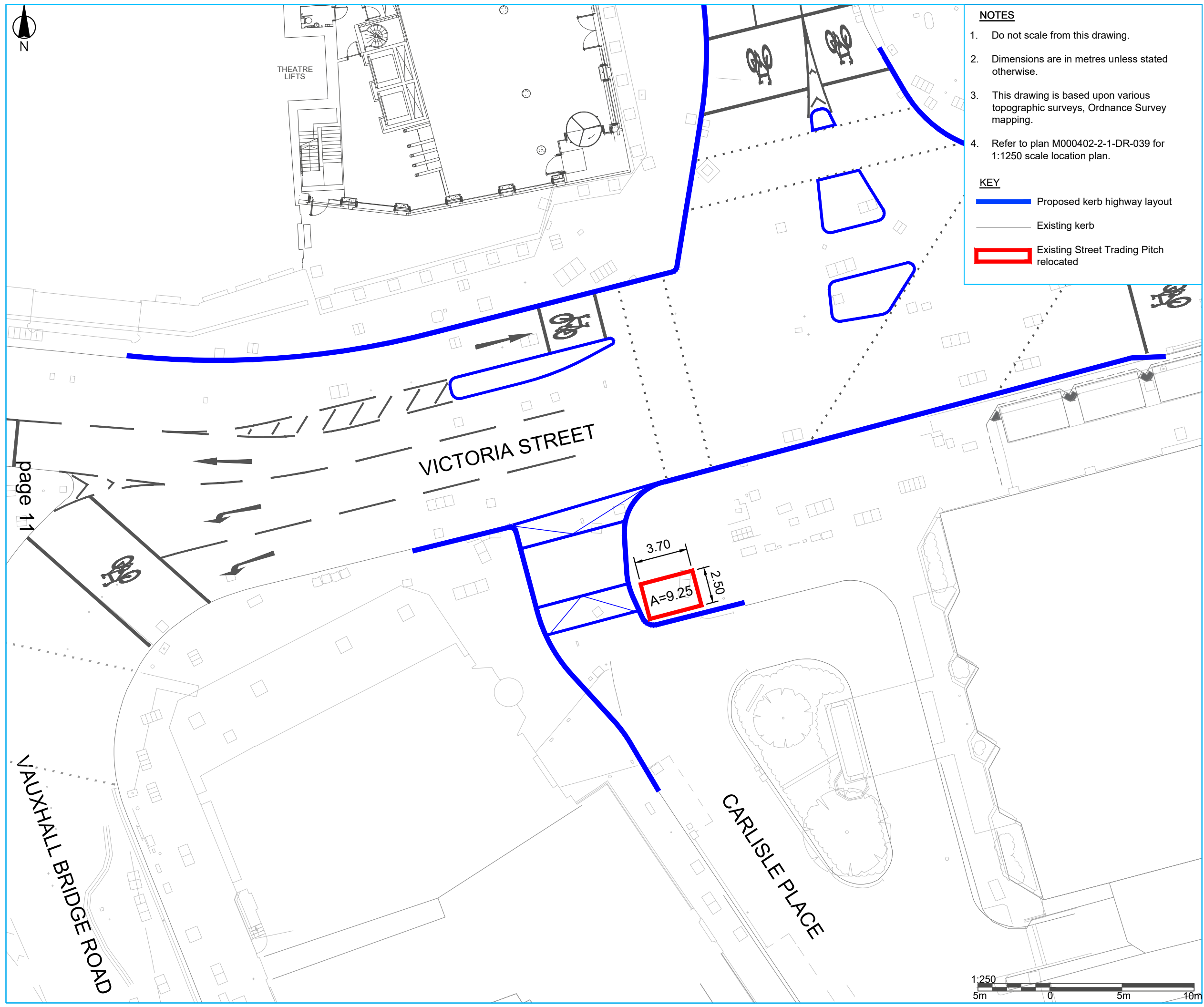
VICTORIA STREET

CARLISLE PLACE

THEATRE LIFTS



The way the world moves. By design.

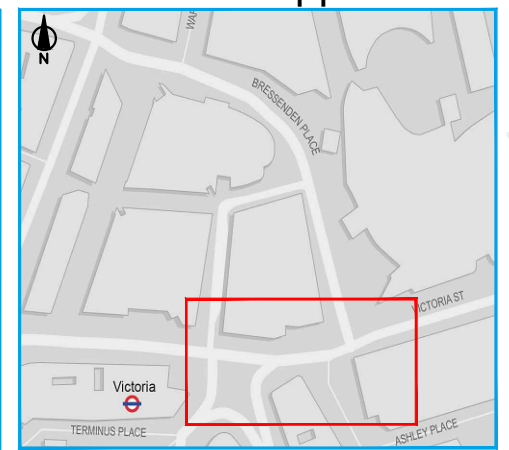


NOTES

1. Do not scale from this drawing.
2. Dimensions are in metres unless stated otherwise.
3. This drawing is based upon various topographic surveys, Ordnance Survey mapping.
4. Refer to plan M000402-2-1-DR-039 for 1:1250 scale location plan.

KEY

- Proposed kerb highway layout
- Existing kerb
- Existing Street Trading Pitch relocated



LOCATION PLAN

COPYRIGHT

OVERVIEW PLAN: OpenStreepMap
 LOCATION PLAN: Ordnance Survey

Rev	Date	By	Remarks	Chkd	Appd
B	10/03/22	AD	Drawing amended	JT	DHG
A	07/02/22	AD	First issue	JT	DHG



Client

Landsec

Job Title

n2

Drawing Title

PROPOSED STREET TRADING PITCH LOCATION

Drawing Status

FOR INFORMATION

Scale at A3
1:250

Drawing No
M000402-2-1-DR-041

Rev
B



page 11

Vauxhall Bridge Road

THEATRE LIFTS

VICTORIA STREET

CARLISLE PLACE

3.70
 2.50
 A=9.25

The way the world moves. By design.

From: [Pring, Shannon: WCC](#)
To: [Bowers, Chris: WCC](#); [Dwyer, Sean: WCC](#)
Subject: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET
Date: 10 June 2022 16:20:00
Attachments: [image001.jpg](#)
[Appendix 1 - Existing location.pdf](#)
[Appendix 2 - Proposed location.pdf](#)

Dear Highways,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 3001 on Victoria Street; specifically; *“Victoria Street on footway, backing onto guard-rails between Carlisle Place and Vauxhall Bridge Road, 5.64m from kerb line of Carlisle Place”*. and make a new designating resolution for street trading Pitch 3001 to *“Victoria Street footway, backing onto the rear side kerb line on the corner of Carlisle Place”*. The City Council also intends to increase the size of the pitch from L 3.7m and W 1.75m to L 3.7m and W 2.5m.

Reason:

Contraflow works in the Victoria Station area require the layout of the kerb at the junction of Victoria Street and Carlisle Place to change which directly impacts the current pitch location. Having discussed options for relocation it has been determined that the proposed location would be most suitable for street trading.

Appendix 1 shows the existing pitch location and Appendix 2 indicates the proposed pitch location.

Anyone wishing to make representations about the Council's application should do so by **8 July 2022**. Representations can be made in writing to streettradinglicensing@westminster.gov.uk or alternatively to the address below.

Yours sincerely,

Shannon Pring

Shannon Pring

Senior Practitioner Street Trading
Licensing Service
Public Protection and Licensing

Westminster City Council
15th Floor
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Tel: 07971 920 413

0207 641 6500 (Contact Centre)

spring3@westminster.gov.uk

Westminster.gov.uk

www.westminster.gov.uk/markets-available-guide

Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 10 June 2022 16:19
To: Arrindell, Gillian (Cllr): WCC; Harvey, David (Cllr): WCC; Short, Selina (Cllr): WCC
Subject: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET
Attachments: Appendix 1 - Existing location.pdf; Appendix 2 - Proposed location.pdf

Dear Vincent Square Ward Councillors,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 3001 on Victoria Street; specifically; *“Victoria Street on footway, backing onto guard-rails between Carlisle Place and Vauxhall Bridge Road, 5.64m from kerb line of Carlisle Place”*. and make a new designating resolution for street trading Pitch 3001 to *“Victoria Street footway, backing onto the rear side kerb line on the corner of Carlisle Place”*. The City Council also intends to increase the size of the pitch from L 3.7m and W 1.75m to L 3.7m and W 2.5m.

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GOLD ANIMAL ACTIVITY LICENSING 2021

Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 10 June 2022 16:21
To: Wally Watson
Cc: Nichola Kerr
Subject: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET
Attachments: Appendix 1 - Existing location.pdf; Appendix 2 - Proposed location.pdf

Dear WESTA,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 3001 on Victoria Street; specifically; *“Victoria Street on footway, backing onto guard-rails between Carlisle Place and Vauxhall Bridge Road, 5.64m from kerb line of Carlisle Place”*. and make a new designating resolution for street trading Pitch 3001 to *“Victoria Street footway, backing onto the rear side kerb line on the corner of Carlisle Place”*. The City Council also intends to increase the size of the pitch from L 3.7m and W 1.75m to L 3.7m and W 2.5m.

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Yours sincerely,

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Senior Practitioner Street Trading
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64 Victoria Street
London SW1E 6QP

Tel: 07971 920 413

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spring3@westminster.gov.uk
Westminster.gov.uk

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GOLD ANIMAL ACTIVITY LICENSING 2021

Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 10 June 2022 16:27
To: [REDACTED]
Cc: Wally Watson
Subject: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET
Attachments: Appendix 1 - Existing location.pdf; Appendix 2 - Proposed location.pdf

Dear Mr Cahill,

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GOLD ANIMAL ACTIVITY LICENSING 2021

Pring, Shannon: WCC

From: Pring, Shannon: WCC
Sent: 10 June 2022 16:23
To: Police General Licensing: WCC
Subject: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET
Attachments: Appendix 1 - Existing location.pdf; Appendix 2 - Proposed location.pdf

Dear Police Licensing Team - on behalf of the Commissioner,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 3001 on Victoria Street; specifically; *“Victoria Street on footway, backing onto guard-rails between Carlisle Place and Vauxhall Bridge Road, 5.64m from kerb line of Carlisle Place”*. and make a new designating resolution for street trading Pitch 3001 to *“Victoria Street footway, backing onto the rear side kerb line on the corner of Carlisle Place”*. The City Council also intends to increase the size of the pitch from L 3.7m and W 1.75m to L 3.7m and W 2.5m.

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GOLD ANIMAL ACTIVITY LICENSING 2021

From: [Dwyer, Sean: WCC](#)
To: [Pring, Shannon: WCC](#)
Subject: FW: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET
Date: 08 August 2022 12:15:17
Attachments: [Appendix 1 - Existing location.pdf](#)
[Appendix 2 - Proposed location.pdf](#)
[image002.png](#)

Shannon

Thank you for consulting Highways Planning on this case.

I can confirm that I am happy with the proposal to rescind the existing designation in order to make way for the scheme to create a contra-flow bus lane in Victoria Street. This should save buses a significant amount of time as they will neither have to use the one-way system via Grosvenor Gardens and Bressenden Place, nor the route via Allington Street and Bressenden Place. It should also allow for improved conditions for pedestrians.

I am also happy with the proposed location for the pitch.

Sean

Sean Dwyer

Highways Planning Manager
City Highways
Environment and City Management
13th Floor City Hall,
64 Victoria Street, London, SW1E 6QP

Telephone/Mobile: 07971-093037

sdwyer@westminster.gov.uk

Any views or opinions expressed in this email are those of the sender, and whilst given in good faith, do not necessarily represent a formal decision of the Local Planning or Highway Authority unless a statutory application is or has been made and determined in accordance with requisite procedures, policies and having had regard to material considerations.



City of Westminster

Pring, Shannon: WCC

From: Nichola Kerr [REDACTED]
Sent: 14 June 2022 12:54
To: Pring, Shannon: WCC
Cc: Wally Watson; David Chambers
Subject: Fwd: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET
Attachments: Appendix 1 - Existing location.pdf; Appendix 2 - Proposed location.pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Hi Shannon

Thank you for your email dated 10 June informing WESTA of the proposals to de-designate Pitch 3001 at its current location, and to designate a new location for Pitch 3001as detailed in your email.

On behalf of Chris Cahill, WESTA would support both proposals. I shall be grateful to receive an acknowledgement of this email and details of the date this matter is scheduled to heard by the Licensing Sub-Committee.

Kind regards
Nichola Kerr
(On behalf of the West End Street Traders Association)

From: Pring, Shannon: WCC <spring3@westminster.gov.uk>
Sent: Friday, June 10, 2022 4:21:27 PM
To: Wally Watson [REDACTED]
Cc: Nichola Kerr [REDACTED]
Subject: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET

Dear WESTA,

I write to inform you, in accordance with Section 6 of the City of Westminster Act 1999, that the City Council intends to rescind the designating resolution for street trading Pitch 3001 on Victoria Street; specifically; *“Victoria Street on footway, backing onto guard-rails between Carlisle Place and Vauxhall Bridge Road, 5.64m from kerb line of Carlisle Place”*. and make a new designating resolution for street trading Pitch 3001 to *“Victoria Street footway, backing onto the rear side kerb line on the corner of Carlisle Place”*. The City Council also intends to increase the size of the pitch from L 3.7m and W 1.75m to L 3.7m and W 2.5m.

Reason:

Contraflow works in the Victoria Station area require the layout of the kerb at the junction of Victoria Street and Carlisle Place to change which directly impacts the current pitch location. Having discussed options for relocation it has been determined that the proposed location would be most suitable for street trading.

Appendix 1 shows the existing pitch location and Appendix 2 indicates the proposed pitch location.

From: [REDACTED]
To: [Pring, Shannon: WCC](#)
Cc: [REDACTED]
Subject: Fw: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET
Date: 01 August 2022 13:08:33
Attachments: [image001.jpg](#)

Dear Shannon

Thank you very much for your email and my apologies for the delay in responding.

I am reassured by your explanations. It looks like the change will be minimum.

If you are happy with representing my points at the **licensing sub-committee**, I don't think there is a need for my attendance. Perhaps you could let me know if any comments are raised in relation to it.

Best wishes

[REDACTED]

From: Pring, Shannon: WCC <spring3@westminster.gov.uk>
Sent: Tuesday, July 12, 2022 12:55:58 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET

Dear [REDACTED]

Thank you for your comments on the proposed de-designation and re-designation of pitch 3001 Victoria Street.

The location of the kiosk will not direct pedestrians into Carlisle Street as the kiosk will face into Victoria Street and so pedestrians would continue to walk passed it as they currently do.

The designation itself only identifies a section of the highway as suitable for street trading, it does not specify which commodities can be sold on that pitch. That is managed through the street trading licence or in areas where certain commodities should generally be prevented this is controlled through the use of a specifying resolution.

That being said, we have no indication that the current street trader intends to change his licensed commodities, rather this is to relocate the current kiosk to a safer location following the road works taking place on Victoria Street.

Rubbish and noise nuisance are covered within the street trading standard conditions and as such if there were to be any nuisance created this would be dealt with by way of enforcement.

Please let me know if this alleviates your concerns? I will be looking to schedule this at a licensing sub-committee for determination. Please can you confirm whether you wish to attend that hearing.

Kind regards,

Shannon

Shannon Pring

Senior Practitioner Street Trading
Licensing Service
Public Protection and Licensing

Westminster City Council
15th Floor
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Tel: 07971 920 413

0207 641 6500 (Contact Centre)
spring3@westminster.gov.uk
Westminster.gov.uk

www.westminster.gov.uk/markets-available-guide



From: [REDACTED]
Sent: 01 July 2022 13:13
To: street, tradinglicensing: WCC <streettradinglicensing@westminster.gov.uk>
Cc: [REDACTED]
Subject: Re: INTENTION TO RESCIND DESIGNATION AND DESIGNATE A NEW PITCH: PITCH 3001 VICTORIA STREET

Dear Shannon

Please see below my comments on the designation for Pitch 3001:

- Deviation of people traffic into Carlisle Street and disruption from trading activities on a residential area. At the moment Victoria Street acts like a virtual boundary
- Rubbish and noise. It is important that the permit guarantees that no rubbish is left after trading hours and noise is kept to a minimum during trading hours
- The permit is for a trading unit. I will have no objections for a fruit stand and would welcome a flower stand but could this one day be a cooked food stand and

potentially an attraction for homeless people seeking left overs or charitable offerings? The Passage recently introduced new measures to their Resource Center (where the homeless get breakfast, lunch and showers) which very effectively have put an end to homeless gathering in the mornings around KSP and the ensuing ASB. It will be a major concern for the community to see that reversed.

Kind regards



COVID-19 VACCINATIONS

The COVID-19 vaccine is our first line of defence against coronavirus. The vaccine has been proven to be safe and effective at protecting people against serious illness from coronavirus. For information about vaccine centres and how to book your appointment, visit: www.westminster.gov.uk/vaccinations

FREE EARLY EDUCATION AND CHILDCARE

15 hours of free early education and childcare is available for all 3 and 4 year olds for up to 38 weeks per year, with an extended entitlement of 30 hours where eligible.

Funded early education and childcare places are also available for 2 year olds, with up to 15 hours of free education for those eligible.

Find out more at: <https://cas5-0-urlprotect.trendmicro.com:443/wis/clicktime/v1/query?url=https%3a%2f%2fbit.ly%2fwccfis&umid=40588e15-08a1-4232-b005-678c709fc7b9&auth=f23bd3b3794c7a5914053bd0a99b1b4837b89b14-e3b373e56a6a00ffe4dfb66c66fd464afe9b143b>

Westminster City Council switchboard: +44 20 7641 6000.
www.westminster.gov.uk

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You should not disclose the contents to any other person or take copies.

From: [Pring, Shannon: WCC](#)
Bcc: [Bowers, Chris: WCC](#); [Dwyer, Sean: WCC](#); chriscahill@hotmail.com; [Police General Licensing: WCC](#); [Arrindell, Gillian \(Cllr\): WCC](#); [Harvey, David \(Cllr\): WCC](#); [Short, Selina \(Cllr\): WCC](#); [Wally Watson](#)
Subject: INTENTION TO RESCIND DESIGNATION & RE-DESIGNATION OF STREET TRADING PITCH 3001 VICTORIA STREET
Date: 05 August 2022 10:04:00
Attachments: [RULES OF PROCEDURE LICENSING SUB COMMITTEE.pdf](#)

Dear Sir/Madam,

REGULATION OF STREET TRADING INTENTION TO RESCIND DESIGNATION & RE-DESIGNATION OF STREET TRADING PITCH 3001 VICTORIA STREET

I am writing further my email dated **10 June 2022** in respect of the proposal to rescind the designation and re-designate Pitch 3001 Victoria Street, under section (5) of the City of Westminster Act 1999 ('the Act') by rescinding the resolution made by the Council on 25 July 1990 and designating a new area for street trading for Pitch 3001 Victoria Street.

The matter must now be considered by the Council's Licensing Sub-Committee on **25 August 2022. The meeting will be held in room 18:01, 18th Floor, City Hall, Victoria Street, London SW1E 6QP.** If you have any special requirements for access to this building e.g. wheelchair access, please contact the case officer on the telephone number or E-mail address listed above.

I attach a copy of the Rules of Procedure for such meetings.

Please confirm by **22 August 2022** if you will be attending the meeting and the name(s) of anyone attending with you.

A copy of the report to be considered by the Sub-Committee will be sent to you a few days before the hearing.

Yours sincerely,

Shannon

Shannon Pring
Senior Practitioner Street Trading
Licensing Service
Public Protection and Licensing

Westminster City Council
15th Floor
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Tel: 07971 920 413

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City of Westminster Licensing Sub-Committee

Meeting:	<i>Licensing Sub-Committee</i>
Date:	<i>25th August 2022</i>
Classification:	<i>General Release</i>
Premises:	<i>Ground Floor and Basement, 3 - 4 Vere Street, London, W1G 0DH</i> <i>21/14650/LISEVN</i>
Wards Affected:	<i>West End, Core CAZ North</i>
Financial Summary:	<i>None</i>
Report of:	<i>Operational Director for Public Protection & Licensing</i>

1. Executive Summary

- 1.1 The Council has received an application for a new of the sexual entertainment venue licence under Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982 ("The Act") for Ground Floor and Basement, 3-4 Vere Street, London ("The Premises"). The report sets out the application details, objections, policy and legal context along with other considerations that the Licensing Sub-Committee requires in order to determine this application.

2. Recommendations

- 2.1 That following consideration of this report, any information given orally at the hearing and/or in writing by the applicants and objectors the Licensing Sub-Committee may determine to:
- 2.1.1 Grant the application in full. The Committee may also determine to grant the application in part
 - 2.1.2 Grant of the application in full or in part may be subject to standard conditions (as amended) and conditions which formed part of the application, were proposed by parties to the hearing or any other condition the Licensing Sub-Committee considers appropriate, or
 - 2.1.3 Refuse the application.

3. Application being considered

3.1 On 22nd December 2021 the applicant applied for a new Sex Entertainment Venue (SEV) premises licence to provide relevant entertainment in the form of Full nudity striptease between the hours of 10:00 to 05:00 Monday to Saturday and 10:00 to 00:00 Sunday. A copy of the application and supporting documents can be seen at Appendix A

3.3 Since submission, the applicant has amended the application as follows:

- Monday to Tuesday: 23:00 – 02:00
- Wednesday – Saturday: 23:00 – 05:00 (the morning following)
- Sundays have been withdrawn from the application.

3.3 The applicant has also applied for a new premises licence for the premises, application reference 21/14651/LIPN. This has subsequently been withdrawn following a transfer of the licence to the applicant. A copy of the premises licence reference 22/07163/LIPT appears at Appendix E.

4. Objections

4.1 The application has received 18 objections attached at Appendix C

4.2 On 15 January 2022, the Metropolitan Police Service made an objection to the application on the basis that, if granted the application would undermine the licensing objectives. The hours sought exceed Westminster's Core Hour Policy and there is insufficient detail contained within the operating schedule to promote the licensing objectives. The full representation is attached at Appendix C1.

4.3 On the 18 January 2022, the Council's Environmental Health Service made an objection on the basis that the grant of the licence would be inappropriate having regard to the layout, character or condition of the premises. As part of this objection, conditions have been proposed to be added to the operating schedule of the licence if granted. The full representation is attached at Appendix C2.

4.4 On the 18 January 2022, the Licensing Authority made an objection based on the nature of the premises and the character of the relevant locality and the use of premises in the vicinity. The full representation is attached at Appendix C3.

4.5 Objections from Interested Parties

There were 15 objections from interested parties submitted on the grounds of:

- Public nuisance
- Crime and disorder
- Residential amenity
- Inappropriate of location
- Protection of children from harm

The objections are set out in full at Appendix C4 and C5. Following consultation objections 2 and 14 have subsequently been withdrawn.

- 4.6 Objectors 1 to 10 (Appendix C4) have confirmed to the Licensing Service that they wish to waive their right to anonymity. Objectors 11 to 15 (Appendix C5) have not confirmed to the Licensing Authority that they wish to waive their right to anonymity, and for this reason the objectors will remain anonymous.
- 4.7 The Licensing Sub Committee will need to determine whether the layout, character and condition of premises are appropriate for the grant of a sexual entertainment venue licence in accordance with Policy LO3. In this regard, when determining this application, the Licensing Sub Committee will need to take into consideration several factors, namely the locality of the venue and its surrounding premises such as schools and places of worships.

5. Relevant history

- 5.1 There is no history of sex establishment (Sexual Entertainment Venue) licence at the premises.

6. Policy Considerations

6.1 Suitability of applicant – SU1

The applicant has stated that no relevant offences have been committed. In addition, the Police and the Council's Licensing Inspectorate have carried out fit and proper persons checks and have not made any objections to the application.

6.2 SEV carried on for the benefit of another person – SU2

The Police and the Council's Licensing Inspectorate have undertaken appropriate checks and have made no comments.

6.3 Appropriate number of SEV in a locality – NO1

The appropriate number of sexual entertainment venues in the relevant localities is 25 in the Westminster core CAZ north. As the premises are currently licensed this application, if granted, will not exceed 25.

6.4 Character of the relevant locality – LO1

The premises is situated on Vere Street, which is a through road from Oxford Street to Henrietta Place. Vere Street is made up mainly of retail shops and restaurants. There is a resident count of 370.

6.5 Use of premises in the vicinity – LO2

The main use of the premises in the immediate vicinity are commercial. There is one faith group within a 250 metre radius of the premises (see map as attached at Appendix E). There are no other SEV premises, schools, or places of worship in a 250 metre radius of the premises.

6.6 Layout, character or condition of the venue – LO3

Vere Street dates from the early 1800's and 3-4 Vere Street is currently a restaurant on the ground and lower ground floor with an office building on the first to fifth floors. The main entrance to the premises is on the ground floor and another entrance to the premises is at street level which has stairs that lead down to the basement

7. **Legal Implications**

7.1 The Licensing Sub-Committee may determine to:

- (a) Grant the application in full. The Committee may also determine to grant the application in part
- (b) Grant with additional special conditions which the Licensing Sub-Committee deem appropriate; or
- (c) Refuse the application.

7.2 Before refusing to renew an application, the Licensing Authority shall give the licence holder an opportunity to appear before and of being heard by the Licensing Sub-Committee (Para 10(19) Schedule 3 LG(MP)A1982).

7.3 In considering this application, the Licensing Sub-Committee shall have regard to any observations submitted to them by the Chief Officer of Police and any objections that have been received in writing within the 28 day consultation period (Para 10(18) Schedule 3 LG(MP)A1982).

7.4 The Licensing Sub-Committee may refuse to grant or renew a licence for the following reasons set out in (Para 12(3) Schedule 3 LG(MP)A1982):

- (a) that the applicant is unsuitable to hold a licence by reason of having been convicted of an offence or for any other reason;
- (b) that if the licence were to be granted the business to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant of such a licence if he made the application himself;
- (c) that the number of sex establishments, or of sex establishments of a particular kind, in the relevant locality at the time the application is determined is equal to or exceeds the number which the authority consider is appropriate for that locality;
- (d) that the grant or renewal of the licence would be appropriate, having regard:
 - (i) to the character of the relevant locality; or
 - (ii) to the use to which any premises in the vicinity are put; or
 - (iii) to the layout, character or condition of the premises, vehicle, vessel or stall in respect of which the application is made.

An applicant whose application for the grant or renewal of a licence is refused on either ground specified in paragraph (c) or (d) above shall not have the right to appeal to the magistrates' court.

7.5 If the Licensing Sub-Committee determine to grant a Sexual Entertainment Venue licence, the licence will be subject to the Standard Conditions for Sexual Entertainment Venue licences, unless the Sub-Committee determines that certain Standard Conditions should be expressly excluded or varied (Para 13(4) Schedule 3 LG(MP)A1982).

7.6 Should the Licensing Sub-Committee determine to refuse the application for the grant, of a licence under Paragraph 12(3)(a) or (b) Schedule 3 LG(MP)A 1982, the applicant may appeal to the Magistrates' Court within 21 days beginning with the date on which the applicant is notified of the refusal of his application (Para 27(1) Schedule 3 LG(MP)A1982).

8. Human Rights and Equality Issues

8.1.1 In making a decision consideration will need to be given to the applicant's rights under the European Convention on Human Rights. The right to peaceful enjoyment of possessions (Article 1 of the First Protocol) and freedom of expression (Article 10) may be relevant.

8.1.2 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.

8.1.3 149 (7) of the Equality Act 2010 defines the relevant protected characteristics as age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation.

An Equalities Impact Assessment has been conducted and the Council believes that the granting of this application for the sexual entertainment will not have an adverse impact or unlawfully discriminates against any protected characteristics.

Appendices

A1 to A5 – Application and supporting documents.

B – Applicant submissions

C1 to C5 – Objections

D - Submissions from Objector 4

E – Premises Licence 22/07163/LIPT

F – Sex Establishment history

G – Conditions proposed by Environmental Health, Metropolitan Police and Licensing Authority

H – Map of locality

If you have any queries about this report or wish to inspect any of the background papers, please contact Kevin Jackaman at kjackaman@westminster.gov.uk

BACKGROUND PAPERS

Local Government (Miscellaneous Provisions) Act 1982

Policing and Crime Act 2009

Sexual Entertainment Venues Statement of Licensing Policy 2012

Sexual Entertainment Venues Guidance and Procedure effective 17 February 2012

Home Office Guidance March 2010



Westminster City Council

Application for a sexual entertainment venue licence

Local Government (Miscellaneous Provisions) Act 1982

Application is hereby made and the necessary fee will be sent for a:

- New Licence
- Transfer of Licence
- Renewal of Licence Licence number
- Variation of Licence

Part 1 - Application Details

Name of premises

Search for address

Address of premises

Postcode

The application is being made -

If application is made on behalf of an individual:

Title

Name Occupation (during preceding six months)

Surname

Date of birth Telephone number

If application is made on behalf of a corporate or incorporated body:

Name of applicant body:

Is this an unincorporated or body corporate? Unincorporated Body corporate

Registered / principal office address:

Postcode

Company number

Full names of directors and other persons responsible for the management of the body, including the names of managers, company secretary and similar officers and the manager of the establishment

Please continue by answering the questions you are asked below -

Part 2 - Licence Details

What hours and what days are you applying for?

Monday to Saturday:10:00-05:00
Sunday: 10:00-00:00

What *relevant* entertainment will be performed?

Full nudity striptease

For variation applications - what does the variation consist of?

Is only part of the building to be licensed?

No

Yes Please provide details

Basement, ground and mezzanine as shown on appended plans

Will any part of the premises be used for the exhibition of moving pictures?

No

Yes Please provide details

Does the applicant presently use the premises as a sex establishment?

No

Yes If yes, when did the use commence?

If not, what is the present use?

Vacant [former restaurant]

Supporting Material Checklist - tick to confirm

- I understand that I am required to send this application with a plan showing the area to be licensed and the statutory declarations for the applicants, the directors of the company applying for the licence and any other person who will be responsible for the management of the licensed premises.



upload attachments

I confirm that no changes have taken place since the last renewal



All supporting material should be sent / provided to the address shown on the declaration.

Declaration Page

Important

It is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003 to make a false statement in or in connection with this application

Fee

The non-returnable fee for this application is and must be submitted with this application.

An additional fee of will be payable before any approval is issued

Declaration

I hereby declare that the information given on this form is correct to the best of my knowledge and belief.

I understand we are required to send / provide the sum of , being the fee for this application.

Confirmation *Date* *Name*
Capacity

Contact details for correspondence, leave blank if due to be provided premises address

Title
Name
Surname
Postal address
Postcode
Telephone number
Email address

Supporting Material Return Address

Please send all supporting material to the address below. Specific documents will be returned to the correspondence address after a decision has been made regarding the application.

Note: No breaking out to determine shell - Re-survey post-strip out will be required to verify.



- KEY**
- CCTV Camera
 - ALLIUMBLE
 - ACTIVATED FIRE
 - WATER SUPPLY
 - Smoke detector
 - CO2
 - Fire Blanket

NOTE

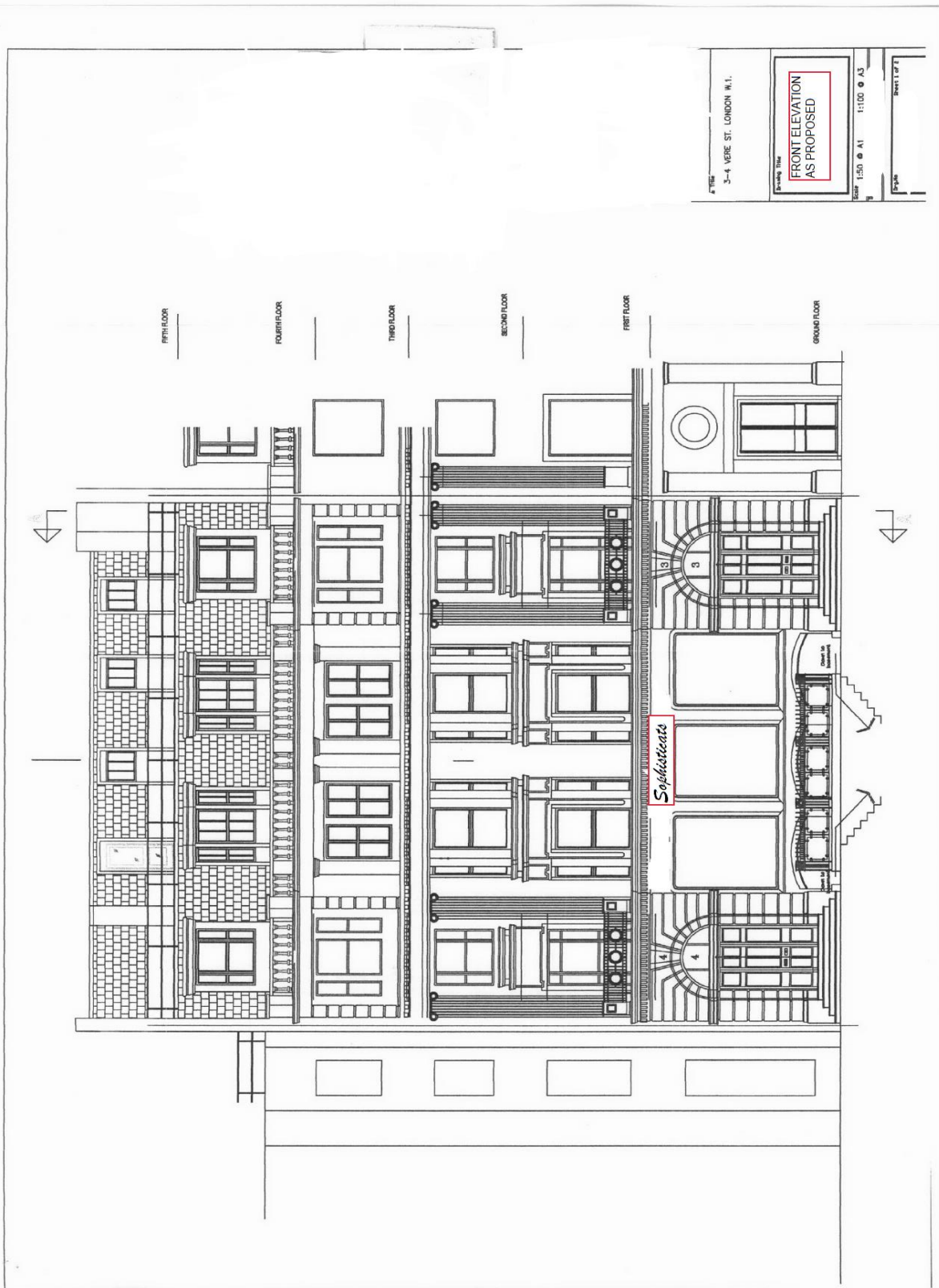
1. The location of the fire exit sign is indicated only.
2. The location of the fire exit door is indicated only.
3. The location of the fire exit door is indicated only.
4. The location of the fire exit door is indicated only.
5. The location of the fire exit door is indicated only.

**BASEMENT / LOWER
GROUND FLOOR**

VERE STREET

NEW FT OUT	12	12	12	12	12	12	12
PROPOSALS	12	12	12	12	12	12	12
FOR COMMENT APPROVAL	12	12	12	12	12	12	12
BMS 102	12	12	12	12	12	12	12

BMS IDN LTD
 Made 07/02/2022 E-mail: phil@bmsidn.com web: bmsidn.com





City of Westminster

PARTICULARS OF A LIMITED COMPANY APPLYING FOR SEX ESTABLISHMENT LICENCE

Name of Company: **Clarmans Clubs Ltd**
Date and Country of Incorporation: **21 December 2021; United Kingdom**
Company registration number: **13810956**

What type of company is the applicant: **Private limited Company**
(e.g. public or private limited by share of guarantee etc.)

Full name of each director Full private address

**John Charles Wythe
48 Warwick Street
London
W1B 5AW**

Date 22 December 2021..... Signature *Thomas and Thomas*

NOTE: If the applicant company is a subsidiary of another company please complete a separate form in respect of the parent company and an ultimate holding company. If required by the Council please supply a copy of the Memorandum and Articles of Association of these companies.

Licensing Service
4th Floor
City of Westminster
City Hall
64 Victoria Street
London
SW1E 6QP

IMPORTANT NOTE: THIS FORM IS OPEN TO INSPECTION BY THE PUBLIC.

2021 - PRIVATE AND CONFIDENTIAL

Schedule of Directors, Owners, Officers & Managers

Full name:	[REDACTED]
Private address:	[REDACTED]
Capacity:	Manager
[REDACTED]	
Full name:	[REDACTED]
Private address:	[REDACTED]
Capacity:	Director
[REDACTED]	
Full name:	[REDACTED]
Private address:	[REDACTED]
Capacity:	General Manager

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB	DOCUMENT
1.	Applicant Submissions
2.	Policy Submissions
3.	Summary of objections and Applicant responses
4.	Summary of stakeholder engagement
5.	Letters to objectors dated 2 August 2022
6.	Amended plans and elevations
7.	Alberto Landgraf Restaurant Press
8.	HGH Area Profile Report & Appendices
9.	Footfall survey of Leveche Associates & Appendices
10.	Brandspeak Polling Report
11.	Premises Licence reference 21/07616/LIPN
12.	Arrival, Dispersal & Anti-Touting Policy
13.	Responsible Supply of Alcohol & Welfare Policy
14.	Letters of Support – Performers, Employees and Local Business

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 1

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

AND IN THE MATTER OF 3 – 4 VERE STREET, LONDON W1G 0DH

SEXUAL ENTERTAINMENT VENUE LICENCE APPLICATION REFERENCE 21/14650/LISEVN

APPLICANT'S SUBMISSIONS

Licence History

1. The premises has historically operated as a late-night restaurant and entertainment venue over ground, mezzanine and basement floors trading as “Maroush” under Premises Licence reference 09/01218/LIPV.
2. In 2021 the Licensing Authority granted a new Premises Licence reference 21/07616/LIPN (Tab 11).
3. On 26 July 2022 Premises Licence reference 21/07616/LIPN was transferred to the Applicant.

Amended Proposal

4. The Applicant has significantly scaled-back the proposals in direct response to the representations. The Applicant has withdrawn the proposal for Relevant Entertainment to take place on the ground and mezzanine floors. Relevant Entertainment will only be provided in the basement accessed via a separate and discreet entrance.
5. A Michelin star chef from Brazil, Mr Alberto Landgraf, will work in partnership with the Applicant to operate a high-class restaurant on the ground floor. Mr Landgraf’s restaurant in Rio de Janeiro, Oteque, holds two Michelin stars and was recently included in the world’s 50 best restaurants list (Tab 7).

Licence Application Amendments

6. As a result of the amended proposals, the Applicant has formally amended the licence applications as follows:

- a. Withdrawal of new Premise Licence application. The Applicant will instead operate under the existing Premises Licence reference 21/07616/LIPN.
- b. Amendment of the proposed Sexual Entertainment Venue (“SEV”) Licence layout plans (Tab 6), with the provision of Relevant Entertainment in the basement floor only and restaurant use on the ground floor.
- c. Reduction in proposed hours for Relevant Entertainment as follows:

FROM:

- i. Sunday: 10:00 – 00:00
- ii. Monday to Saturday: 10:00 – 05:00

TO:

- iii. Sunday: withdraw application for Relevant Entertainment
- iv. Monday – Tuesday: 23:00 – 02:00
- v. Wednesday – Saturday: 23:00 – 05:00

The amended proposed terminal hours are consistent with the existing Premises Licence, meaning no extension to the existing permitted terminal hours. The amendment to the proposed start times also represents a substantial reduction in the overall hours for Relevant Entertainment proposed.

- d. Following helpful consultation with the Marylebone Association, the following additional conditions to be imposed on the SEV Licence:
 - i. *There shall be no signage affixed to the premises advertising Relevant Entertainment.*

- ii. *Relevant Entertainment may only take place in the basement and not on any other floor of the premises.*
 - iii. *Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.*
 - iv. *The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. [NB. The existing Premises Licence authorises a capacity of 225 in the basement]*
7. The Marylebone Association have withdrawn their representation following confirmation of the amended proposals.

The Applicant

8. The Applicant's management team, led by Mr John Mckeown, is one of, if not the, most experienced team of SEV operators in Westminster and London. They have operated SEVs for over 20 years. Mr Mckeown operated a SEV trading as Sophisticats Marylebone at 28 Marylebone Lane between 2000 and 2019. The premises closed in 2019 due to redevelopment works by the landlord and will soon launch as Shiva Hotel, the operator of which has objected to the current SEV Licence application.
9. Sophisticats Marylebone was located approximately 100 metres¹ away from the application premises on Vere Street. The premises was licensed to provide Relevant Entertainment until 07:30am. The Applicant had an impeccable track record operating in this location. The Applicant's fine-tuned and comprehensive operational management policies, which developed over almost 20 years of operational experience in this area of Marylebone, will be transferred to the Vere Street premises.
10. The Applicant currently operates an existing SEV in Westminster: Sophisticat's Soho, 3-7 Brewer Street. This premises operates under a SEV Licence granted by the City Council's Licensing

¹ As the crow flies, or approximately a 160 metre walk

Authority. The premises formerly operated as a nightclub. Since opening in 2016, the Applicant has helped to reduce local crime² and reduce noise complaints³.

11. Since the implementation of the 1982 Act, the Applicant's management team have been deemed suitable to hold a SEV Licence 14 times by Westminster and 4 times by the London Borough of Camden as follows:
 - a. Sophisticats Marylebone: 2011 new SEV Licence application plus 7 subsequent annual renewal applications.
 - b. Sophisticats Soho: 2016 SEV Licence transfer application plus 5 subsequent annual renewal applications.
 - c. Euston: 2019 SEV Licence transfer application plus 3 subsequent annual renewal applications.
12. Few, if any at all, SEV Licence Applicants have the same level of experience and history of granted SEV Licence applications in London as the Applicant's management team. Every SEV Licence application made by the Applicant's management team has been granted with no findings that the Applicant's management team is unsuitable to hold a SEV Licence.
13. The representations refer to settled proceedings in respect of the Applicant's premises in Euston. The Magistrates' Court allowed the Applicant's appeal against the London Borough of Camden's Licensing Sub-Committee's decision to revoke the Premises Licence in early 2020⁴. All subsequent SEV Licence renewal applications were granted by the London Borough of Camden.

Location

14. The premises is located in the Westminster Core CAZ North. The City Council has determined that this area is appropriate for the quota of 25 SEV Licences. The Applicant understands that there are currently significantly less than 25 SEVs operating in the Westminster Core CAZ North.

² In particular, helping the Police tackle drug dealing in Tisbury Court by allowing undercover police officers to use Sophisticats Soho as an operational base with access to CCTV and radio systems

³ As acknowledged by local residents living above Sophisticats Soho and the Environmental Health Consultation Team

⁴ By way of Consent Order

15. Unusually for Westminster, there is no sensitive local resident accommodation in the immediate vicinity of the premises. As a result:
 - a. the premises has already operated for many years with a late Premises Licence;
 - b. Sophisticats Marylebone operated for almost 20 years in the area with a 07:30am SEV Licence without residential complaint; and
 - c. the premises location is appropriate for the proposed use.

There are few, if any, locations in Westminster that could be deemed as appropriate as Vere Street for one of the underutilised quota of SEVs.

16. Accordingly, the Licensing Authority continually found the immediate local area to be appropriate for a SEV between 2000 to 2019 when granting the Applicant's SEV Licence applications for Sophisticats Marylebone. In particular, the new SEV Licence application during the transition to the 1982 Act regime in 2011 and 7 subsequent SEV Licence renewal applications up to 2019.
17. The Applicant undertook a survey and polling exercise to review the views of over 300 local people (Tab 10). The majority of respondees did not express any concerns about the application proposals in the local area.
18. In addition, the Applicant commissioned footfall surveys on Vere Street during daytime and night-time periods (Tab 9). The observations concluded that there were very few young people, vulnerable people, persons attending educational facilities or persons attending places of worship in the local area during daytime hours and virtually no members of these categories of persons during the proposed hours of operation. As a result, there is no realistic possibility that the relevant categories of persons identified by the 1982 Act and Policy would be negatively impacted upon by the proposals.
19. The Applicant has also fully addressed local concerns about the visibility and advertisement of Relevant Entertainment by:
 - a. Limiting Relevant Entertainment to the basement only.

- b. Introducing a high-quality restaurant offering to the ground floor.
 - c. Separating the entrances, with a dedicated and discreet entrance to the basement controlled by way of condition.
 - d. No visible or external advertisement of relevant entertainment, controlled by way of condition.
 - e. A comprehensive dispersal policy (Tab 12) meaning all persons will be clear from the area by the time neighbouring businesses open in the morning.
20. General members of the public passing by the premises will have no knowledge of the provision of Relevant Entertainment at the premises – the proposed SEV will be effectively invisible to passers-by.

Contribution to Local Area

21. The Applicant understands that the former premises operator closed the Maroush restaurant and entertainment venue in 2019, shortly before the Covid-19 pandemic. The premises has remained largely closed and vacant since this time. The Applicant understands that a nationwide budget pub chain and a nightclub operator considered taking a lease of the premises following the closure of Maroush.
22. The Applicant has since committed a *circa* £4m investment in the ground floor restaurant and basement SEV proposal, in what would otherwise be either a downmarket pub/nightclub or vacant building falling into a state of disrepair. The proposed business will provide employment for approximately 100 people, about 80% of whom will live locally.

Representations and Stakeholder Engagement

23. The Applicant has prepared a document summarising the objectors' concerns and relevant responses (Tab 3).

24. As far as the Applicant is aware⁵, there are no objections from individual local residents citing specific concerns about the proposals. Most of the objections are from businesses and other organisations. The only objectors formally representing the views of local residents, the Marylebone Association, have withdrawn their representation.
25. The Applicant has engaged in a programme of stakeholder and objector engagement (Tab 4 and Tab 5). The Applicant is grateful to those objectors who did engage in positive correspondence. In particular, the Applicant greatly appreciated the time of the Marylebone Association. The Applicant hopes that positive engagement and subsequent amendments to the application have helped to address any outstanding concerns of the objectors.

Policy

26. The Applicant has prepared a separate Policy Submission addressing the City Council's Statement of Licensing Policy for Sexual Entertainment Venues (Tab 2).
27. The Policy Submission provides more detailed submissions on the suitability of the Applicant and location, which are key concerns of the objectors, and concerns that the Applicant invites the Licensing Sub-Committee to consider have been properly addressed.

Summary

28. The Applicant has volunteered wide-ranging amendments to the application proposals, which have addressed the concerns raised by objectors. In particular:
 - a. The Applicant has demonstrated that they are one of, if not the most experienced SEV management team in Westminster, who have continually been deemed suitable to hold a SEV Licence during multiple applications in Westminster and the London Borough of Camden.
 - b. The Premises Licence application has been withdrawn, meaning the Applicant will operate under an existing Premises Licence recently deemed appropriate by the Licensing

⁵ Since some objections have been made anonymously

Authority in 2021. The Applicant will therefore trade under the existing permitted hours and the tight controls of existing comprehensive Premises Licence conditions.

- c. The originally proposed scope of Relevant Entertainment has been significantly scaled back, with a high-class restaurant use proposed on the ground floor. The Michelin star chef restaurant will contribute positively to the local area and does not present any material change to the historical use of the prominent ground floor of the premises, albeit with a much higher standard of offer.

- f. The provision of Relevant Entertainment in the basement will be discreet and effectively invisible to general members of the public passing by the premises, therefore completely addressing key concerns of a number of objectors. Comprehensive dispersal procedures will ensure that all persons are clear from the area by the time neighbouring businesses open in the morning.

- d. The locality is appropriate for a SEV. The premises is located in the Core CAZ North and the immediate vicinity was continually recognised by the Licensing Authority as an appropriate area for a SEV during the Applicant's previous operation of SEV premises at 28 Marylebone Lane between 2001 – 2019, located approximately 100 metres away from the application premises.

29. The Applicant therefore invites the Licensing Sub-Committee to grant the SEV Licence on the amended terms accordingly.

THOMAS AND THOMAS PARTNERS LLP

AUGUST 2022

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLEANOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 2

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

AND IN THE MATTER OF 3 – 4 VERE STREET, LONDON W1G 0DH

SEXUAL ENTERTAINMENT VENUE LICENCE APPLICATION REFERENCE 21/14650/LISEVN

APPLICANT SUBMISSIONS ON

CITY OF WESTMINSTER

SEXUAL ENTERTAINMENT VENUES STATEMENT OF LICENSING POLICY 2012

Policy MG1: Mandatory grounds to refuse a SEV Licence

1. None of the mandatory grounds for refusal set out in Policy MG1 or the 1982 Act apply to the Applicant.

Policy SU1: Applicant unsuitable to hold an SEV Licence

2. The Applicant's management team is one of, if not the, most experienced Sexual Entertainment Venue (SEV) operators in Westminster and London. They have operated SEVs since 2000. Since the implementation of the 1982 Act, they have been deemed suitable to hold a SEV Licence 14 times by Westminster and 4 times by the London Borough of Camden as follows:
 - a. Sophisticats Marylebone: 2011 new SEV Licence application plus 7 subsequent annual renewal applications.
 - b. Sophisticats Soho: 2016 SEV Licence transfer application plus 5 subsequent annual renewal applications.
 - c. Sophisticats Euston: 2019 SEV Licence transfer application plus 3 subsequent annual renewal applications.

3. Few, if any at all, SEV Licence Applicants have the same level of experience and history of granted SEV Licence applications in London as the Applicant's management team. Every SEV Licence application made by the Applicant's management team has been granted with no findings that the Applicant's management team is unsuitable to hold an SEV Licence.
4. The representations refer to settled proceedings in respect of the Applicant's premises in Euston. The Magistrates' Court allowed the Applicant's appeal against the London Borough of Camden's Licensing Sub-Committee's decision to revoke the Premises Licence in early 2020¹. All subsequent SEV Licence renewal applications were granted by the London Borough of Camden.
5. The Applicant addresses the Policy SU1 considerations under paragraph 2.2.4 of the Policy as follows:

The nature, number and frequency of offences committed by the Applicant or companies in which they were a director

6. None of the Applicant's directors have committed an offence.

The background and history of the Applicant in the operation or management of entertainment or licensed premises

7. As above, the Applicant's management team are amongst London's most experienced SEV Licence operators.

The history of any association, whether formal or informal, with the management of entertainment or Licence premises

8. As above, the Applicant's management have a formal history of association with licensed SEV premises in Westminster and Camden and have always been deemed an Applicant suitable to hold an SEV Licence.

The nature of any pending action in relation to an alleged criminal offence committed by the Applicant

¹ By way of Consent Order

9. Neither the Applicant nor any of its directors are subject to any pending action in relation to any alleged criminal offences.

Policy SU2: SEV Licence carried on for the benefit of another person

10. Details of relevant persons have been provided with the application. The submissions above in respect of Policy SU1 are repeated in respect of these persons under Policy SU2.

Policy N01 – Appropriate Numbers of SEVs in a Locality

11. The premises is located in the Westminster Core CAZ North. The City Council has determined that the appropriate maximum number of SEVs in this locality is 25. The Applicant understands that there are currently significantly less than 25 SEVs in the Westminster Core CAZ North.
12. The Applicant submits that the proposed entertainment at the premises will contribute to the mixed character of the CAZ that is central to its economic vibrancy and crucial to attracting visitors and businesses². This is also important in making a significant contribution to the unique character of Westminster³.
13. Policy N01 was implemented to control the risk of proliferation of SEV Licences beyond the 25 quota. The proposal will not result in an overall number of SEV Licences beyond the quota deemed appropriate by the City Council.
14. The Applicant's previous premises, Sophisticats Marylebone, was located in the immediate locality at 28 Marylebone Lane⁴, which was continuously deemed appropriate for an SEV during the 2011 new SEV Licence grant and subsequent 7 annual renewals up to 2019, when the premises closed due to landlord redevelopment plans.

² Paragraph 2.3.7 of the Policy

³ IBID

⁴ Approximately 100 metres away (as the crow flies) or 160 metre walk

Policy LO1 – Character of the Relevant Locality

15. The City Council deemed the relevant locality appropriate when approving the Sophisticats Marylebone SEV Licence applications (as above). Notwithstanding, the Applicant addresses the key character considerations set out in paragraph 2.4.6 of the Policy as follows:
- a. The area is not predominantly residential. Unusually for a Westminster premises, there is no sensitive residential accommodation in the immediate vicinity likely to be affected by the proposals.
 - b. Vere Street does not include any high-profile retail premises. High profile retail premises do operate in the area, albeit further west along Oxford Street. The current retail trend in the immediate locality cannot be characterised as “high profile”, with many new openings consisting of American candy stores, vape shops, budget tourist shops and low-price/fast-fashion shops.
 - c. Vere Street is not iconic in nature nor does it have any significant historic importance. The wider locality is associated with the varied entertainment uses recognised in Policy NO1.
 - d. Family entertainment and leisure uses are predominantly located south of Oxford Street in Covent Garden and theatreland. The Applicant has undertaken footfall surveys to demonstrate the extremely low levels of family pedestrians passing by the application premises at any time, let alone between the proposed night-time hours of Relevant Entertainment.
16. The Applicant has a long history of addressing additional concerns, such as those set out in Policy paragraph 2.4.10. There is no evidence of these concerns materialising in respect of the Applicant’s business operation at Sophisticats Marylebone in the immediate vicinity. There has been no material change in the character of the relevant locality since the grant of Sophisticats Marylebone SEV Licences between the years 2011 – 2019. During this time, as recognised in some of the representations, it is possible that the profile of the retail uses and resulting visitor profile has fallen.

Policy LO2

17. In accordance with Policy LO1 and LO2, the premises is located in the Westminster Core CAZ North, which the Policy recognises as the appropriate area for SEVs in Westminster.
18. Paragraph 2.4.17 identifies premises uses within the vicinity that may result in an SEV Licence being inappropriate. The uses highlighted by the Policy are summarised and addressed below:
 - a. Premises used for religious worship – so far as the Applicant is aware, there are no premises in the immediate vicinity used for religious worship. The London Institute for Contemporary Christianity is located on Vere Street. However, the Applicant understands that this former Church is now deconsecrated meaning it is no longer used as a premises for religious worship.
 - b. Premises used by children and families – the Applicant is not aware of any nearby premises used primarily by children and families.
 - c. Places used by vulnerable adults – as is the case with many locations in London, the Applicant is aware that there are occasionally homeless persons on Vere Street. The Applicant has attempted to discuss the possibility of working with the London Institute for Contemporary Christianity to help fund meals and volunteer other staff and resources to help homeless persons in the area. Notwithstanding, there is no realistic possibility that potentially vulnerable persons could be negatively affected by the Applicant's proposals. Enhanced supervision of Vere Street by SIA registered supervisors and the Applicant's willingness to assist is more likely to improve and help the welfare of homeless persons in the area.
 - d. Other SEVs in the vicinity – there are no SEVs currently trading or licensed in the immediate vicinity of the premises. The Applicant's former premises, Sophisticats Marylebone, was in the immediate vicinity until 2019 but is no longer licensed nor trades due to landlord redevelopment. As a result, granting the application will not result in a cluster of SEVs.
 - e. Schools, youth clubs and family community facilities including swimming pools, libraries and open spaces – the Applicant is not aware of any such premises likely to be affected

by the Applicant proposals in the immediate vicinity. In any event, Relevant Entertainment will not be visible or advertised and the amended hours of night-time trading do not conflict with the typical trading hours of such children or family uses, which are by their nature exclusively provided during daytime hours.

19. The Applicant's responses to paragraph 2.4.17 above are supported by the footfall survey results which reported extremely low levels of these categories of persons passing by on Vere Street at any time, let alone during the proposed night-time hours of operation.
20. Paragraphs 2.4.18 to 2.4.21 focus on the risk of inappropriate behaviour taking place in areas where SEVs are located and the associated impact on neighbouring premises uses, in particular to families and children. Based upon decades of experience operating at Sophisticats Marylebone, the type of behaviour identified in the Policy did not occur in the vicinity of Sophisticats Marylebone. There is no evidence to suggest it would therefore materialise at the application premises. In any event, to mitigate the risk, the Applicant will implement the following controls:
 - a. No external advertising or signage associated with Relevant Entertainment provided at the premises.
 - b. Change of proposed use to high class restaurant at ground floor level, with the Relevant Entertainment provided out of sight in the basement only via a dedicated and discreet basement entrance.
 - c. Amended and restricted night-time operating hours, eliminating the possibility of families and young persons being in the area when Relevant Entertainment is being provided.
 - d. Comprehensive and robust street management procedures to control and restrict the type of behaviour identified as a concern in the Policy.
21. Paragraph 2.4.22 of the Policy sets out the City Council's objective of reducing the concentration of licensed premises in Soho. Granting the current application would promote this Policy objective by providing an alternative SEV outside of Soho.

Policy LO3 – Polices relating to the layout, character or condition of the venue

Layout

22. The premises has been specifically designed with an open layout to facilitate excellent lines of sight and wide-ranging supervision of all areas where Relevant Entertainment is provided. This promotes good management and close supervision of all persons in the premises via regular staff patrols and comprehensive CCTV.
23. The premises is undergoing substantial renovation works at significant cost to the Applicant to ensure compliance with relevant safety regulations. The relatively low capacity limits proposed eliminate the risk of overcrowding and ensure safe means of escape in the event of an emergency.
24. The open layout of the premises promotes “designing out crime” allowing excellent lines of sight for staff and CCTV monitoring the premises. This will help reduce the risk of crime and disorder and limit opportunities for theft, sexual offences, violence or other crimes.
25. Relevant Entertainment will be restricted to the basement and the premises is not located within the immediate vicinity of noise sensitive premises. In addition, music will be played at modest levels. As a result, and consistent with the Applicant’s experience operating in the basement premises in Soho beneath local residents, there is no realistic possibility of public nuisance caused by the entertainment proposed.

Character

26. The character of the premises does not make any reference to places of religious worship.
27. The character of the premises will not attract children or vulnerable adults.
28. Relevant Entertainment will not be visible for the premises, nor will there be any advertisement of Relevant Entertainment.

Condition

29. As above, the Applicant is currently undertaking substantial renovation works with a purpose-built design to ensure public safety and provide excellent facilities for performers.

30. The Applicant will implement regular maintenance and cleaning programmes to ensure that the condition of the premises is maintained to the highest possible standards.
31. The Applicant will ensure the condition of the premises meets the legal and recognised technical standards for its use. The Applicant will ensure that the Environmental Health Consultation Team and District Surveyor visit the premises to sign off works before Relevant Entertainment is provided.

Policy HR1 - Hours

32. The proposed terminal hours for Relevant Entertainment are consistent with the permitted hours for licensable activities under existing Premises Licence reference 21/07616/LIPN:
 - a. Sunday: no Relevant Entertainment
 - b. Monday – Tuesday: 23:00 – 02:00
 - c. Wednesday – Saturday: 23:00 – 05:00

33. Paragraph 2.5.1 states that:

*“This is not a Policy to refuse applications for hours longer than the core hours. **Where a premises is licensed under the 2003 Act for hours beyond the “core hours” the council will have regard to those hours and generally grant a SEV Licence to the hours authorised for other licensable activities, subject to the revision of the winding down period if appropriate.**”[emphasis added]*

34. Paragraph 2.5.1 therefore allows the Licensing Authority to grant beyond core hours and applications in these circumstances should generally be granted in accordance with the existing Premises Licence hours, as above.
35. Notwithstanding Paragraph 2.5.1, the Applicant has substantially reduced the overall proposed hours for Relevant Entertainment by amending the start time from 10:00am to 11.00pm each day. The unusually late start time volunteered by the Applicant is made in response to concerns raised by objectors.
36. The amended hours mean that the premises will only be providing Relevant Entertainment when all relevant neighbouring uses in the locality will be closed. There is no realistic possibility of

children, families, vulnerable people and shoppers etc. being in the vicinity of the premises during times Relevant Entertainment is being provided.

Conditions, Management and Compliance, including the conduct and welfare of performers

37. The Applicant has a long proven track record of compliance with the City Council's standard conditions for SEV Licences. The Applicant proposes that all standard conditions are imposed on the SEV Licence if the Licensing Sub-Committee is minded to grant.

38. In addition, the Applicant has fine-tuned, comprehensive and wide-ranging operational management policies that have been continually scrutinised and approved by the City Council and London Borough of Camden Responsible Authorities. These management policies and procedures include:
 - a. Performer code of conduct.
 - b. Customer code of conduct.
 - c. Arrival, Dispersal and Anti-Touting Policy.
 - d. Performer dispersal Policy.
 - e. Responsible supply of alcohol Policy.
 - f. Gratuities/tipping Policy.

39. Copies of the management policies and procedures have been provided to the Licensing Authority, Environmental Health Consultation Team and Metropolitan Police.

THOMAS & THOMAS PARTNERS LLP

AUGUST 2022

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLEANOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 3

KEY CONCERN	APPLICANT RESPONSE	OBJECTORS
	<p>Please refer to the main submissions, policy submissions, HGH Locality report, Brandspeak polling report and Leveche footfall survey for more detailed submissions on locality.</p>	
<p>Proximity of The London Institute for Contemporary Christianity</p> <p>St Peter’s Church is a Grade I listed building which attracts tourist visitors both to the building itself and to its stained glass windows.</p> <p>SEV’s may be inappropriate in the vicinity of other premises depending on their use including places for religious worship.</p> <p>Although St Peter’s is a deconsecrated church building, it is still used for acts of worship and currently three church congregations use the building on a weekly or regular basis.</p> <p>It is close to St Peter’s Church which does a huge amount of outreach work and therefore too close to vulnerable people.</p>	<p>The applicant understands that St Peter’s Church is deconsecrated and now operates as The London Institute for Contemporary Christianity.</p> <p>Footfall surveys reported very few people accessing the building and no evidence of persons attending the building for worship.</p>	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>Anonymous objector 4</p>
<p>Sophisticats Marylebone History</p> <p>Problems associated with the former location on the corner of Marylebone Lane and Henrietta Place show that this type of</p>	<p>There were no problems associated with the former Sophisticats Marylebone, which had an impeccable track record with all SEV Licence applications granted and continuously renewed. The premises did not attract any residential complaints during its long trading history.</p>	<p>[REDACTED]</p>

3-4 Vere Street – SEV Licence Application – Responses to Representations

KEY CONCERN	APPLICANT RESPONSE	OBJECTORS
<p>entertainment attracts an increased and inappropriate amount of activity and antisocial behaviour and adversely affects residential amenity for those around.</p>		
<p>Visibility</p> <p>Site is in clear view of many of the family orientated attractions and businesses of Oxford Street.</p> <p>Clear view of dancers by families and other persons passing by.</p> <p>The use with prominent location and advertising would significantly damage the area.</p> <p>Previous Sophisticats was in a such less prominent location. New location is highly visible from Oxford Street.</p> <p>Redeveloped Debenhams building will have an upper floor terrace looking down over Vere Street. Experience of all users of the redevelopment building would be negatively impacted by having lap dancing immediately opposite and the amenity of the development and marketability would be negatively impacted.</p>	<p>The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.</p> <p>There will be no visibility of relevant entertainment or signage advertising relevant entertainment taking place in the basement, which will be via a separate discreet entrance.</p> <p>As a result, general members of the public passing by will not know that there is an SEV in the building nor will they know that relevant entertainment is being provided at the premises.</p>	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>

3-4 Vere Street – SEV Licence Application – Responses to Representations

KEY CONCERN	APPLICANT RESPONSE	OBJECTORS
<p>Proposal is to have main performance stage immediately behind the central window with lounges for sexual entertainment on either side inevitably these windows will need to be blacked out. The windows will have the logo “Sophisticats” facing the former Debenhams building.</p> <p>Blacking out main windows and prominent signage will create a foreboding and unpleasant aspect for those living, working and passing by.</p>		
<p>Residential Area</p> <p>Area has significant residential premises</p> <p>Rightmove records 662 residential properties sold over all time. Therefore high concentration of residential properties in area.</p>	<p>So far as the applicant is aware, there are no individual local resident objections.</p> <p>The HGH Locality and Planning Report analysis of the local area found extremely low levels of local resident accommodation in the immediate vicinity.</p> <p>The applicant operated Sophisticats Marylebone within close proximity with a 07:30am licence for almost 20 years with no residential complaints.</p>	<p>[REDACTED]</p> <p>[REDACTED]</p> <p>[REDACTED]</p>
<p>Suitability of Applicant</p> <p>No evidence available to show applicant has any experience of operating an SEV.</p>	<p>John Mckeown was named in the application papers and is a director of the applicant company. Mr Mckeown is one of, if not the most, experienced SEV operators in the UK. Mr Mckeown has continuously been found to be a suitable person to manage SEVs with 14 SEV Licence applications granted in Westminster and 4 in Camden. Mr Mckeown has never had a SEV Licence application refused.</p>	<p>[REDACTED]</p> <p>Anonymous Objector 1, 5</p>

3-4 Vere Street – SEV Licence Application – Responses to Representations

KEY CONCERN	APPLICANT RESPONSE	OBJECTORS
<p>Sole director is John Charles Wythe. John Wythe nor the applicant appear to have any relevant experience which would suggest they are suitably qualified to operate an SEV.</p> <p>Application requires application to include full names and address of directors and management.</p> <p>Allegations raised by the police in Camden mean there are concerns that granting the SEV licence will not provoke the crime and disorder licensing objective.</p> <p>John Wythe has no experience. He is purely fronting for John McKeown.</p> <p>John McKeown is trying to evade paying one of his ex partners after he cheated her out of share and income evidenced in court case <i>McKeown v Langer</i>. Award for costs made against him and still ongoing. Judge not impressed with Mr McKeown’s accountancy practices. John McKeown liquidated numerous companies owing to the Customs hundreds of thousands of pounds. He has transferred the leases to the wife of his solicitor’s Mrs Brook stating he owed her money which is not true and also formed two operating companies to carry out the running of businesses in Brewer Street and Euston. A shareholder is his</p>	<p>In respect of the allegations made against Sophisticats Euston in Camden:</p> <ul style="list-style-type: none"> • All of the allegations were ‘no crimed’ by the police resulting in no further action. Not a single allegation was ever proven or classified as a crime. • The applicant’s appeal against Camden’s decision to revoke the premises licence was allowed by the Magistrates Court by way of consent order. • All of the applicant’s SEV applications were granted by Camden, most recently on 14 March 2022. <p>The Langer objection includes untrue allegations. The allegations relate to an unrelated shareholder dispute and have been subject to High Court proceedings.</p> <p>The allegations have already been considered several times by the Westminster Licensing Sub Committee (in particular the Licensing Sub Committee on 10 April 2019, when the Chair advised that “<i>The Sub-Committee would ... say that this was not the forum to air and discuss some of the disputes that had clearly been going on within the industry</i>”) and by the Camden Licensing Sub Committee. The respective Licensing Sub Committee’s granted the applicant’s applications.</p>	

3-4 Vere Street – SEV Licence Application – Responses to Representations

KEY CONCERN	APPLICANT RESPONSE	OBJECTORS
<p>girlfriend Diana Ziedina and the director is his son-in-law Dan Tenburgh. He again liquidated operational companies owing tax and has forced staff to claim redundancy from the government but he has kept them working under the new companies which is fraud.</p> <p>Euston premises licence has been revoked but cutting a deal with Camden to stay there until June when his plan is to move the business to Vere Street.</p> <p>The business is solely derived from touting paying licence taxes £20 per head for every customer and another £10 if they come back to pick it up within a week. He hides this from Westminster by paying around the corner or at different times. He has also been receiving £1300 per week from taxis waiting outside the club that take customers to brothels while customers get drugged. The cabs get paid around £200 – 400 a customer if they spend. PC Patrick recorded one of the drivers telling how they drugged customers in the club, Carmen Alonso the licensing applicant is aware of most of this and had allowed it to go on which is why she was paid £2000 per week. Allowing the licence will bring Westminster into ill repute. John McKeown should not be allowed in the premises or have anything to do with it although he ran the business from his</p>		

3-4 Vere Street – SEV Licence Application – Responses to Representations

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KEY CONCERN	APPLICANT RESPONSE	OBJECTORS
<p>villa in Spain for nearly six months so I think John Wythe and Carmen Alonso would still be his puppets.</p> <p>If the licence is granted I will forward this email to the newspapers as I believe to allow him to hide behind his puppets would be determinantal to my life in London. Everything I have said here can be verified. John McKeown is taking £140,000 a week with a break even of £40,000. Camden Council will also verify a lot of the facts. John McKeown’s remuneration up until Covid was £350 a year plus dividends so why would he need to do this.</p> <p>The main driver from outside the club Bill committed suicide last year as I think the pressure got too much for him.</p>		
<p>37 Duke Street SEV Licence Refusal</p> <p>37 Duke Street just 6 minute walk away and that application was refused.</p>	<p>37 Duke Street related to a different applicant with a different proposal in a different location. The 37 Duke Street application attracted considerably more local opposition, which the applicant understands included local residents.</p> <p>The applicant premises on Vere Street is much closer to the applicant’s former premises Sophisticats Marylebone, which Westminster deemed a location appropriate for an SEV between the years 2011 and 2019 when granting the applicant’s SEV Licence applications.</p>	<p>[REDACTED]</p> <p>[REDACTED]</p>

3-4 Vere Street – SEV Licence Application – Responses to Representations

KEY CONCERN	APPLICANT RESPONSE	OBJECTORS
<p>Planning</p> <p>Lack of planning application for change of use.</p>	<p>The planning and licensing regimes are separate. In any event:</p> <p>The proposed use, as amended, is more consistent with the historical authorised planning use of restaurant and entertainment use - Maroush Restaurant operated as a Lebanese restaurant with performances of belly dancing.</p> <p>The applicant has instructed HGH consultants to submit a planning application.</p>	<p>[REDACTED]</p>
<p>Stakeholder Consultation</p> <p>No positive engagement by the applicant.</p>	<p>The applicant has undertaken a wide-ranging and comprehensive stakeholder engagement programme.</p> <p>Please refer to the stakeholder engagement summary.</p>	<p>[REDACTED]</p>
<p>Noise Outbreak</p> <p>Sounds levels and loud music.</p>	<p>The applicant has a proven track record in eliminating historical noise complaints from its venues. Local residents living above Sophisticats Soho have acknowledged that music noise disturbance ceased after the applicant took over the premises in 2016.</p> <p>A sound limiter condition is imposed on the existing premises licence.</p>	<p>[REDACTED]</p>
<p>Hours</p> <p>Proposed use of the premises and operating hours of 10.00 am – 5.00 am are entirely inappropriate in the heart of the commercial retail area.</p>	<p>The amended hours for relevant entertainment fall outside the times persons will be visiting the area for it’s commercial uses, the objector’s tenants, families and young people etc:</p> <ul style="list-style-type: none"> • Sunday: closed • Monday – Tuesday: 23:00 – 02:00 • Wednesday – Saturday: 23:00 – 05:00 	<p>[REDACTED]</p>

3-4 Vere Street – SEV Licence Application – Responses to Representations

KEY CONCERN	APPLICANT RESPONSE	OBJECTORS
<p>Strong objection to proposed hours. 10.00 am start is inappropriate meaning SEV would be open and operating throughout the working day across the road from a major development attracting families and children, next door to a consulate and close to a religious institution. Terminal hours are beyond HRS1.</p>	<p>The terminal hours are now consistent with the existing permitted premises licence hours.</p> <p>The proposed start times have been substantially amended to eliminate the possibility of children or consulate visitors being in the area during the times of relevant entertainment.</p> <p>The change to start times and withdrawal of Sunday relevant entertainment also represents a significant reduction in existing licensed hours permitted under the premises licence.</p>	<p>Anonymous objector 3 represented by Keystone Law, assumed to be [REDACTED]</p>
<p>SEV Quota</p> <p>Number of SEVs in the relevant locality is equal to or exceeds the number which the authority consider appropriate for that locality.</p>	<p>The current number of SEVs operating within the CAZ North is significantly below the quota of 25.</p>	<p>Anonymous objector 1</p>
<p>Licensing Objectives</p> <p>Concerns under licensing objectives.</p>	<p>This is a relevant consideration under the Licensing Act 2003. The conditions imposed on the Premises Licence in 2021 will ensure the promotion of the Licensing Objectives.</p>	<p>Anonymous objector 4</p>

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 4

3-4 Vere Street

Summary of Applicant Stakeholder Engagement

Date	Stakeholder Engagement
Feb/Apr 22	Email correspondence between [REDACTED] and Applicant. Email 13.04.22 [REDACTED] to Applicant stating still unavailable for meeting
May/Jun 22	Brandspeak Independent Survey of 313 local people
19.05.22	Email Applicant to Cllr Toale introducing Applicant
19.05.22	Email Applicant to Cllr Fisher introducing Applicant
19.05.22	Email Applicant to Cllr Lilley introducing Applicant
30.05.22	Letter Applicant to CBRE introducing Applicant and setting out responses to concerns
30.05.22	Letter Applicant to Mishcon solicitors (acting for [REDACTED]) introducing Applicant and setting out responses to concerns
30.05.22	Email Applicant to [REDACTED] introducing Applicant and setting out responses to concerns
30.05.22	Letter Applicant to [REDACTED] introducing Applicant and setting out responses to concerns
30.05.22	Letter Applicant to [REDACTED] introducing Applicant and setting out responses to concerns
30.05.22	Letter Applicant to [REDACTED] introducing Applicant and setting out responses to concerns
30.05.22	Letter Applicant to [REDACTED] introducing Applicant and setting out responses to concerns
30.05.22	Letter Applicant to [REDACTED] introducing Applicant and setting out responses to concerns
30.05.22	Further letter Applicant to Cllr Toale
30.05.22	Further letter Applicant to Cllr Fisher
07.06.22	Follow up email Applicant to [REDACTED]

Date	Stakeholder Engagement
18.06.22	Meeting Applicant and Marylebone Association followed by email correspondence
28.06.22	Email Applicant to Kingsley Napley solicitors ([REDACTED]) introducing Applicant and setting out responses to concerns
04.07.22	Further letter Applicant to [REDACTED]
04.07.22	Further email Applicant to Mishcon solicitors ([REDACTED]) [REDACTED]
04.07.22	Further email Applicant to [REDACTED]
04.07.22	Further email Applicant to Kingsley Napley solicitors
14.07.22	Meeting Applicant and Mishcon solicitors ([REDACTED]) [REDACTED]
25.07.22	Further letter Applicant to [REDACTED]
25.07.22	Further letter Applicant to [REDACTED] Christianity
25.07.22	Further letter Applicant to [REDACTED]
02.08.22	Applicant individual letters to all objectors confirming amendments to proposals
04.08.22	Telephone call Applicant solicitor with solicitor for [REDACTED]
04.08.22	Telephone call Applicant solicitor with solicitor for [REDACTED]
04.08.22	Further email Applicant to solicitor for [REDACTED]
05.08.22	Further email Applicant to [REDACTED]
15.08.22	Further email Applicant to [REDACTED]

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 5

Your ref:
Our ref: JS/MCK.9.6

38a Monmouth Street
London WC2H 9EP
tel: 020 7042 0410
fax: 020 7379 6618



C/O: Craig Baylis cbaylis@kingsleynapley.co.uk

2 August 2022

Dear Sir or Madam

3-4 Vere Street - Licence Applications

We act for the applicant of the above Premises Licence and Sexual Entertainment Venue Licence ("SEVL"). Thank you for taking the time to comment on our client's proposals.

Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

Sexual Entertainment Venue Licence

Our client has formally amended the SEVL application to bring the proposed terminal hours in line with the existing hours authorised under Premises Licence reference 21/07616/LIPN, as follows:

- Sunday: withdraw application for Relevant Entertainment
- Monday – Tuesday: 23:00 – 02:00 (the morning following)
- Wednesday – Saturday: 23:00 – 05:00 (the morning following)

This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

1. There shall be no signage affixed to the premises advertising Relevant Entertainment.
2. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
3. Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.
4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- The amended hours for relevant entertainment fall outside the times tenants of your buildings or general members of the public will be visiting the area for its commercial uses.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, tenants of your building will not necessarily know that relevant entertainment is being provided at the premises.
- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting our client's SEVL applications in respect of Sophisticats Marylebone located approximately 100m away from the application premises.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

J. Spiegler

Jack Spiegler
Thomas & Thomas Partners LLP
tel: 020 7042 0413
email: jspiegler@tandtp.com

Your ref:
Our ref: JS/MCK.9.6

38a Monmouth Street
London WC2H 9EP
tel: 020 7042 0410
fax: 020 7379 6618

Mr S Chadowitz
Mishcon de Reya
Africa House
70 Kingsway
London
WC2B 6AH

By email: Simon.Chadowitz@Mishcon.com

2 August 2022

Dear Sir or Madam

3-4 Vere Street - Licence Applications

We act for the applicant of the above Premises Licence and Sexual Entertainment Venue Licence ("SEVL"). Thank you for taking the time to comment on our client's proposals and for meeting our client recently.

Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your client's concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

Sexual Entertainment Venue Licence

Our client has formally amended the SEVL application to bring the proposed terminal hours in line with the existing hours authorised under Premises Licence reference 21/07616/LIPN, as follows:

- Sunday: withdraw application for Relevant Entertainment
- Monday – Tuesday: 23:00 – 02:00 (the morning following)
- Wednesday – Saturday: 23:00 – 05:00 (the morning following)

This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

1. There shall be no signage affixed to the premises advertising Relevant Entertainment.
2. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
3. Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.
4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- The amended hours for relevant entertainment fall outside the times the area will be accessed by families and children.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, tenants of your building will not necessarily know that relevant entertainment is being provided at the premises.
- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting our client's SEVL applications in respect of Sophisticats Marylebone located approximately 100m away from the application premises.
- A footfall survey was undertaken which observed that footfall levels were relatively low on Vere Street with extremely low levels of young people or families passing by.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a further meeting with our client.

Yours sincerely

J. Spiegler

Jack Spiegler
Thomas & Thomas Partners LLP
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2 August 2022

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3-4 Vere Street - Licence Applications

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Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

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The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

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This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

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These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- The amended hours for relevant entertainment fall outside the times the area will be accessed by persons visiting the LICC, and by shoppers, tourists, vulnerable adults and families etc.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by or LICC visitors will not know that relevant entertainment is being provided at the premises.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.
- The applicant has many years of successfully operating a SEVL premises in very close proximity to the application site.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

J Spiegler

Jack Spiegler
Thomas & Thomas Partners LLP
tel: 020 7042 0413
email: jspiegler@tandtp.com

Your ref:
Our ref: JS/MCK.9.6

38a Monmouth Street
London WC2H 9EP
tel: 020 7042 0410
fax: 020 7379 6618

Anonymous Objector 3
C/O: robert.sutherland@keystonelaw.co.uk

2 August 2022

Dear Sir or Madam

3-4 Vere Street - Licence Applications

We act for the applicant of the above Premises Licence and Sexual Entertainment Venue Licence ("SEVL"). Thank you for taking the time to comment on our client's proposals.

Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

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This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

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4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- The amended terminal hours for relevant entertainment are consistent with the existing premises licence hours and outside the times the area is accessed by families, children and persons visiting the shopping district.
- The amended start times represent a significant reduction in hours.
- In respect of the allegations made against Sophisticats Euston in Camden:
 - All of the allegations were 'no crimed' by the police resulting in no further action. Not a single allegation was ever proven or classified as a crime.
 - Our client's appeal against Camden's decision to revoke the premises licence was allowed by the Magistrates Court by way of consent order.
 - All of our client's SEV applications were granted by Camden, most recently on 14 March 2022.
- John Mckeown was named in the application papers and is a director of the applicant company. Mr Mckeown is one of, if not the most, experienced SEV operators in the UK. Mr Mckeown has continuously been found to be a suitable person to manage SEVs with 14 SEVL applications granted in Westminster and 4 in Camden. Mr Mckeown has never had a SEVL application refused.
- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting our client's SEVL applications in respect of Sophisticats Marylebone located approximately 100m away from the application premises.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by will not know that relevant entertainment is being provided at the premises.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

J. Spiegler

Jack Spiegler
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tel: 020 7042 0413
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Your ref:
Our ref: JS/MCK.9.6

38a Monmouth Street
London WC2H 9EP
tel: 020 7042 0410
fax: 020 7379 6618



By email: Jace.tyrrell@newwestend.com

2 August 2022

Dear 

3-4 Vere Street - Licence Applications

We act for the applicant of the above Premises Licence and Sexual Entertainment Venue Licence ("SEVL"). Thank you for taking the time to comment on our client's proposals.

Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

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The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

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Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

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Sexual Entertainment Venue Licence

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This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

1. There shall be no signage affixed to the premises advertising Relevant Entertainment.
2. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
3. Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.
4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- A survey of over 300 local people, businesses and visitors concluded that the vast majority of respondees did not object to the proposals.
- So far as our client is aware, there are no individual local resident objections.
- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting the applicant's SEVL applications in respect of Sophisticat's Marylebone located approximately 100m away from the application premises.
- A footfall survey was undertaken which observed that footfall levels were relatively low on Vere Street with extremely low levels of young people or families passing by.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by will not know that relevant entertainment is being provided at the premises.
- The amended hours for relevant entertainment fall outside the times the area will be accessed by families, tourists and shoppers.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

J. Spiegler

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2 August 2022

Dear Sir or Madam

3-4 Vere Street - Licence Applications

We act for the applicant of the above Premises Licence and Sexual Entertainment Venue Licence ("SEVL"). Thank you for taking the time to comment on our client's proposals.

Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

Sexual Entertainment Venue Licence

Our client has formally amended the SEVL application to bring the proposed terminal hours in line with the existing hours authorised under Premises Licence reference 21/07616/LIPN, as follows:

- Sunday: withdraw application for Relevant Entertainment
- Monday – Tuesday: 23:00 – 02:00 (the morning following)
- Wednesday – Saturday: 23:00 – 05:00 (the morning following)

This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

1. There shall be no signage affixed to the premises advertising Relevant Entertainment.
2. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
3. Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.
4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.
- A survey of over 300 local people, businesses and visitors concluded that the vast majority of respondees did not object to the proposals.
- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting the applicant's SEVL applications in respect of Sophisticat's Marylebone located approximately 100m away from the application premises.
- A footfall survey was undertaken which observed that footfall levels were relatively low on Vere Street with extremely low levels of young people or families passing by.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by will not know that relevant entertainment is being provided at the premises.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

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The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Brazilian Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

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This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

1. There shall be no signage affixed to the premises advertising Relevant Entertainment.
2. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
3. Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.
4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- The amended hours for relevant entertainment fall outside the times the area will be accessed by persons visiting the Consulate, children, the elderly and vulnerable people.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by or Consulate visitors will not know that relevant entertainment is being provided at the premises.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.
- The applicant has many years of successfully operating a SEVL premises in very close proximity to the application site.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

J. Spiegler

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Anonymous Objector 5
Letter to be forwarded by the Licensing Authority

2 August 2022

Dear Sir or Madam

3-4 Vere Street - Licence Applications

We act for the applicant of the above Premises Licence and Sexual Entertainment Venue Licence ("SEVL"). Thank you for taking the time to comment on our client's proposals.

Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

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Our client has formally amended the SEVL application to bring the proposed terminal hours in line with the existing hours authorised under Premises Licence reference 21/07616/LIPN, as follows:

- Sunday: withdraw application for Relevant Entertainment
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This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

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2. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
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4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- John Mckeown was named in the application papers and is a director of the applicant company. Mr Mckeown is one of, if not the most, experienced SEV operators in the UK. Mr Mckeown has continuously been found to be a suitable person to manage SEVs with 14 SEVL applications granted in Westminster and 4 in Camden. Mr Mckeown has never had a SEVL application refused.
- The allegations in your representation relate to a shareholder dispute and have been subject to High Court proceedings. The allegations have already been considered several times by the Westminster Licensing Sub Committee and by the Camden Licensing Sub Committee. The respective Licensing Sub Committee's granted our client's applications.
- In respect of the allegations made against Sophisticats Euston in Camden:
 - All of the allegations were 'no crimed' by the police resulting in no further action. Not a single allegation was ever proven or classified as a crime.
 - Our client's appeal against Camden's decision to revoke the premises licence was allowed by the Magistrates Court by way of consent order.
 - All of our client's SEV applications were granted by Camden, most recently on 14 March 2022.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

J Spiegler

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Anonymous Objector 4
Letter to be forwarded by the Licensing Authority

2 August 2022

Dear Sir or Madam

3-4 Vere Street - Licence Applications

We act for the applicant of the above Premises Licence and Sexual Entertainment Venue Licence ("SEVL"). Thank you for taking the time to comment on our client's proposals.

Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

Sexual Entertainment Venue Licence

Our client has formally amended the SEVL application to bring the proposed terminal hours in line with the existing hours authorised under Premises Licence reference 21/07616/LIPN, as follows:

- Sunday: withdraw application for Relevant Entertainment
- Monday – Tuesday: 23:00 – 02:00 (the morning following)
- Wednesday – Saturday: 23:00 – 05:00 (the morning following)

This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

1. There shall be no signage affixed to the premises advertising Relevant Entertainment.
2. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
3. Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.
4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- Our client's previous premises (Sophisticats Marylebone) was located very close to the application premises and had a long trading history of promoting the licensing objectives.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting the applicant's SEVL applications in respect of Sophisticat's Marylebone located approximately 100m away from the application premises.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by the premises will not know that relevant entertainment is being provided at the premises.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

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Anonymous Objector 2
Letter to be forwarded by the Licensing Authority

2 August 2022

Dear Sir or Madam

3-4 Vere Street - Licence Applications

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Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

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This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

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These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting our client's SEVL applications in respect of Sophisticats Marylebone located approximately 100m away from the application premises.
- The amended hours for relevant entertainment fall outside the times the area will be accessed by shoppers, tourists, vulnerable adults and families etc.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by will not know that relevant entertainment is being provided at the premises.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.
- Our client's previous premises (Sophisticats Marylebone) was located very close to the application premises and had a long trading history without any residential complaints.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

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Anonymous Objector 1
Letter to be forwarded by the Licensing Authority

2 August 2022

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3-4 Vere Street - Licence Applications

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Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

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Business Concept

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Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

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- John Mckeown was named in the application papers and is a director of the applicant company. Mr Mckeown is one of, if not the most, experienced SEV operators in the London. Mr Mckeown has continuously been found to be a suitable person to manage SEVs with 14 SEVL applications granted in Westminster and 4 in Camden. Mr Mckeown has never had a SEVL application refused.
- The current number of SEVs operating within the CAZ North is significantly below the quota of 25.
- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting our client's SEVL applications in respect of Sophisticats Marylebone located approximately 100m away from the application premises.
- Our client's previous premises (Sophisticats Marylebone) was located very close to the application premises and had a long trading history without any residential complaints.
- The amended hours for relevant entertainment fall outside the times the area will be accessed by shoppers, tourists, vulnerable adults and families etc.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by will not know that relevant entertainment is being provided at the premises.
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Yours sincerely

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Jack Spiegler
Thomas & Thomas Partners LLP
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Your ref:
Our ref: JS/MCK.9.6

38a Monmouth Street
London WC2H 9EP
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2 August 2022

Dear Sir or Madam

3-4 Vere Street - Licence Applications

We act for the applicant of the above Premises Licence and Sexual Entertainment Venue Licence ("SEVL"). Thank you for taking the time to comment on our client's proposals.

Our client would be most grateful for your consideration of this letter, which includes an update on the proposed business concept and amendments to the application proposals. The changes follow careful consideration of your concerns, a local polling exercise and helpful consultation with the Marylebone Association.

The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

Premises Licence

As you may know, the premises has historically operated as a late-night licensed venue, most recently Maroush. In 2021 Westminster City Council granted a new Premises Licence 21/07616/LIPN. Our client will be able to operate the scaled-back business proposals under this existing Premises Licence. As a result, our client has withdrawn the new Premises Licence application and is now pursuing the SEVL application only, albeit on substantially amended terms.

Sexual Entertainment Venue Licence

Our client has formally amended the SEVL application to bring the proposed terminal hours in line with the existing hours authorised under Premises Licence reference 21/07616/LIPN, as follows:

- Sunday: withdraw application for Relevant Entertainment
- Monday – Tuesday: 23:00 – 02:00 (the morning following)
- Wednesday – Saturday: 23:00 – 05:00 (the morning following)

This means that the proposals will not involve any overall extension to existing licensed hours. In fact, the trading hours under the SEVL will be considerably less, since there will be no striptease entertainment on Sundays and the entertainment will not commence until 11.00 pm on all other days.

Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

1. There shall be no signage affixed to the premises advertising Relevant Entertainment.
2. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
3. Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.
4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- John Mckeown was named in the application papers and is a director of the applicant company. Mr Mckeown is one of, if not the most, experienced SEV operators in the UK. Mr Mckeown has continuously been found to be a suitable person to manage SEVs with 14 SEVL applications granted in Westminster and 4 in Camden. Mr Mckeown has never had a SEVL application refused.
- So far as our client is aware, there are no individual local resident objections.
- Our client's previous premises (Sophisticats Marylebone) was located very close to the application premises and had a long trading history without any residential complaints.
- 37 Duke Street is a different location with considerably more local opposition. Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting the applicant's SEVL applications in respect of Sophisticat's Marylebone located approximately 100m away (3 minute walk) from the application premises.
- The proposed use, as amended, is more consistent with the historical authorised planning use. If required, separate planning consent for the basement entertainment use will be sought.
- The applicant has undertaken a stakeholder engagement programme.
- The amended hours for relevant entertainment fall outside the times the area will be accessed by persons visiting St Peter's Church or All Soul's Church, and by shoppers, tourists, vulnerable adults and families etc.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by or Church visitors will not know that relevant entertainment is being provided at the premises.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.
- Our client has a proven track record in eliminating historical noise complaints from its venues. Local residents living above Sophisticats Soho have acknowledged that music noise disturbance ceased after our client took over the premises in 2016.

Thank you for your consideration of this letter. Please do not hesitate to contact us if you would like to discuss our client's proposals further or arrange a meeting with our client.

Yours sincerely

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[REDACTED]
[REDACTED]
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The Applicant

Our client's management team are one of, if not the most experienced SEVL operators in central London. Amongst other premises, they successfully operated Sophisticats Marylebone located a short distance away from Vere Street at 28 Marylebone Lane between 2000 and 2019.

The premises was operated in accordance with comprehensive management procedures that had been fine-tuned over many years of operating in the Marylebone area. Our client is confident that this experience can be successfully transferred to the premises at Vere Street to provide a premium restaurant and entertainment offering appropriate to the local area that will be popular with local people and visitors alike. Our client is committed to operating the premises professionally and being good neighbours.

Business Concept

The original applications proposed Relevant Entertainment (striptease entertainment) over the mezzanine, ground and basement floors. Having considered your concerns, our client has decided to scale back this proposal by restricting Relevant Entertainment to the basement floor only. The ground floor will now be operated as a high-class restaurant by a Michelin star chef.

Access to the restaurant will be via the main entrance doors at ground level. Access to the basement will be restricted via the basement stairwell entrance only. There will be no signage advertising Relevant Entertainment affixed to the building.

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Furthermore, after helpful feedback from the Marylebone Association, our client has agreed to volunteer the following additional SEVL conditions to ensure that Relevant Entertainment is provided discreetly, safely and professionally:

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4. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time. *NB. Please note that this represents a significant reduction in the existing licensed basement capacity of 225.*

These conditions will be in addition to all of Westminster's standard conditions for SEVLs and all the existing Premises Licence conditions.

Responses to Specific Concerns Raised in your Representation

Finally, our client has carefully reviewed your representation and hopes that the following responses will help to address your specific concerns:

- There were no problems associated with the former Sophisticats Marylebone, which had an impeccable track record with all SEVL applications granted and continuously renewed. The premises did not attract any residential complaints during its long trading history.
- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting the applicant's SEVL applications in respect of Sophisticat's Marylebone located approximately 100m away from the application premises.
- A footfall survey was undertaken which observed that footfall levels were relatively low on Vere Street with extremely low levels of young people or families passing by.
- The amended proposal restricts relevant entertainment to the basement only. A Michelin star chef will operate a restaurant on the ground floor.
- There will be no signage advertising relevant entertainment in the basement, which will be via a separate discreet entrance. As a result, general members of the public passing by will not know that relevant entertainment is being provided at the premises.
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- The premises is located within the CAZ North, which the Licensing Authority have deemed the appropriate area for Westminster's quota of SEVs.
- Westminster deemed the location appropriate for an SEV between the years 2011 and 2019 when granting the applicant's SEVL applications in respect of Sophisticat's Marylebone located approximately 100m away from the application premises.
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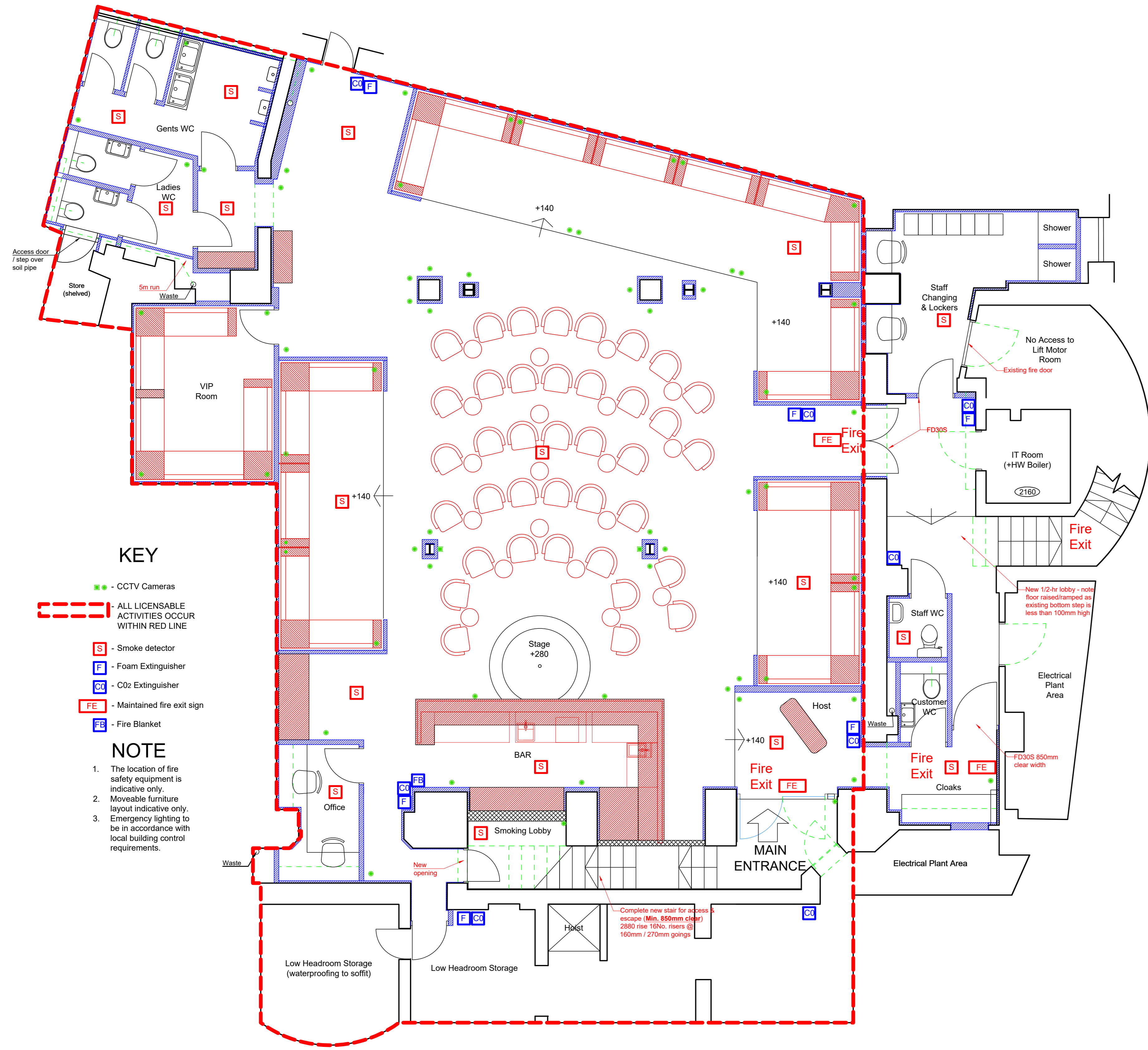
IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLEANOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

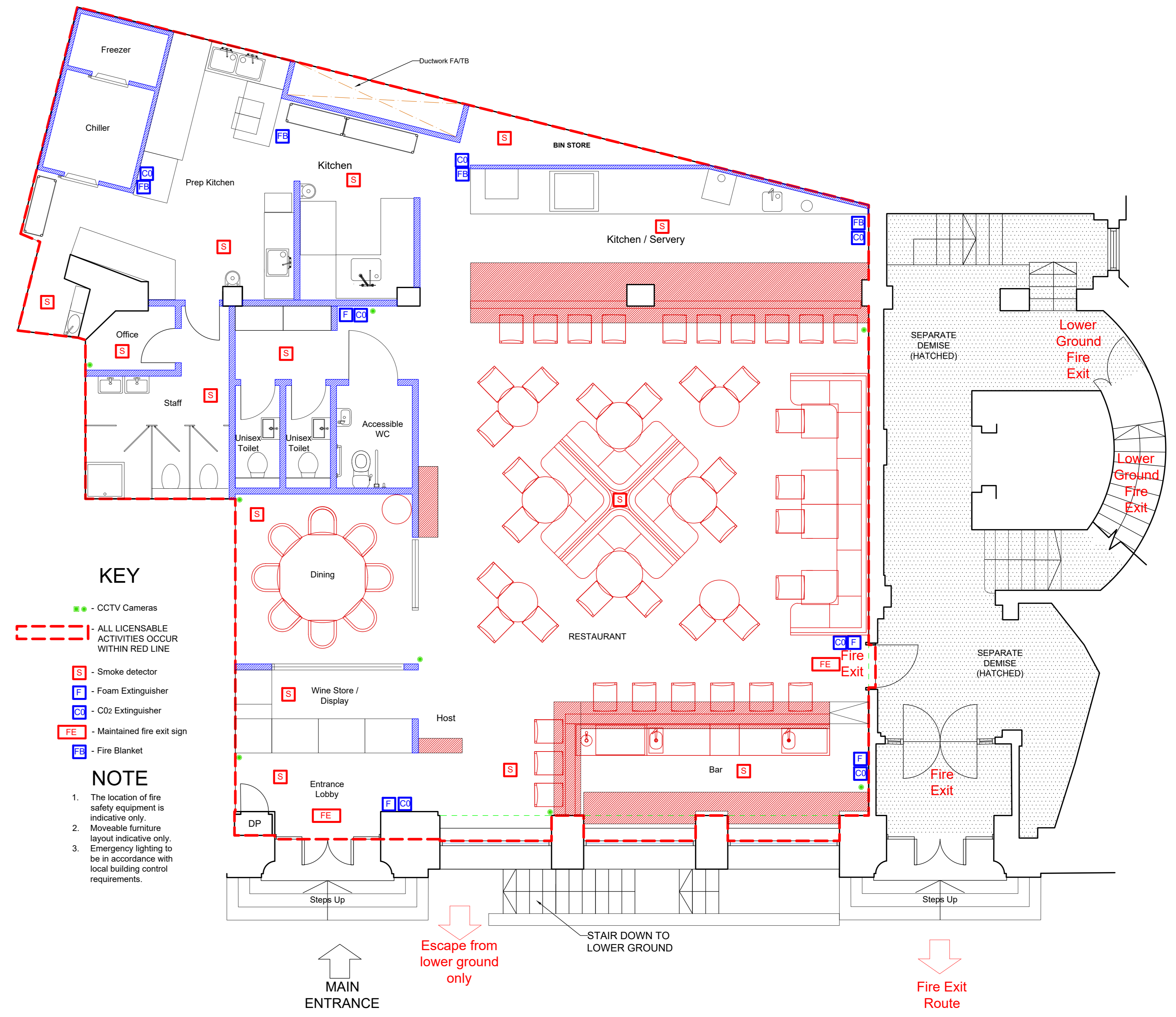
3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 6

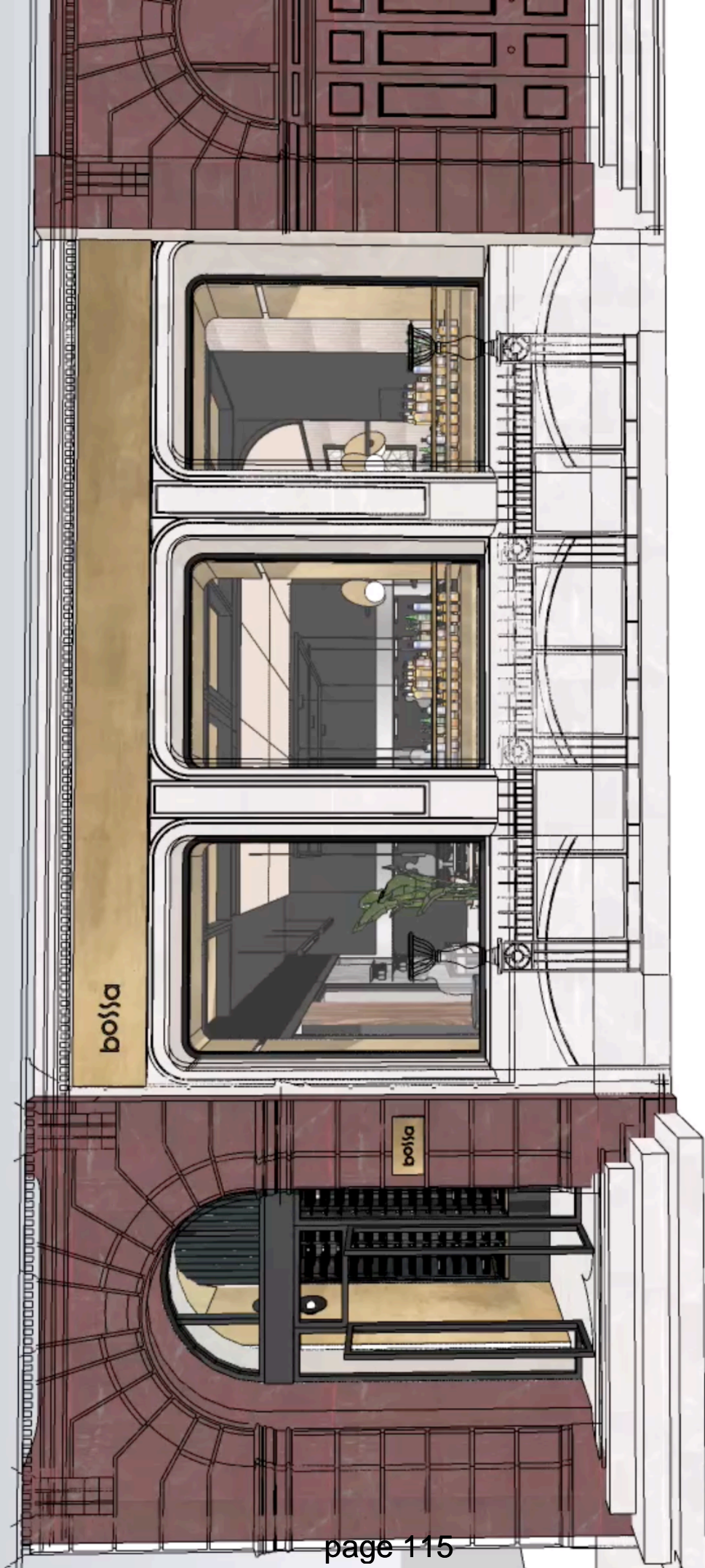


LOWER GROUND FLOOR



GROUND FLOOR

Rev	Notes	Date	Drawn by
VERE STREET			
Project	NEW FIT OUT	Drawn By	BMS
Subject	PROPOSALS	Date	16.JUL.22
Title		Project Ref	21404
LICENSING PLANS		Drawing Status	COMMENT/APPROVAL
Drawn No	BMS_501	Scale	1:50@A0
		Rev	1:100@A2
BMS LDN LTD			
Mob: 07802 15282 E-mail: phil@bmslimited.net Web: bmslimited.net			



IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 7

Star Brazilian Chef Behind Two-Michelin-Starred Oteque Is Opening a Restaurant in London

Alberto Landgraf's Rio de Janeiro venue was placed at number 47 in the recent World's 50 Best list. In 2022, he will open Bossa off Oxford Street

by [Adam Coghlan@AdamCoghlan](#) Updated Jul 21, 2022, 8:33pm BST

- [SHARE](#) All sharing options



A globally renowned Brazilian chef whose two-Michelin-starred Rio de Janeiro restaurant Oteque was voted number 47 in the [World's 50 Best Restaurants](#) list this week will open a new venue off Oxford Street in London before the end of the year.

Chef Alberto Landgraf who began his career in the early 2000s in London will open an "casual and fun" restaurant called Bossa beneath the Brazilian consulate on Vere Street; a spokesperson told Eater the chef "will bring the wealth of Brazilian flavours to the city that means so much to him." It will replace the now-closed Maroush Lebanese restaurant. His spokesperson said it will open, "if there is no delay, at the end of this year."



Chef Alberto Landgraf at Oteque in Rio de Janeiro *Rodrigo Azevedo*

“I am really happy that my first international project is going to happen in London. It is very emotional for me as I started my career twenty-two years ago in this city. When returning to Brazil six years later, I never thought I would come back where everything started to open my own restaurant,” Landgraf said in a statement shared with Eater.

“It seems like a wild dream to bring Brazil not only to London but to Europe. I want to make it really special, so I will bring to the city the best part of my Oteque team. As you can imagine, it will not be a traditional place, but it will also not be the second Oteque. We will pamper you with contemporary Brazilian food and a very strong wine and cocktail list in a fun, relaxed, warm atmosphere and I really hope you will enjoy it.”

Landgraf is of German and Japanese heritage; he says he was raised with great respect for nature, seasons and good produce. His Japanese mother “taught him ethics and discipline, which are always present in everything he does, and nurtured his poetical soul,” his spokesperson said.

In the early 2000s, then a physics graduate, Landgraf came to London to learn English. His accidental move into hospitality came only after he found he needed an income to stay in the city. He worked for both Tom Aikens (!) and

Gordon Ramsay (!!)

Gordon Ramsay (!!) before returning to Brazil in 2006 to open his first restaurant. Epice opened in Sao Paulo in 2008 and quickly won recognition, including a Michelin star.

Oteque opened in Rio de Janeiro in 2018, “focusing on his Japanese heritage not through ingredients, but through simplicity, precise technique and high ethics.” He [visited London in February this year](#) to cook at Shoreditch’s Lyle’s with chef James Lowe. His talent for cooking over fire stood out. “Alberto specialises in creating dishes with the diverse seafood landed in the water around Rio,” the pre-event blurb reads. For the collaboration, Landgraf brought special ingredients like raw Brazilian cashew fruit, variations of manioc (Brazil’s main starch), tucipi (the naturally fermented juice of the manioc root), and raw Brazil nuts for ice cream. Like Epice, Oteque was a hit from the off: just a few months after its opening, it won a spot on Latin America’s 50 Best list (it is now number 12) and the first Michelin star, followed by the second star a year later.

He will hope for success here, while Londoners can look forward to his bringing something quite different to the capital.

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 8

Locality and Planning Report
Basement of 3 – 4 Vere Street

Relating to site at
3 – 4 Vere Street, London, W1G 0DH

August 2022



1.0 Site Context

- 1.1 3 – 4 Vere Street is a 5-6 storey mid-terrace building, located on the eastern side of Vere Street between Oxford Street to the south and Henrietta Place to the north. At ground and basement level, the site is lawfully a late-night restaurant unit (Use Class E). The upper floors are in use as an embassy (Sui Generis), which has its entrance on Vere Street to the south of the Site.
- 1.2 A Pret a Manger coffee shop is located immediately to the north, with several smaller retail units located to the south. The former Debenhams is located to the west on the opposite side of Vere Street.
- 1.3 The Site operated as a Lebanese restaurant called Maroush Restaurant and Club, with late night entertainment, from 2003 with later opening hours granted in 2005. The restaurant closed in 2020 due to the Covid pandemic and has not reopened since.
- 1.4 The Site currently lies vacant and is one of many empty commercial units that are situated throughout Oxford Street and the wider West End. Knight Frank's most recent survey of retail units showed Oxford Street having a vacancy rate of 13.5%, which is over 10% higher than its long-term average vacancy rate of 2.6% (as of August 2021).
- 1.5 The Site is located within the West End International Centre, West End Retail and Leisure Spatial Strategy Policy Area, and Central Activities Zone (CAZ).
- 1.6 The building is not statutorily listed but is located within the Harley Street Conservation Area.
- 1.7 The Site falls within an area designated as appropriate for Sexual Entertainment, as shown on the attached Sexual Entertainment Venue Map.

2.0 Licensing and Planning History

- 2.1 The Site has an extensive licensing and planning history, with numerous applications and appeals relating to the restaurant and hours. Relevant applications are summarised below:
 - **00/00125/TPND** – Use of basement and ground floor as restaurant (Class A3) – Allowed on appeal on 13 November 2000
 - **03/01238/FULL** – Variation of conditions 1 and 5 of the appeal decision dated 13 November 2000 to extend opening hours of the restaurant on ground floor / mezzanine to between 07.00 and 05.00 hours (the following day) and basement until 02.00 (the following day) – Allowed on appeal on 3 June 2004
 - **05/04161/FULL** – Variation of condition 2 of appeal dated 3 June 2004 to extend the temporary permission for an extension of the hours of use of the ground floor and basement for a further 12 months – Approved 15 August 2005
 - **06/03079/FULL** – Variation of condition 1 and 2 of LPA ref. 05/04161/FULL to allow a permanent extension to restaurant opening times to 05.00 hours Thursdays to Saturdays and 02.00 hours Sundays to Wednesdays at ground floor/mezzanine level and 02.00 hours at basement level – Approved 18 August 2006

- 2.2 These permissions included a condition that made the extended hours of operation personal to the applicants.
- 2.3 As noted above, Maroush Restaurant and Club were the last occupiers of the late-night restaurant venue. Maroush were granted their licence in April 2009 (ref. 09/01218/LIPV), which enabled them to use all levels of the Site from 09:00 to 05:00, Thursdays to Saturdays, and 09:00 to 02:00, Sundays to Wednesdays. The licence also secured a capacity of 225 customers (with no more than 60 at mezzanine level, 70 at ground level and 140 at basement level). This enabled Maroush to provide live late-night entertainment, including Lebanese music and traditional belly dancing. It is understood that neither Maroush nor Westminster Council received any complaints in relation to its late-night entertainment.
- 2.4 Licensing records suggest that a new restaurant operator was found for the unit following Maroush's closure in 2020, with 4VS Ltd being granted a licence on 9 November 2021 (ref. 21/07616/LIPN). This revised licence secured the use of all levels from 09:00 to 05:00, Wednesdays to Saturdays, and 09:00 to 02:00, Sundays to Tuesdays. The licence also secured an increased capacity of 285 customers (with no more than 60 at mezzanine level, 110 at ground level, and 225 at basement level).
- 2.5 A planning application was submitted on 23 November 2021, in conjunction with licence application ref. 21/07616/LIPN, which sought to align the conditions of the main planning permission (relating to hours of operation) with the revised licence; however, this was subsequently withdrawn (ref. 21/07987/FULL) when 4VS dropped their interest in the Site.
- 2.6 Our client, Clarmans Clubs Ltd, are now the new occupiers of the unit, having signed a 20-year lease.
- 2.7 The ability of Clarmans Clubs Ltd to bring back the vacant unit into active use is hinged on securing a dual use for the Site, comprised of restaurant and SEV activity.

3.0 **Proposals**

- 3.1 Clarmans Clubs Ltd are now seeking to introduce a dual use for the Site, comprising a restaurant at ground floor level and SEV at basement level (Sui Generis).
- 3.2 On 22 December 2021, an application was submitted for a licence authorising the use of the Basement of 3 – 4 Vere Street as a SEV under schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982 (the 1982 Act) as amended by the 2009 Act (ref. 21/14650/LISEVN). The licence is to enable the live performance and display of nudity, which will form part of the proposed SEV activities.
- 3.3 Revised plans have been submitted with this SEV licence application, which reflect the dual use aspirations for the Site. The ground floor of the unit is to be only in use as a restaurant, with the SEV activities located discretely at basement level. The restaurant will be accessed from the main entrance at ground floor level, and is to operate separately from the SEV, which will be accessed via the stairs leading from street level to the basement.

- 3.4 Externally, the intention is that the unit will be perceived solely as a restaurant. There will be no SEV signage outside of the building.
- 3.5 A planning application seeking the formal change of use from Class E to a dual use of Class E / Sui Generis is also being prepared and is due to be submitted imminently.

4.0 **Licensing and Planning Considerations**

Appropriate Location and Quantity of Sexual Entertainment Venues

- 4.1 As evidenced from the enclosed Sexual Entertainment Venue Map, which is referenced in the City of Westminster's Sexual Entertainment Venues: Statement of Licensing Policy, 3 – 4 Vere Street falls within the Westminster core CAZ north area, which is considered appropriate for SEVs.
- 4.2 Licensing policy dictates that the maximum number of sexual entertainment venues appropriate within the Westminster core CAZ north area is 25 SEVs (Policy NO1). Our research indicates that there are only four currently operational venues providing this category of entertainment in Westminster and the number of issued SEV licences falls well below the quota of 25.

Impact of Sexual Entertainment Venues on Character and Uses of a Locality

- 4.3 As noted above, 3 – 4 Vere Street is also located on the eastern side of Vere Street between Oxford Street and Henrietta Place. The Site is located within the West End International Centre, West End Retail and Leisure Spatial Strategy Policy Area, and Central Activities Zone (CAZ). This is a reflection of, and a reason for, the area possessing a wide range of businesses and activities – a vibrant mixed economy that generates high levels of activity over much of the 24-hour day.
- 4.4 However, it is well understood that the West End is struggling, both in reaction to the Covid pandemic and, more fundamentally, because of the structural changes which are taking place in the retail industry. In consequence, Westminster Council is seeking to inject new vitality into the Oxford Street District, putting more emphasis on leisure and other non-retail activity.
- 4.5 3 – 4 Vere Street has previously been a leisure facility, and the proposed SEV would, in many respects, represent a continuation and have much the same impact (or lack of impact) as its predecessor. However, it would also represent new investment, and a type of leisure use new to the immediate locality that would contribute to the rich tapestry of uses. It would sit comfortably with City Plan Policies 2 and 14, which seeks to promote and deliver a diverse evening and night-time economy at sites within the West End Retail and Leisure Special Policy Area.
- 4.6 It is also noteworthy that the proposed SEV is in fact a replacement for the virtually identical SEV that existed close by on Welbeck Street until it was dispossessed in 2019 when the Welbeck Street car park was demolished. That SEV, Sophisticats, operated successfully from the premises

for nearly 20 years, and contributed to the lively character of the area without causing any disturbance or having other undesirable consequences.

- 4.7 Notwithstanding the above, an exercise has been carried out to identify any residential properties that lie within a 150-metre radius of the Site – the results of which have been enclosed. The methodology comprised desk-based research, including a review of Zoopla / Rightmove and cross-referencing these properties on Google Map, a field exercise, which included visiting all known residential properties within the 150-metre radius, and lastly, a cross checking exercise, which reviewed these findings against Westminster’s Council Tax Records, Airbnb, and the Electoral Register.
- 4.8 The survey demonstrates that there are no residential properties within the immediate vicinity of the Site, and remarkably few within the circa seven-hectare area covered by the survey. Most of the residential properties that do exist are located south of Oxford Street, behind the commercial frontage buildings. Here they are not only some distance away from the Site, but they are both screened and separated by a busy thoroughfare. Furthermore, of the 28 potentially residential properties, only 8 appear, from examination of the Electoral Register, to be occupied primarily for Class C3 purposes.
- 4.9 A further survey has looked at the entire block of properties bounded by Henrietta Place to the North, John Prince’s Street to the East, Oxford Street to the South, and Marylebone Lane to the West. No residential (or even quasi-residential) properties have been identified within this whole circa 4-hectare area – a rather remarkable finding, probably unique in Westminster.
- 4.10 Even if residential use had been found, it is important to remember that:
- a) The ground floor restaurant is a typical use in the area, and indeed the longstanding use of the Site.
 - b) The SEV use will be confined to the basement, largely invisible to the outside world.
 - c) There is no reason to suppose the SEV use will generate disturbance. It is not a use characterised by rowdy behaviour, as is demonstrated by the lack of complaint about the previous Sophisticats club nearby at Welbeck Street and the sister club at Brewer Street. Indeed, security is inherently tight, meaning there is much less likelihood of anti-social behaviour than there might be with other leisure uses. The main potential for disturbance is people coming and going in the early hours of the morning, but the restaurant on the Site has long operated into the early hours, it is not uncommon for other businesses in the area to open very late, and the environment is one that is characterised by bustle throughout the 24-hour day.
- 4.11 In respect of transport impacts, the Site is in a highly accessible location (PTAL 6b) where transport movements of taxis, local buses and private cars are already very high. The proposal is likely to have an insignificant impact on the transport network, and no greater impact than the former restaurant use.
- 4.12 Nevertheless, a transport survey has been conducted; the results of which have been enclosed in the accompanying Transport Appraisal. This concludes that the proposals for an SEV license will not give rise to any material issues in respect of transport matters.

5.0 **Conclusions**

5.1 In summary:

- a) The Site falls within the Westminster core CAZ north area, which is considered by the Council to be appropriate for SEVs.
- b) There are believed to be only four existing SEV operating within this area, which is well below the maximum of 25.
- c) The proposed SEV would replace the virtually identical Club that operated, without complaint, at Welbeck Street until recently.
- d) It would also replace a restaurant which had musical entertainment, a substantially greater licenced capacity, and permitted operating hours very similar to those now proposed.
- e) There are no residential properties in the immediate locality.
- f) There are very few residential properties even within the wider area.
- g) The proposed use - which would by its very nature be tightly managed - is not one that would be likely to generate noise or other disturbance.
- h) Any noise arising from coming and going in the early hours would in any event tend to be lost within the busy environment of the Oxford Street area.
- i) The proposed use will bring needed investment into the Oxford Street area and contribute to it being a lively commercial area with an increasing slant towards leisure activity.
- j) The proposal would satisfy City Plan Policies 2 and 14, which seeks to promote and deliver a diverse evening and night-time economy at sites within the West End Retail and Leisure Special Policy Area.





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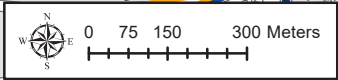
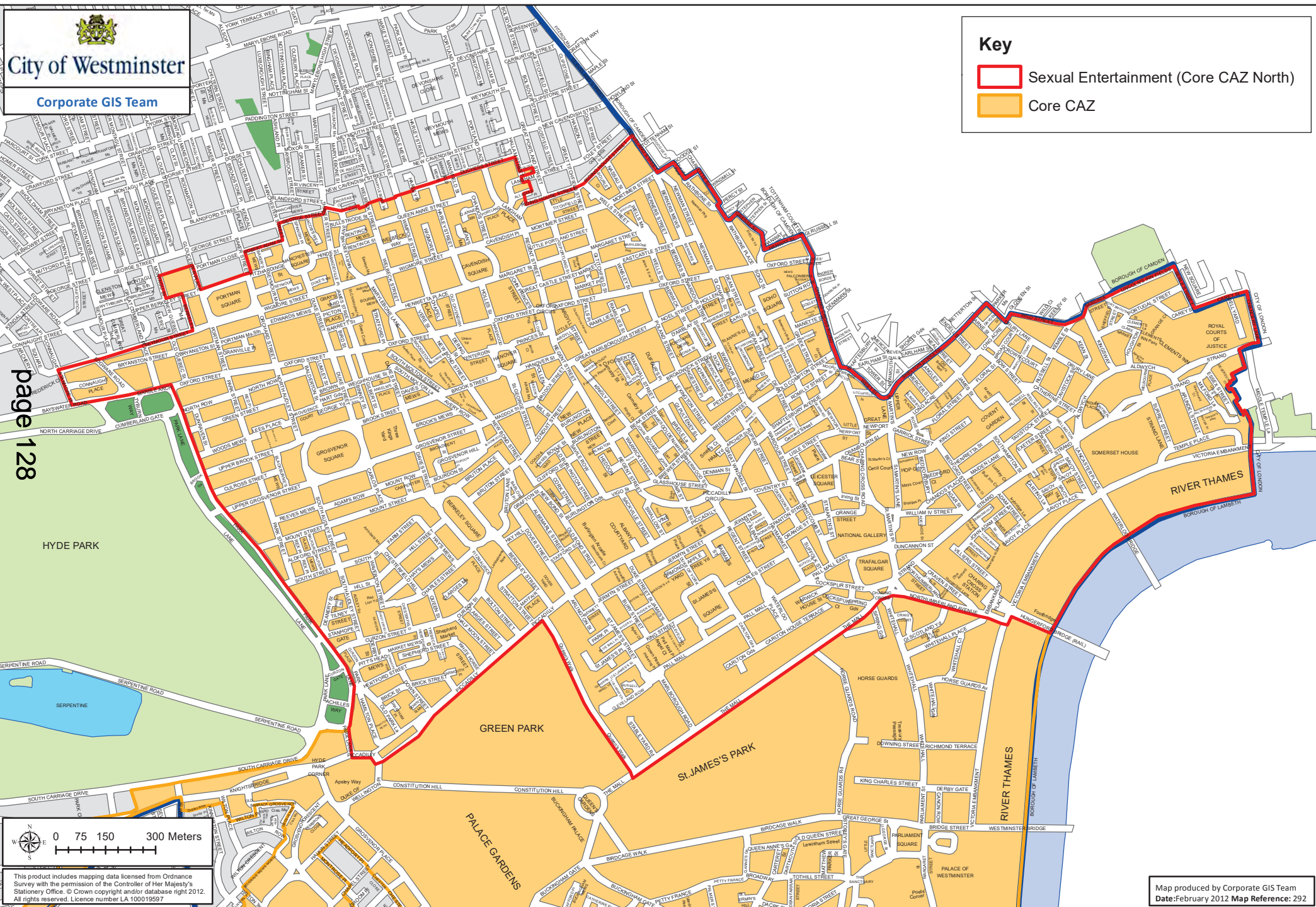
City of Westminster

Corporate GIS Team

Key

-  Sexual Entertainment (Core CAZ North)
-  Core CAZ

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Map produced by Corporate GIS Team
Date: February 2012 Map Reference: 292

4 Vere Street - Properties in 150 metre radius of site

Address	Residential	Electoral Register	Comments
4 Blenheim Street (1st - 4th Floor)	Yes	Yes	
7 Blenheim Street	No	No	Discounted following site visit
8 Blenheim Street (3rd Floor only)	Yes	No	
9 Blenheim Street	No	No	Discounted following site visit
10 Blenheim Street (4th Floor only)	Yes	No	
11 Blenheim Street (1st - 3rd Floor)	Yes	No	
3 Chapel Place	No	No	Discounted following review of Council Tax Records
5 Dering Street (2nd - 4th Floor)	Yes	Yes	
18 Dering Street	No	No	Discounted following review of Council Tax Records
Harcourt House, 19 Cavendish Square	Yes	Partially	24 flats in total, 7 of which falls within the 150 m radius Flats 9, 18 and 24 on Electoral Register only
8 Henrietta Place	No	No	Discounted following review of Council Tax Records
Ladbroke Apartments, 3 Welbeck Street	Yes	Partially	Flats 1-15 confirmed on Council Tax Records Flats 6, 9, 11, 12, 12A and 15 on Electoral Register only
1 Marylebone Lane	Yes	No	
9 Marylebone Lane	Yes	Partially	22 flats in total 3 flats on Electoral Register only
Mead Court, 52 South Molton Street	No	No	Discounted following review of Council Tax Records
74 New Bond Street (Top Floor)	Yes	No	
93 New Bond Street	Yes	Yes	4 flats in total
97 New Bond Street	Yes	Yes	4 flats in total
100 New Bond Street	Yes	Yes	
2 New Cavendish Street	Yes	Partially	4 flats in total Flats 3 & 4 on Electoral Records only
8 South Molton Street	No	No	Discounted following review of Council Tax Records
13 South Molton Street	Yes	Yes	
20 South Molton Street (2nd - 4th Floor)	Yes	No	
21 South Molton Street	No	No	Discounted following review of Council Tax Records
24 South Molton Street (3rd Floor)	Yes	No	
26 South Molton Street	Yes	Yes	
28 South Molton Street (1st, 3rd - 4th Floor)	Yes	No	
37 South Molton Street (5th Floor)	Yes	No	

40a South Molton Street	Yes	No	
46 South Molton Street	Yes	Yes	3 flats in total Flats 3 & 4 on Electoral Records only
47 South Molton Street	No	No	Discounted following review of Council Tax Records
55 South Molton Street (2nd - 4th Floor)	Yes	No	
64 South Molton Street	Yes	No	
Verge Apartments, 24 Dering Street	Yes	No	
The Woodstock, 11 Woodstock Street	Yes	Partially	3 flats in total Flats 1 & 2 on Electoral Records only
12 Woodstock Street (1st - 3rd Floor)	Yes	Partially	2nd & 3rd floors on Electoral Register only
16 Woodstock Street	Yes	Partially	6 flats in total Flat 4 on Electoral Register only

Residential	Yes
Electoral Register	Yes

Row Labels	Count of Residential	Count of Electoral Register
100 New Bond Street	1	1
13 South Molton Street	1	1
26 South Molton Street	1	1
4 Blenheim Street (1st - 4th Floor)	1	1
46 South Molton Street	1	1
5 Dering Street (2nd - 4th Floor)	1	1
93 New Bond Street	1	1
97 New Bond Street	1	1
Grand Total	8	8

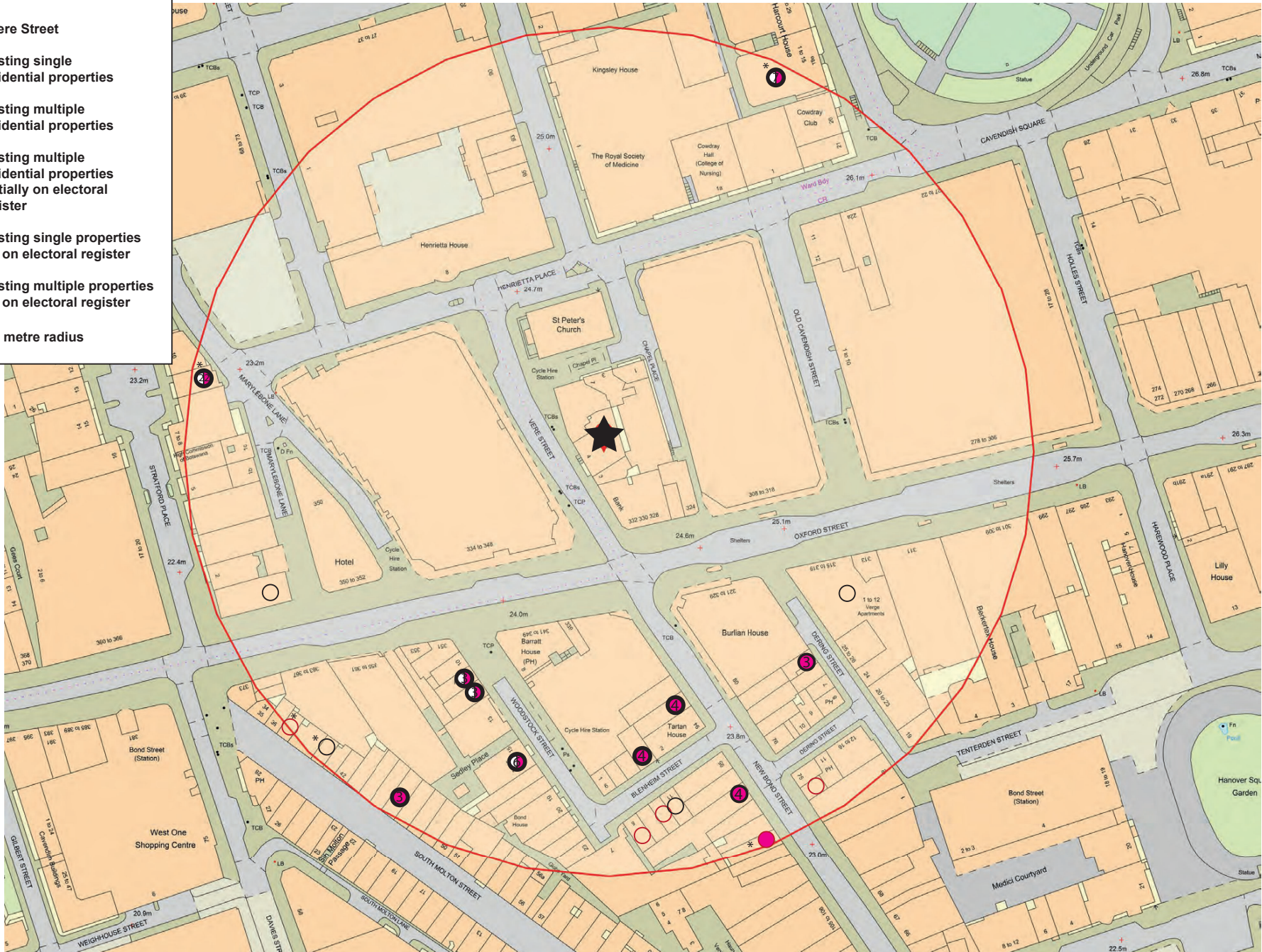
List of residential properties displayed on wider context map

Address	Numbers
Aldburgh Mews	Numbers 1-11; No. 12 (Flats 4-12)
Bird Street	No. 8 (Flats 1-37)
Cavendish Place	No. 15-19 (6th Floor)
Hanover Square	No. 21A (Flat 2 and 3rd floor)
Hanover Street	No. 7 (flats 1-5); No. 15 (4th floor); No. 9 (flat 1-6); No. 7B (flats 1-5)
Harley Street	No. 15
James Street	No. 36 (4 flats); No. 25 (flats 1-8); No. 29 (5 flats); No. 27 (3 flats); Nos. 35-37 (flats 1-9); No. 10-12 (flats 1-7); No. 14 (4 flats); No. 20 (4 flats); No. 22 (4 flats); No. 32 (4 flats) No. 34 (4 flats); No. 38 (4 flats); No. 28 (4 flats); No. 42 (3 flats); No. 44 (3 flats); No. 52 (3 flats); No. 54 (3 flats)
John Prince's Street	No. 14 (1st, 2nd, 3rd and 4th floors); No. 12
New Bond Street	No. 102 (2nd 3rd and 4th floors)
Princes Street	No. 5 (5 flats); No. 10 (3rd & 4th floors); No. 20 (flats1-5); No. 19 (flats 1-6)
Regent Street	No. 324 (flats 1-18)
St Christophers Place	Sarsden building (Flats 1-16); Nos. 6-8 (flats 1-9); No. 9 (flats 1-3); Greengarden House (No. 23); St Christophers House (no. 27)
Welbeck Street	No. 3 (flats 1-15); Nos. 62-65 (flats 1-24); No. 15 (flats 1-4); No. 16 (flats 1-7); No. 56 (flats 1-7); No. 55 (flats 1-7); No. 12 (5 flats); No. 11A (7 flats); NO. 10; No. 9 (flats 1-4); No. 8 (5 flats); Welbeck House
Welbeck Way	No. 24; No. 16; No. 17; No. 18; No. 19; No. 20
Wigmore Street	Cavendish Court (4 flats); No. 19 (2nd-4th floors); No. 17 (2 flats); Nos. 51-61 (flats 1-3); No. 67A (3 flats); No. 75 (flats 1-8); No. 65B; No. 65C; No. 14 (3 flats); No. 20 (flats 1-8); Nos. 56-60 (8 flats)

Wigmore Place	No. 2; No. 4; No. 5 (1st, 2nd and 3rd floors); No. 6 (1st, 2nd and 3rd floors); No.7; No. 8; No. 19; No. 20; No. 21; No. 22; No. 23; No. 24 (1st floor)
Wimpole Street	No. 2D (4th floor); No. 82; No. 4; No. 5; No. 8 (4 flats) No. 10; No. 10a; Lister House

Key

- ★ 4 Vere Street
- Existing single residential properties
- Existing multiple residential properties
- ◐ Existing multiple residential properties partially on electoral register
- Existing single properties not on electoral register
- Existing multiple properties not on electoral register
- 150 metre radius



* these properties are partially within and outwith the 150 m radius



Key

- ★ 4 Vere Street
- Existing single residential
- Existing multiple residential
- 150 metre radius

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Transport Appraisal

Application Number 00965/B/P13

3-4 Vere Street SEV License Application

Project Number: 22175-01
Doc Number: TN01

22 June 2022

Rev	Issue Purpose	Author	Checked	Reviewed	Approved	Date
A	Draft	DJT	EG	DJT	DJT	27/5/22

1. Introduction

- 1.1 This note has been prepared by Markides Associates on behalf Clarmans Clubs Ltd, in relation to their application for a Sexual Entertainment Venue (SEV) licence at Ground Floor, Mezzanine, and Basement of 3 – 4 Vere Street, London, W1G 0DH (“the Site”) (ref. 21/14650/LISEVN).
- 1.2 Specifically, this note considers the potential transport impacts of the proposed venue upon the surrounding area and presents the likely trip generation that such a use might generate.

2. Site Description and Proposals

- 2.1 The site is located on the eastern side of Vere Street between Oxford Street to the south and Henrietta Place to the north. At ground, basement, and mezzanine level, the site is lawfully a late-night restaurant unit (Use Class E) which formerly operated as Maroush Restaurant and Club, with late night entertainment, from 2003 with later opening hours granted in 2005. The restaurant closed in 2020 due to the Covid pandemic and has not reopened since. The upper floors are in use as an embassy (Sui Generis), which has its entrance on Vere Street to the south of the Site.
- 2.2 Clarmans Clubs Ltd are now seeking to introduce a dual use for the Site, comprising a restaurant at ground floor level and SEV activities at basement level (Sui Generis). The mezzanine level will be used as back of house space for the SEV.
- 2.3 In respect of hours of operation, both the SEV licence and the premises licence application are being amended allow for operations to occur between 1000 and 0300 for the serving of food and alcohol and between 2300 and 0530 for the SEV entertainment.

3. Summary of site accessibility

Public Transport

- 3.1 Public Transport Accessibility Levels (PTALs) are a theoretical measure of accessibility of a given point to the public transport network, considering walk access time and service accessibility. All bus routes within 640m and underground/rail stations within 960m are considered within the calculation; any transport services beyond this distance are disregarded.
- 3.2 A PTAL score ranges between 1a and 6b, where 1a represents a poor level of accessibility and 6b an excellent level. The PTAL Rating of the site has been assessed using the TfL land use planning PTAL assessment tool WebCAT. As would be expected for a central London location, the WebCAT assessment of the site location identifies a PTAL rating of 6b (the best) meaning it is highly accessible by public transport, with Bond Street and Oxford Street underground stations being located an approximate 200m and 400m distance away respectively. Numerous bus services also operate in close proximity to the site, with 20 different bus services identified as being within a 460m walk. Given the highly accessible central location of the site, it is expected that a high proportion of customers will visit the site via public transport or by walking from other destinations in proximity.

Local highway network

- 3.3 Vere Street is a one-way road operating southbound from Henrietta Place. The western side of the street has an on street disabled parking bay capable of accommodating up to 5 vehicles. Restrictions are in place Monday to Friday Between the hours of 0830 and 1830 with a maximum stay of 4 hours. The remainder of Vere Street is double yellow lined along both side of the carriageway, with the exception of a taxi rank capable of accommodating 3 vehicles immediately outside of the site as shown in **Figure 2.1**.

Figure 2.1 – Taxi Bay Location on Vere Street.



Taxi Bay usage

- 3.4 To assess the current demand for the taxi rank identified above, a survey was undertaken on Friday 17th June - Saturday 18th June 2022 between the hours of 2000 and 0300. This time period was chosen as it is likely to reflect the peak demand for its use.
- 3.5 Only 2 vehicles were observed to use this taxi rank throughout the duration of the survey. The first vehicle was a taxi arriving at 22.04 and departing at 22.07, with a dwell time of 3 minutes. The second vehicle was a private car which arrived at 0030 and departed less than 1 minute later. It is evident therefore that this rank is very lightly used; this was confirmed in discussions with taxi drivers who considered this to be typical use for this location, with most passengers hailing and setting down along Oxford Street as the main throughfare.

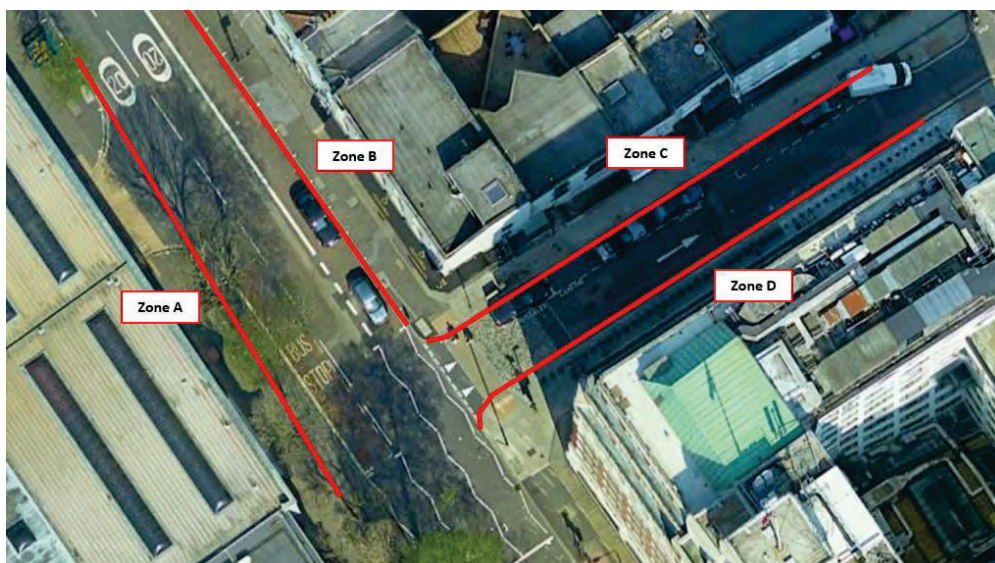
4. Proposed Trip Generation

- 4.1 As a starting point, the TRICS database would typically be used to estimate the number of vehicles trips any land use could be expected to generate. However, owing to the nature of the proposed use, no comparable sites were found within the database. In lieu of this, a survey of the Sophisticats venue in Euston (NW1 1DA) was undertaken to assess the amount of drop off and pickups that could occur. Similar to the Vere Street location, the Euston venue is also highly accessible to public transport being within a PTAL 6b area. The Euston venue is however substantially larger than the Vere Street site.

Survey

- 4.2 To reflect the core hours of operation, a survey to record the amount of pick ups and drop offs was undertaken on Friday 17th June - Saturday 18th June 2022 between the hours of 2300 and 0400. Owing to observed drop off and pick-up locations, the immediate area was categorised into 4 zones as shown in **Figure 4.1** below, with Zone A in closest proximity to the venue.

Figure 4.1 – Euston Survey Locations



4.3 When carrying out the surveys, only those patrons visiting the Sophicats venue by taxi or private vehicle were recorded; all other set downs or pick ups from within the zones were disregarded. The results of the survey are summarised in Table 4.1 below.

Table 4.1 – Summary of pick up and drop offs at Sophisticats Euston.

Sophisticats Euston (pick-up/ drop-off) Eversholt Street ZONES A & B					
VEHICLE CLASS	TIME	ZONE	DROP-OFF	PICK-UP	NUMBER OF USERS INTO/ OUT OF VEHICLE
CAR	01:27:28	B		X	1
BLACK CAB	02:51:44	A	X		2
CAR	02:54:55	B	X		3
CAR	03:01:40	A	X		2
BLACK CAB	03:31:23	A	X		3
CAR	03:33:24	B		X	2
CAR	03:49:36	B		X	2
CAR	03:53:05	B		X	1
		TOTAL	4	4	16
Sophisticats Euston (pick-up/ drop-off) Doric Way ZONES C & D					
VEHICLE CLASS	TIME	ZONE	DROP-OFF	PICK-UP	NUMBER OF USERS INTO/ OUT OF VEHICLE
CAR	23:55:27	C	X		2
CAR	00:07:49	C	X		2
CAR	00:12:01	C	X		1
BLACK CAB	00:37:11	C	X		2
BLACK CAB	00:43:27	D		X	2
CAR	00:55:28	D	X		1
BLACK CAB	01:25:17	C	X		2
CAR	01:58:20	C	X		4
CAR	03:16:43	C	X		1
CAR	03:19:26	C	X		2
MINI-BUS	03:29:00	C	X		7
BLACK CAB	03:50:34	C	X		2
		TOTAL	11	1	28

4.4 It is evident from the above survey results that only 15 drop offs and 5 pickups occurred throughout the duration of the survey, totalling 20 movements in total. As would be expected from a venue in a highly accessible location, the majority of patrons will travel by public transport or walk to access the venue.

5. Impact

- 5.1 Albeit a substantially larger venue, it is evident that the number of vehicle movements to the Vere Street venue are likely to be minimal. Even if all 20 movements were applied to the Vere Street taxi rank, the 5 bays available could easily accommodate such demand without issue and whilst operating well within capacity. The proximity to Oxford Street also means that patrons are likely to set down and pick up from this location where a greater number of taxi movements occur.

6. Summary

- 6.1 It is evident from the above, that 3 – 4 Vere Street is situated in a highly accessible location where a number of trips are likely to be made by public transport or walking.
- 6.2 The survey of the taxi rank adjacent to the site has confirmed that it is lightly used and could easily accommodate an uplift in demand.
- 6.3 The survey of the Sophisticats venue in Euston has demonstrated that only a limited number of taxi and vehicle trips are likely to be generated by this land use.
- 6.4 In summary, it is evident that the proposals for an SEV license will not give rise to any material issues in respect of transport matters.

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 9



Independent Observation Report

Mr Nicholas Mason

Director - Leveche Associates Limited

Subject premises - 4 Vere Street London W1G 0DG

1. I am a Director of Leveche Associates Ltd, an independent company dealing with Licensing and Security in the private sector.
2. We are instructed by Thomas and Thomas Partners Solicitors on behalf of Mr John McKeown, the Director and Owner of Brewer Street Restaurants trading as Sophisticats in respect of the premises at 4 Vere Street London W1G 0DG.
3. The premises are subject of an application for a new Premises Licence and a Sexual Entertainment Venue (SEV) Licence.
4. The premises come under the jurisdiction of Westminster City Council
5. Our instructions are:
 - i. To carry out observations to establish footfall / description of pedestrians and vehicles passing location of premises to include a period of time when school children have the opportunity to pass the premises going to and from school.
 - ii. Identify any vulnerable persons.
 - iii. Identify any anti-social behaviour
 - iv. To establish the same at comparison premises,

- Platinum Lace 14 Leicester Square London WC2H 7NG;
- Stringfellows 16-19 Upper St Martin's Lane London WC2H 9EF;
- 'Blush' 37 Duke Street London W1U 1LN.

Personal Summary – Nicholas Mason

6. I am a former Police Officer having retired from the MPS upon completion of over 30 years exemplary service.
7. Throughout my police career the majority of my service was as a Detective at different ranks. I attained the rank of Detective Chief Inspector with responsibility for the risk assessment and management of intelligence led operations by covert means, including the disruption of organised crime groups infiltrating the licensing industry.
8. For a number of years, I performed the role of 'On Call Senior Investigating Officer' for the MPS Serious Crime Directorate with responsibility for advising 'fast time' best practice and investigation strategy in the most serious of incidents.
9. As a senior Detective of the MPS Crime Reporting & Investigation Bureau I had responsibility for the strategic overview of all recorded crime for London and the Management of Investigations transferred into MPS through other UK crime authorities / Police forces.
10. I have worked as an Independent Consultant in the Licensing and Security Industry for the last 5 years.
11. I am the holder of the Chartered Management Institute level 5 Certificate in Police Management.
12. I am a Registered Close Protection Operative - Level 3 Certificate (Security Industry Authority - SIA).
13. I hold the UK Award for Personal Licence Holders (APLH) under the Licensing Act 2003.

Site Observations - Vere Street

14. Observations at Vere Street W1G 0DG took place over different periods of time. Details were recorded and transposed onto observation logs supported by photographic images as Appendices to this Executive Summary.
15. Vere Street is a one-way road that generally runs north to south with Henrietta Place to the north and Oxford Street to the south. There are pedestrian footways on both sides of the road.
16. A large percentage of the traffic is from buses and licensed taxis using it to access Oxford Street and the surrounding area.

17. Number 4 Vere Street is opposite the Debenhams building that is now closed and no longer trading. Next door and to the south is a former Lebanese restaurant that is no longer trading and next to that is the premises of the Brazilian Embassy, to the north is 'Pret' Coffee Shop.
18. There are no obvious educational or religious establishments nearby. The London Institute for Contemporary Christianity (LIFCC) is located to the north of the premises in Chapel Place though this was not open at any time during observations.
19. There are only two other obvious commercial premises in the immediate vicinity of 4 Vere Street, the Sunglasses Hut retail premises located on the corner of Vere Street and Oxford Street and CBRE office buildings located at Vere Streets northern most point at the junction with Henrietta Place. At the end of Vere Street to the south is one of London's busiest shopping hubs, Oxford Street.
20. During the course of observations, the area felt safe with members of the public going about their business, generally using the road to go to and from local office space. The area is best described as commercial with no residential properties.
21. The area is well lit and at night time illuminated from street lighting. Observations concentrated on the pedestrian footfall, signs of criminality, begging, anti-social behaviour including any additional noise, vulnerable persons, other persons at risk and the general environment.
22. In relation to vehicle and pedestrian traffic passing the front of the premises at 4 Vere Street the following information was recorded in 15-minute periods where possible.
 - i. Vehicles (Cars, Buses, Vans, Taxis, Other commercial vehicles) south bound.
 - ii. Motorcycles southbound.
 - iii. Bicycles travelling north and south.
 - iv. Male pedestrians travelling north and south.
 - v. Female pedestrians travelling north and south.
 - vi. Any school children or young persons.
23. **Tuesday 8th February 2022 from 08:00hrs to 16:30hrs** - Observations local to 4 Vere Street W1G.
 - i. Details of these observations were recorded in the observation log produced as Appendix A. For the same period, photographic images obtained are produced as Appendix A(1).

- ii. At 08:24hrs a young female a/age 12 years walked south to north along Vere Street. Dressed in black leggings, waist length jacket, there was no obvious sign of school uniform or a school bag.
- iii. At 08:51hrs people began queuing outside the Brazilian Embassy. This continued until the early afternoon with between 2 to 8 people queuing at any one time.
- iv. At 09:05hrs a private security company 'Coast Security' was seen patrolling north to south (Image A8).
- v. At 09:08hrs an apparently homeless male was seated outside the LIFCC at Chapel Place. This male remained for approximately 20 minutes and then left (Image A9).
- vi. At 15:30hrs an adult female with girl a/age 10 years, wearing casual clothing carrying rucksack walked south to north.
- vii. At 15:34hrs an adult male with a boy a/age 8 years dressed in black clothing carrying a black rucksack walked south to north.
- viii. At 16:30hrs observations concluded.
- ix. The area was very quiet with little pedestrian traffic, those that did walk in the area appeared to come mostly from local business premises. There were few children passing through Vere Street and no children in school uniform. There were no other persons that could be considered as vulnerable. There was no anti-social behaviour or other criminality.

24. Tuesday 8th February 2022 from 22:00hrs to Wednesday 9th February 2022 5:30hrs - Observations local to 4 Vere Street W1G.

- i. Details of these observations were recorded in the observation log produced as Appendix B. For the same period, photographic images obtained are produced as Appendix B(1)
- ii. At 02:18hrs and 04:03hrs the private security company 'Coast Security' was seen patrolling north to south.
- iii. At 05:30hrs observations concluded.
- iv. The area was very quiet with little vehicular and pedestrian traffic. No children were seen and there were no persons present that could be considered as vulnerable. There was no evidence of any anti-social behaviour or other criminality.

25. Wednesday 9th February 2022 22:00hrs to Thursday 10th February 2022 05:30hrs - Observations local to 4 Vere Street W1G.

- i. Details of these observations were recorded in the observation log produced as Appendix C. For the same period, photographic images obtained are produced as Appendix C(1)
- ii. At 23:41hrs there was an apparently homeless person sleeping at the front of the LIFCC - (Image C9). This person remained at this location for the duration of the observations.
- iii. At 01:39hrs a male urinated on the footpath opposite 4 Vere Street.
- iv. At 05:22hrs a 'West End Security' mobile patrol van passed the premises.
- v. At 05:30 observations concluded.
- vi. The area was very quiet with little vehicular and pedestrian traffic. No children were seen and there were no persons present that could be considered as vulnerable. The LIFCC remained closed and there were no visitors. There was no evidence of any anti-social behaviour or other criminality.

26. Friday 11th February 2022 from 21:30hrs to 05:30hrs - Observations local to 4 Vere Street W1G.

- i. Details of these observations were recorded in the observation log produced as Appendix F. For the same period, photographic images obtained are produced as Appendix F(1)
- ii. At 23:29hrs (and 01:51hrs) a private security company 'Coast Security' seen patrolling north to south in Vere Street.
- iii. At 23:37hrs 2 uniform police officers on bicycles rode from Henrietta Place and into Oxford Street without cause to stop.
- iv. At 23:56hrs a male urinated in the street at Chapel Place.
- v. At 05:30hrs observations concluded.
- vi. The area was very quiet with little vehicular and pedestrian traffic. No children were seen and there were no persons present that could be considered as vulnerable. There was no evidence of any anti-social behaviour or other criminality.

27. Saturday 12th February 2022 from 22:00hrs to Sunday 13th February 2022 5:30hrs - Observations local to 4 Vere Street W1G.

- i. Details of these observations were recorded in the observation log produced as Appendix J. For the same period, photographic images obtained are produced as Appendix J(1)
- ii. At 01:05hrs a 'Pret' delivery with two-man crew arrived. Delivery completed at 01:30hrs.
- iii. At 03:30hrs an apparently homeless person is sleeping in the entrance to the LIFCC and remained at this location for the duration of the observations.
- iv. At 05:30hrs observations concluded.
- v. The area was very quiet with little vehicular and pedestrian traffic. No children were seen and there were no persons present that could be considered as vulnerable. The LIFCC remained closed and there were no visitors. There was no evidence of any anti-social behaviour or other criminality.

28. Saturday 19th February 2022 from 08:00hrs to 16:30hrs - Observations local to 4 Vere Street W1G.

- i. Details of these observations were recorded in the observation log produced as Appendix L. For the same period, photographic images obtained are produced as Appendix L(1)
- ii. During the course of these observations there were children aged between 12 months and 9 years accompanying their parents and / or guardians. There were no more than 15 children of school age seen throughout the day.
- iii. Foot and vehicle traffic fluctuated throughout the day but there was a general steady increase in vehicular traffic. Oxford Street remained constantly busy in comparison.
- iv. Generally, Vere Street is used as a cut through. The presence of the 'Pret' Coffee shop was an attraction for people to enter Vere Street.
- v. At 16:30 hrs observations concluded.
- vi. The area was quiet with little vehicular and pedestrian traffic. Some children were seen apparently on shopping trips with families. There were no persons present that could be considered as vulnerable. There was no evidence of any anti-social behaviour or other criminality.

Comparison premises - Site observations

29. For comparison purposes other premises were visited using the same parameters to establish footfall of pedestrians and vehicles passing location of premises and to identify any children or other vulnerable persons present at these locations.

Stringfellows

30. **Thursday 10th February 2022 from 14:00hrs to 18:00hrs** - Observations local to the Stringfellows Sexual Events Venue located at Upper St Martins Lane, London WC2H 9EF. At the time of starting observations the premises were closed.

- i. Details of these observations were recorded in the observation log produced as Appendix D. For the same period, photographic images obtained are produced as Appendix D(1).
- ii. St Martins's Lane is a one-way road that generally runs north to south with Seven Dials to the north and a major junction to the south where it meets Great Newport Street, Cranbourn Street and Bedford Street. There are pedestrian footways on both sides of the road and Stringfellows is close to this junction where vehicular and pedestrian traffic is controlled by traffic lights.
- iii. There are numerous restaurants, coffee houses, pubs, clubs, bars and theatres at this location, though no obvious educational establishments or religious buildings nearby.
- iv. At 14:51hrs 2 girls dressed in school uniform passed the premises a/age 14 years.
- v. During the later period of observations, the area was busy with a number of parents with their children. The children ages ranged from toddlers in pushchairs to 14-year olds. None of the children observed paid any interest to the Stringfellows venue.
- vi. At 18:00hrs observations concluded.
- vii. The area was busy throughout the times of the observations and the volume of vehicle and pedestrian traffic increased throughout this period of observations. For the majority of people using Upper St Martins Lane it appeared to be used as a route to get from one location to another.

31. **Saturday 12th February 2022 from 18:00hrs to 22:00hrs** - Observations local to the Stringfellows Sexual Events Venue located at Upper St Martins Lane, London WC2H 9EF. At the time of starting observations the premises were closed but later opened at 20:00hrs.

- i. Details of these observations were recorded in the observation log produced as Appendix H. For the same period, photographic images obtained are produced as Appendix H(1).
- ii. This is another busy Central London location with increased footfall reflected in the recorded numbers of pedestrians and vehicles. (Image H3 / H7).
- iii. Throughout the course of observations there were many family groups passing the venue with young and teenage children.
- iv. Included in the data for number of cyclists are the 'Pedicabs' that frequent this location of which there were numerous passing the venue, playing loud music while carrying passengers through the area.
- v. At 20:30hrs Local authority Enforcement Officers and Plain clothes police officers stopped a Pedicab rider. Conversation was overheard that the passengers had been asked for £180.00 to pay for their ride when they had previously been quoted a fare of £18.00. The passengers left the area while the Enforcement Officers spoke with the pedicab driver.
- vi. At 22:00hrs these observations concluded.
- vii. This was a busy area throughout the period of observations with a high volume of vehicle and pedestrian traffic. This is reflected in the images recorded at Appendix H(1). As a location that attracts tourists there were family groups that included young children. With the high volume of persons and vehicle at this location, an example of pedestrian and traffic flow was recorded for a 15-minute period each hour

Platinum Lace

32. Thursday 10th February 2022 from 18:15hrs to 21:30hrs - Observations local to Platinum Lace Sexual Events Venue on the north side of Leicester Square, London WC2H 7NG. At the time of observations the Platinum Lace premises were closed.

- i. Details of these observations were recorded in the observation log produced as Appendix E. For the same period, photographic images obtained are produced as Appendix E(1).
- ii. The area is a major attraction for the UK tourist industry and this was reflected in the course of observations with a high volume of pedestrian traffic.
- iii. Leicester Square is a pedestrian zone, with street performers, shops, bars and various entertainment premises attracting numerous visitors.

- iv. Attempts were made to record the high number of pedestrians on a 'clicker counter'. The volume was so great that the area was monitored for 15 minutes in each 60-minute period.
- v. Over the period of observations children accompanied by their parents were seen in the area. The ages ranged from toddlers in pushchairs to 14 years.
- vi. The area was very busy with crowds forming around buskers performing on the northside of the square. There were a number of persons who appeared to be homeless located in different parts of Leicester Square with some engaged in begging. For the majority of people using the northside of Leicester Square it was used purely as a route to get from one location to another.

33. Saturday 12th February 2022 from 13:30hrs to 17:35hrs - Observations local to Platinum Lace Sexual Events Venue on the north side of Leicester Square, London WC2H 7NG. At the time of observations the Platinum Lace premises were closed.

- i. Details of these observations were recorded in the observation log produced as Appendix G. For the same period, photographic images obtained are produced as Appendix G(1)
- ii. Using a 'clicker counter' attempts were made to record the number of persons passing through the area but it was not possible to record this information accurately. From 13:30hrs to 13:45hrs 1946 people were recorded passing the front of Platinum Lace though this number is likely to be greater than that recorded.
- iii. In recording the number of pedestrians there was no time to differentiate between male and female and children due to the high volume of persons.
- iv. It is correct to say numerous family groups with young and teenage children passed the front of Platinum Lace premises.
- v. At 17:35hrs observations concluded.
- vi. The area was very busy and there were a number of persons who appeared to be homeless sitting outside the entrance to Platinum Lace while others sat at different points around Leicester Square. Some people walking through were clearly drunk and shouting as they passed. Numerous children were in the area, some with parents, some in their own groups.

Duke Street

34. Duke Street is a one-way road that generally runs south to north to with Oxford Street to the south and Wigmore Street to the north. There are pedestrian footways on both sides of the road.

35. Opposite the premises is Selfridges Store with its main entrance just to the south. The entrance to the store is a busy customer access with pedestrian traffic and vehicles dropping customers off during opening hours between 10.00hrs and 21:00hrs.
36. At the junction with Barrett Street on the same side of the road, south of and close to the premises is the Henry Holland Public House. To the north is 29 Duke Street, The Burlock Room Rum and Cocktail Bar. Immediately next door to the south is Silvios Coffee Bar and to the north an entrance doorway to commercial premises.
37. This is a busy commercial area with no obvious educational establishments or religious buildings in the immediate vicinity this is very much a commercial area.
- 38. Friday 18th February 2022 from 22:15hrs to Saturday 19th February 2022 at 05:45hrs** - Observations local to the nightclub know as 'Blush' 37 Duke Street London W1U 1LN. At the time of starting observations the premises were closed but later opened at 00:30hrs.
- i. Details of these observations were recorded in the observation log produced as Appendix K. For the same period, photographic images obtained are produced as Appendix K(1).
 - ii. At 22:30hrs The Henry Holland PH is open with customers standing outside smoking.
 - iii. At 22:35hrs at 29 Duke Street , the Burlock Room Rum Cocktail Bar has 2 SIA standing in the front entrance door. A number of customers are standing outside the front of the premises smoking.
 - iv. At 22:35hrs external door security staff are on duty at Selfridges Store
 - v. At 22:30hrs the front entrance door to Blush at 47 Duke Street is partially ajar though there are no sign of the premises trading.
 - vi. At 23:45hrs the front entrance door to Blush at 37 Duke Street is now closed.
 - vii. At 23:51hrs a male, believed to be a member of staff enters the premises.
 - viii. At 23:53hrs a group of customers are standing outside 29 Duke Street, The Burlock Room. They are talking loudly and smoking.
 - ix. At 00:20hrs the doors of The Henry Holland PH close and the main lights are off.
 - x. At 00:35hrs staff at Blush, 37 Duke Street are setting up a rope barrier at the entrance to the club premises.

- xi. At 00:34hrs staff from the Henry Holland PH leave the premises carrying rubbish bags.
- xii. At 00:40hrs there are 3 security staff standing at the door of Blush, one wearing a luminous jacket.
- xiii. At 01:35hrs a group of customers are standing outside 29 Duke Street - The Burlock Room.
- xiv. At 02:30hrs a number of people are standing near the entrance to Blush at 37 Duke Street.
- xv. At 03:00hrs customers are dispersing from 29 Duke Street with some noise. They generally migrate to wards Blush at 37 Duke Street.
- xvi. At 03:17hrs a group of people are gathered outside the front of Blush at 37 Duke Street. The bar at 29 Duke Street is now closed and the front of 37 Duke Street is busy with people arriving in taxis and other vehicles. Customers are queuing to enter the premises.
- xvii. At 04:00hrs customers continue to arrive at Blush 37 Duke Street though by 04:18hrs the queue has reduced in size to approximately 10 persons standing outside the premises.
- xviii. At 04:55hrs customers are now exiting Blush, 37 Duke Street and are standing on the pavement.
- xix. At 05:00hrs there are 4 male customers standing outside Blush with door staff, other customers are leaving the premises in small groups.
- xx. At 05:10hrs a large group, approximately 10 people leave Blush with other customers continuing to leave as the premises prepare to close.
- xxi. At 05:45hrs these observations concluded.
- xxii. The area was busy around the licensed premises in Duke Street during the course of these observations. No children were seen and there were no persons present that could be considered as vulnerable. There was no criminality and the only anti-social behaviour was customers leaving licensed premises and shouting in the street.

39. Monday 21st February 2022 from 07:40hrs to 16:30hrs - Observations local to the nightclub know as 'Blush' 37 Duke Street London W1U 1LN. The premises were closed for the duration of these observations.

- i. Details of these observations were recorded in the observation log produced as Appendix M. For the same period, photographic images obtained are produced as Appendix M(1).

- ii. During the period of observations there were numerous passers-by who walked along Duke Street pushing young children in pushchairs/buggys. Groups of families with young children, some of whom were school age were also seen.
- iii. At 10:00hrs Selfridges Store opened doors for trading.
- iv. At 16:30hrs observations concluded.
- v. The area was busy during the course of these observations with people shopping at Selfridges and walking to the shops in Oxford Street. Numerous children were seen in the area, some of whom were wearing school uniform. There was no evidence of persons present that could be considered as vulnerable and there was no criminality or anti-social behaviour.

Summary

- 40. I have reviewed the Observation Logs and photographs that relate to the premises at 4 Vere Street and the comparison premises and say the following.
- 41. Vere Street is a relatively quiet road for pedestrian traffic. It is not frequented by children and very few children were seen passing through the area during the course of these observations.
- 42. Vere Street is very much a cut through for traffic and it is estimated that 70% of that traffic is buses and taxis. The pedestrian footfall in the daytime appears to be people working locally and at night time, people socialising and making their way to and from different venues.
- 43. There are no schools or religious premises at this location. The premises occupied by the London Institute for Contemporary Christianity remained closed and is clearly no longer a place of worship.
- 44. The only persons who can be considered vulnerable at this location are those that were apparently homeless and slept on the steps of premises in Chapel Place rather than in the doorway of shops on Oxford Street usually frequented by the homeless. No other vulnerable persons were seen in the area.
- 45. No acts of criminality or anti-social behaviour were witnessed.
- 46. In respect of the comparison premises Platinum Lace Leicester Square, Stringfellows St Martins Lane and 'Blush' in Duke Street all of these premises occupy busy locations with high volume pedestrian footfall that included school age children at various times of the day. Vulnerable and homeless people were in the vicinity of these locations some of whom were seen begging.
- 47. All matters and expert opinion relevant to the issues on which my evidence is given have been included in this report. I believe the facts I state in this report are honest

and true and that the opinions I have expressed are correct. The fee for this report is not conditional on the outcome of the case in any way whatsoever.

Nick Mason
Leveche Associates Limited
1st March 2022

Appendix A - Record of Observations - NM

Vere Street W1G 0DG

Tuesday 08/02/2022 - 08:00hrs to 16:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - Female	School children
08:00-08:15	46	3	9	32	26	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:15-08:30	61	5	13	38	43	1
Additional Information	08:24hrs - Young female a/age 12 years walked south to north along Vere Street. Dressed in black leggings, waist length jacket. No obvious sign of school uniform or school bag.					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:30-08:45	33	2	11	48	54	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:45-09:00	75	4	14	60	63	0
Additional Information	08:51hrs - People queuing outside the Brazilian Embassy. This continued until the early afternoon with between 2 to 8 people queuing at any one time.					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:00-09:15	61	6	12	30	38	0
Additional Information	09:05hrs - Private Security company 'Coast Security' seen patrolling north to south (Image A8) 09:08hrs - Apparently homeless male seated outside St Peters Chapel at Chapel Place. Male remained for approximately 20 minutes and left (Image A9)					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:15-09:30	84	8	21	46	35	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:30-09:45	74	8	15	44	43	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:45-10:00	83	4	8	41	32	0
Additional Information	No additional relevant information					

Break in observations 10:00hrs - 11:00hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:00-11:15	86	7	4	31	43	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:15-11:30	81	4	12	31	27	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:30-11:45	79	5	9	30	37	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:45-12:00	103	1	13	42	51	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
12:00-12:15	83	4	7	45	42	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
12:15-12:30	95	3	13	54	61	1
Additional Information	12:24hrs - Female with young girl a/age 4 years old walks past premises south to north					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
12:30-12:45	91	4	13	41	40	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
12:45-13:00	60	4	11	35	39	0
Additional Information	No additional relevant information					

Break in observations 13:00hrs - 14:00hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:00-14:15	66	5	9	34	43	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:15-14:30	59	2	5	35	51	2
Additional Information	14:27hrs - Family group with 2 children, both girls a/age 4 and 6					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:30-14:45	87	3	14	59	62	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:45-15:00	66	2	3	35	52	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:00-15:15	81	3	10	40	34	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:15-15:30	75	4	5	31	40	1
Additional Information	15:30hrs - Female with girl a/age 10 years, wearing casual clothing carrying rucksack					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:30-15:45	75	4	2	28	23	1
Additional Information	15:34hrs - Male with boy a/age 8 years dressed in black clothing carrying a black rucksack					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:45 - 16:00	64	7	11	34	41	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
16:00-16:15	84	7	6	36	55	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
16:15-16:30	75	7	8	30	44	0
Additional Information	No additional relevant information					

Total for Observation 08/02/2022 - 08:00hrs - 16:30hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
	1927	116	258	1010	1119	6

Appendix B - Record of Observations - NM/SJ

Vere Street W1G 0DG

Tuesday 08/02/2022 - 22:00hrs to Wednesday 09/02/2022 - 05:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:00-22:15	38	1	2	6	3	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:15-22:30	69	4	4	17	12	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:30-22:45	30	3	3	5	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:45-23:00	31	1	1	6	4	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:00-23:15	34	2	1	11	4	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:15 - 23:30	40	0	2	3	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:30-23:45	46	0	3	10	6	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:45 - 00:00	9	1	0	1	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:00-00:15	15	0	1	2	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:15 - 00:30	22	0	2	3	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:30 - 00:45	23	1	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:45 - 01:00	14	2	0	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:00-01:15	12	0	0	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:15 - 01:30	8	0	0	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:30 - 01:45	13	0	0	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:45 - 02:00	12	0	0	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:00 - 02:15	13	1	1	1	0	0
Additional Information	02:06hrs - Bin waste collection by private contractors 'First Mile'.					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:15 - 02:30	9	1	0	11	1	0
Additional Information	02:18hrs -Private Security company 'Coast Security' seen patrolling perimeter of Debenhams					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:30 - 02:45	14	0	1	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:45 - 03:00	12	0	0	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:00 - 03:15	10	0	0	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:15 - 03:30	13	0	1	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:30 - 03:45	19	0	0	0	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:45 - 04:00	4	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:00 - 04:15	14	0	0	2	0	0
Additional Information	04:03hrs - Private Security company 'Coast Security' seen patrolling perimeter of Debenhams					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:15 - 04:30	6	0	1	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:30 - 04:45	12	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:45 - 05:00	4	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:00 - 05:15	8	1	0	0	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:15 - 05:30	9	0	0	0	1	0
Additional Information	05:22hrs - 'West End Security' mobile van patrol					

Total for Observation 08/02/2022 - 22:00hrs - 09/02/2022 -05:30hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
	563	18	23	78	36	0

Appendix C - Record of Observations - SJ/NM

Vere Street W1G 0DG

Wednesday 09/02/2022 - 22:00hrs to Thursday 10/02/2022 - 05:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:00-22:15	66	3	6	8	12	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:15-22:30	33	1	1	4	2	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:30-22:45	51	1	0	2	3	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:45-23:00	40	1	2	3	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:00-23:15	29	0	2	2	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:15 - 23:30	28	1	1	7	7	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:30-23:45	23	0	0	6	4	0
Additional Information	23:41hrs - Homeless person sleeping at front of St Peters Chapel (Image C4). Remains at this location all night up to end of observations at 05:30hrs.					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:45 - 00:00	17	0	0	2	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:00-00:15	27	0	3	2	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:15 - 00:30	20	1	0	8	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:30 - 00:45	19	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:45 - 01:00	7	0	0	1	2	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:00-01:15	12	0	0	4	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:15 - 01:30	6	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:30 - 01:45	11	1	0	2	3	0
Additional Information	01:39hrs - Male urinating in street on footpath opposite 4 Vere Street					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:45 - 02:00	7	0	0	0	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:00 - 02:15	17	0	0	0	0	0
Additional Information	No additional information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:15 - 02:30	19	0	0	0	0	0
Additional Information	No additional information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:30 - 02:45	9	0	0	1	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:45 - 03:00	8	0	0	1	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:00 - 03:15	7	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:15 - 03:30	7	0	1	1	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:30 - 03:45	9	0	0	1	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:45 - 04:00	9	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:00 - 04:15	10	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:15 - 04:30	6	0	1	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:30 - 04:45	6	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:45 - 05:00	10	0	0	0	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:00 - 05:15	11	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:15 - 05:30	12	0	0	0	2	0
Additional Information	05:22hrs - 'West End Security' mobile van patrol					

Total for Observation 09/02/2022 - 22:00hrs - 10/02/2022 -05:30hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
	536	9	17	55	42	0

Appendix D - Record of Observations - SJ

Stringfellows - Upper St Martins Lane

Thursday 10/02/2022 - 14:00hrs - 18:00hrs

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
14:00-14:15	121	12	13	250	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
14:15-14:30	92	3	22	258	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
14:30-14:45	78	4	16	174	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
14:45-15:00	93	3	11	186	2
Additional Information	14:51hrs - 2 girls dressed in school uniform pass premises a/age 14				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
15:00-15:15	90	4	2	207	0
Additional Information	No additional relevant information				

Break in observations 15:15hrs - 15:30hrs

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
15:30-15:45	45	3	4	109	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
15:45-16:00	59	3	5	179	1
Additional Information	15:48hrs - Child a/age 6 not in school uniform with mother				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
16:00-16:15	99	1	4	163	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
16:15-16:30	57	2	6	192	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
16:30-16:45	58	3	11	135	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
16:45-17:00	58	4	3	139	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
17:00-17:15	79	3	7	287	0
Additional Information	No additional relevant information				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
17:15-17:30	87	4	6	323	0
Additional Information	During this period of observations the area was busy with a number of parents with their children.				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
17:30-17:45	69	3	3	332	0
Additional Information	During this period of observations the area was busy with a number of parents with their children.				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
17:45-18:00	57	3	4	315	0
Additional Information	During this period of observations the area was busy with a number of parents with their children.				

Total for Observation 10/02/2022 - 14:00hrs - 18:00hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male /female	School children
	1142	55	117	3249	3

Appendix E - Record of Observations - SJ

Platinum Lace - Leicester Square

Thursday 10/02/2022 - 18:15hrs - 21:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
18:17-18:32	N/A	N/A	3	1098	N/A
Additional Information	Pedestrian zone High volume of people at this location at this time. Using a 'Clicker Counter' recorded 1098 people pass the front of Platinum Lace. It was not possible to differentiate between children and adults but a number of children with family groups passed by.				

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
19:00-19:15	N/A	N/A	2	1337	N/A
Additional Information	Pedestrian zone High volume of people at this location at this time. Using a 'Clicker Counter' recorded 1337 people pass the front of Platinum Lace. It was not possible to differentiate between children and adults but a number of children with family groups passed by.				

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
20:00-20:15	N/A	N/A	2	935	N/A
Additional Information	Pedestrian zone High volume of people at this location at this time. Using a 'Clicker Counter' recorded 935 people pass the front of Platinum Lace. It was not possible to differentiate between children and adults but a number of children with family groups passed by.				

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
21:00-21:15	N/A	N/A	2	805	N/A
Additional Information	Pedestrian zone High volume of people at this location at this time. Using a 'Clicker Counter' recorded 805 people pass the front of Platinum Lace. It was not possible to differentiate between children and adults but a number of children with family groups passed by.				

Total for Observation 10/02/2022 - 18:15hrs - 21:30hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / female	School children
	N/A	N/A	9	4175	N/A

Appendix F - Record of Observations - NM

Vere Street W1G 0DG

Friday 11/02/2022 - 21:30hrs to Saturday 12/02/2022 - 05:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
21:30-21:45	28	4	2	13	3	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
21:45-22:00	34	2	0	5	4	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:00-22:15	58	3	1	12	15	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:15-22:30	54	0	3	6	9	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:30-22:45	55	3	1	5	4	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:45-23:00	67	0	1	5	4	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:00-23:15	32	0	3	7	3	0
Additional Information	23:10hrs - City of Westminster refuse operatives emptying local rubbish bins					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:15 - 23:30	37	0	1	6	3	0
Additional Information	23:29hrs - Private Security company 'Coast Security' seen patrolling north to south					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:30-23:45	40	0	6	6	6	0
Additional Information	23:37hrs - 2 Uniform police officers on bicycles					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:45 - 00:00	45	1	4	15	5	0
Additional Information	23:56hrs - Male urinating in street at Chapel Place.					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:00- 00:15	50	1	1	7	9	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:15 - 00:30	15	0	6	3	4	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:30 - 00:45	32	0	1	1	1	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:45 - 01:00	19	0	0	2	2	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:00-01:15	33	0	2	2	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:15 - 01:30	31	0	1	3	2	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:30 - 01:45	22	0	1	3	1	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:45 - 02:00	28	0	0	1	0	0
Additional Information	01:51hrs - Private Security company 'Coast Security' seen patrolling south to north					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:00 - 02:15	22	0	0	0	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:15 - 02:30	14	0	1	2	0	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:30 - 02:45	17	0	2	3	2	0
Additional Information	No additional relevant information					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:45 - 03:00	21	0	0	2	0	0
Additional Information	02:59hrs - Private Security company 'Coast Security' seen patrolling south to north					
Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:00 - 03:15	14	0	1	0	0	0

Additional Information	No additional relevant information					
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Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:15 - 03:30	26	0	0	0	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:30 - 03:45	16	0	0	2	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:45 - 04:00	10	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:00 - 04:15	10	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:15 - 04:30	8	0	1	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:30 - 04:45	8	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:45 - 05:00	6	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:00 - 05:15	7	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:15 - 05:30	4	0	0	0	0	0
Additional Information	No additional relevant information					

Total for Observation 11/02/2022 - 21:30hrs - 12/02/2022 - 05:30hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
	863	14	39	111	78	0

Appendix G - Record of Observations - NM

Platinum Lace - Leicester Square

Saturday 12/02/2022 - 13:30hrs - 17:35hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
13:30-13:45	N/A	N/A	0	1946	N/A
Additional Information	Pedestrian zone High volume of people at this location at this time. Using a 'Clicker Counter' recorded 1946 people pass the front of Platinum Lace. It was not possible to differentiate between children and adults but a number of children with family groups passed by.				

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
14:00-14:15	N/A	N/A	2	2102	N/A
Additional Information	High volume of pedestrians. Cycles and Scooters being pushed in this area				

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
15:00-15:15	N/A	N/A	2	2444	N/A
Additional Information	High volume of pedestrians.				

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
16:00-16:15	N/A	N/A	2	2125	N/A
Additional Information	High volume of pedestrians.				

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
17:00-17:15	N/A	N/A	2	2361	N/A
Additional Information	High volume of pedestrians.				

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / Female	School children
17:15-17:30	N/A	N/A	2	2224	N/A
Additional Information	High volume of pedestrians.				

Total for Observation 12/02/2022 - 13:30hrs - 17:35hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / female	School children
	N/A	N/A	10	13202	N/A

Appendix H - Record of Observations - NM

Stringfellows - Upper St Martins Lane

Saturday 12/02/2022 - 17:45hrs - 22:00hrs

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
18:00-18:15	107	5	21	1032	Not recorded
Additional Information	A number of children seen in area with parents Total number of cycles includes 'Pedicabs'				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
19:00-19:15	107	5	10	981	Not recorded
Additional Information	A number of children seen in area with parents Total number of cycles includes 'Pedicabs'				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
20:00-20:15	126	4	12	704	Not recorded
Additional Information	A number of children seen in area with parents Total number of cycles includes 'Pedicabs'				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
21:00-21:15	113	0	19	346	Not recorded
Additional Information	A number of children seen in area with parents Total number of cycles includes 'Pedicabs'				

Time	Vehicles	Motorcycles	Cycles	Pedestrians - Male / Female	School children
21:45-22:00	137	3	13	614	Not recorded
Additional Information	A number of children seen in area with parents Total number of cycles includes 'Pedicabs'				

Total for Observation 12/02/2022 - 18:00hrs - 22:00hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male / female	School children
	590	17	75	3677	Not recorded

Appendix J - Record of Observations - SJ

Vere Street W1G 0DG

Saturday 12/02/2022 - 22:00hrs to Sunday 13/02/2022 - 05:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:00-22:15	48	1	1	12	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:15-22:30	56	3	1	12	9	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:30-22:45	39	1	1	4	15	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:45-23:00	32	3	2	12	5	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:00-23:15	18	0	0	9	7	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:15 - 23:30	35	1	2	4	2	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:30-23:45	39	0	0	11	14	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:45 - 00:00	30	2	1	9	4	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:00-00:15	17	1	0	2	1	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:15 - 00:30	23	0	4	6	4	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:30 - 00:45	22	1	0	4	6	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:45 - 01:00	28	0	3	6	4	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:00-01:15	17	0	0	3	1	0
Additional Information	01:05 hrs -started to rain. 'Pret' delivery with two-man crew. Delivery completed at 0130 hrs and rain stopped					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:15 - 01:30	27	1	2	6	3	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:30 - 01:45	30	0	1	3	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:45 - 02:00	31	0	3	5	2	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:00 - 02:15	10	0	0	2	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:15 - 02:30	14	1	1	2	2	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:30 - 02:45	18	0	1	3	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:45 - 03:00	18	1	2	1	4	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:00 - 03:15	19	0	0	1	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:15 - 03:30	29	0	1	4	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:30 - 03:45	15	0	0	1	0	0
Additional Information	Homeless male sleeping in entrance to St Peters Chapel					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:45 - 04:00	17	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:00 - 04:15	12	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:15 - 04:30	13	0	0	1	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:30 - 04:45	8	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:45 - 05:00	5	0	0	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:00 - 05:15	19	1	1	0	0	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:15 - 05:30	29	0	0	0	0	0
Additional Information	No additional relevant information					

Total for Observation 12/02/2022 - 22:00hrs to 13/02/2022 - 05:30hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
	718	17	27	123	100	0

Appendix K - Record of Observations - NM

Duke Street

Friday 18/02/2022 - 22:15hrs to Saturday 19/02/2022 - 05:45hrs

Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:30-22:45	53	2	2	12	10	0
Additional Information	The Henry Holland PH is open with customers standing outside smoking 29 Duke Street - The Burlock Room Rum Cocktail Bar has 2 SIA Door staff. Customers are standing outside smoking External Security Staff are on duty at Selfridges Store					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
22:45-23:00	90	2	4	9	10	0
Additional Information	No additional relevant information					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:00-23:15	71	1	0	17	18	0
Additional Information	No additional relevant information					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:15 - 23:30	78	1	3	15	13	0
Additional Information	No additional relevant information					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:30-23:45	69	0	2	30	26	0
Additional Information	The front entrance door to Blush at 37 Duke Street is partially ajar though no sign of premises trading Door Staff at Selfridges allowing people to exit the building					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
23:45 - 00:00	55	0	0	39	14	0
Additional Information	Front entrance door to Blush at 37 Duke Street is now closed 23:51hrs - male enters 37 Duke Street (Staff member?) 23:53hrs - Group of customers standing outside 29 Duke Street - The Burlock Room					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:00-00:15	52	3	0	30	19	0
Additional Information	00:11hrs - male enters 37 Duke Street (Staff member?)					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:15 - 00:30	74	0	1	10	9	0
Additional Information	00:20hrs - The doors of the Henry Holland Pub close					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:30 - 00:45	66	0	1	6	7	0
Additional Information	00:34hrs - Staff from the Henry Holland PH leave the premises carrying rubbish 00:35hrs - Staff at Blush 37 Duke Street are setting up a rope barrier at entrance to club premises 00:40hrs - 3 security staff on door at Blush, one wearing luminous jacket					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
00:45 - 01:00	56	1	0	15	6	0
Additional Information	No additional relevant information					

Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:00-01:15	61	0	2	6	1	0
Additional Information	No additional relevant information					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:15 - 01:30	34	2	0	7	5	0
Additional Information	No additional relevant information					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:30 - 01:45	52	0	0	7	9	0
Additional Information	01:35hrs - Group of customers standing outside 29 Duke Street - The Burlock Room					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
01:45 - 02:00	45	2	0	6	4	0
Additional Information	No additional relevant information					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:00 - 02:15	41	1	0	7	0	0
Additional Information	No additional relevant information					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:15 - 02:30	30	0	0	8	7	0
Additional Information	No additional relevant information					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:30 - 02:45	36	1	1	4	4	0
Additional Information	02:30hrs - Number of people standing near the entrance to Blush at 37 Duke Street					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
02:45 - 03:00	18	0	0	6	2	0
Additional Information	03:00hrs - Customers dispersing from 29 Duke Street					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:00 - 03:15	27	0	2	3	6	0
Additional Information	03:00hrs - Noise from customers dispersing at 29 Duke Street. The customers leaving the bar at 29 Duke Street migrate towards 37 Duke Street though most walk passed					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:15 - 03:30	17	0	0	9	6	0
Additional Information	03:17hrs - Group of people gathered outside the front of Blush at 37 Duke Street 03:20hrs - Bar at 29 Duke Street now closed, number of persons entering Blush					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:30 - 03:45	25	1	1	8	9	0
Additional Information	03:30hrs - 37 Duke Street is busy with people arriving in a number of cabs and other cars. They are queuing to enter the premises					
Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
03:45 - 04:00	25	0	0	15	7	0
Additional Information	03:48hrs - A group of 8 males get out of 2 cars and join queue to enter Blush. Other people continue to arrive and queue outside the premises					

Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:00 - 04:15	21	0	2	17	13	0
Additional Information	04:00hrs - Customers for Blush 37 Duke Street continue to arrive					

Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:15 - 04:30	18	0	0	16	9	0
Additional Information	04:18hrs - People continue to queue to enter Blush though queue has reduced in size, 10 persons outside premises					

Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:30 - 04:45	12	0	0	5	3	0
Additional Information	No additional relevant information					

Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
04:45 - 05:00	9	0	2	9	5	0
Additional Information	04:55hrs - Some customers are now exiting Blush and on the pavement					

Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:00 - 05:15	29	2	0	6	4	0
Additional Information	05:00hrs - 4 Male customers standing outside Blush with door staff, other customers are leaving the premises in 1's and 2's. 05:10hrs - large group of people (approx. 10 leave venue)					

Time	Vehicles northbound	Motorcycles northbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
05:15 - 05:30	9	0	0	18	5	0
Additional Information	05:15hrs - Customers continue to leave Blush					

Total for Observation 18/02/2022 - 22:15hrs to 19/02/2022 - 05:45hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
	1173	19	23	342	231	0

Appendix L - Record of Observations - SJ

Vere Street W1G 0DG

Saturday 19/02/2022 - 08:00hrs to 16:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:15 - 08:30	12	1	0	7	9	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:30 - 08:45	19	2	0	8	12	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:45 - 09:00	17	0	2	9	11	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:00 - 09:15	19	0	1	11	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:15 - 09:30	24	1	1	12	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:30 - 09:45	27	3	2	21	27	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:45 - 10:00	13	2	3	16	14	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
10:00 - 10:15	14	3	2	14	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
10:15 - 10:30	29	1	2	15	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
10:30 - 10:45	37	1	1	11	15	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
10:45 - 11:00	49	0	1	12	14	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:00 - 11:15	50	2	4	15	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:15 - 11:30	45	0	2	22	25	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:30 - 11:45	44	0	2	18	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:45 - 12:00	45	1	3	29	16	0
Additional Information	No additional relevant information					

Break in observations 12:00hrs - 13:00hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
13:00 - 13:15	37	0	2	21	27	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
13:15 - 13:30	40	1	2	16	14	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
13:30 - 13:45	59	3	2	14	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
13:45 - 14:00	53	1	0	20	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:00 - 14:15	47	1	1	11	15	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:15 - 14:30	56	3	1	13	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:30 - 14:45	50	2	4	15	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:45 - 15:00	49	3	2	19	21	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:00 - 15:15	57	1	1	25	21	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:15 - 15:30	61	0	0	12	15	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:30 - 15:45	50	0	1	12	19	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:45 - 16:00	57	3	1	14	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
16:00 - 16:15	55	1	1	19	17	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
16:15 - 16:30	60	2	1	15	17	0
Additional Information	No additional relevant information					

Total for Observation 19/02/2022 - 08:00hrs to 16:30hrs

Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
1175	38	45	446	496	0

Appendix M - Record of Observations - NM

Duke Street

Monday 21/02/2022 - 07:40hrs to 16:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
07:40 - 08:00	49	4	5	54	24	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:00 - 08:15	89	5	5	42	23	2
Additional Information	08:13hrs - Adult female with 2 school age boys a/age 11 years in dark school uniform with overcoats walking south to north					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:15 - 08:30	84	6	8	69	38	1
Additional Information	08:28hrs - Teenager in school uniform walking south to north					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:30 - 08:45	82	4	12	102	96	3
Additional Information	08:38hrs - Adult female with child on scooters, 2 boys a/age 5					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
08:45 - 09:00	99	5	8	112	133	2
Additional Information	08:45hrs - Adult female with 2 children a/age 4 and 6 years					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:00 - 09:15	106	4	7	92	127	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:15 - 09:30	105	2	5	81	88	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:30 - 09:45	121	6	5	58	73	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
09:45 - 10:00	130	5	7	57	71	0
Additional Information	10:00hrs - Selfridges Store opened doors					

Break in observations 10:00hrs - 11:00hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:00 - 11:15	153	4	3	49	50	2
Additional Information	11:05hrs - Adult female with 2 children, boy a/age 9, girl a/age 11					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:15 - 11:30	125	3	3	65	51	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:30 - 11:45	135	16	5	52	54	1
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
11:45 - 12:00	149	15	2	81	104	1
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
12:00 - 12:15	141	3	6	75	98	1
Additional Information	12:06hrs - Adult female with girl a/age 11 years					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
12:15 - 12:30	164	7	7	90	137	1
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
12:30 - 12:45	161	6	5	75	85	2
Additional Information	12:35hrs - Family group, Adult male, Adult female, 2 children a/age 3 and 4					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
12:45 - 13:00	158	3	3	87	132	1
Additional Information	12:45hrs - Adult female and girl a/age 8					

Break in observations 13:00hrs - 13:30hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
13:30 - 13:45	120	13	11	74	83	2
Additional Information	12:35hrs - Family group, Adult male, Adult female, 1 boy, 1 girl a/age 8 and 10					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
13:45 - 14:00	126	8	10	87	117	2
Additional Information	13:50hrs - 2 school age boys a/age 11					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:00 - 14:15	149	3	7	56	71	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:15 - 14:30	140	9	10	76	74	4
Additional Information	14:15hrs - Adult female with girl a/age 8 14:20hrs - Family group, Adult male, Adult female, 2 boys a/age 10					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:30 - 14:45	129	4	7	81	79	1
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
14:45 - 15:00	138	3	3	58	74	3
Additional Information	14:45hrs - Family group, Adult male, Adult female, 1 boy, 1 girl a/age 8					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:00 - 15:15	106	6	8	44	58	0
Additional Information	No additional relevant information					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:15 - 15:30	137	13	3	69	85	4
Additional Information	15:15hrs - Adult female and 1 girl a/age 9 years 15:10hrs - Family group, Adult male, Adult female, 1 boy, 1 girl a/age 13 years					

Break in observations 15:30hrs - 15:45hrs

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
15:45 - 16:00	135	13	3	78	120	5
Additional Information	15:55hrs - 2 adult females with 2 boys and 2 girls all dressed in red based school uniform a/age 12 years					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
16:00 - 16:15	109	4	3	67	87	1
Additional Information	16:00hrs - Adult female with girl in school in grey uniform a/age 16					

Time	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
16:15 - 16:30	128	7	1	56	70	0
Additional Information	No additional relevant information					

Total for Observation 21/02/2022 - 07:40hrs to 16:30hrs

	Vehicles Southbound	Motorcycles southbound	Cycles	Pedestrians - Male	Pedestrians - female	School children
	1468	182	162	1983	2302	38

Appendix A (1)
Observation Images
08/02/2022

Sophisticats
4 Vere Street
London
W1G 0DG

Leveche Associates Ltd
Nightingale House
46-48 East Street
Epsom
Surrey KT17 1HQ



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Image A1

07:47hrs - Vere Street looking north from Oxford Street



Image A2

07:49hrs - Vere Street looking south from Henrietta Place



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Image A3

07:50hrs - Front entrance to 4 Vere Street



Image A4

07:51hrs - Chapel Place north of 4 Vere Street



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Image A5

08:00hrs - Brazilian Embassy adjacent to 4 Vere Street



Image A6

08:11hrs 'Pret' Coffee Shop next to 4 Vere Street



Image A7
08:42hrs - Santander Bicycle Rack Chapel Place
north of 4 Vere Street



Image A8
09:05hrs - Private company 'Coast Security' patrol



Image A9
09:08hrs - Homeless male outside St Peters Chapel



Image A10
09:25hrs - St Peters Chapel Vere Street j/w Chapel Place



Image A11

10:59hrs - Pret Coffee Shop adjacent 4 Vere Street

Image A12

16:28hrs - 4 Vere Street



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Appendix B(1)

Observation Images

08/02/2022 - 09/02/2022

Sophisticats

4 Vere Street

London

W1G 0DG

Leveche Associates Ltd

Nightingale House

46-48 East Street

Epsom

Surrey KT17 1HQ



Image B1

22:00hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



Image B2

22:00hrs - Outside 'Pret' Coffee Shop looking north



Image B3

23:10hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street

Image B4

23:11hrs - Outside 'Pret' Coffee Shop looking north



Image B5
00:11hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



Image B6
00:11hrs - 'Outside 'Pret' Coffee Shop looking north

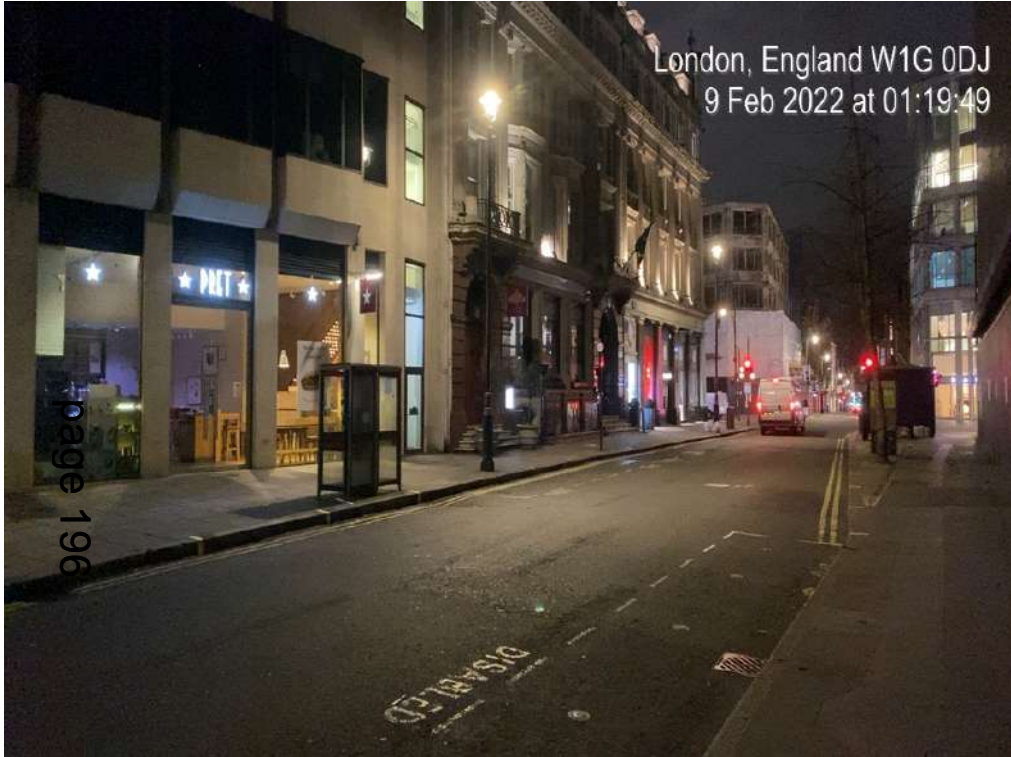


Image B7
01:19hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



Image B8
01:57hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



Image B9
03:00hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



Image B10
04:00hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



Image B11

05:00hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street

Image B12

05:31hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



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Appendix C(1)

Observation Images

09/02/2022 - 10/02/2022

Sophisticats

4 Vere Street

London

W1G 0DG

Leveche Associates Ltd

Nightingale House

46-48 East Street

Epsom

Surrey KT17 1HQ



Image C1
21:47hrs - 4 Vere Street looking south



Image C2
21:47hrs - 4 Vere Street looking north



Image C3
21:48hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street

Image C4
23:42hrs - Homeless person outside St Peters Chapel



Image C5

23:59hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street

Image C6

00:00hrs - 4 Vere Street looking north



London, England W1C 1JG
10 Feb 2022 at 01:01:16

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London, England W1C 1JG
10 Feb 2022 at 01:02:06

Image C7
01:01hrs - 4 Vere Street looking north

Image C8
01:02hrs - 4 Vere Street looking south



Image C9

01:02hrs - Homeless person outside St Peters Chapel



Image C10

01:59hrs - 4 Vere Street looking north

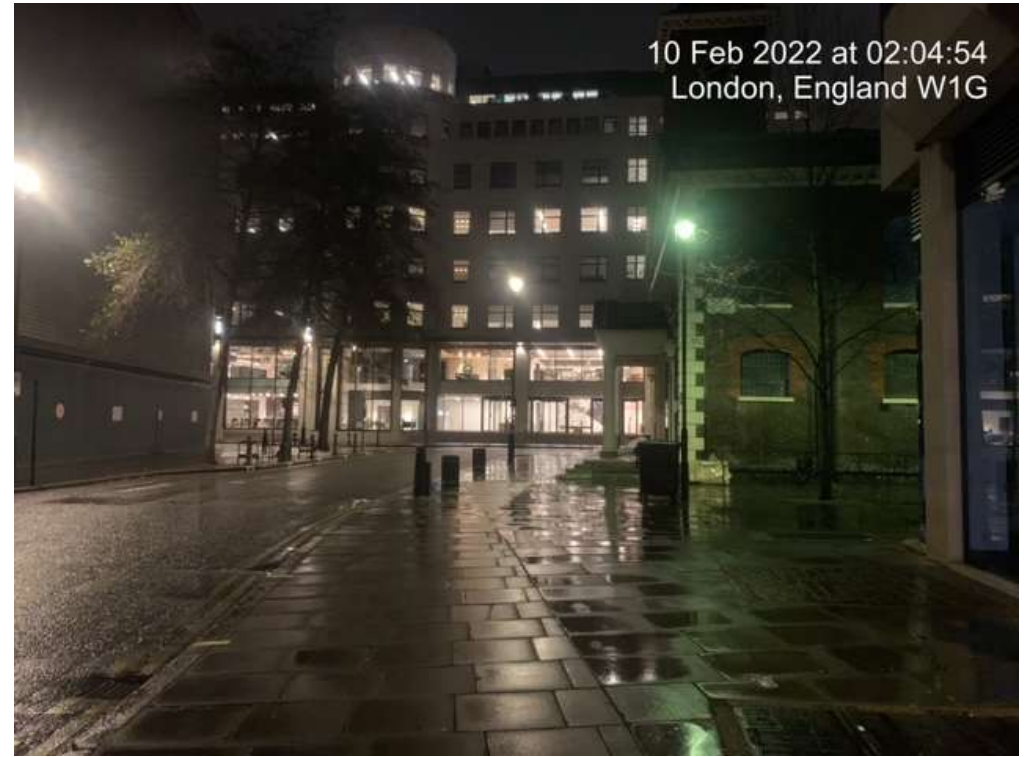


Image C11
01:59hrs - 4 Vere Street looking south

Image C12
02:04hrs - 'Outside 'Pret' Coffee Shop looking north



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Image C13

03:29hrs - 'Outside 'Pret' Coffee Shop looking north

Image C14

04:43hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



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Image C15

04:43hrs - 'Outside 'Pret' Coffee Shop looking north



Image C16

05:35hrs - 'Pret' Coffee Shop adjacent to 4 Vere Street



Image C17
05:35hrs - 'Outside 'Pret' Coffee Shop looking north



LEVECHE
ASSOCIATES LIMITED

Appendix F(1)

Observation Images

11/02/2022 - 12/02/2022

Sophisticats

4 Vere Street

London

W1G 0DG

Leveche Associates Ltd

Nightingale House

46-48 East Street

Epsom

Surrey KT17 1HQ

Sophisticats - 4 Vere Street, London, W1G 0DG

Friday 11/02/2022 - 21:30hrs to Saturday 12/02/2022 -05:30hrs



Image F1
21:35hrs - 4 Vere Street



Image F2
21:36hrs - 4 Vere Street looking north



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Image F3

21:36hrs - 4 Vere Street looking south



Image F4

22:30hrs - 4 Vere Street looking north



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Image F5
22:30hrs - 4 Vere Street looking south

Image F6
22:31hrs - 4 Vere Street looking south



Image F7

23:31hrs - 4 Vere Street looking north

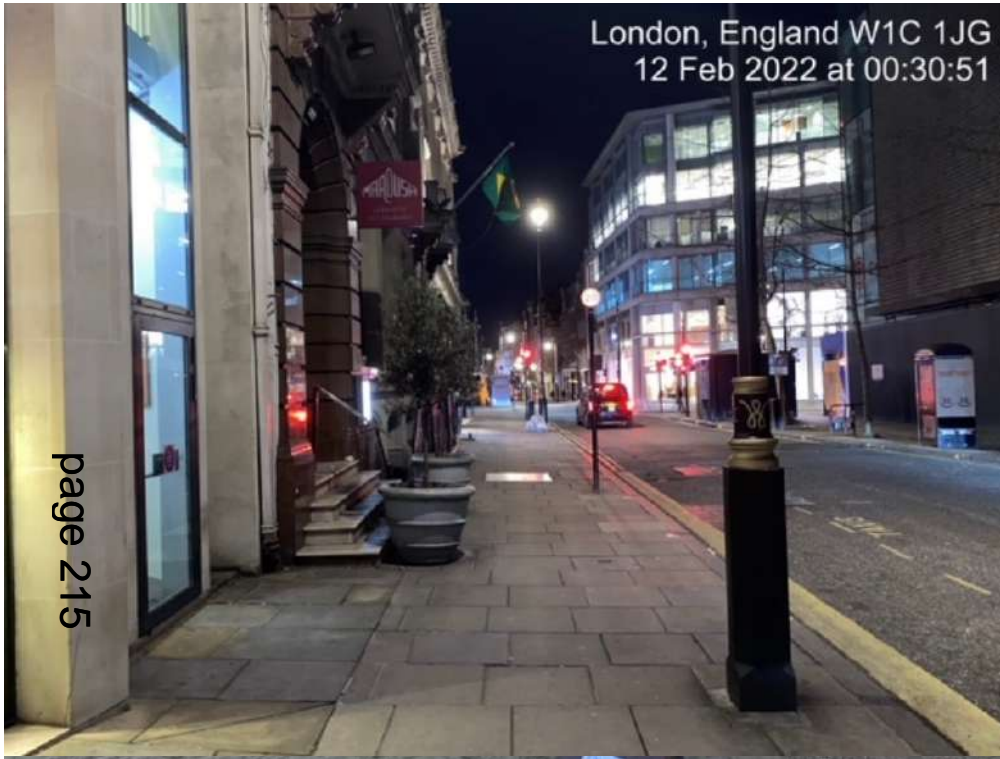
Image F8

23:31hrs - 4 Vere Street looking south



Image F9
23:31hrs - 4 Vere Street looking south

Image F10
00:30hrs - 4 Vere Street looking north



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Image F11
00:30hrs - 4 Vere Street looking south

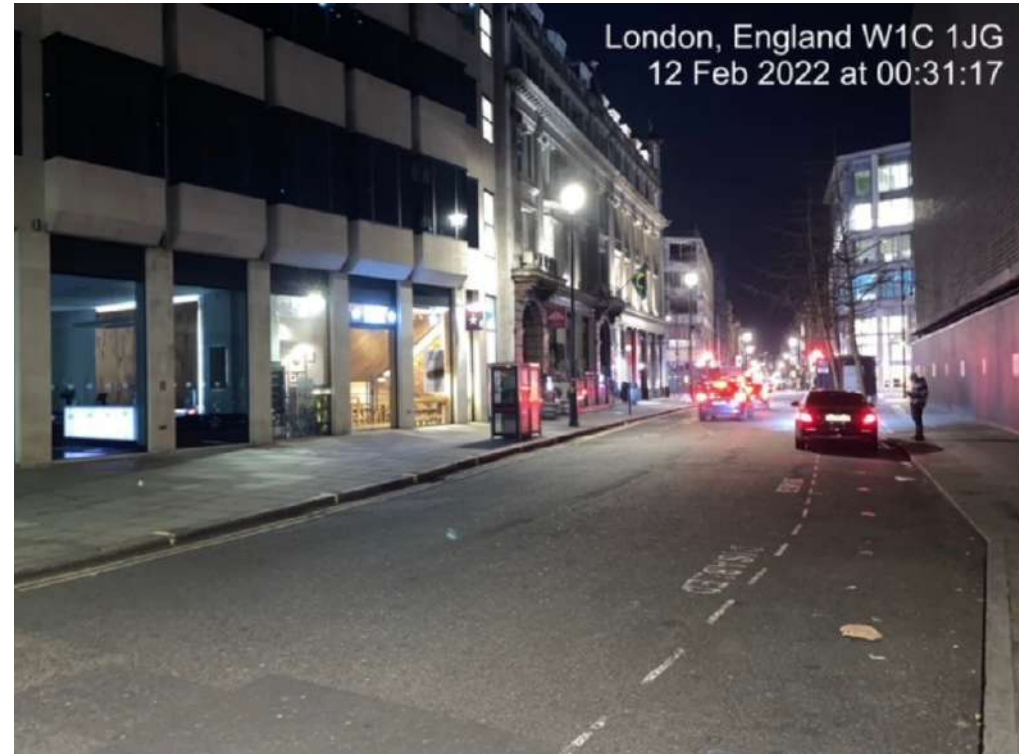


Image F12
00:31hrs - 4 Vere Street looking south



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Image F13

01:29hrs - 4 Vere Street looking north

Image F14

01:30hrs - 4 Vere Street looking south



page 217



Image F15

02:31hrs - 4 Vere Street looking north

Image F16

02:31hrs - 4 Vere Street looking south

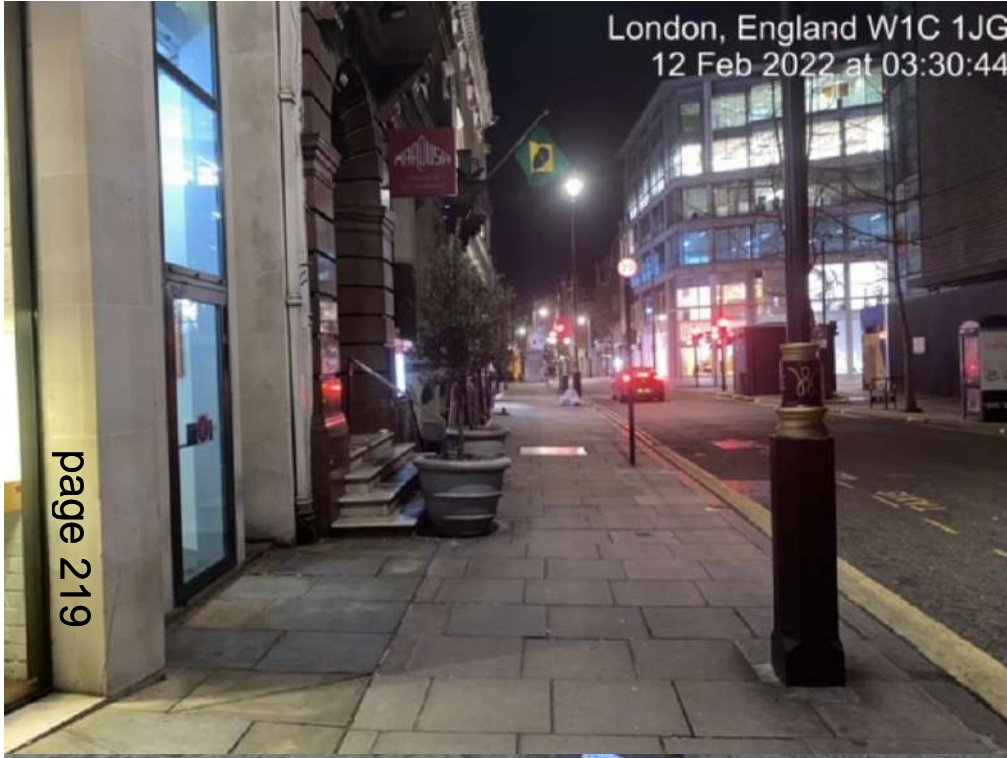


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Image F17
02:32hrs - 4 Vere Street looking south



Image F18
03:30hrs - 4 Vere Street looking north



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Image F19
03:30hrs - 4 Vere Street looking south



Image F20
03:31hrs - 4 Vere Street looking south



Image F21
04:30hrs - 4 Vere Street looking north

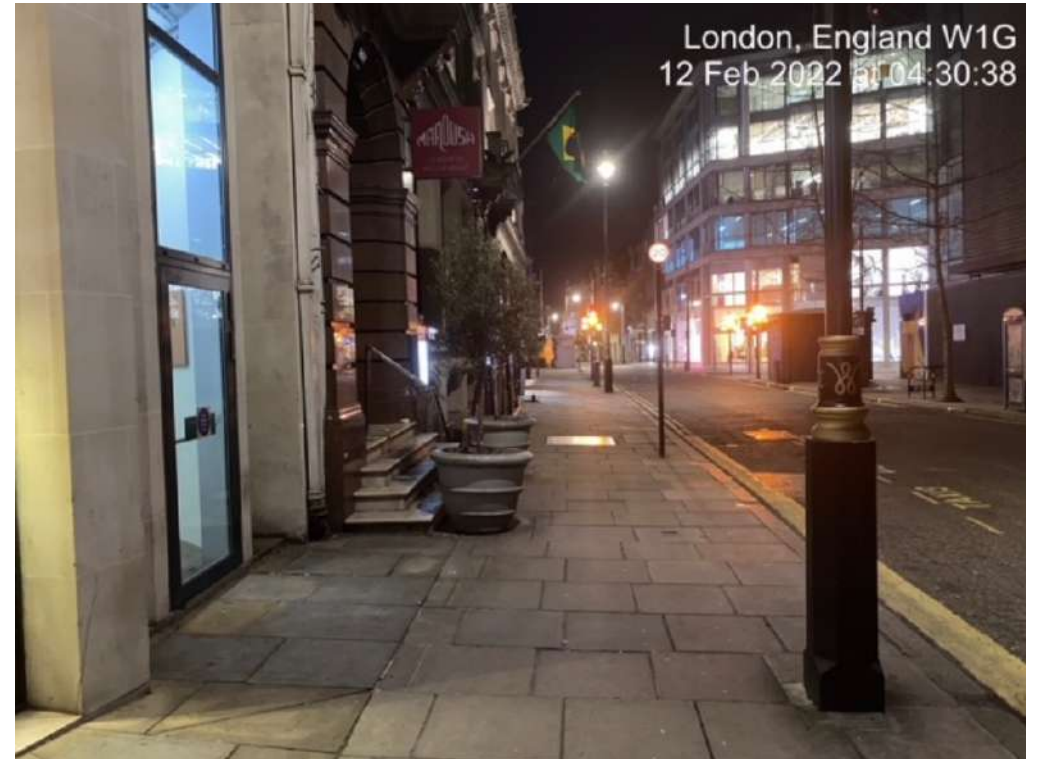


Image F22
04:30hrs - 4 Vere Street looking south



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Image F23
04:31hrs - 4 Vere Street looking south



Image F24
05:30hrs - 4 Vere Street looking north

Appendix J(1)

Observation Images

12/02/2022 - 13/02/2022

Sophisticats

4 Vere Street

London

W1G 0DG

Leveche Associates Ltd

Nightingale House

46-48 East Street

Epsom

Surrey KT17 1HQ



LEVECHE
ASSOCIATES LIMITED

Sophisticats - 4 Vere Street, London, W1G 0DG

Saturday 12/02/2022 - 22:00hrs to Sunday 13/02/2022 - 05:30hrs



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Image J1
21:58hrs - 4 Vere Street looking south



Image J2
21:59hrs - Outside 'Pret' Coffee Shop looking north



Image J3
23:18hrs - 4 Vere Street looking south

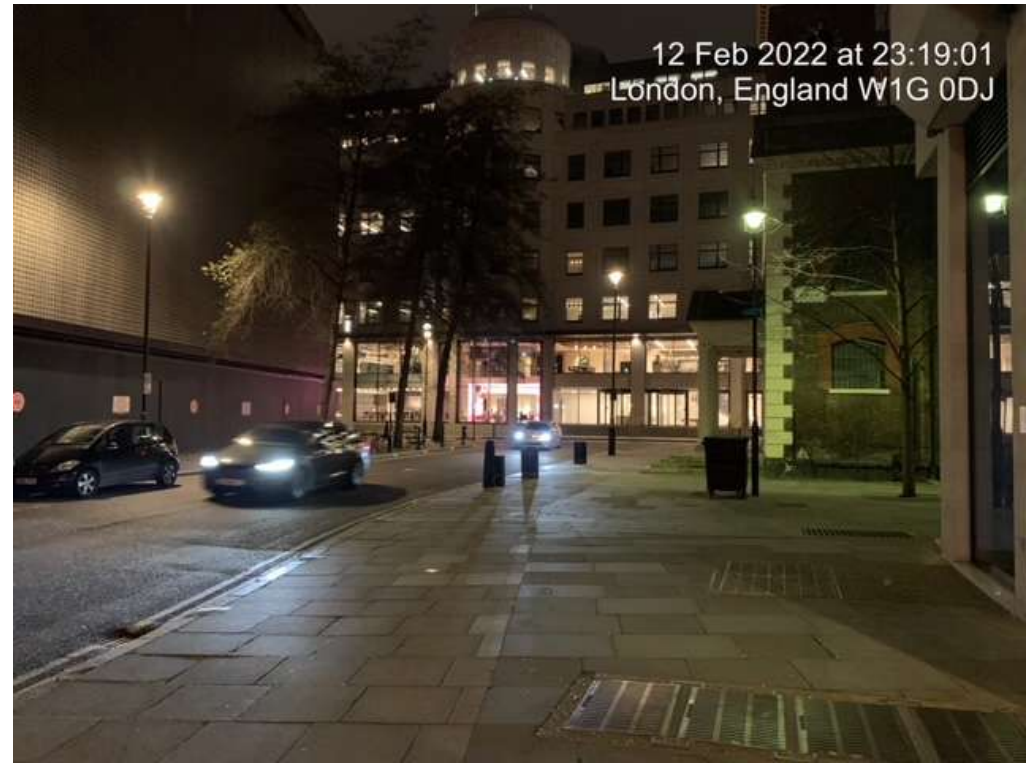


Image J4
23:19hrs - Outside 'Pret' Coffee Shop looking north



Image J5
00:40hrs - 4 Vere Street looking south



Image J6
00:41hrs - Outside 'Pret' Coffee Shop looking north



Image J7
01:57hrs - 4 Vere Street looking south



Image J8
01:58hrs - Outside 'Pret' Coffee Shop looking north



Image J9
03:01hrs - 4 Vere Street looking south



Image J10
03:01hrs - Outside 'Pret' Coffee Shop looking north



Image J11
04:21hrs - 4 Vere Street looking south



Image J12
04:21hrs - 'Outside 'Pret' Coffee Shop looking north



Image J13
05:35hrs - 4 Vere Street looking south



Image J14
05:36hrs - Outside 'Pret' Coffee Shop looking north



LEVECHE
ASSOCIATES LIMITED

Appendix L(1)

Observation Images

19/02/2022

Sophisticats

4 Vere Street

London

W1G 0DG

Leveche Associates Ltd

Nightingale House

46-48 East Street

Epsom

Surrey KT17 1HQ

Sophisticats - 4 Vere Street, London, W1G 0DG

Saturday 19/02/2022 - 08:00hrs to 16:30hrs



Image L1
08:24hrs - Vere Street looking north from Oxford Street

Image L2
08:25hrs - 4 Vere Street



Image L3
08:26hrs - Vere Street looking south



Image L4
08:26hrs - Chapel Place north of 4 Vere Street



Image L5

09:34hrs - Vere Street looking north from Oxford Street

Image L6

09:36hrs - Vere Street looking south



Image L7
10:58hrs - Vere Street looking north



Image L8
10:59hrs - Vere Street looking south

Sophisticats - 4 Vere Street, London, W1G 0DG

Saturday 19/02/2022 - 08:00hrs to 16:30hrs



Image L9
15:21hrs - Vere Street looking south



Image L10
15:21hrs - Santander cycle rack Chapel Place north of 4 Vere Street



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Image L11
15:23hrs - Vere Street looking north



Image L12
16:26hrs - Vere Street looking south

Sophisticats - 4 Vere Street, London, W1G 0DG

Saturday 19/02/2022 - 08:00hrs to 16:30hrs



Image L13
16:30hrs - Vere Street looking north

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IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 10

Public Opinion Polling to Explore the Views of Local Residents and Workers

Background

Carmans Clubs commissioned independent market research polling in and around the vicinity of Vere St. in order to understand the views of residents, workers, and visitors to the proposed venue. The results will be included as part of the license application.

The research audiences included:

1. Retailer workers (including shop staff, managers, and owners)
2. Local workers (non-retail)
3. Local business owners
4. Local residents
5. Tourists and visitors to the area

Approach

Due to the localised area, we conducted short face-to-face interviews, ensuring that the respondents interviewed had a direct connection to the area (in whatever capacity)

The interviews consisted of 9 questions and took between 3-4 mins to complete. Everyone who participated was offered the opportunity to be entered into a free prize draw as a thank you for their time and feedback, but this was offered independently of the answers they gave. Indeed, they were not made aware of the survey content or subject matter before answering any questions.

Interviews were carried in a localised geographical boundary between Holles St. to the east (of Vere St.), Stratford Place to the west, Henrietta Place to the north, and Dering St./Tenterden St. to the south.

To ensure statistical robustness of the data, we set a target of 300 interviews. On completion of fieldwork, we achieved 313 interviews.

Executive summary

The research was able to pick up the views of a good range of respondents, all with a real connection to the area around Vere St. Key take out are as follows:

- The majority know the area well and key concerns centred around crime, cleanliness of the streets, and the amount of building work. Only 2% indicated any concern around adult entertainment venues.
- Over 7 in 10 indicated that they weren't at all bothered by the presence of lingerie stores such as Ann Summers or Victoria's Secret being in the area.
- Response to the venue concept was overwhelmingly positive across a range of measures, and although residents (although in the minority overall) were somewhat more muted, the overall pattern of response indicates that they too, were readily accepting of the venue.
- These positive attitudes continued through to overall approval ratings. 87% either approved of the venue or weren't bothered with the biggest proportion, 68%, indicating approval. On balance more of the resident community either approved or weren't bothered by the concept.



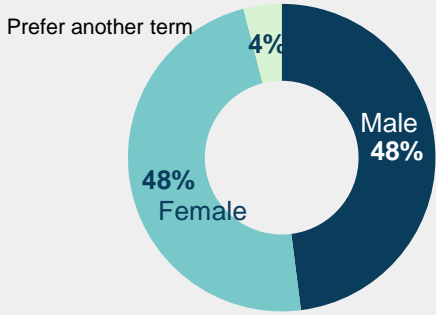
Public Opinion Polling to Explore the Views of Local Residents and Workers



The results

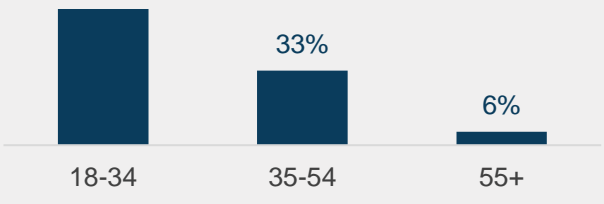
The first questions asked were to capture key profile characteristics including gender, age, and their connection to the area.

Gender



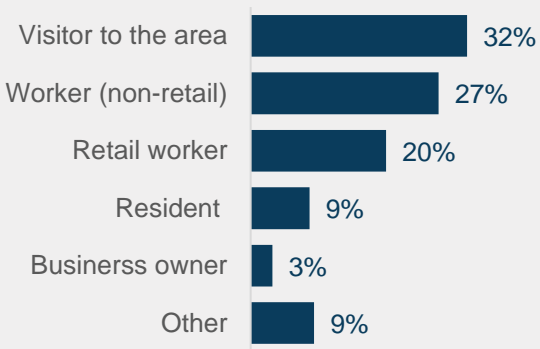
Base: all respondents (313)

Age



Base: all respondents (313)

Connection to the area



Base: all respondents (313)

The research has good representation across sex, age, and connection to the area.

As anticipated, residents make up a smaller proportion of the sample as it is not an overtly residential area.

Workers, both retail and non-retail, make up the largest proportion with other visitors, tourists and shoppers accounting for nearly a third.



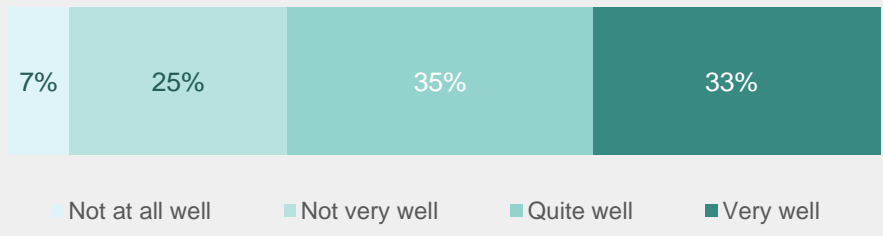
Public Opinion Polling to Explore the Views of Local Residents and Workers



The results

We then went on to ask about their knowledge of the area and then a range of follow-up questions on their general attitudes and concerns about the area.

Knowledge of the area

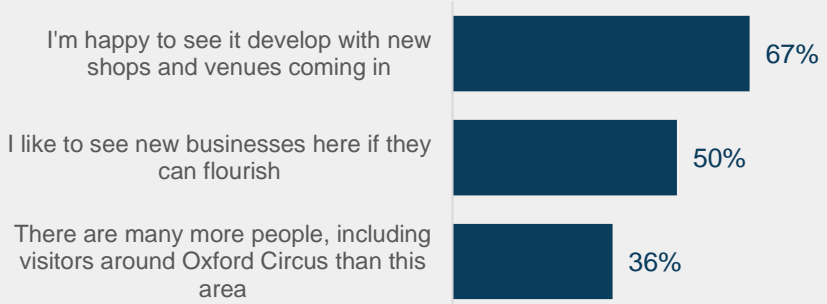


Base: all respondents (313)

Nearly 7 in 10 (215 respondents) had a reasonable knowledge of the area.

Amongst those, we found that 67% welcomed new shops and venues and 50% like to see new business come in if they can flourish.

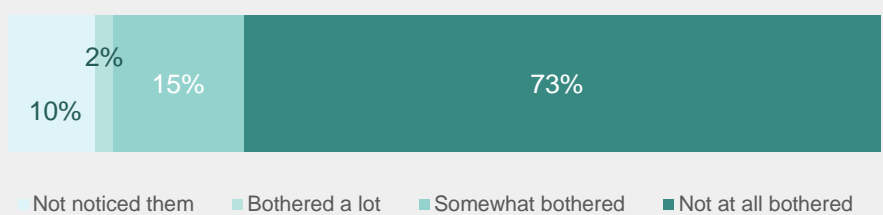
Attitudes to developments around Oxford St.



Base: all who know area quite/very well (215)

Nearly 4 in 10 (36%) felt that the immediate area (as outlined in the background section of this report) wasn't as busy as Oxford Circus.

Attitudes to the presence of Ann Summers/Victoria's Secret in Oxford St.



Base: all who know area quite/very well (215)

When we probed on their feelings towards retailers, Ann Summers and Victoria's Secret, 73% stated that they weren't at all bothered by their presence.





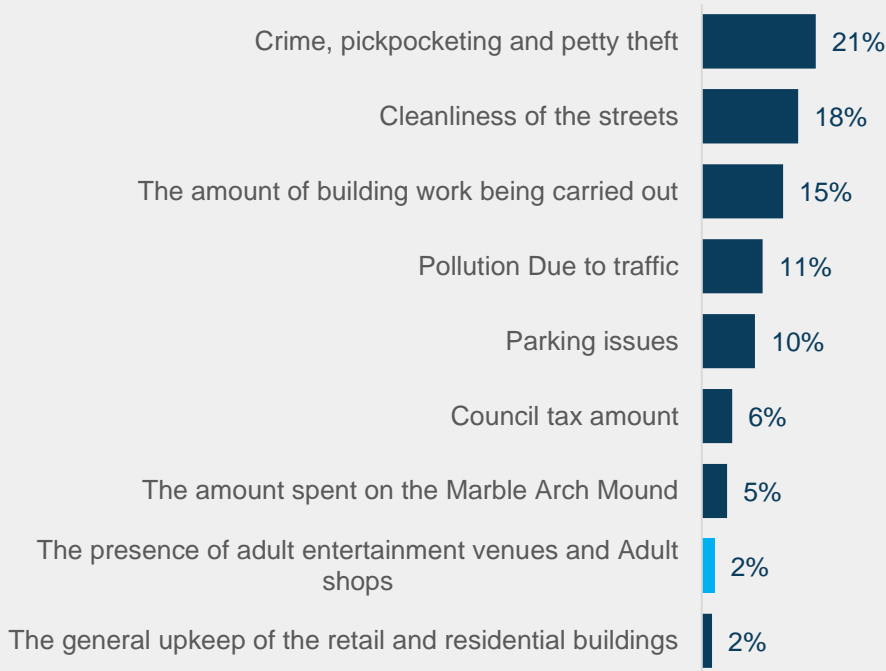
Public Opinion Polling to Explore the Views of Local Residents and Workers



The results

Followed by a question to explore their concerns for the area, including a wide range of topics from crime and pollution to the presence of adult entertainment venues.

Concerns about local area



Base: all who know area quite/very well (215)

Crime, cleanliness, and the amount of building work came out as the top-3 concerns.

Whereas the presence of adult entertainment venues was a concern for just 2%.



Public Opinion Polling to Explore the Views of Local Residents and Workers



The results

Following the more general questioning about their views on the area, we then went on to introduce the venue concept, including a narrative description and representative imagery.

We would like you to read a brief description and look at some images of a new venue planned for Vere St, close to where we are now.

“A dual purpose hospitality/entertainment venue incorporating a Brazilian themed tapas/restaurant at the front of the property on the ground floor and a strip club hidden discreetly “speak-easy style” to the rear ground floor and basement.”





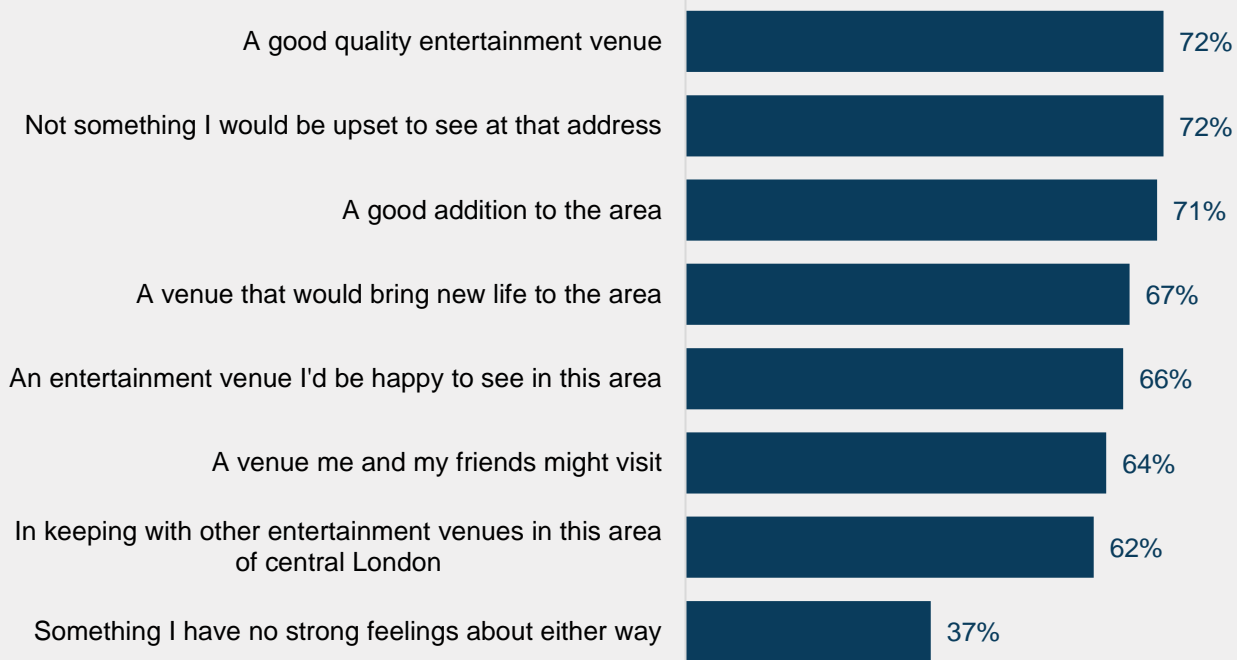
Public Opinion Polling to Explore the Views of Local Residents and Workers



The results

We then asked for their response to the concept they've just seen and read. The question was presented as a 5-point scale from completely agree to completely disagree as follows: "From what you've seen and read, how much would you agree with the following statements about the venue?"

Response to venue concept: agreement, top-2 box (completely or somewhat agree)



Base: all respondents (313)

The overall responses were very positive. Equally seen by over 7 in 10 (72%) as a good quality venue and something they would not be upset to see at the planned address. Also seen as a good addition to the area and something that would bring new life to the area.

Importantly, the results were similar whether male or female and across the age groups. Response from residents was somewhat more muted but still 56% of those indicated that they would not be not be upset to see at the planned address.



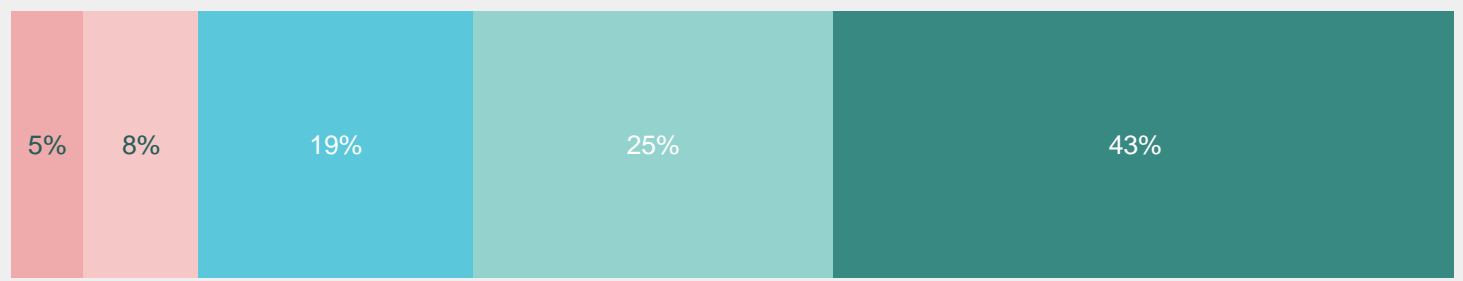
Public Opinion Polling to Explore the Views of Local Residents and Workers



The results

Finally, we asked each respondent to provide an overall approve/disapprove rating, again using a 5-point scale from completely disapprove to completely approve. The question was asked as follows: *“And how would you rate your overall approval of this venue being situated in this area?”*

Overall approval rating



■ Completely disapprove ■ Somewhat disapprove ■ Not bothered either way ■ Somewhat approve ■ Completely approve

Base: all respondents (313)

In line with the response to the venue concept, the overall approval rating was markedly positive. 68% approved and 19% indicated they wouldn't be bothered by the venue.

In contrast, only 13% indicated a degree of disapproval.

Again we found some shifts in the residents cohort but still over half (52%) either approved or weren't bothered ... with completely approve at 30%.

Public Opinion Polling to Explore the Views of Local Residents and Workers

Brandspeak Company Background

Brandspeak Ltd is registered in the UK and was formed in 2004, by the Managing Director, Jeremy Braune.

We are an independent market research agency, working for a wide range of clients in the public and private sector. Some of our current and recent clients include:

- NHS
- New Zealand Trade and Enterprise
- Allen & Overy (law firm)
- Shepherds Friendly Mutual Society
- FreeAgent
- ParentPay
- Stance Clothing
- Regatta Outdoor Clothing

Our expertise includes both quantitative (survey-based) research and qualitative research.

We are members of the Market Research Society (MRS) and abide by the MRS code of conduct.

More detail on the company can be found at: <https://www.brandspeak.co.uk/>

Research Lead

The Lead Researcher on this polling study was Mark Bagnall. Mark is a Senior Partner and Head of Quantitative Research at Brandspeak.

Mark has over 20 years experience in the market research sector, working for many types of organisations, from Barclays and Ford through to Diageo and the Dept for Transport.

Mark has held senior positions in other research agencies including Managing Director, Head of Research Innovation, and Unit Head.

Mark was involved in all aspects of this study from methodological and survey design, and project management, through to reporting.

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 11



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

Premises licence

Regulation 33, 34

Premises licence number:

21/07616/LIPN

Original Reference:

21/07616/LIPN

Part 1 – Premises details

Postal address of premises:

3 - 4 Vere Street
London
W1G 0DQ

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

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

Performance of Dance

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Exhibition of a Film

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Performance of Live Music

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Playing of Recorded Music

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Late Night Refreshment

Sunday to Tuesday: 23:00 to 02:00 (Mezzanine & Ground Floors)
Wednesday to Saturday: 23:00 to 05:00 (Mezzanine & Ground Floors)
Sunday to Tuesday: 23:00 to 02:00 (Basement Floor)
Wednesday to Saturday: 23:00 to 05:00 (Basement Floor)

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Sale by Retail of Alcohol

Sunday to Tuesday: 10:00 to 02:00 (Mezzanine & Ground Floors)
Wednesday to Saturday: 10:00 to 03:00 (Mezzanine & Ground Floors)
Sunday to Tuesday: 10:00 to 02:00 (Basement Floor)
Wednesday to Saturday: 10:00 to 03:00 (Basement Floor)

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

The opening hours of the premises:

Sunday to Tuesday: 09:00 to 02:00
Wednesday to Saturday: 09:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

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:**

4VS Limited
130 Shaftesbury Avenue
2ND Floor
London
W1d 5EU

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

13438965

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

Name: Mr Terry Alan Barnes

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: 5870/06/00660/LAPERS
Licensing Authority: London Borough Of Sutton

Date: 19 January 2022

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.

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

10. The number of persons accommodated at the premises shall not exceed the following (excluding staff):
 - Mezzanine - 60
 - Ground Floor - 110
 - Basement - 225With no more than 285 persons on the premises at any one time
11. 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.
12. With the exception of persons attending a pre-booked private function (where a guest list will be held and available for inspection by the responsible authorities for 31 days after the event), the supply of alcohol on the ground floor and mezzanine floor of the premises shall only be to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.

For the purpose of this condition a 'Substantial Table Meal' means - a meal such as might be expected to be served as the main midday or main evening meal, or as a main course at either such meal and is eaten by a person seated at a table, or at a counter or other structure which serves the purposes of a table and is not used for the service of refreshments for consumption by persons not seated at a table or structure servicing the purposes of a table.

Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.
13. Waiter/waitress service shall be provided throughout the premises
14. Menus shall be displayed in the basement and food shall be readily available to be served in this area at all times;
15. In the basement the sale of alcohol shall be ancillary to the provision of regulated entertainment.
16. There shall be no designated dance floor at the premises
17. There shall be a minimum of two door supervisors employed at the premises from 21:00. There shall be a minimum of four door supervisors employed at the premises from 22:00.
18. Any events at the premises shall be risk assessed and should the risk assessment deem it necessary the requisite number of SIA licensed door supervisors shall be on duty at the premises whilst the event/operation is taking place and up to at least 30 minutes after the event has finished. The risk assessment shall also include a dispersal policy for the event/operation. The risk assessment and dispersal policy shall be retained and available for inspection by the Licensing Authority and the Police for 31 days after the event/operation
19. All external doors and windows must be closed after 01:00 except to allow access for staff and customers
20. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. (c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance. (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping. (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period

21. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested
22. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.
23. A noise limiter must be fitted to the musical amplification system and maintained in accordance with the following criteria: (a) the limiter must be set at a level determined by and to the satisfaction of an authorised Environmental Health Officer, so as to ensure that no noise nuisance is caused to local residents or businesses, (b) The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of the authorised Environmental Health Officer and access shall only be by persons authorised by the Premises Licence holder, (c) The limiter shall not be altered without prior written agreement from the Environmental Health Consultation Team, (d) No alteration or modification to any existing sound system(s) should be affected without prior knowledge of the Environmental Health Consultation Team, and (e) No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
24. 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.
25. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
26. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises, save for alcohol consumed at the outside tables and chairs shown on the licence plan, which shall be by waiter or waitress service, served only to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.
27. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
28. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly
29. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.
30. A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Westminster City Council.
31. Patrons permitted to temporarily leave and then re-enter the premises on the street, e.g. to smoke or make a phone call, shall be limited to (15) persons at any one time.
32. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
33. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (08.00) hours on the following day.
34. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

35. 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.
36. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
37. An incident log shall be kept at the premises and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to the venue (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any faults in the CCTV system, searching equipment or scanning equipment (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.
38. There shall be no sales of hot food or hot drink or alcohol for consumption off the premises after 23.00 hours..
39. No deliveries to the premises shall take place between (23.00) and (08.00) hours on the following day.
40. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
41. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
42. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
43. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
44. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
45. The certificates listed below shall be submitted to the licensing authority upon written request. (a) Any permanent or temporary emergency lighting battery or system (b) Any permanent or temporary electrical installation (c) Any permanent or temporary emergency warning system
46. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties, save insofar as they are necessary for the prevention of crime.
47. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.
48. Prior to the licence taking effect, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the LFEPA, Environmental Health Consultation Team, the Police and the Licensing Authority
49. No licensable activities shall take place at the premises until premises licence 09/01218/LIPV (or such other number subsequently issued for the premises) has been surrendered.
50. The premises may remain open for the sale of alcohol, regulated entertainment and

the provision of late-night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day.

51. On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour of any activities and to the closing time for the premises where the existing terminal hour for the activities and/or closing hour for the premises ends after 01.00 hours.

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

None



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

**Premises licence
summary**

Regulation 33, 34

Premises licence number:

21/07616/LIPN

Part 1 – Premises details

Postal address of premises:

3 - 4 Vere Street
London
W1G 0DQ

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

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

Performance of Dance

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Exhibition of a Film

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Performance of Live Music

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Playing of Recorded Music

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Late Night Refreshment

Sunday to Tuesday: 23:00 to 02:00 (Mezzanine & Ground Floors)
Wednesday to Saturday: 23:00 to 05:00 (Mezzanine & Ground Floors)
Sunday to Tuesday: 23:00 to 02:00 (Basement Floor)
Wednesday to Saturday: 23:00 to 05:00 (Basement Floor)

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Sale by Retail of Alcohol

Sunday to Tuesday: 10:00 to 02:00 (Mezzanine & Ground Floors)
Wednesday to Saturday: 10:00 to 03:00 (Mezzanine & Ground Floors)
Sunday to Tuesday: 10:00 to 02:00 (Basement Floor)
Wednesday to Saturday: 10:00 to 03:00 (Basement Floor)

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

The opening hours of the premises:

Sunday to Tuesday: 09:00 to 02:00
Wednesday to Saturday: 09:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

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:

4VS Limited
130 Shaftesbury Avenue
2ND Floor
London
W1d 5EU

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

13438965

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

Name: Mr Terry Alan Barnes

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

Restricted

Date: 19 January 2022

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

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 12

3-4 VERE STREET – ARRIVAL, DISPERSAL AND ANTI-TOUTING POLICY

Introduction

The objective of this Arrival, Dispersal and Anti-Touting Policy is to ensure that customers:

1. Arrive safely and quietly.
2. Are welcomed into the premises quickly without causing any obstruction to the highway at the point of entry.
3. Leave safely, quickly and quietly without causing any disturbance to our neighbours.
4. Are protected against unlawful activity by touts or unlicensed taxi drivers.

The dispersal procedures will also ensure that the premises is closed and the area cleared of customers well before neighbouring businesses open for the day.

Customer Arrival

Taxi

The vast majority of our customers arrive by licensed black cab or licensed private hire vehicle. This is relatively easy to manage. There is a taxi stop directly outside the premises.

Even though there are no local residents in the immediate area, modern cabs are largely electric or hybrid and therefore silent so they cause little disturbance. Customers that arrive this way generally know where they are going and are often repeat customers that are known to us. Security will supervise customers from the cab to the door. It is rare for a customer arriving in this way to be approached by a tout.

On arrival they will be welcomed by the front of house team / SIA supervisors who will undertake an initial age verification and general customer check to determine if they are not underage, not intoxicated and are willingly entering a SEV. If they do not satisfy these criteria it will be politely explained to them that they are not permitted entry.

Thereafter the customer will be taken directly downstairs via the dedicated and discreet SEV entrance. Here they will be welcomed by the reception team who will undertake further customer checks before the customer enters the main premises floor.

Arrival by Foot

The same arrival procedure shall be followed for those customers arriving by foot, although it must be recognised that persons who arrive on foot are more vulnerable to be targeted by touts.

The SIA supervisor team will be aware of this and monitor approaches to the venue and record any known touts that hang around near the venue. It is relatively easy for us to identify those that are touting and record them. In all cases we will seek injunctions against persistent offenders.

Pedicabs

Pedicabs can be associated with over charging, playing loud music and aggressive touting. That said there are also many riders who are honest and hard working. It is hoped that an incoming licensing scheme will address the historical problems.

Customers that arrive by pedicab will be admitted providing they satisfy our standard customer checks, as above.

We will however do what we can to discourage pedicabs from hanging around the premises. Once they are licensed this should be far easier. We will be able to record and take action against any unlicensed riders. Customers arriving by pedicab will be subject to the same entry controls above.

Dispersal

The objective of the dispersal policy is to ensure customers leave the area quickly, quietly and safely. From our extensive operational experience in Marylebone we know that customers will leave individually or in small groups gradually over the course of the evening. Towards closing time any remaining customers must be politely reminded the premises is about to close.

The primary point of dispersal is directly onto Vere Street. Most customers will go directly into a licensed taxi. Customers leaving by foot can head directly to Oxford Street and the area's numerous transport links available right through the day and night.

When leaving the premises customers will be reminded to respect our neighbours and disperse quietly and quickly. We will not tolerate unruly or anti-social behaviour from customers whether in the premises or when leaving the premises. Signage will be displayed to this effect and managed by the trained SIA team who will supervise the dispersal of guests until they have left the vicinity of the premises safely and quietly.

A dedicated telephone number for the Designated Premises Supervisor or the duty manager will be maintained for use by any person who may wish to speak to an appropriate member of staff for an issues arising, including dispersal of guests from the premises.

Staff must be made aware of local transport links so customers can be advised where required, reminding customers to reach the transport hub as quietly as possible:

Taxi

We will have our own private hire cars outside the venue. These will be run by a controller stationed inside the venue who will run bookings as a satellite office for the private hire company. All cars will be electric or hybrid and therefore silent. Customers that book cabs will be walked straight to the car to prevent touting.

Customers will be discouraged from leaving on foot. For those that insist security will escort them past any touts that are present (see below). They will warn the customers of the dangers posed by touts and will follow procedure and record any tout that approaches a customer. We will take action against

3-4 Vere Street – Arrival, Dispersal and Anti – Touting Policy

persistent offenders. It is important to remember that we will be dealing with customers in small groups and singularly. It is possible to be proactive in these circumstances

The majority of customers are expected to leave by pre booked licensed taxi. Taxis will wait in the designated waiting area outside the premises. This will allow customers to go straight into a waiting taxi immediately upon leaving the premises.

Staff will be able to call a taxi for customers upon request, or alternatively a customer may use an app-based private car service (e.g. uber).

In addition, licensed black cabs, are available right through the day and night in the surrounding area.

Customers will be encouraged to quickly and quietly disperse towards their waiting vehicle to minimise any noise disruption.

Taxi drivers will be monitored to ensure they are not obstructing the highway or causing a nuisance while waiting outside for their customer.

Tube

If a customer insists upon leaving by foot, the premises is located within very easy walking distance of Oxford Circus and Bond Street. Other tube stations, including Tottenham Court Road, Regents Park, Green Park, Marble Arch and Piccadilly Circus are accessible by foot. The night tube is accessible via many of these stations.

Where necessary guests will be given directions to the station and will be reminded to reach the station as quietly and as quickly as possible.

Bus

If a customer insists upon leaving by foot, numerous bus routes, including night buses, are very easily accessible on Oxford Street.

Smoking

Customers leaving the premises temporarily to smoke will be managed to ensure they do not cause obstruction or nuisance in the vicinity. Customers will be encouraged to leave the premises quietly and not to loiter or smoke in the immediate vicinity of the premises to ensure residential amenity is not disturbed.

Touting

The SIA supervisors and front of house team must be aware that persons visiting SEV premises can be targeted by touts working for unlicensed premises or unlicensed taxi drivers. Persons attending unlicensed premises or those who travel by unlicensed taxi are not protected by the wide-ranging safeguards found at licensed venues/licensed taxis.

3-4 Vere Street – Arrival, Dispersal and Anti – Touting Policy

To help prevent this, it will be necessary for us to operate a robust system for managing customers leaving the premises and discouraging touts from approaching our customers.

We know from our extensive experience operating in Marylebone that customers do not arrive or leave the premises on mass. They will tend to arrive individually or in fairly small groups. Thereafter they drift away in a phased manner over several hours in the same way they arrived. This gives us the opportunity to manage the problems with touting identified.

We will always have a minimum of 2 SIA security staff in hi vis vests outside to supervise the customer arrival and departure process. These SIA supervisors will be equipped with bodycams which will record both sound and video. This combination is our major asset and helps provide a valuable resource when partnership working with the Police. We will record the faces and action of each tout, as well as recording the number plates of unlicensed taxis. We will then take steps to identify them. This in itself tends to discourage touts from congregating. For those who persistently gather we will undertake to identify and apply for court order to prevent them coming close to the premises. We therefore intend to record, identify and pursue regular offenders.

In summary our strategy will be to make it as awkward as possible for touts to prey on our customers. In our experience this kind of relentless strategy of deterrence will successfully end touting activity in the area.

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 13

3-4 VERE STREET: SELLING ALCOHOL RESPONSIBLY & CUSTOMER WELFARE

Introduction

Alcohol will be supplied responsibly in accordance with the Premises Licence and the Licensing Act 2003. The responsible supply of alcohol is vital to ensure the safety and wellbeing of our customers and all persons working at the premises.

It is an offence to sell or allow the sale of alcohol to persons who are drunk. All members of the team must read, understand and agree to comply with the contents of this policy.

Customer Entry

Customers are welcomed to the premises by security, a front-of-house manager and receptionist. During the entry process the team will undertake checks and observations to ensure the customer is aged 20 or over, not intoxicated, understands the nature of the premises and is willing to pay the entry fee. All customers will generally be asked to produce ID and will undergo age verification procedures.

The Responsible Supply of Alcohol

Only trained waiters, bartenders and managers are permitted to supply alcohol. These members of the staff have been trained under this policy and their responsibilities under the Licensing Act 2003 for this purpose. Staff are instructed to bring the itemised menu to the table at the customer arrival. Thereafter menus are provided to customers immediately on request. All prices and measures are clearly shown on the menu.

Regardless of any previous conversation that may have taken place between the customer and the performers, or other members of staff, the waiters and bartenders can only take orders from the customer, never from a performer. The waiter must reference the menu and prices when taking the order from the customer in respect of any alcohol they purchase.

The prices of VIP areas and vouchers also explained by the servers in advance to ensure the customer has a clear understanding of all prices charged and complete transparency.

Alcohol Pricing Policy

Customers are at all times given the option of either remaining seated in the main floor area or given access to the VIP areas. There is no minimum spend in the main floor area. A bottle of Champagne must be purchased to access the VIP areas, depending on the table, this will have a different price of Champagne. The charge does not include any dances or time with performers, just the bottle of Champagne and the access to the VIP area. This will be explained by servers clearly to the customer.

Spirits will not give customers access to the VIP areas, only Champagne. Customers who do not wish to buy a bottle of Champagne can access the VIP areas buy paying a table charge. These policies are in place to limit the alcohol intake of customers and performers and promote responsible drinking.

Prices will be clearly explained by a waiter or a manager to customers (even if this has already been explained to the customer by a performer).

Responsible Sale of Alcohol Safeguards

- We do not run drinks promotions or sell cheap price alcohol.
- The performers do not receive any commission from alcohol sold.
- We actively discourage customers from excessive or rapid consumption of alcohol.
- Alcoholic drinks are served in standard drinks measures.
- Customers are made aware that small measures are available in accordance with the Premises Licence mandatory conditions; which are shown in the menus and/or being informed by staff when ordering their drinks:
 - Beer or cider: half a pint (or bottle when no draught).
 - Gin, rum, vodka and whisky: 25 ml.
 - Still wine in a glass: 125 ml.
- A selection of soft drinks and food is available to customers.
- Free tap water is available at the bar or provided by the waiters to the table. Staff shall actively offer drinking water to customers.
- No alcohol is dispensed directly by one person into the mouth of another.
- Alcohol will not be served to a person that appears to be intoxicated.
- Servers will report to management any customers that appear to be intoxicated. Water and soft drinks will be offered to these customers.
- Intoxicated patrons will be asked to leave the premises providing it is safe to do so.
- Entrance will not be permitted to persons aged under 18. Typically entry is only permitted to customers aged 20 or over. Alcohol will not be served to minors. The Challenge 25 age verification policy shall be enforced. Only recognised photographic ID will be accepted.
- Any refusal of alcohol will be written on a refusal book. In case of any issue raised due to refusal will be written in the incident book.
- We will always promote a sensible attitude to drinking.

Customer Welfare & WAVE Training

Ensuring the responsible sale of alcohol promotes a safe and enjoyable environment for customers.

Staff and performers must be mindful that excessive alcohol consumption leading to intoxication compromises customer welfare. Alcohol must not be supplied to customers that are intoxicated. Under no circumstances whatsoever may staff or performers actively encourage a customer to drink excessively. Any staff or performer found engaged in this activity will be made subject to disciplinary action.

Staff and performers are expected to be familiar with indicative behaviour of intoxication (see below) and take appropriate action when required.

All key members of staff will undertake Welfare and Vulnerability Engagement (WAVE) training.

Safe Departure of Customers

Customers who appear intoxicated must not be rushed out of the premises. They should be offered soft drinks before making their journey home.

We will encourage safe transport options, preferably the recognised private licensed cab company used by us that has taxis available at the door.

We will take positive measures to encourage intoxicated patrons not to drive.

Our dispersal policy will be deployed to ensure customers leave quietly and are made aware of local transport links.

Under no circumstances whatsoever may customers be allowed to leave with performers.

Recognising a person who is intoxicated

The following symptoms are common indicators that a person may be intoxicated:

1. Reddened or glazed eyes
2. Poor coordination, for example unsteadiness
3. Slurred speech
4. Inability to respond appropriately to clearly stated questions or requests
5. Smell of alcohol on the breath

If a customer demonstrates any of the above symptoms, or if there is any doubt whatsoever about customer intoxication, the alcohol must not be supplied.

Penalties

The authorities have a range of penalties when alcohol is sold to a person who is drunk:

- Fixed Penalty Notice: A person who sells alcohol to someone who is drunk can be issued a fixed penalty notice. A person that receives a fixed penalty notice is personally liable to pay the penalty.
- Monetary fine: for selling alcohol or allowing the sale of alcohol to a person who is drunk.
- Premises Licence: the authorities have several options in respect of the Premises Licence. This could result in the curtailment, suspension or revocation of the Premises Licence.

Refusals Log

Details of all refused deliveries of alcohol should be recorded in a log, as follows:

DATE	TIME	STAFF NAME	CUSTOMER DETAILS (IF KNOWN) OR TABLE NUMBER	REASON FOR REFUSAL

Logs should be regularly checked and signed by a manager to ensure that all members of staff are using them.

Gratuities & Refund Policy

We operate the following rules in relation to tips/gratuities including:

- All tips must receive prior approval by a manager.
- The manager must explain to the customer that tips are not required and are completely voluntary.
- Payment for tips is taken in a location away from the performers so that the customer has a further opportunity to change their mind before proceeding with the transaction.
- A 7 day gratuity/tip refund policy, operated and notified to customers via signage in the premises as follows:

“Tips can be paid by credit/debit card or electronic payment device (Apply Pay, Google Pay, Samsung Pay, Etc.) and will be subject to our 7 day refund policy. Should you feel that for any reason you do not want the gratuity amount to stand please contact the club within 7 days of your visit and the gratuity will be refunded in full”

IN THE MATTER OF THE LOCAL GOVERNMENT (MISCELLANEOUS PROVISIONS) ACT 1982

APPLICATION FOR A SEXUAL ENTERTAINMENT VENUE LICENCE 21/14650/LISEVN

3-4 VERE STREET W1D 0GH

APPLICANT SUBMISSIONS

TAB 14

From: [REDACTED]
To: [REDACTED]
Subject: Westminster Council License Hearing
Date: 06 June 2022 21:07:58

To whom it may concern,

I am a dancer at Sophisticats Euston and I write to you today to ask that you grant us with the new License for the venue in Marylebone. I have worked as a dancer for the past 12 years all over the world and at many other establishments in London. I have been with Sophisticats for around 5 years now and I could not think of a better club to work at. Unlike any other club I have worked at favouritism, corruption and tipping is forbidden. The club are extremely strict and have a long list of rules put in place mainly for our safety and security. It is the only club I have worked in where drinking alcohol is closely monitored and seen as an occupational hazard rather than encouraged, putting the girls health and safety first rather than thinking of financial gain. I dont drink at work, I drive to and from work and the club have us escorted to our vehicles or taxis by security at the end of the evening which makes me feel safe. They also have a strict zero tolerance policy on drugs and enforce random bag searches. Sophisticats pride themselves on being a gentleman's club rather than a "strip club" it is more the sort of place where customers come to relax and seek a listening ear at the end of a long day , there is a zero tolerance policy on touching the dancers and I am made to feel extremely safe and protected at all times. Security and staff are always present and I can honestly say I have never felt so safe and well looked after in any other club over the years.

I dread to think of where I will be forced to go should we not receive the license and from past experience I know that there are no other clubs that protect me and make me feel as safe as what Sophisticats has made me feel for the past 5 years. I absolutely love working for Sophisticats and wish that all strip clubs could be as well managed as Sophisticats.

Sophisticats is a safe and friendly club to work at and the girls who work there are like a family to me, please don't tear this family apart.

If you have any questions or if you would like to discuss anything with me in more detail then please do not hesitate to contact me on [REDACTED]

Yours sincerely,

[REDACTED]

Sent from my iPhone

[REDACTED]
[REDACTED]
8th June 2022.

Dear Whom it may concern,

I am writing this letter as an employee of the club Sophisticats due to the recent news of a possible closure.

I have been employed by Sophisticats since last September 2021 having completed my studies in the summer with a First Class Honours degree.

Having left University at a time of extreme social and economic instability, I chose this line of work due to the autonomy and freedom that it offers. I can confidently say that after almost 10 months of employment at Sophisticats, I wish to remain at this club for the foreseeable future and see the potential closure of it as a violation of my rights to earn.

Sophisticats was my first choice of club due to its high standards and vigorous safety measures, which ensure that my colleagues and I are able earn good money in a safe, controlled environment.

The denial of a license for Sophisticats removes our autonomy as working females, particularly when considering that many of us have other responsibilities that mean we depend on flexible working hours.

I hope that you will take these points into consideration during the licensing process for Sophisticats this June 22nd.

Kind Regards

[REDACTED], Sophisticats Euston, Sep 2021 - ongoing.

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: 06 June 2022 20:46:50

Hello, everyone ! My name is [REDACTED] and I have been working at SophistiCats for several years. I had never worked in such ideal conditions! Amazing managers, great staff and absolute security and comfort at work! And since I am a mother of three kids and this is my only source of income, I would recommend this club for many more years to work and do business in this professional way, for a people like me ! Kind regards , [REDACTED]
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: 08 June 2022 20:16:43

Dear Sir/Madam,

I have been working at Sophisticats for 2 years and it has been an incredibly safe, secure and comfortable workspace throughout my time there. I have thoroughly enjoyed working for them and will continue to do so. This is my source of work and career therefore it is incredibly important to my personal life that I can continue working for them.

My experience with the company has only ever been positive and I have always enjoyed being a part of their team. They have always made sure to look after me and treat me with respect. This really means a lot to me as well as my colleagues that we can continue working with Sophisticats at their new location.

Kind regards,

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Mail per council
Date: 28 July 2022 10:54:27

To whom it might concern

I am a dancer working in this club for more than a year now and I never felt so comfortable to work in a space that that felt like family.

The energy that we created was unique. I loved my time there and I wish I can keep continue that.

I cannot imagine to not being anymore with a team like Euston Sophisticats.

I have not been working since the club closed in June and I am struggling since then.

Please give us the opportunity to work together again as a team.

Regards

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Fwd: Letter to Westminster
Date: 02 June 2022 12:43:42

----- Forwarded message -----

From: [REDACTED]
Date: Wed, 1 Jun 2022 at 23:29
Subject: Letter to Westminster
[REDACTED]

To Westminster council

I have been working as a dancer for over 10 years, in a variety of clubs around london and abroad. I started at sophisticats back in 2013 and wouldn't work anywhere else.

Sophisticats is the one place that I feel most comfortable and safe. The company are well known to have ZERO tolerance on exploitation and fair place to work for all. The way the girls and staff are managed differentiates this club to any other. It has helped me personally put my life on the front foot allowing me to buy my house, have savings, further my education (by doing multiple courses) to secure a far better future for myself.

I would be devastated if sophisticats wasn't reopening in Marylebone. It would interfere with my future plans and goals, I'm pretty sure for many others too. For the majority it could possibly put them in a position to have to work elsewhere in unsafe unregulated conditions.

On behalf of all the dancers and staff at Sophisticats we are hopeful that the new club is granted the licence and our jobs are not compromised.

Many thanks for reading this. I hope you get a sense of how much we care.

Dancer name [REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Subject: Letter to the council
Date: 26 June 2022 22:01:57

To whom this may concern,

I have been with Sophisticats since December 2021 and I have been welcomed with open arms by owners, managers and other members of staff. Although I have not been with the company for very long, I value my job at Sophisticats as it has allowed me to thrive in learning new roles and understanding the importance of my role as the receptionist within the company. By not successfully obtaining the new SEV License for the new club, would mean a huge loss of income within my family as my sister also has a job within this company. This job at Sophisticats has truly allowed my to create many relationships that will benefit me within the long run, personally and professionally and it will be very saddening to see many jobs for myself and friends that I have made come to an end due to this decision.

Kind regards,
[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Letter of Support for SophistiCats
Date: 06 June 2022 01:21:45

To whom this may concern,

In 2019 I started working with SophistiCats, they had taken over the establishment in Euston from Secrets. Since working for this company I have felt in control of my working environment, due to the company looking after all performers safety and well being. They provide very clear rules for customers and all performers are given equal opportunity to make money.

As a self-employed individual this is my full time job which provides for all my expenditure. I personally believe this is one of the best table dancing companies in london.

Kind regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Letter for the Council
Date: 25 July 2022 15:27:36

To whom this may concern

I have been working at Sophisticats since 2017, I enjoy working for this company as it has a homely feel. I have been given the chance to explore and develop both professionally and personally and wish to continue to work with Sophisticats in the future.

Most people have a negative view on strip clubs however, I have learnt a lot from the performers I work closely with and I have realised the profession is very empowering.

Kind regards,

[REDACTED]

05/06/2022

To Whom It May Concern,

I am one of the dancers working at Sophisticats club. I have been working for the club for the past couple of years and I am very happy working for the club. I feel the club respects me and always feel safe there. It is indeed the best place I have worked as a dancer and I would like to carry on working for Sophisticats.

Kind regards,
One of the dancers

Dear Westminster Council,

I am one of the dancers working for Sophisticats for the past 7 years. Most of the girls have been with the club for many years and that is because we all feel happy working there. I have never witnessed any violent and disorderly behaviour in the club since working for the club. Security is always making sure that customers leave quietly the club and that we are protected in the club.

After 2 years of not being able to work due to the pandemic it would be very bad for us and unfair to lose our jobs. I believe we all deserve a chance to retain our jobs.



02/06/2022

Dear Sir/Madam,

For the past 2 years all entertainment venues have been closed, including our club. Now that the world has been restored to some sort of normality I feel extremely anxious at the prospect of losing my job. I have been working for the club for many many years and I could not imagine being put in the position of losing my job.

Sophisticats is a great club to work for. We are all respected and cared for. We are over 100 dancers working plus the bar staff, security, front of the house and managers. It would be disastrous and cruel for so many people to lose their jobs in such fragile times. I have been worrying how to survive for the past 2 years, due to the pandemic, and I would very much like to retain my job that I like in a club that I enjoy working.

Yours respectfully,

■

07th of June 2022

From: [REDACTED]
To: [REDACTED]
Subject: Council letter
Date: 14 June 2022 19:08:18

To who this concerns,

I have worked for the club in total over a year. I am a single parent solely providing for my 12 year old daughter. Not only that but since covid my dad lost his job and my mums yearly salary has substantially decreased. As a result of this, I now financially help my parents. Without this job I won't be able to provide for my family. Finding a job that fits into my routine and family life is important to me and this job does that.

Many thanks

[REDACTED]

Dear Sir/ Madam,

I am one of the many dancers working for Sophisticats Club. I have been working for the club for the past 10 years. Not only that I enjoy working for the club but I also feel safe, protected and respected. I have built a career which provided me with the possibilities to realise my dreams.

Sophisticats is a club where boundaries between dancers and customers have been clearly established and robust rules are in place.

I strongly feel that would be disastrous for myself and many of us, if I will not be able to work for the club.

I believe it is a paramount that over 100 of dancers are not being left without job especially through the hard time we are all experiencing after the pandemic. It would be catastrophic.

Thank you

Yours sincerely,

■

From: [REDACTED]
To: [REDACTED]
Subject: Fwd: Euston- Letter for the council - Reminder
Date: 06 June 2022 21:53:57

----- Forwarded message -----

From: [REDACTED] >
Date: Mon, 6 Jun 2022 at 20:35
Subject: Re: Euston- Letter for the council - Reminder
To: [REDACTED] >

Hi Luca,

This is my letter to the Council about my experience with Sophisticats. I hope it helps.

Ivy

I have worked in this industry for a few years now, working with many different companies. I joined Sophisticats at the beginning of this year and straight away knew I wanted to stay. The main factor for my loyalty being the safety and security Sophisticats provides when working with the company.

At the beginning of every shift, when entering the work place I'm greeted by all the security and staff in polite and professional manner. Throughout my shift it's assured that myself and other girls safety and comfortability are a priority. The staff and security watch over all our performances to ensure a mutual respect is held between the customers and us women working in the establishment. At the end of our shifts, all dancers are escorted to our Taxi's by security as a manager keeps a note of each individuals taxi license plate.

I have worked many jobs before including retail, sales management, farming, bartending, waitressing and admin. In every position I've found myself subjected to some kind of harassment (be it sexual or other) with management doing little or nothing about it. Since joining Sophisticats, it is made clear that harassment towards dancers is unacceptable and won't be tolerated.

My love for this company and my job grows day by day. I hope to to feel safe, protected and respected by staying with Sophisticats.

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: Email for the council
Date: 28 July 2022 15:50:02

To whom it might concern

I have worked at Sophisticats for one year, a club that gave us the opportunity to work in a safe and friendly environment, which was like a big family for us. Everybody was very welcoming there.

I haven't worked since the club closed in June, and I am struggling to find a new place.

Please give us a chance to work again all together as the big family we are.

Regards,

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Subject: [REDACTED]
Date: 09 June 2022 14:15:46

Dear All,

I want to say thank you for letting me be part of Sophisticats family through my 11 years of work in the company. I've always felt safe and looked after regardless of the changing circumstances around. The current changes are going to affect all of us by loosing our jobs and and I'm worried that the other places wont make me feel safe and welcome like I've been in Sophisticats. Through the years all the security and management been looking after me and we created that friendly environment where I can trust them, the change of the situation gives me anxiety not knowing what my next step would be and how I will be able to support myself and even getting paying my day to day expenses. Changing to a new place might sound as an option but knowing what's in there doesn't make me feel comfortable since I've been hearing stories about the way of work in those other places. Overall everything worries me amd gives me anxiety amd doesn't make me feel comfortable knowing that the club might not be operational.

Many thanks,
[REDACTED]
Sent from my iPhone

From: [REDACTED]
To: [REDACTED]
Date: 22 June 2022 00:54:11

To whomsoever this may concern,

I have been employed as a dancer at Sophisticats since July last year. Over the years I have worked at a few clubs and none have have the protocols in place that protect dancers like Sophisticats does. At work security are nearby whilst we dance incase any customer becomes hands on and after work we are all escorted to our cars or taxis. The thought of Sophisticats not being able to open has increased my anxiety and many other dancers, we are all happy at the company and none of us want to have to find somewhere else to work. If Sophisticats is unable to open it will cause many people to have to relocate and look for employment. Returning back to past clubs I have worked at isn't an option as I am no longer willing to compromise my safety. Please take this into consideration as many of us will be put into unsafe and horrible environments to work if we do not reopen.

Regards [REDACTED]

Sent from my iPhone

From: Scott Collins <scott@meatliquor.com>

Date: 15 August 2022 at 07:09:19 BST

To: socats1@gmail.com

To the licensing committee of Westminster Council,

I am submitting my sincere support of the SEV license application of 3 - 4 Vere Street London W1G 0DH.

Having previously shared a building with Sophisticats (W1U 2DR) a few years back and now having a site a few roads away from Vere Street (MEATliquor, Margaret Street) I fully encourage this establishment making a comeback to the area.

In addition to this I support the late license of a new venue close to mine as it encourages interest to the area and a stimulation in hospitality.

Many thanks,

Scott

C.E.O

MEATliquor.com

 **Thepubgeek**

 **@MEATgram**

 **07939 587897**

 **<https://youtu.be/j72gUrQbC74>**

Ref: 21/14650/LISEVN



**METROPOLITAN POLICE
SERVICE**

Bryan Lewis PC4161CW
Westminster Police Licensing Team
Westminster City Council offices
15th Floor
64 Victoria Street
London
SW1 6QP
Email: blewis1@westminster.gov.uk

15th January 2022

Dear Ryan

Re: New SEV licence application for 3-4 Vere Street W1
Police Objection

Police object to this application for a new Sexual Entertainment Venue licence, sought under the Local Government (Miscellaneous Provisions) Act 1982. Police object to this application for the following reasons.

- There are insufficient conditions proposed to address police concerns regarding the prevention of crime and disorder.
- Insufficient information to properly assess this application.
- A premises licence under the 2003 Licensing Act to sell alcohol is sought, to operate alongside this licence for similar hours.

I am happy to discuss this application with you in more detail, to achieve the best outcome.

Regards

Bryan Lewis PC4161AW

CITY OF WESTMINSTER

MEMORANDUM 1

TO Ms Daisy Gadd
REFERENCE 21/14650/LISEVN

FROM EH Consultation Team, 15th Floor, City Hall
REFERENCE 21/062045/EHCT
BEING DEALT WITH BY Anil Drayan
TELEPHONE / E-Mail 07931546137 / adrayan@westminster.gov.uk
DATE 18 January 2022

GROUND FLOOR AND BASEMENT, 3 - 4 VERE STREET, LONDON

Local Government (Miscellaneous Provisions) Act 1982

Policing and Crime Act 2009

I refer to the application for a new Sexual Entertainment Venue Licence which is being made concurrently with a Premises Licence application, 21/14651/LIPN, for the above premises.

The premises are located within the Westminster Core Commercial Activity Zone.

The applicant has submitted Ground Floor and Basement Floor plans of the premises.

The applicant is seeking the following:

1. To provide full nudity striptease during the hours of 10:00 – 05.00 Monday to Saturday and 10:00 -00:00 Sunday.

I wish to make the following representation:

1. The grant of the licence would be inappropriate having regard to the layout, character or condition of the premises.

Environmental Health also make the following further comments:

A visit will need to be made to the premises to ensure compliance with Westminster's Statement of Licensing Policy for Sexual Entertainment Venues and additional conditions may then be proposed.

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

**Anil Drayan,
Environmental Health Officer,
Environmental Health Consultation Team
Regulatory Support Team 2**

Licensing Team
Public Protection and Licensing Service



Licensing Service Objection

Application for a new Sexual Entertainment Venue – Sex Establishment licence under Schedule 3 paragraph 10 of the Local Government (Miscellaneous Provisions) Act 1982 for Ground Floor and Basement
3 - 4 Vere Street, London, W1G 0DH

Licensing Service Ref: 21/14650/LISEVN

1. Introduction

- 1.1 I am authorised on behalf of the Licensing Service of Westminster City Council to carry out its functions in considering Sex Establishment applications made under the provisions of Part II, Schedule 3 of the Local Government (Miscellaneous Provisions) Act 1982.
- 1.2 I have considered the new Sexual Entertainment Venue – Sex Establishment Licence application submitted on behalf of Ground Floor And Basement, 3 - 4 Vere Street, London, W1G 0DH.
- 1.3 Paragraph 10 subsection (15) of the Local Government (Miscellaneous Provisions) Act 1982 Part II states;
- ‘Any person objecting to an application for the grant, renewal or transfer of a licence under this schedule shall give notice in writing of his objection to the appropriate authority, stating in general terms the grounds of the objection, not later than 28days after the date of the application’
- 1.4 The Licensing Service has considered it appropriate to make an objection in relation to this application. Due to the nature of the premises applied for and taking into consideration the councils Statement of Licensing Policy for Sexual Entertainment Venues 2012 specifically the character of the relevant locality and the use of premises in the vicinity, the Licensing Service makes an objection to this application.
- 1.5 I have considered the application in detail, the history of the premises, the location of the premises and transport links and whether the application meets the council’s Licensing Policy. My findings in relation to this application are set out in this document.

2. The Application

- 2.1 The applicant has applied for Relevant Entertainment to be provided from 10:00 to 05:00 Monday to Saturday and from 10:00 to 00:00 on Sunday. The Relevant Entertainment is described as “Full nudity striptease”.
- 2.2 At the time of making my objection there has been no request to disapply any of the Standard Conditions for SEV premises.

Proposed layout of the premises:

- 2.3 The premises has two entrances on Vere Street, one at ground level and with the other at Basement level. After a discussion with the applicant the main entrance on the ground will be used only for performers. The entrance at Basement level will be used for all patrons. This is accessed by a set of stairs from street level. A photograph of the entrances has been attached at Appendix 1 of my objection.

- 2.4 The premises is about to go under construction so the Licensing Authority has been unable to visit the premises to do a site inspection but a virtual meeting was held to discuss the application. The Licensing Authority is hopeful to be able to visit the premises ahead of a licensing sub-committee hearing.

Proposed style of operation:

- 2.5 The premises propose to operate as a strip club with a bar from 10:00 to 05:00 Monday to Saturday and from 10:00 to 00:00 on Sunday.
- 2.6 Relevant Entertainment is only proposed to take place Monday to Sunday and all performers are required to sign a declaration as part of their code of conduct that fully understand the premises rules and regulations around performances.
- 2.7 The applicants Clarmans Clubs Ltd are experienced operators in the industry. The managers of the proposed Licence Holder are the directors of John Mckeown Clubs Ltd that have run the Sophisticats Clubs who have held a Sexual Entertainment Venue Licences since 2001.

Standard Conditions:

- 2.8 The applicant won't be disapplying any of the standard conditions.
- 2.9 The applicant has applied for premises licence (21/14651/LIPN) under Section 17 of the Licensing Act 2003 which is currently within the consultation period. This licence will be determined in conjunction with this application.
- 2.10 The premises has the benefit of another licence (09/01218/LIPV) under Section 17 of the Licensing Act 2003. However, this licence is conditioned to not allow any nudity or strip tease.
- 2.11 A new premises licence was granted in November 2021 (21/07616/LIPN) to trade as a restaurant. This licence has a condition to allow striptease or nudity when the premises are operating under the authority of a Sexual Entertainment Venue licence. The applicant has mentioned that these two licences will be surrendered subject to the grant this application and the LA03 application.

3. Summary of Licensing Service's Objection

- 3.1 The Licensing Service is making an objection to this application on the grounds that if granted it will not promote the licensing objectives of the prevention of crime and disorder, public safety, the prevention of public nuisance and the improvement in the character and function of the city, or areas of it.

4. Premises History

- 4.1 The premises are licensed under the Licensing Act 2003 and trade as Maroush Restaurant (09/01218/LIPV). The premises licence was applied for as part of a conversion in August 2005 and was granted by delegated authority in October 2005. The licence has always been held by Lucky Duggy Ltd.

4.2 As mentioned in 2.11 the premises has the benefit of a second licence (21/07616/LIPN) under the Licensing Act 2003. This premises licence was applied for in July 2021 and was granted by delegated authority in November 2021. This licence is held by 4VS Limited.

5. The Premises, its location and transport links

5.1 3 - 4 Vere Street is situated between Henrietta Place and Oxford Street.

5.2 The premises is situated between Bond Street and Oxford Circus Underground Stations. The closest station is Bond Street which is situated 230 feet away. Oxford Circus is situated 0.2 miles away. Bond Street operate services for the Central Line which operates Monday to Thursday from 05:46 to 00:28, Friday from 05:52 to 03:18, Saturday from 03:38 to 03:18 and Sunday from 03:38 to 23:40 and the Jubilee Line which operates Monday to Saturday from 05:25 to 00:43 and Sunday from 05:25 to 23:58.

5.3 The nearest bus stop to 3 - 4 Vere Street is on Oxford Street. This is serviced by bus 390, 113, 139, N113, 7, 98, N137, N207, N7, N98, 94, 159, one of which a few of them are night buses.

5.4 There are no other SEV licenced premises within a 250 metre radius of the premises.

6. Licensing Objectives and Relevant Licensing Policies

6.1 The Sexual Entertainment Venues Statement of Licensing Policy 2012 was approved by the council on the 2nd February 2012 and operative from the 10th February 2012. The policy sets out the council's approach to the regulation of sexual entertainment premises under the Local Government (Miscellaneous Provisions) Act 1982 as amended, (the 1982 Act). This policy should be read with reference to the statutory Statement of Licensing Policy published under the Licensing Act 2003 (the 2003 Act), and the relevant related strategies and initiatives referred to in it, particularly where premises are regulated under both the 1982 Act and the 2003 Act.

6.2 The aim of this policy is to promote the 4 licensing objectives identified in the 2003 Act, and also to promote the improvement in the character and function of the city, or areas of it.

Policy LO1 – Character of the relevant locality

6.3 Paragraph 2.4.2 of the Council's Statement of Licensing Policy 2012 relating to Policy LOC1 – Character of the Relevant Locality states;

'Under the 1982 Act the council has the discretion to refuse applications relating to sexual entertainment venues on the grounds that the grant or renewal of the licence would be inappropriate, having regard to the character of the relevant locality'.

6.4 The policy then specifies reasoning behind this policy.

'Sexual entertainment venues cater for a particular adult audience and by attracting those customers can affect the character of the locality in which they are situated'

6.5 Further;

'areas predominately characterised by general or family retail use may be inappropriate localities for sexual entertainment because of their use by children, either unsupervised or in a family context, and by adults wishing to avoid the characteristics of, or associated with, sexual entertainment venues'.

6.6 Vere Street is made up mainly of retail shops and restaurants.

6.7 Another reason to be considered is;

'the nature of the clientele that sexual entertainment venues may attract, and their behaviour outside the premises, may also be inappropriate in the context of the character of the locality in which the premises are situated'

6.8 The premises closes at 05:00 Monday to Saturday and 00:00 on Sunday, customers will have access to Bond Street Underground Station which has the Central and Jubilee Line plus there is an all-night bus service in close proximity.

6.9 Consideration should also be given to;

'localities characterised as areas of historic importance, or iconic in nature, will be particularly attractive to, and used by, visitors, both adults and children'.

6.10 Vere Street dates from the early 1800's and 3-4 Vere Street is currently a restaurant on the ground and lower ground floor with an office building on the first to fifth floors. The main entrance to the premises is on the ground floor and another entrance to the premises is at street level which has stairs that lead down to the basement.

6.11 Vere Street is through road from Oxford Street to Henrietta Place and is lined with retail shops and cafes. There is also next door the Brazilian Consulate General and further up Vere Street is the London Institute for Contemporary Christianity at St Peter's Church.

Policy LO2 – Use of premises in the vicinity

6.12 Paragraph 2.4.16 of the Council's Statement of Licensing Policy 2012 relating to Policy LOC2 – Use of premises in the vicinity states that

'under the 1982 Act the council has the discretion to refuse applications relating to sexual entertainment venues on the grounds that the grant or renewal of the licence would be inappropriate, having regard to the use to which any premises in the vicinity are put'

6.13 The first reason which should be considered under this is part of the policy is that;

'the council considers that sexual entertainment venues, providing a particular type of entertainment for a particular adult clientele, may be inappropriate in the vicinity of other premises depending on their use. This may include premises in the vicinity used for religious worship, by children and families, or vulnerable adults'.

- 6.14 There is one faith group within 250 metre of the premises, the London Institute for Contemporary Christianity at St Peter's Church, Vere Street. The London Institute for Contemporary Christianity offers training days, learning hubs, courses for people at different stages of their working lives and resources for personal and small group use. The premises is open Mondays to Friday 09:00 to 17:00.
- 6.15 The Brazilian Consulate General is situated next door to the premises. The premises is open from Monday to Friday 09:00 to 15:00.
- 6.16 Consideration should also be given with regard to;
- 'premises where children under the age of 18 in particular may reasonably be expected to attend will include schools and youth clubs and family community facilities including swimming pools, libraries, and open spaces'*
- 6.17 There are no schools within a 250-metre radius of the premises.

Policy HR1 – Hours

- 6.18 The hours applied for Relevant Entertainment reflect the terminal hours being applied for under 21/14651/LIPN. The premises has no characteristics on the exterior of, or associated with, sexual entertainment venues.
- 6.19 The premises has operated as a restaurant under two licence numbers 09/01218/LIPV and 21/07616/LIPN which both operated shorter hours than the proposed application. This application requests hours beyond core hours in Policy HR1. Paragraph 2.5.1 states 'Where a premises is licensed under the 2003 Act for hours beyond the 'core hours' the council will have regard to those hours and generally grant a SEV licence to the hours authorised for other licensable activities.

7. Licensing Authority Position

- 7.1 Taking into account the points raised in paragraphs above the Licensing Authority maintain their objection to this application.

Appendices

Appendix 1 – Photograph of the front of 3-4 Vere Street, London

Appendix 1



Objection 1

CBRE

Henrietta House
Henrietta Place
London | W1G 0NB
E: ciaran.bird@cbre.com
M: +44 (0)7967 697 908

17 January 2022

Dear Ms Gadd,

**LETTER OF OBJECTION TO NEW LICENSING APPLICATION FOR 3-4 VERE STREET
(21/14650/LISEVN)**

We write in response to a recent licensing application made on behalf of Clarmans Clubs to allow the basement and ground floor of 3-4 Vere Street to be used as a Sexual Entertainment Venue (SEV).

CBRE's registered offices are located at Henrietta House and are in very close proximity to the proposed venue. Our location in this prominent location in the West End is vital for a large real estate company and we value our location being in the heart of Westminster. We do recognise that the West End is made up of multiple uses, with some more appropriate in certain locations than others.

Westminster City Council is committed to investing £150 million to secure the future of Oxford Street as a global destination. It recognises that in order to support Oxford Street, an enhanced evening/night time economy and cultural offer, which is not dominated by the consumption of alcohol is required. However, we do not consider that the introduction of a late night Sex Entertainment Venue, which would be highly visible from Oxford Street, is consistent with the City Council's vision.

This use, with its prominent location and advertising would significantly damage the area and is not a use you would expect to encounter in this part of the West End.

We note that there was a Sex Entertainment Venue located at basement level within the now demolished Welbeck Street car park. This was in a much less prominent location with the entrance and signage located under an overhang on Marylebone Lane. The newly proposed location is highly visible from the iconic Oxford Street and should be treated differently.

In the City Council's SEV Licensing Policy 2012 it states that the aims and objectives of this policy are to promote the following:

- a. Prevention of crime and disorder;
- b. Public safety;
- c. Prevention of public nuisance;
- d. Protection of children from harm; and
- e. Improvement in the character and function of the city, or areas of it.



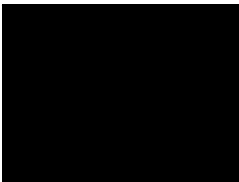


Henrietta House
Henrietta Place
London | W1G 0NB
E: ciaran.bird@cbre.com
M: +44 (0)7967 697 908

We object to the proposed licence application at 3-4 Vere Street as this is not an appropriate location for a Sex Entertainment Venue. It will have a detrimental impact on the character and function of the area and therefore does not comply with the aims and objectives of the City Council's licensing policy.

If you have any queries or require anything further, please don't hesitate to contact me.

Yours sincerely



Divisional President, Advisory Services, CEO UK & Ireland



Objection 2 (withdrawn)



By email only: licence-reps@westminster.gov.uk

Dear Sir/Madam

Application for new 'sexual entertainment venue' ('SEV') licence ref: 21/14650/LISEVN

3 - 4 Vere Street London W1G 0DH ('the premises')

Introduction

I write on behalf of the Marylebone Association to object under para 10(15) of Sched 3 to the Local Government (Miscellaneous Provisions) Act 1982 (as amended) ('LGMPA1982') to the above application. I am also intending to submit a relevant representation in respect of the pending application for a new premises licence under s17 Licensing Act 2003, ref: 21/14651/LIPN.

The Marylebone Association represents the interests of all who recognise and treasure this very special part of London. We aim to do all we can to nurture, promote and support all that adds to the unique character and quality of life in this area

There will necessarily be some overlap between the objection/representation, and I ask that the objection/representation be read in conjunction with one another.

The application

The application seeks to fundamentally change the nature of the premises in a way which we feel would be profoundly damaging. The premises has never been a 'sexual entertainment venue' (SEV), or its predecessor terminology. 'Relevant entertainment' in this location is profoundly unsuitable and inappropriate. As far as we know, there are no SEV premises operating in the Marylebone area. We strongly believe that the sexual entertainment permitted at the premises, the way in which the premises operates, and the terminal hour to which the premises operates, if allowed, will have a profoundly deleterious effect on neighbours and indeed those further afield. It is on this basis we object.

We object to the application the basis that:

1. The application would be inappropriate, having regard to the character of the relevant locality
2. The application would be inappropriate, having regard to the use to which other premises in the vicinity are put

3. The application would be inappropriate, having regard to the layout, character or condition of the premises
4. The application is contrary to the specific aims and objectives of the City Council's SEV Statement of Licensing Policy 2012 (para 1.7) particularly:
 - 4.1 prevention of crime and disorder
 - 4.2 prevention of public nuisance
 - 4.3 promoting improvement in the character and function of the city, or areas of it.
5. The application is contrary to the City Council's SEV Statement of Licensing Policy 2012 generally.
6. The application raises concerns in respect of the City Council's Public Sector Equality Duty (PSED).

The above points are directly relevant to the City Council's consideration of the application.

Background

The Marylebone Association is a not for profit organisation staffed entirely by volunteers in their spare time. Our aim is to represent the interests of everyone in Marylebone who live and work in this very special area of London. We nurture, promote and support initiatives that add to the unique character and quality of life in our area. We want to see Marylebone thrive and develop as one of the most interesting and balanced urban environments in London. The Marylebone Association is part of the West End Community Network, the Westminster Amenity Societies Forum and a member of the London Forum of Amenity and Civic Societies.

We represent:

Residents - with the aim of maintaining and further developing civilised and harmonious living in Marylebone.

Local Businesses - with the aim of promoting a vibrant and varied area of commerce and supporting the unique commercial and retail environment in Marylebone.

Visitors - with the aim of welcoming and encouraging visitors to cherish and enjoy the special qualities that Marylebone has to offer.

We have concerns that all these groups will be adversely affected should the application be granted.

Reasons for objections

General points

We object to the provision of relevant entertainment. Without prejudice to this, we would further object to the provision or relevant entertainment to the hours sought, which are unconscionably late.

There is nothing in the application to demonstrate compliance with the SEV Statement of Licensing Policy 2012. It is highly surprising given an application of such importance that the information submitted with the application is so scant.

Specific points

1. The application would be inappropriate, having regard to the character of the relevant locality

The premises are located a few yards from Oxford Street which as the iconic retail thoroughfare in London is attempting to regenerate after the pandemic. After Vere Street crosses Oxford Street it becomes New Bond Street which many consider a world-class high-end retail location

2. The application would be inappropriate, having regard to the use to which other premises in the vicinity are put

Apart from the retail premises mentioned above the address is right next door to St Peter's Church and is just round the corner from what will be the new hotel on Henrietta Place.

Other building nearby include

The Wallace Collection
The Wigmore Hall
Hinde Street Methodist Church
Brazilian Consulate
Royal Society of Medicine
Royal College of Nursing

3. The application would be inappropriate, having regard to the layout, character or condition of the premises

We do not know the name of the premises, and whether the name and/or branding would be inappropriate.

4. The application is contrary to the specific aims and objectives of the City Council's SEV Statement of Licensing Policy 2012 ('the Policy') para 1.7 particularly: prevention of crime and disorder; prevention of public nuisance; and promoting improvement in the character and function of the city, or areas of it

Without in any way commenting on the tastefulness of a lap dancing club it should be recognised that such establishments have a certain aura about them. That aura jars with the character of the neighbourhood. In our view a sex entertainment venue will look and feel totally out of place and will certainly not improve the character or function of the area.

5. The application is contrary to the City Council's SEV Statement of Licensing Policy 2012 generally

The SEV Policy contains a number of important sections which are relevant to the points raised in this objection.

Para 2.1.11 of the SEV Policy states that the Council will 'apply this policy strictly where applications are made for licences for premises in locations where sexual entertainment has not previously been provided, irrespective of the status of the applicant...'

Para 2.4.8 of the SEV Policy states that 'The nature of the clientele that sexual entertainment venues may attract, and their behaviour outside the premises, may also be inappropriate in the context of the character of the locality...'

Para 2.4.4 of the SEV Policy states that 'Sexual entertainment venues cater for a particular adult audience and by attracting those customers can affect the character of the locality in which they are situated. The council considers that localities which are characterised by particular uses, whether by residents, visitors or workers, should not include sexual entertainment venues.

Policy 2.4.6 of the SEV Policy states that 'In considering whether granting a licence would be inappropriate the council will specifically consider whether the character of the locality is predominately residential, high profile retail, of historic importance or iconic in nature, or one of family entertainment or leisure.'

Policy 2.4.7 of the SEV Policy states that 'The look of premises themselves or the nature of the services offered can be, by a majority of people in a locality, associated with characteristics which are inappropriate in a general family setting and use of the locality. This is particularly the case where the character of a locality includes elements which are attractive to, and involve children and families. However well managed a premises may be, the visual impact of sexual entertainment premises, whether in the form of signs, shop front design, promotional material, staff or customer queuing, can give rise to particular concern unless these are satisfactorily mitigated by the operator through the adoption of conditions or operating procedures.'

Para 2.4.11 of the SEV Policy states that 'Areas predominately characterised by general or family retail use may be inappropriate localities for sexual entertainment because of their use by children, either unsupervised or in a family context, and by adults wishing to avoid the characteristics of, or associated with, sexual entertainment venues.'

Para 2.4.12 of the SEV Policy states that 'Localities characterised as areas of historic importance, or iconic in nature, will be particularly attractive to, and used by, visitors, both adults and children. The council may consider it inappropriate for these localities, which in many cases will be of national and international significance, to be associated with sexual entertainment venues and their associated character, because of the effect that such an association would have on visitors and on the image of London and Westminster in particular.'

Para 2.4.13 of the SEV Policy states that 'Localities characterised as areas of family entertainment or leisure, for instance areas with a concentration of theatres, cinemas, sports centres, street theatre, or open spaces, are likely to attract children and families who may be negatively impacted by sexual entertainment venues in these areas.'

Para 2.4.17 of the SEV Policy states that 'The council considers that sexual entertainment venues, providing a particular type of entertainment for a particular adult clientele, may be inappropriate in the vicinity of other premises depending on their use. This may include premises in the vicinity used for religious worship, by children and families, or vulnerable adults. It may also include sex establishments and other premises providing sexual

We are concerned at the very late terminal hour proposed.

Para 2.5.1 of the Policy sets out the Council's 'Core hours' policy. The existing hours permitted for 'relevant entertainment' under LGMPA and for licensable activities under Licensing Act 2003 already go well beyond the 'core hours'.

Para 2.5.5 of the Policy states that 'The hours at which noise may occur and disturbance of residents' rest, relaxation and sleep will be of particular concern. In general, the conditions will be framed to ensure that closing hours on nights when residents have to get up for work the next morning are earlier than when it is less likely that they will have to do so.'

6. Public Sector Equality Duty (PSED)

The Licensing authority must under s149 Equality Act 2010 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;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

We will need reassurance that the City Council has paid due regard to these factors.

Yours sincerely,

Name: Guy Austin

Address: Marylebone Association, 229 Great Portland Street, London, W1W 5PN

Objection 3

Commercial in confidence

My Name: Church Warden of All Souls
Langham Place on behalf of All Souls
Church Langham Place and St Peter's
Church Vere Street

Address: All Souls Church, 2 Langham
Place, London, W1B 3DA

City of Westminster's License Reference
Number: 21/14650/LISEVN

Premises Name and Address: Ground
Floor And Basement, 3 – 4 Vere Street,
London

1. Introduction

1.1. I am writing on behalf of All Souls Church Langham Place and St Peter's Church 5 – 7 Vere Street to make an objection regarding the license application 21/4650/LISEVN at Ground Floor And Basement, 3 – 4 Vere Street, London for a new Sexual Entertainments Venue licence.

2. The Proposal

2.1. The proposal seeks a license for a new sex establishment licence as a Sexual Entertainment Venue for the premises 3-4 Vere Street London, W1G 0DQ. The proposal seeks hours of use of Monday to Saturday:10:00-05:00 Sunday: 10:00-00:00. It seeks permission for entertainment of full nudity striptease.

3. The Site

3.1. The application site is an unlisted property (in planning terms) currently in use as a Lebanese Restaurant located on the ground floor and lower basement levels at 3 – 4 Vere Street, London (planning use class E(c)) (see green marker in Figure 1).

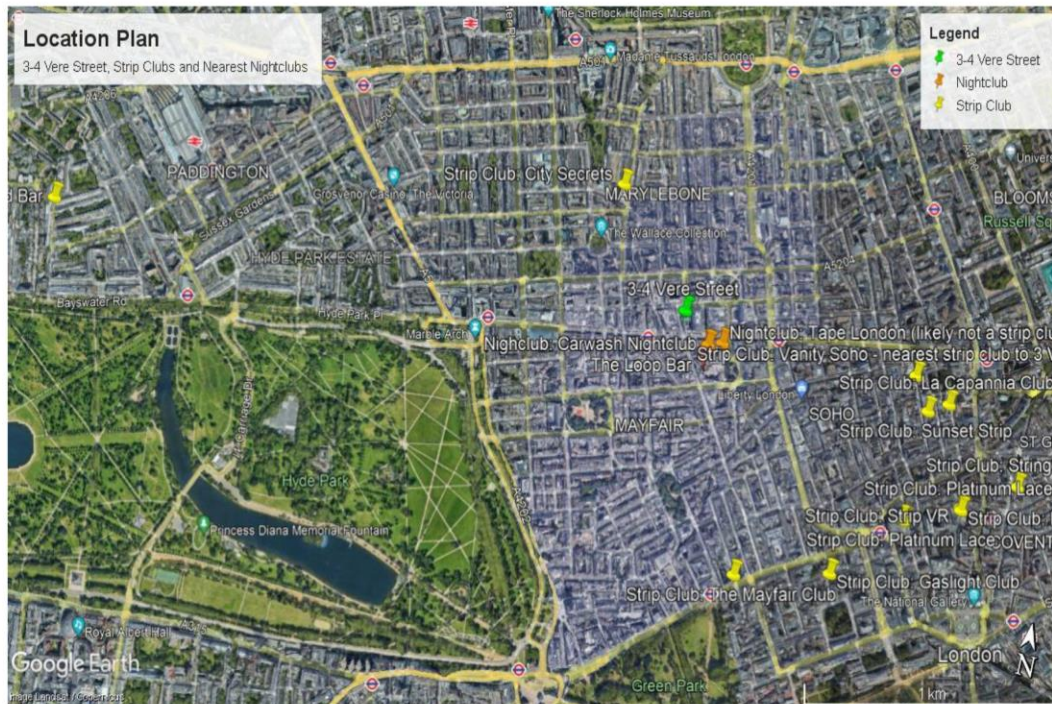


Figure 1: Location Plan showing context of 3 – 4 Vere Street and other strip clubs (yellow) and nearby nightclubs (orange)

4. Grounds for Refusing A Licence Application

- (a) that the applicant is unsuitable to hold the licence by reason of having been convicted of an offence or for any other reason;
- (b) that if the licence were to be granted, renewed or transferred the business to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant, renewal or transfer of such a licence if he made the application himself;
- (c) that the number of sex establishments, or of sex establishments of a particular kind, in the relevant locality at the time the application is determined is equal to or exceeds the number which the authority consider is appropriate for that locality;
- (d) that the grant or renewal of the licence would be inappropriate, having regard
 - (i) to the character of the relevant locality; or
 - (ii) to the use to which any premises in the vicinity are put; or
 - (iii) to the layout, character or condition of the premises, vehicle, vessel or stall in respect of which the application is made.

5. The Suitability Of The Applicant

- 5.1. Relevant Policies: MG1 and SU1
- 5.2. The Licence application was made by Clarmans Club Ltd (company number 13810956). The company was only listed with companies house on 21/12/2021. This was a day before the application declaration was signed on the application form.
- 5.3. The sole director of the company is John Charles Wythe born June 1947. John Charles Wythe is also a current director for Sophisticats (Camden) Ltd (company house number 04310225) since 22 February 2021. There have been a number of concerning online reports (for example in the report by "Notbuyingit" names "Camden breaching data protection and putting the public at risk" (dated 2022), of incidences of issues with the licenses held by Sophisticats linked with licences in Camden. Other reports point to a licence held by Sophistics which was revoked in January 2020 by Camden Council. To our understanding and according Camden Council's official website, Sophisticats' current application (ref APP\SE-RENEW\102677) for their licence (ref SE-PREM\LIC\00263) at 34-38 Eversholt Street NW1 1DA is going to a hearing.
- 5.4. Whilst we cannot confirm the details of this hearing and whether it would preclude the applicant from holding a licence, these details do raise concerns surrounding the suitability of the operator. We would encourage these to be looked into by the relevant licence officer.
- 5.5. In short, there is a lack of a proven track record of the company itself or the sole director running it.

6. The number of sex entertainment venues that the council considers appropriate in any particular locality within the city

- 6.1. Relevant Policies: NO1
- 6.2. The introduction of this section refers partly to the impact on the existing character and functionality of the locality. In the interest of not duplicating text, the licence officer is kindly pointed to section 6 which goes into detail about why we feel that this proposal would be detrimental to the character and functionality of the locality.

- 6.3. Whilst it is noted that the premises is located within the technical Westminster core CAZ north area, as shown in figure 1 (below) Vere street sits in a locality which is not characterised by strip clubs or the like. Instead it is made up predominantly of retail, residential, daytime and evening entertainment, offices, food outlets and health centres to the north with some places of worship. According to a Rightmove search taken from Land Registry, within a 0.25 mile radius of of Vere Street, 662 properties were recorded as having been sold over all time (see Appendix 1). This includes 22 properties within the last 2 years. Figure 2 also show residential properties currently for sale within a 0.25 mile radius of Vere Street. This all points toward this section of Vere Street having a high concentration of residential properties. This is something paragraph 2.3.7 of Westminster’s Sexual Entertainment Venues Policy Document (2012) is given due consideration when assessing the proposal.
- 6.4. As a result, it is our view that this application would be contrary to policy NO1.

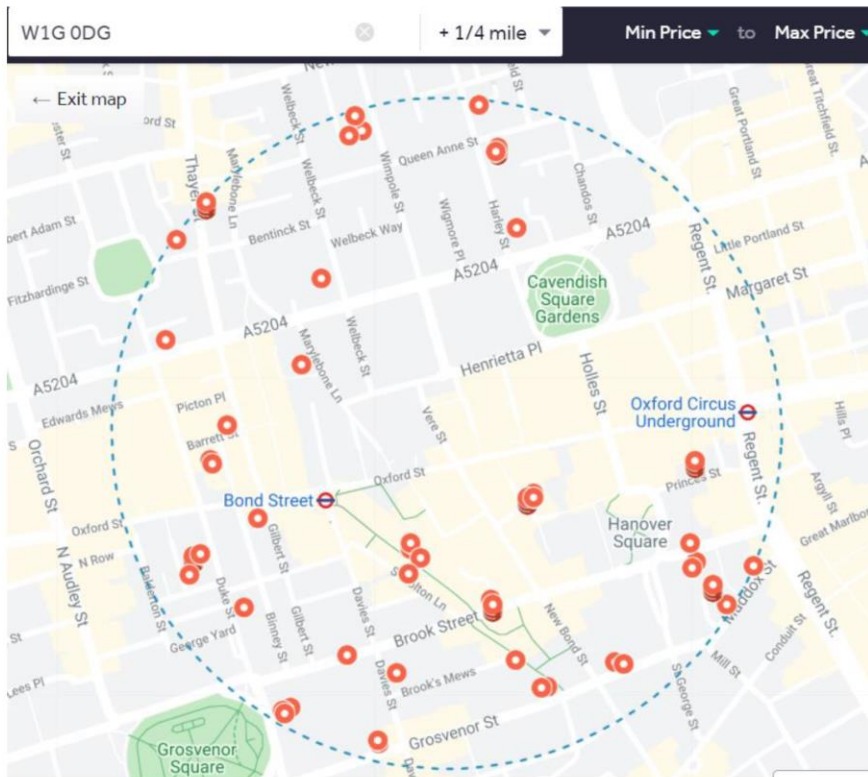


Figure 2: Rightmove search of properties currently for sale within a 0.25 mile radius of Vere Street

7. The Character of the Locality, The Use To Which Premises in the Vicinity Are Put and The layout, character or condition of the premises

- 7.1. Polices: LO1 and LO2
- 7.2. Vere Street and the immediate nearby vicinity is made up of mainly daytime and evening uses, being predominantly retail E(a) use in planning terms (including Debenhams), and restaurant and cafe uses (including Pret A Manger and the subject property). St Peter’s Church (a Grade I Listed building) forming a prominent part of street scheme at the northern end of Vere Street

being approximately 50 metres from the proposed site. Vere Street forms part of the Harley Street Conservation Area. The site is prominently located along Vere Street, being just a few premises down from Oxford Street. Oxford Street attracts a wide variety of pedestrians, many of whom being families. Attractions include a number of high profile, family-friendly retailers. These include Debenhams opposite, the Disney Store, John Lewis, Marks and Spencers, Swarovski, H&M, House of Fraser and Selfridges. Nearby, family friendly places of worship which include All Souls Church Langham Place (a family friendly church just 8 minutes away), St Peters Church Vere Street and St Pauls Robert Adam Street and number of other family friendly restaurants (see figure 3 below).

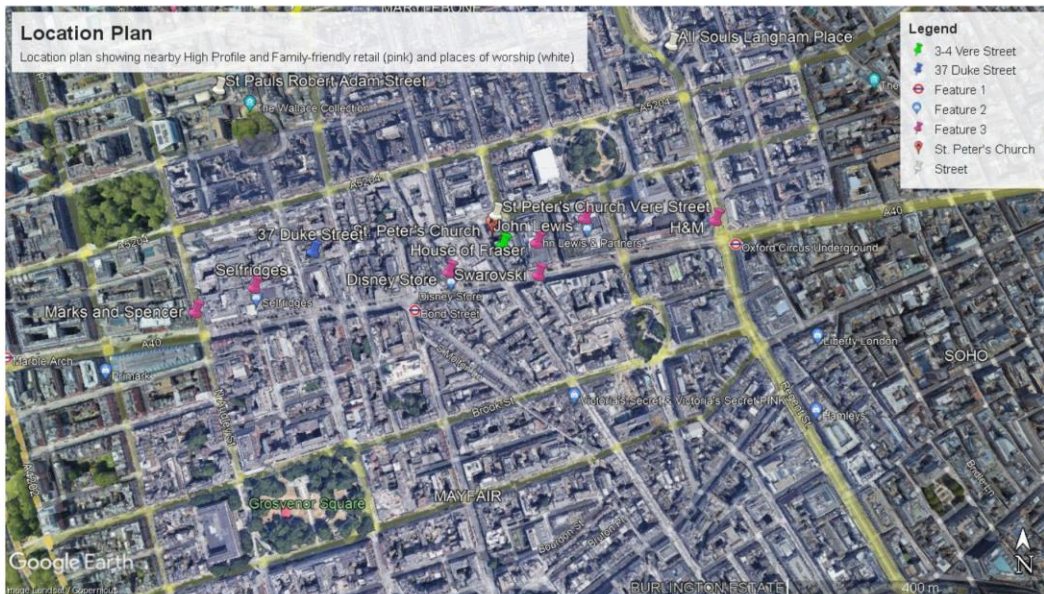


Figure 3: Location Plan showing nearby high profile and family friendly retail and places of worship

- 7.3. The main cluster of strip clubs in the City of Westminster are located in the Soho, Covent Garden and on the southern borders of Mayfair. The site is located a 15 minute walk from the nearest strip club (Vanity Soho, 4 Carlisle St, London W1D 3BJ – see appendix 1). It is noted that there are a cluster of three nightclubs within a five minute walk (Carwash Night Club, The Loop Bar and Tape London – see orange markers in appendix 1). However, these venues are only open at night and do not change the predominant character of the area in the day, being family friendly and not of an exclusively adult nature.
- 7.4. In paragraph 2.4.17 of the Westminster’s Sexual Entertainment Venues Statement of Liscensing Policy (2012) it highlights how it may not be appropriate for strip clubs to be located near in premises used for “religious worship, by children and families, or vulnerable adults”. All three of these groups (in fairly substantial numbers collectively) all use St Peters Church Vere Street (premises down), All Souls Church Langham Place (just an 8 minute walk away) and St Pauls Church Robert Adam Street (just a 9 minute walk away) where there are youth clubs, mothers and babies groups as well as events for the homeless and other vulnerable groups. In particular, before COVID 19 St Peters Vere Street was used for prayer meetings as part of the All Souls church family and the London Institute for Contemporary Christianity host events there of a religious nature. There are also early stage plans to use it for Church worship services in the future as part of the strategic vision for the ever growing All Souls Langham Place Parish community.

- 7.5. This position can be further supported by a recent and nearby licence application, being just a six minute walk away, which was rejected by Westminster City Council. The application for a new sexual entertainment venue in the Ground Floor 37 Duke Street London W1U 1LN (ref 20/02836/LISEVN) was refused. 37 Duke Street London is just a 6 minute walk to 3 – 4 Vere Street (see figure 4 for the proximity of the two locations).

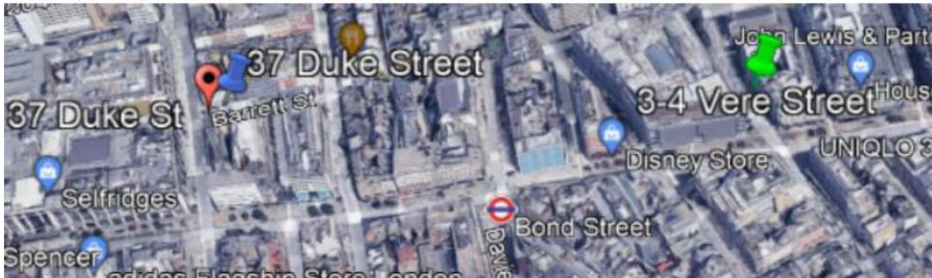


Figure 4: Locations of 37 Duke Street and 3 – 4 Vere Street

- 7.6. In a similar way to the current application, when considering policies LO1 and LO2, in the application at 37 Duke Street London W1U 1LN (ref 20/02836/LISEVN) the subcommittee stated in the Analysis section of the report that:

“...in considering whether granting a licence would be inappropriate, the council will specifically consider whether the character of the locality is predominately residential, high profile retail, of historic importance or iconic in nature, or one of family entertainment or leisure Paragraph 2.4.11 states that areas predominately characterised by general or family retail use may be inappropriate localities for sexual entertainment... Paragraph 2.4.12 states that localities characterised as areas of historic importance, or iconic in nature, will be particularly attractive to, and used by, visitors, both adults and children. The council may consider it inappropriate for these localities, which in many cases will be of national and international significance, to be associated with sexual entertainment venues and their associated character”

- 7.7. The subcommittee concluded that:

“this proposal for a new lap dancing club was inimical to the character of the area as it is now and as it is becoming and also to the uses in the area. The grant of the licence would, therefore, be inappropriate having regard to the character of the relevant locality and the use to which any premises in the vicinity are put”

- 7.8. Moreover, the lack of a planning application even having been made for the change of use of the site from a restaurant E(c) use to a strip club (sui generis). Planning permission would need to be made owing to a lack of permitted development rights to make such a change. Without such application having been made, there has been little chance to properly scrutinise such an impact on the impact on the character of the area. It also shows a lack of a proper assessment of the area and suitability. This also comes through in the lack of any sort of area assessment in the application form or the submitted documents on the Council’s application portal. We can only conclude that no attempt has been made to consider the character of the area and the suitability of the use in this location.
- 7.9. Taking all of this into account, we consider the proposed location of the strip club to be completely out character with the surrounding locality (ie this part of the West End), introducing an exclusively over 18s venue which would be open for the majority of the day into

a predominantly family area, an area of high profile retail, architecturally significant properties and areas, places of worship and where vulnerable adults come for help. As a result, it should be refused based on its detrimental impact on the context within the immediate and nearby locality, contrary to policy LO1 and LO2.

8. Conditions, Management And Compliance Including The Conduct And Welfare Of Performers

- 8.1. There has been no positive engagement by the applicant with us as nearby occupiers and users of the immediate locality in which the proposed license has been proposed. This has raised concerns with us regarding the suitability of the applicant as well as any future potential management of the property for this particular use in an area which has more sensitive uses than other parts of the Westminster core CAZ north. This was flagged by the subcommittee in the application at 37 Duke Street London W1U 1LN (ref 20/02836/LISEVN) as being a real point of concern in the Analysis section:

"It did seem extraordinary to the Sub-Committee that there hadn't been more engagement with the local community in those circumstances and there wasn't any evidence to suggest that the applicant had actually carried out its own assessment of the suitability of the location, having regard to the Council's policy statements. In particular, the members refer to paragraph 2.1.11 of the Council's Statement of Licensing policy in respect of Sexual Entertainment Venues

- 8.2. This point also holds true for this application and it is respectfully suggested that it should be another point which the application should be refused on.
- 8.3. There is little in regard in the way of detail regarding how the premises would be run other than the proposed opening hours, a proposed elevation drawing and proposed floor plans. A substantial amount of information was not present in the application documents for us and other stakeholders would comment upon, assess and if so scrutinise.
- 8.4. For example: in the proposed plans there is no proposed obscured glazing at ground floor level. The entertain stage is being proposed located directly next to the street and therefore being located directly in view of the street scene. Given the size of the non-obscure glazed windows, this would cause a totally inappropriate view from the street scene with families and other passers-by having a direct and clear view of the dancers. This overlooking would also be undignified for the dancers who would be in a catfish bowl, being overlooked by all passers-by. Moreover, how would security work on the doors? How would the sound levels be managed: would there be potentially loud music at every hour of the day and night? How would CCTV work outside the premises and what would it visually look like in regard to its impact on the conservation area and overall character of the street?
- 8.5. This was also flagged by the subcommittee in the application at 37 Duke Street London W1U 1LN (ref 20/02836/LISEVN) as being a real point of concern in the Analysis section:

The members of the Licensing Sub-Committee do not think that it is appropriate for applications to be made which essentially require all the detailed work to be carried out when the hearing is being conducted. The applicant should present its application in detail with clear plans and a clear indication of exactly what is proposed and how the premises will be operated.

9. Appendices

1. Rightmove (2022) search result for residential properties sold within a 0.25 mile radius of Vere Street. <https://www.rightmove.co.uk/house-prices/w1g-0dg.html?soldIn=2&radius=0.25&page=1>

Objection 4

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Public Protection and Licensing
Westminster City Council
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Westminster City Hall
64 Victoria Street
London
SW1E 6QP

17 January 2022

Dear Sirs

**21/14650/LISEVN, Application for Sexual Entertainment Venue, Ground Floor
And Basement 3 - 4 Vere Street London W1G 0DH**

**21/14651/LIPN, Application for premises licence, Ground Floor And Basement 3
- 4 Vere Street London W1G 0DH**

We are instructed on behalf of 334 Ramsbury Oxford Limited, who are the owners/developers of the former Debenhams Store on the corner of Oxford Street and Vere Street.

Our client objects in the strongest terms to these applications, which involve the redevelopment of the former Maroush Restaurant as a sexual entertainment venue.

Objection to SEV licence

The objection is made on the following grounds arising under Schedule 3 paragraph 12(3) of the Local Government (Miscellaneous Provisions) Act 1982:

(c) that the appropriate number of sex establishments in the relevant locality is nil;

(d)(i) that the grant of the licence would be inappropriate having regard to the character of the relevant locality;

(d)(ii) that the grant of the licence would be inappropriate having regard to the use of premises in the vicinity;

(d)(iii) that the grant of the licence would be inappropriate having regard to the character of the premises in respect of which the application is made.

As the Council is aware, the locality of these premises is one of the most iconic retail destinations in the world.

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The Council's own sexual entertainment venue policy states:

2.4.6 In considering whether granting a licence would be inappropriate the council will specifically consider whether the character of the locality is predominately residential, high profile retail, of historic importance or iconic in nature, or one of family entertainment or leisure.

2.4.12 Localities characterised as areas of historic importance, or iconic in nature, will be particularly attractive to, and used by, visitors, both adults and children. The council may consider it inappropriate for these localities, which in many cases will be of national and international significance, to be associated with sexual entertainment venues and their associated character, because of the effect that such an association would have on visitors and on the image of London and Westminster in particular.

This evidently applies to the general locality of these premises.

More specifically, Vere Street is a short street connecting Oxford Street to Henrietta Place to the north. The entire western side of the street is occupied by the former Debenhams store, whose redevelopment will be instrumental in the regeneration of Oxford Street. Our client will be redeveloping the site for retail and flexible class E uses of the upper floors (offices and light medical envisaged) which will attract the community at large, including families and children. On 21st September 2021, the Council resolved to approve the proposal, ref. 21/05110/FULL, which provides for basement, ground and 9 upper floors of retail and commercial floorspace. The proposal includes new entrances on Vere Street and an upper floor terrace looking down over Vere Street, so this is expected to become an active, well-used frontage for both retail and other commercial purposes. The experience of all users of the redeveloped building, including staff, would be negatively impacted by having a substantial lap-dancing club immediately opposite. The amenity of the development, together with its marketability, would be negatively impacted.

On the eastern side of the street, immediately next to the application site and forming part of the same building is the Brazilian Consulate General. On the other side of the application site is Pret a Manger, and next to that is the London Institute for Contemporary Christianity, which occupies a beautiful 18th century church building. All of these uses would sit most uncomfortably with the proposed SEV use.

In summary, it is respectfully submitted that a sexual entertainment venue in this location would be harmful to the current mix of uses and to the locality more generally, in breach of the Council's SEV policies LOC1 and LOC2.

Furthermore, the building in which the proposed use is housed is itself a substantial, attractive, conspicuous building with three large windows at ground floor level. The proposal is apparently to have the main performance stage immediately behind the central window, with lounges for sexual entertainment on either side. Inevitably, therefore, these windows will need to be blacked out. As the licence application plans show, above the windows there will be the legend "Sophisticats" facing the former Debenhams Building.

Mishcon de Reya

On behalf of our client, we strongly submit that the character of this particular building is wrong for this use in this location. The use involves blacking out the main windows of the building in order to permit sexual entertainment activities to take place at ground floor level, with prominent signage drawing attention to the use within. This will create a foreboding and unpleasant aspect for those living, working and passing by.

Without prejudice to the above, our client strongly objects to the hours applied for, which are 10 a.m. to 5 a.m. on Monday to Saturday and 10 a.m. to midnight on Sunday. As for the 10 a.m. start, it is quite evidently inappropriate for what would be a prominent sexual entertainment venue to be open and operating throughout the working day across the road from a major development attracting families and children, next door to a consulate and close to a religious institution. As for the terminal hours, these are far beyond core hours as set out in the SEV policy HRS1.

Objection to premises licence

The hours applied for are far in excess of the Council's Core Hours set out in Policy HRS1 of its licensing policy.

Furthermore, the proposal is to operate the premises as an SEV. It is noted that condition 5 theoretically permits a conventional entertainment use by stating: "*The sale of alcohol shall be to seated persons only and ancillary to the provision of regulated entertainment or striptease entertainment authorised under a Sexual Entertainment Venue Licence.*" However, the reality of the situation, including the nature of the operator, the layout and the hours applied for, mean that the proposal can only proceed as a lap dancing club. If, as our client requests, the application for the SEV licence is refused, the application for the premises licence must fall with it, since the applications go hand in hand.

Accordingly, the Council is respectfully requested to refuse both applications.

Yours faithfully

DocuSigned by:

8CACE103ECCA49E...

Mishcon de Reya LLP

Direct Tel: +44 (0)20 3321 7118
Direct Fax: +44 (0)20 3006 8956

Objection 5

[REDACTED]

New West End Company is the Business Improvement District (BID) for London's West End, representing over 600 retail, hospitality, entertainment and property businesses in and around Oxford Street, Bond Street, Regent Street and East Mayfair.

We would like to object most strongly to applications for this property.

New West End Company, on behalf of our members contributed to the recently adopted Westminster City Plan review, seeking more flexibility of uses in the West End to allow for uses that are complementary to core retail uses. This will enable the West End to respond effectively to evolving retail trends and visitor demands.

However, we do not believe that a Sex Entertainment Venue is an appropriate use in this vicinity. The City Council's vision for the Oxford Street District, supported by significant public and private sector investment, are conscious of the need to ensure that new uses should contribute to the overall global appeal of the district as a world class shopping and entertainment district. We do not believe that a sex entertainment club contributes to this vision. Indeed, we are concerned that allowing it, and setting a precedent, would significantly damage the area.

The site is in the vicinity of a number of key West End iconic stores, a new hotel, the UK headquarters of a major real estate agency and a local church. The area attracts visitors of all ages from all around the world. We believe that a sex entertainment venue would detract from this and other surrounding businesses.

In addition, we are concerned about late night entertainment in an area with significant residential premises. New West End Company and its members are always aware of the need to be sensitive to concerns of residents and, from many years' experience, we do not believe that a sex entertainment would be appreciated in the area.

Objection 6

[REDACTED]

Dear Sirs,

I am writing in my capacity as West End Ward Councillor to object to the proposal to have a Sexual Entertainment Venue Licence in respect of these premises.

Uses of this kind are not appropriate north of Oxford Street, and the problems associated with the former location on the corner of Marylebone Lane and Henrietta Place show that this type of entertainment attracts an increased and inappropriate amount of activity and anti-social behaviour, and adversely affects residential amenity for those around.

The Council is struggling to ensure that Oxford Street remains a successful and attractive area, as the whole profile of retail activity changes. Whilst there is of course the need to diversify away from a pure retail environment, it would not be improved or enhanced by the inclusion of such activity in an area which is hoped would attract a much wider demographic, including children, to the newly enhanced and improved retail offerings currently under construction in the old Debenham's building, and shortly to commence in relation to the DH Evans building nearby.

The subject premises were comparatively recently converted to restaurant and associated activity, and continue to be viable for such use. I therefore support the concerns and objections raised by nearby residents, businesses and stakeholders.

Objection 7

Dear Licensing Team,

I am writing to confirm my objection to this license application in my capacities as ward councillor and Cabinet Member for Young People. My ward colleague, Cllr Glanz, has given strong reasons for this application to be rejected and I will not repeat his points in full.

However, I would repeat the observation that this is a grossly unsuitable location for this activity given the close proximity of the church and LICC. Further, the site is in clear view of many of the family-orientated attractions and businesses of Oxford Street.

I am not against all sexual entertainment venues but local context is important and this is an inappropriate location.

Many thanks for your time in this matter

Objection 8

The application for a Sexual Entertainment Venue licence is inappropriate because it would contravene the following Council policies in relation to license approval, namely:

(1) Areas predominately characterised by general or family retail use may be inappropriate localities for sexual entertainment because of their use by children, either unsupervised or in a family context, and by adults wishing to avoid the characteristics of, or associated with, sexual entertainment venues. This area is one of the premier family retail areas in Europe, and in particular it would be most inappropriate for such a business to be situated opposite the new retail development in the former Debenhams building.

(2) Localities characterised as areas of historic importance, or iconic in nature, will be particularly attractive to, and used by, visitors, both adults and children. St Peter's Church is a Grade One listed building which under normal circumstances attracts a number of tourist visitors both to the building itself and to its stained glass windows.

(3) The council considers that sexual entertainment venues, providing a particular type of entertainment for a particular adult clientele, may be inappropriate in the vicinity of other premises depending on their use. This may include premises in the vicinity used for religious worship, by children and families, or vulnerable adults.

Although St Peter's is a deconsecrated church building, it is still used for acts of worship and currently 3 church congregations use the building on a weekly or regular basis

Objection 9

Pontegadea UK Limited

We act on behalf of Pontegadea UK Ltd which is the freehold owner of 328 to 332 (even) Oxford Street and 2 Vere Street, London. Those buildings are primarily offices although there is some retail on the ground floors.

Our client is concerned to learn of the application for a new SEV and premises licence at 3-4 Vere Street which is immediately adjacent to our client's premises and wishes to object to the applications made by Clarmans Clubs Ltd.

A number of tenants within the offices which our client owns have also expressed their opposition to these applications. Indeed it was one of the tenant companies that brought the matter to our client's attention.

The proposed use of the premises and operating hours of 10.00 to 05.00 the following day are entirely inappropriate for this venue which sits at the heart of a commercial and retail area. The proposed activities are inimical to the general use of office and retail space which is long established in the area and the grant would be inappropriate, having regard to the character of the relevant locality and the use to which any premises in the vicinity is put.

In August 2020 the licensing sub committee refused a similar application a third of a mile away in Duke Street W1, (20/02836/LISEVNJ) specifically stating that it found the locality to be inappropriate for the grant of the SEV application.

In particular the sub committee noted that "in considering whether granting a licence would be inappropriate, the council will specifically consider whether the character of the locality is predominately residential, high profile retail, of historic importance or iconic in nature, or one of family entertainment or leisure. Areas predominately characterised by general or family retail use may be inappropriate localities for sexual entertainment because of their use by children, either unsupervised or in a family context, and by adults wishing to avoid the characteristics of, or associated with, sexual entertainment venues. Localities characterised as areas of historic importance, or iconic in nature, will be particularly attractive to, and used by, visitors, both adults and children. The council may consider it inappropriate for these localities, which in many cases will be of national and international significance, to be associated with sexual entertainment venues and their associated character, because of the effect that such an association would have on visitors and on the image of London and Westminster in particular."

We contend that exactly the same considerations apply to this application, so close to a previously refused application. On that basis the applications should be refused

Objection 10

Consulate General of Brazil in London - 3 Vere Street, London, W1G 0DG

The application revealed the applicant's intention to run a new sexual entertainment establishment in the ground floor and basement of the same building where the Consulate General of Brazil in London is based - 3-4 Vere Street, London, W1G 0DQ.

The Consulate General has made use of these premises over the last 15 years, and expressly manifests its firm objection to the application submitted by Clarmans Club Ltd for the reasons outlined below. It is important to note that a sexual entertainment venue means any premises at which a live display of nudity or live performance that is intended to stimulate sexual activity is provided before a live audience for the financial gain of the organiser or entertainer. The specific application mentions "full nudity striptease", as per the Statement of Licensing Policy 2012 issued by Westminster Council.

Please note that the activities developed by the Consulate are those enshrined in Art 5 of the Vienna Convention on Consular Relations, to which both Brazil and the United Kingdom are Parties. The Consulate General deals, thus, with several issues pertaining to Brazilian nationals' documentation including the registration of births and marriages, and it also counts with an assistance department which deals with vulnerable people on a daily basis.

We find it absolutely inappropriate to allow a sexual entertainment venue to be established in the same building where consular functions are regularly exercised and through which circulate children, elderly

and vulnerable people every day. Not to mention the clear inconsistency that there would be between the granting of the required licence and the commitment undertaken by Parties to the Vienna Convention to cooperate for the adequate performance of functions by consular posts.

Further detail provided by Consulate General of Brazil

We write further to your letter in which you attached a Notice of Application dated 22 December 2021 submitted by Clarmans Clubs Ltd.

The above-mentioned application revealed the applicant's intention to run a new sexual entertainment establishment in the ground floor and basement of the same building where the Consulate General of Brazil in London is based – 3-4 Vere Street, London, W1G 0DQ.

The Consulate General has made use of these premises over the last 15 years, and expressly manifests its firm objection to the application submitted by Clarmans Club Ltd for the reasons outlined below. It is important to note that a sexual entertainment venue means any premises at which a live display of nudity or live performance that is intended to stimulate sexual activity is provided before a live audience for the financial gain of the organiser or entertainer. The specific application mentions "full nudity striptease", as per the Statement of Licensing Policy 2012 issued by Westminster Council.

We would like to draw your attention to paragraph (3) (d) of Section 12 of Schedule 3 of the Local Government (miscellaneous Provisions) Act 1982, which sets out the legal framework with regards to the establishment of sexual premises:

"SCHEDULE 3

Control of Sex Establishments

(...)

Refusal of licences

(...)

(2) Subject to paragraph 27 below, **the appropriate authority may refuse—**

(a) an application for the grant or renewal of a licence on one or more of the grounds specified in sub-paragraph (3) below;

(b) an application for the transfer of a licence on either or both of the grounds specified in paragraphs (a) and (b) of that sub-paragraph.

(3) The grounds mentioned in sub-paragraph (2) above are—

(a) that the applicant is unsuitable to hold the licence by reason of having been convicted of an offence or for any other reason;

(b) that if the licence were to be granted, renewed or transferred the business to which it relates would be managed by or carried on for the benefit of a person, other than the applicant, who would be refused the grant, renewal or transfer of such a licence if he made the application himself;

(c) that the number of sex establishments, or of sex establishments of a particular kind, in the relevant locality at the time the application is determined is equal to or exceeds the number which the authority consider is appropriate for that locality;]

(d) that the grant or renewal of the licence would be inappropriate, having regard—

(i) to the character of the relevant locality; or

(ii) to the use to which any premises in the vicinity are put; or

(iii) to the layout, character or condition of the premises, vehicle, vessel or stall in respect of which the application is made."

Please note that the activities developed by the Consulate are those enshrined in Art 5 of the Vienna Convention on Consular Relations, to which both Brazil and the United Kingdom are Parties.

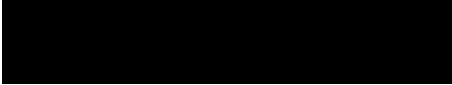
The Consulate General deals, thus, with several issues pertaining to Brazilian nationals' documentation including the registration of births and marriages, and it also counts with an assistance department which deals with vulnerable people on a daily basis.

We find it absolutely inappropriate to allow a sexual entertainment venue to be established in the same building where consular functions are regularly exercised and through which circulate children, elderly and vulnerable people every day. Not to mention the clear inconsistency that there would be between the granting of the required licence and the commitment undertaken by Parties to the Vienna Convention to cooperate for the adequate performance of functions by consular posts.

Therefore, the Consulate exercises its right, as per the legislation above, to object the establishment of a sexual entertainment venue in the same building where the consular services are provided and put forward its disagreement with the concession of licence by the Westminster Council.

Objection 11

PRIVATE AND CONFIDENTIAL



City of Westminster
Licensing Service
Westminster City Hall
64 Victoria Street
London SW1E 6QP
AND BY EMAIL TO: licensing@westminster.gov.uk

Friday 14th January 2022

Dear Sir

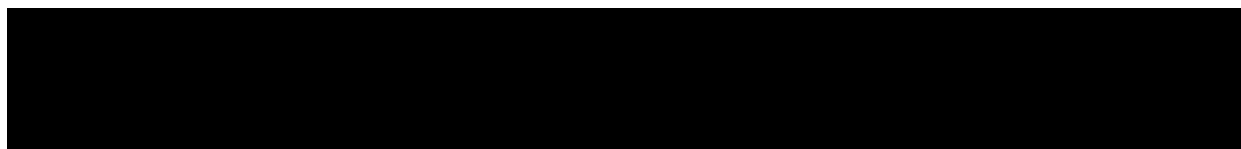
**New Premises Licence Application – Reference No: 21/14650/LISEVN (“Application”)
Applicant: Clarmans Clubs Limited (“Applicant”)
Premises: Ground Floor and Basement, 3-4 Vere Street, London W1G 0DH (“Premises”)**


In accordance with the provisions of paragraph 10(15) of the Local Government (Miscellaneous Provisions) Act 1982) (“Act”) we hereby give notice of our objection to the above-detailed Application for a sexual entertainment venue licence for the Premises.

We acknowledge that pursuant to paragraph 10(16) of the Act notice of our objection will be given to the Applicant. Please note, however, that we do not consent to our name, address or contact details being provided to the Applicant.

The following are our grounds of objection:

1. The Applicant was only incorporated on 21 December 2021, that date being the day immediately before the date appearing on the Application. Consequently, there is no evidence available to show that the Applicant has any experience of operating the type of business (a sexual entertainment venue) that it proposes, if a licence to do so is granted, to operate at the Premises:
2. The sole director of the Applicant is John Charles Wythe. According to Companies House, he is also a director of two other companies, namely JW Restaurants Limited (company number 13694745) and JW Clubs Limited (company number 13484575). Those companies were incorporated in October 2021 and June 2021 respectively, and so again are relatively “new” companies. Even if (which is unclear from the documents available at Companies House) JW Clubs Limited is in the business of operating sexual entertainment venues, given its recent incorporation there is nothing to suggest that



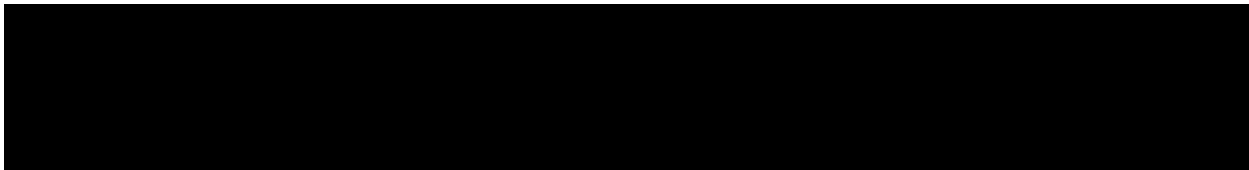


it has any significant (or any at all) experience of doing so. Having only been incorporated some 7 months ago, it would appear that it probably does not;

3. Our concern therefore is that neither Mr Wythe nor the Applicant appear to have any relevant experience which would suggest that they are suitably qualified to be operating a sexual entertainment venue;
4. In relation to the Application itself, paragraph 10(3)(iii) of the Act expressly requires that where, as here, an application is made by a body corporate, it shall state the full names and private addresses of the directors or other persons responsible for its management. The Application does not state anywhere the name of the Applicant's director, Mr Whyte. The use of the word "shall" in paragraph 10(3)(iii) means that compliance is mandatory. The Applicant is therefore in breach of this paragraph;
5. Paragraph 12(2) of the Act states that, subject to paragraph 27, the appropriate authority may refuse an application for the grant of a licence on one or more of the grounds specified in sub-paragraph (3). This includes, at (3)(c), that the number of sex establishments in the relevant locality at the time the application is determined is equal to or exceeds the number which the authority consider is appropriate for that locality.
6. It also, states that the authority shall have regard to the character of the relevant locality [12(3)(d)(i)] and the use to which any premises in the vicinity are put [12(3)(d)(ii)]. In that regard we would comment as follows:
 - i. St. Peter's Church is located on Vere Street, with its official postal address being numbers 5-7. It is therefore in very close proximity to the Premises;
 - ii. The Brazilian Embassy is located in close proximity to the Premises;
 - iii. The Premises are also only a very short distance away from Oxford Street, with one of the closest stores to the Premises being The Disney Store which is regularly frequented by families including young children; and
 - iv. In the next road along from the road on which the Premises are located is a new block of residential flats and a hotel;
 - v. The Premises, given their location, are very much in the heart of the City of Westminster's lucrative and busy shopping district and are therefore likely to be passed by and visible to many people on a regular basis;



- vi. The building within which the Premises are located is, we believe, owned by the same family that owns the building housing the Brazilian Embassy. It appears from the plans submitted with the Application that the Premises would be required to share the emergency fire exit with the occupants of the Embassy and we understand that this is some considerable concern to the Embassy personnel.
7. Notwithstanding that paragraph 12(4) of the Act states that an appropriate number for the purposes of sub-paragraph (3)(c) may be nil, our investigations have revealed that there are currently four sex entertainment venues within the City of Westminster. They are:
- i. Vanity Soho, 4 Carlisle Street W1D 3BJ;
 - ii. Sophisticats – Premier Club Soho, 5 Brewer Street W1F 0RF;
 - iii. Sunset Strip – 30 Dean Street W1D 3SA; and
 - iv. The Mayfair Club – 50 Dover Street W1S 4NY
8. In the circumstances we believe that the number of sex establishments located in the City of Westminster already exceeds the number which should reasonably be considered appropriate. On that basis the Application should be refused;
9. Our prestigious offices at 1 Vere Street are located immediately adjacent to the Premises. We were established in 2011 as a response to the financial crisis to provide the specialist understanding and expertise required to promote and defend our clients’ interests in a world where investment firms are under greater scrutiny than ever. Our clients range from single-strategy start-ups to global, multi-platform asset managers. We are also experts at managing unusual or challenging reputational issues for businesses and individuals. We pride ourselves on working with dedication and discretion and provide sophisticated communications advice on all aspects of clients’ global reputations.
10. Having a sex establishment venue immediately adjacent to our offices is, we believe, likely to be extremely damaging in terms of our professional relationships with our clients (both current and prospective) who attend at our offices.





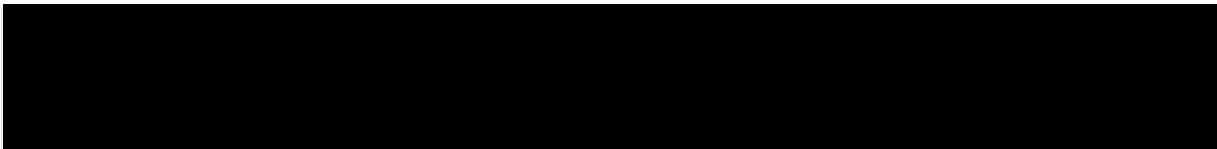
11. Another important factor is that our staff often work outside of what are generally considered to be “normal” working hours. As such, they will often have to walk past the Premises while they are open, either to access our offices or having exited them. We should not have to expose our staff to the risk of being confronted by patrons or employees of the Premises.
12. Consequently, we must object most strongly to the granting of the Application;
13. We have also taken the opportunity to review the City of Westminster’s Licensing Policy (on the basis that we had anticipated that the Applicant would also be seeking a licence to sell alcohol on the Premises) and there are a number of matters contained within the same which we say are relevant to whether or not the Application (including any application under the Licensing Act 2003) should be granted, and which we would say constitute further grounds for objecting to the Application. These include:
 - i. The Prevention of Public Nuisance Policy PN1;
 - ii. The Core Hours Policy HRS1; and
 - iii. The Sexual Entertainment Venues and Sex Cinemas Policy SCEV1


14. Dealing with each of those in turn, we would comment as follows:

The Prevention of Public Nuisance Policy PN1 (“PN1”) – In deciding whether to grant an application, the licensing authority will apply the following criteria:

“The potential for nuisance associated with the style, characteristics and activities of the business to be carried out at the premises and the potential steps which would be taken to reduce the risk of nuisance occurring. This will particularly apply in areas of residential accommodation and where there is residential accommodation in the proximity of the premises”.

PN1 goes on to say that playing music can cause nuisance both through noise breakout, transmission through the structure of the building and also by its effect on patrons, who become accustomed to high sound levels and to shouting to make themselves heard, which can lead to them being noisier when leaving premises. The later that music is played the greater the potential for nuisance.





We should mention here that the Application seeks a licence to operate between the hours of 10am and 5am on Monday to Saturday and 10am to midnight on Sunday. Clearly therefore it is the Applicant's stated intention to carry on business into the early hours of the morning on six days of the week, thereby, we say, creating a greater risk of nuisance being caused.

PN1 also makes reference to residents often being subjected to nuisance from the noise of people on their way to or from the premises and loitering in the streets after they have left the premises. This can affect residents even at some distance from the premises themselves.

The proposed operating hours of the Premises will undoubtedly therefore create a risk that people and businesses in the locality will be subjected to noise nuisance from patrons of the establishment.

We therefore object to the Application on public nuisance grounds.

Core Hours Policy HRS1 ("HRS1")

HRS1 states that applications for operating hours which fall outside of the Authority's "core hours" will be considered on the merits. However, HRS1 also stipulates that the core hours for sexual entertainment venues are as follows:

- i. Monday to Thursday – 9am to 11.30pm;
- ii. Friday and Saturday – 9am to midnight; and
- iii. Sunday – 9am to 10.30pm

Given that the Application seeks a licence to operate until 5am on Monday to Saturday and until midnight on Sunday it is obvious that those hours are considerably beyond those which you, as the licencing authority, consider acceptable in terms of the core hours.

We therefore object to the Application on the basis that it seeks to operate outside of the defined core hours.

Sexual Entertainment Venues and Sex Cinemas Policy SCEV1 ("SCEV1")

Pursuant to SCEV1, it is your policy to only grant applications for sexual entertainment venues in exceptional circumstances, and subject to (amongst other things) the following:



- i. The premises not being located in the proximity of residential accommodation, schools, places of worship and community facilities; and
- ii. The hours for licensable activities being within the Core Hours Policy.

As stated previously, the intention (according to the Application) is to operate the business considerably outside of the core hours on each day of the week, but especially between Monday and Saturday.

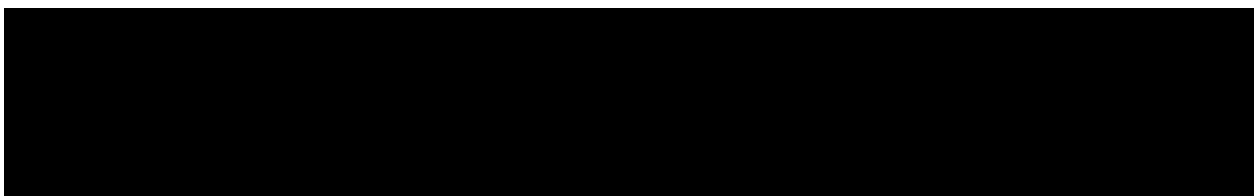
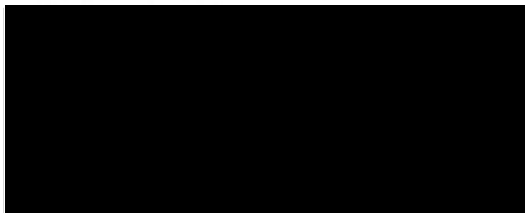
As stated above, the Premises are in close proximity to residential accommodation, a place of worship and other community facilities including, but not limited to, the Oxford Street retail district.

We therefore submit that there are no exceptional circumstances which would enable you to grant the Application.

Given the content of this letter, it is our firmly held opinion that it would be entirely inappropriate for the City of Westminster to grant the Application and we would therefore respectfully submit that the same should be refused.

We can be contacted in relation to this matter either by telephone on 0207 952 2000 or by email at enquiries@greenbrookpr.com

Yours faithfully



Objection 12



Public Protection and Licensing
Westminster City Council
15th Floor
Westminster City Hall
64 Victoria Street
London
SW1E 6QP

Monday 17th January 2022



Dear Sirs,

Letter of Objection

21/14650/LISEVN, Application for Sexual Entertainment Venue, Ground Floor And Basement 3 - 4 Vere Street London W1G 0DH

21/14651/LIPN, Application for premises licence, Ground Floor And Basement 3 - 4 Vere Street London W1G 0DH

We write in response to the referenced licensing applications above. We most strongly object to applications for this property.

 is an investment firm located on the  where we hold a 10 year lease.

We do not believe that a **Sex Entertainment Venue** is an appropriate use in this vicinity. Indeed, we are concerned that allowing it, and setting a precedent, would significantly damage the area.

The site, just off Oxford Street, is in a highly prominent position with large windows easily seen from the street. We feel a sex entertainment venue could be highly damaging to families congregating in the locality of Vere Street, particularly given the significant residential development and the positions of both the Brazilian Consulate General at 2 Vere Street and the London Institute for Contemporary Christianity in an 18th century church building on Chapels Place.

Objection to SEV licence

The objection is made on the following grounds arising under Schedule 3 paragraph 12(3) of the Local Government (Miscellaneous Provisions) Act 1982:



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- (c) that the appropriate number of sex establishments in the relevant locality is nil;*
- (d)(i) that the grant of the licence would be inappropriate having regard to the character of the relevant locality;*
- (d)(ii) that the grant of the licence would be inappropriate having regard to the use of premises in the vicinity;*
- (d)(iii) that the grant of the licence would be inappropriate having regard to the character of the premises in respect of which the application is made.*

As the Council is aware, the locality of these premises is one of the most iconic retail destinations in the world.

The Council's own sexual entertainment venue policy states:

2.4.6 In considering whether granting a licence would be inappropriate the council will specifically consider whether the character of the locality is predominately residential, high profile retail, of historic importance or iconic in nature, or one of family entertainment or leisure.

2.4.12 Localities characterised as areas of historic importance, or iconic in nature, will be particularly attractive to, and used by, visitors, both adults and children. The council may consider it inappropriate for these localities, which in many cases will be of national and international significance, to be associated with sexual entertainment venues and their associated character, because of the effect that such an association would have on visitors and on the image of London and Westminster in particular.

This evidently applies to the general locality of these premises.

In summary, it is respectfully submitted that a sexual entertainment venue in this location would be harmful to the current mix of uses and to the locality more generally, in breach of the Council's SEV policies LOC1 and LOC2.

We also strongly object to the hours applied for, which are 10 a.m. to 5 a.m. on Monday to Saturday and 10 a.m. to midnight on Sunday. Regarding the 10 a.m. start, we feel this would have an adverse impact on our business. As for the terminal hours, these are far beyond core hours as set out in the SEV policy HRS1.

Objection to premises licence

The hours applied for are far in excess of the Council's Core Hours set out in Policy HRS1 of its licensing policy.

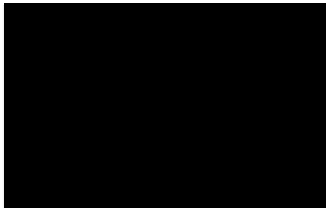
Furthermore, the proposal is to operate the premises as an SEV. It is noted that condition 5 theoretically permits a conventional entertainment use by stating: *"The sale of alcohol shall be to seated persons only and ancillary to the provision of regulated entertainment or striptease entertainment authorised under a Sexual Entertainment Venue Licence."* However, the reality of the situation, including the nature of the operator, the layout and the hours applied for, mean that the



proposal can only proceed as a lap dancing club. If, as our client requests, the application for the SEV licence is refused, the application for the premises licence must fall with it, since the applications go hand in hand.

Accordingly, the Council is respectfully requested to refuse both applications.

Yours sincerely



Objection 13

Licensing Team
Westminster City Council
15th Floor West
64 Victoria Street
London
SW1P 6QP

Your ref:21/14650/LISEVN
Our ref:MAR298/2
Robert.sutherland@keystonelaw.co.uk

E mail licensing@westminster.gov.uk

18th January 2022

Dear Sirs,

Re: 3-4 Vere Street, London W1G 0DH – Objection to new SEV Licence application

We act for [REDACTED] the junction of Marylebone Lane, Henrietta Place and Welbeck Street. We are instructed to make an objection to the SEV licence application in respect of 3-4 Vere Street, London W1 by Clarman's Clubs.

The objector does not wish their details to be disclosed to the applicant or public.

The objections are made on the basis that:

1. The application does not promote the aims and objectives of City of Westminster Sex establishment policy 2012 to promote;
 - a. prevention of crime and disorder
 - b. public safety
 - c. prevention of public nuisance
 - d. protection of children from harm
 - e. improvement in the character and function of the city, or areas of it
2. The suitability of the applicant to hold a licence or manage or carry on a business at the premises.
3. The number of SEV licensed premises in this specific locality should be Zero.
4. The appropriateness of granting a sex entertainment venue licence, having regard to the character of the relevant locality, the use to which premises in the vicinity are put.
5. The layout, character or condition of the venue in respect of which the application is made.
6. The hours during which licensable activity will be permitted at the premises and the hours that the premises is permitted to be open.

Taking each of the points in turn:

1. The council have developed a licensing policy to promote the licensing objectives the application seeking the extensive licensing hours is outside the hours considered by the policy to be appropriate

and does not promote the aims and objectives of the council's policy. Due to the allegations raised by the police in respect of other premises known as Sophisticats and the findings of the Licensing Committee in Camden there are concerns that granting a SEV licence will not promote the prevention of crime and disorder licensing objective.

2. From the supporting documentation submitted with the application it appears that the application is in respect of premises to be called 'Sophisticats' We understand that a club with the same name was subject to a police review of the premises licence for premises in Eversholt Street. Concerns are raised whether the same or connected persons are involved in some capacity or the operation of the premises will provide benefit to persons who were involved in the Sophisticats at Eversholt Street. In their review application in 2019, the Metropolitan Police state in their application "The Metropolitan Police Service (MPS) have instigated a review of the Premises Licence as we have concerns that the following Licensing Objectives, namely the Prevention of Crime and Disorder and Public Safety objectives have been undermined. Within the last 18 months there have been 11 incidents of crime, which we consider to be indicative of the management of the premises. The offences are mainly allegations of fraud, and Administering a Substance with Intent (drinks being spiked). There have been crimes reported where the initiation of the offence begins in Sophisticats in Brewer Street, Westminster and then continues in the Sophisticats in Eversholt Street, Camden. Thus providing a link to London Sophisticat venues, hence why I have also mentioned Brewer Street and Marylebone Road in my representations. Prior to Sophisticats opening in Eversholt Street, the club was situated on Marylebone Road. All three Sophisticats venues have had allegations of fraudulent transactions made against them, with the same methods reported and the victims reporting substantial losses of monies." This led to the determination of the following by the Camden licensing committee in January 2020 –

"In deliberation, the Panel Members expressed concern at the number of complaints received from customers regarding the circumstances in which they had had large sums of money debited from their credit cards in the Sophisticats venues. The Panel noted that licence holder had said that there was no evidence to support the complaints and no offences had been proven by the Police. However, similar complaints had not being received from customers of other SEVs in Camden which brought them to question the effectiveness of the management of Sophisticats. When this club had operated as a Secrets venue, it did not have these sorts of incidents; it was only when it became a Sophisticats venue that all the problems started.

The Police investigations into those allegations had revealed a pattern of inappropriate behaviour which could not be tolerated at any licenced premises. This included selling inappropriate quantities of alcohol, including to already intoxicated customers, selling large quantities of alcohol shortly before the closing time of the premises and pressure selling alcohol by the performers. The actions of the dancers in the CCTV footage in trying to control the complainants handling of the cards and the waitress encouraging them to distract him was particularly concerning. The licence holder had also resorted to personal attacks on professional police officers alleging that a police officer had committed professional misconduct, but



there was no evidence at all to substantiate these claims. Panel Members were also concerned by the lack of cooperation and lack of willingness to compromise with the Police.

The Panel noted the options available to them, as set out on page 70 of the agenda. Following legal advice, Panel Members noted that any decision they made would only take effect after 21 days or after an appeal had been concluded.

Panel Members then discussed the possibility of modifying the conditions of the licence. However, given the evidence submitted and the frequency of the incidents, Panel Members were of the view that, if the licence was allowed to continue with modified conditions, the licence holder would continue to breach the licence conditions and fail to promote the prevention of crime and disorder and the prevention of public safety licensing objectives. Panel Members did not feel that conditions would properly address the issues that had been raised; nor would removing the DPS be the solution, as it was the premises, not a single individual, that was the issue. Nor did they feel suspension would be the appropriate or proportionate response. Given this, the Panel agreed that the licence should be revoked." See minutes attached.

3. The area in which the premises are located are approximate to a major west end shopping area with families and children frequenting the area. The hours sought would mean the premises is open at times when the character of the area and the use of local premises for shopping mean that such an SEV premises is inappropriate. Further the premises are proximate to residential premises and medical premises. As a result many different types of person are in the area who may well be affected by frequenting an area where an SEV premises is located. They may not wish to attend an area with such premises but have no choice in the matter due to the locality. In line with the council's policy NO1 it is our submission that any additional premises offering sex related entertainment in this locality will affect the balance and mix of uses in this area around Cavendish Square, Harley Street, Wimpole Street and Oxford Street which could deter visitors and have a negative impact overall. Within the confines of policy NO1 and notwithstanding the maximum numbers we would invite the committee to determine that the appropriate number of SEV premises in this immediate locality is zero.
4. Notwithstanding, the appropriate number of SEV premises it is further submitted that the area in which the premises are located are approximate to a major west end shopping area with families and children frequenting the area. The hours sought would mean the premises is open at times when the character of the area and the use of local premises for shopping mean that such an SEV premises is inappropriate. We submit that para 2.4.11 of the Westminster policy applies:
"Areas predominately characterised by general or family retail use may be inappropriate localities for sexual entertainment because of their use by children, either unsupervised or in a family context, and by adults wishing to avoid the characteristics of, or associated with, sexual entertainment venues."
In addition, reference should be made to policy LO2 and para 2.4.17 – "The council considers that sexual entertainment venues, providing a particular type of entertainment for a particular adult clientele, may be inappropriate in the vicinity of other premises depending on their use. This may include premises in the vicinity used for religious worship, by children and families, or vulnerable




adults.” The proposed location is several metres from St Peter’s chapel that provides a place of religious worship and training for people living and working in the area. Reference has already been made to the other uses in the locality – medical and residential including hotel, which also make this area inappropriate for a sex establishment.

5. The premises suitability is raised because of the apparent failures in the operations at another premises called Sophisticats in Eversholt street and referred to above. The layouts of those premises were approved by the authority and still breaches were alleged to have taken place.
6. Consideration of policy HR1 and hours generally. The hours sought during the day when the area is frequented by persons of all ages including children make such an operation inappropriate. The hours sought also extend beyond normal core hours and would mean that people are in an area where residents may be disturbed by activity, nuisance and disturbance of people queuing, smoking and or leaving the premises. Such nuisance to residents including hotel residents should not be encouraged through the granting of such late hours.

We will submit further detail in support of this objection in due course. Please notify us of when the committee hearing is likely to be so we can make the necessary arrangements and provide the supporting material.

Should there be further questions please do not hesitate to contact Robert Sutherland.

Yours faithfully,


Robert Sutherland
Consultant Solicitor
Keystone Law Limited



THE LONDON BOROUGH OF CAMDEN

At a meeting of **LICENSING PANEL D** held on **THURSDAY, 30TH JANUARY, 2020** at 7.00 pm in Committee Room 1, Crowndale Centre, 218 Eversholt Street, London, NW1 1BD

MEMBERS OF THE PANEL PRESENT

Councillors Leo Cassarani (Chair) and Jenny Headlam-Wells

MEMBERS OF THE PANEL ABSENT

Councillor Jonathan Simpson

The minutes should be read in conjunction with the agenda for the meeting. They are subject to approval and signature at the next meeting of Licensing Panel D and any corrections approved at that meeting will be recorded in those minutes.

MINUTES

1. APOLOGIES

Apologies were received from Councillor Jonathan Simpson.

The Committee Officer confirmed that the Panel was quorate with two Members present.

2. DECLARATIONS BY MEMBERS OF PECUNIARY AND NON-PECUNIARY INTERESTS IN RESPECT OF ITEMS ON THIS AGENDA

Councillors Cassarani and Headlam-Wells declared, for the sake of transparency, that they were members of the Licensing (Sexual Entertainment Venues (SEV)) Sub-Committee where they had previously considered sexual establishment applications submitted by the licence holder regarding Sophisticats. They acknowledged that this application was being considered under the Licensing Act 2003 and confirmed that they would consider this application on its own merits under the Licensing Act 2003.

3. ANNOUNCEMENTS (IF ANY)

The Chair proposed and it was agreed that item 5 "Minutes" would be considered after item 6. The remaining items were considered in the order in which they appeared on the agenda.

4. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There was no urgent business.

5. MINUTES

Consideration was given to the minutes of the meeting held on 17th October 2019, 21st November 2019 and 23rd December 2019.

RESOLVED –

- (i) THAT the minutes of the meetings held on 17th October 2019 and 21st November 2019 be approved and signed as a correct record; and
- (ii) THAT the minutes of the meeting held on 23rd December 2019 be deferred to the next week of the Panel as neither Councillor Cassarani nor Councillor Headlam-Wells were at that meeting.

6. SOPHISTICATS, 34-38 EVERS Holt STREET, LONDON, NW1 1DA

Consideration was given to a report of the Executive Director Supporting Communities regarding an application to review a premises licence under Section 51 of the Licensing Act 2003.

It was noted that additional information had been submitted by the applicant which had been circulated and published in a supplementary agenda on 29th January 2020. A submission from the Metropolitan Police Service (MPS) had also been circulated and published later that day in a second supplementary agenda.

Mr Robert Cohen, barrister, representing the applicant, the Metropolitan Police Service (MPS) informed the Panel that repeated concerns had been raised about Sophisticats. Within the last 18 months there had been 12 incidents of crime, some where the initiation of the offence began in Sophisticats in Brewer Street, Westminster and then continued in the Sophisticats in Eversholt Street, Camden. Prior to Sophisticats taking over the club in Eversholt Street, it had been a Secrets club. Sophisticats also had clubs in Brewer Street and on Marylebone Lane. All three Sophisticats venues had had allegations of fraudulent transactions made against them, with the same methods reported and the victims reporting substantial losses of monies. Thus providing a link to London Sophisticats venues and leading the Police to believe it was indicative of the management of the premises.

A number of customers had complained of the circumstances in which they had had large sums of money debited from their credit cards. Investigations into those allegations had revealed a pattern of concerning behaviour which, in his view, could not be tolerated at any licenced premises. This included:

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- a. Selling inappropriate quantities of alcohol (including to already intoxicated customers);
- b. Selling large quantities of alcohol shortly before the closing time of the premises (in the expectation, presumably, that the customer would drink a large quantity in a short time).
- c. Pressure selling alcohol

Not all of these allegations were originally reported to the Police. Some had gone to Trading Standards and others to the charity Action Fraud. There had not been any charges or prosecutions arising from the investigation, but he stressed that this did not mean that matters of serious concern had not come to light.

It was noted that for the purposes of this review, the Police would focus on the incident which occurred on 27th February 2019. Mr Cohen informed the Panel that the complainant had contacted the London Borough of Camden Licensing Unit. He alleged that he could remember nothing of his evening after he entered Sophisticats in Soho. It later transpired that he had been transported to Sophisticats on Eversholt Street. He had spent £50,000. The Police accessed the CCTV, with Sophisticats' cooperation, which showed that there were several moments at which the complainant appeared to be extremely intoxicated. The footage showed what he described as "an especially troubling scene" in which performers could be seen to manipulate the complainant into handing a credit card over. The Police had collated important sections of the footage for the Panel to see and consider. As the complainant could be identified, the Panel agreed to move into Part II and excluded the press and public and passed the following resolution:

RESOLVED –

THAT the press and public be excluded from the proceedings of the Licensing Panel on 30th January 2020 on the grounds that it is likely, in view of the nature of the business to be transacted, that were members of the public to be present, there would be disclosure of exempt information as defined in Schedule 12A to the Local Government Act 1972 (as amended) and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Specifically, that publicity in respect of item 6 would be likely to lead to the disclosure of information relating to any action taken or to be taken in connection with the investigation or prosecution of a crime by virtue of Category 7 of Schedule 12A of the Local Government Act 1972 (as amended).

Part II – Private Session

The Panel was firstly provided with CCTV footage from the early hours of the 27th February 2019 where the complainant alleged fraudulent transactions on his bankcard. PC Patrick went through the footage of the alleged incident highlighting his concerns with regard to the pattern of behaviour of the complainant:

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- The complainant appeared to be intoxicated and did not have full control of his faculties. He took a long time to enter a PIN code and fumbled when trying to return a card to a wallet. He was also staring at the floor or away from the performers around him.
- He had a performer sitting either side of him. The customer allowed his hand to be manipulated into handing over a credit card. The dancer on the right of him took his card out of his wallet, but put it in his hand as he was the one who had to make the payment.
- A waitress entered and the customer gave her the card, which she put into the machine and showed it to the customer, but the dancer pushed it away. The customer was concentrating on the dancer. The waitress entered numbers into the machine. The dancer had stood up, but the waitress guided her back to be seated next to him and prompted him to enter his PIN. The dancer began dancing and they were all laughing and hugging. At this point there were 2 receipts on the table – 2 transactions had been made at 04.27 hours and 04.28 hours for £4,000 and £6,000 respectively.
- At 04.29 hours the customer was sitting on the sofa with his wallet open, it was not clear if he was trying to put his card away or take it out. The two dancers either side of him explained something to him and started touching his wallet. The customer got a card out of the wallet and so did the dancer. The waiter sat down laughing while the dancer explained something to him.
- 04.33 hours the customer had his wallet open and one of the dancers started going through it and pointed to a card. The dancer on his right motioned to someone outside the area and the waiter then took the card. The customer appeared expressionless.
- 04.45 hours more dancers appeared in the area. The customer took a time, about 3 minutes, to enter his PIN number in the machine. During this time a phone was brought into the VIP area and the customer uses its light which helped him see the key pad.

The Panel then moved back into public session.

Part I – Public session

Mr Cohen said that the CCTV footage showed that the complainant was intoxicated to the extent that he did not have full control of his faculties and was struggling to complete normal tasks. He suggested that a responsible licensee would have taken steps in these types of circumstance to stop serving their customer. The approach, however, taken by Sophisticats was to the opposite effect as they sold him two further 3 litre bottles of champagne. In total the complainant purchased 9 litres of champagne (108 units of alcohol) and 5 Jagerbombs (5 units of alcohol) whilst at Sophisticats, totalling 113 units of alcohol. Mr Cohen suggested that this was inconsistent with the usual licensing practice and objectives.

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Mr Cohen referred to the licensee's submission which he considered resorted to personal attacks on professional police officers rather than addressing the obvious concerns that had arisen in relation to Sophisticats. They alleged that a police officer had committed professional misconduct, but there was no evidence at all to substantiate these claims. The licensee's argument appeared to be that a police officer had directly discriminated because he was a man and had investigated without talking to the female performers. This was incorrect as it would be inappropriate (and unlawful) for a police officer to try and speak to a potential suspect, as the female performers were, without making sure that that person was questioned in accordance with the provisions of the Police and Criminal Evidence Act 1984. In particular, this would require that the suspect be cautioned and their evidence recorded.

Also, it had been alleged that the police officer had indirectly discriminated because he had taken the word of the male complainants rather than the female performers because he distrusted them due to his dislike of the work which they carried out. Again this was incorrect, as the officer did not proceed solely on the basis of the complainant's accounts, he had behaved professionally and reviewed the CCTV footage and other available evidence. Contrary to the suggestion in the licence holder's submission, he said that it was not unlawful discrimination for the Panel to conclude that the licence should be revoked even if this had an adverse effect on a mainly female workforce. There was no requirement for a licensing authority to overlook bad and unsafe practices in a licensed establishment in the name of equality.

With regard to concerns as to the operation of the premises, Mr Cohen said that the evidence showed that vulnerable individuals were pressured into spending large amounts of money. These individuals were vulnerable because of the amount they had drunk and the fact that it was very late at night or in the early hours of the morning. The evidence demonstrated that transactions occurred which the complainants were only partially aware of together with evidence of manipulation and pressure selling. All of these matters were contrary to the licensing objectives.

This pattern was similar in other cases. For instance, customers were allowed to purchase four bottles of champagne in no more than an hour on 21st July 2019; on 28th September 2019, two customers were permitted to purchase 2¼ litres of champagne, 2 Gin and Tonics and 3 'rounds of drinks'. The practice of selling very large quantities of alcohol to an intoxicated person was outlawed by any responsible licensee and increased the risk of crime and disorder and nuisance. Furthermore, many of the alcohol sales, including large bottles of champagne, were made shortly before the premises closed. For instance, on 27th February 2019 the customer was permitted to buy one 3 litre bottle of champagne at 04:27 hours (1.5 hours before closing) and another 3 litre bottle at 04:53 hours (1 hour and 7 minutes before closing). It was also relevant to Camden's own statement of licensing policy that "rapidly ascending and high blood alcohol concentrations are shown to be associated with violence and uninhibited behaviour".

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He concluded that the evidence submitted by the Police set out the concerning circumstances in which transactions seemed to occur, on multiple occasions at a number of Sophisticats premises when the customer did not appear to be aware of what they were purchasing or how much they were spending. The licensee did not accept the seriousness of the situation which led Mr Cohen to urge the Panel to revoke the licence

Martin Harland, Head of Trading Standards, had submitted a statement in support of the Police application. He summarised his statement and answered questions as follows:

- He said that receipts regarding sales relating to the incident which took place on 27th February were all headed up "Brewer Restaurants Ltd" but there was no company registered with that name when he checked the Companies list. This, therefore, appeared to be fraudulent. In response to a question, he said that this was also the case in respect of one other incident. Sophisticats had given no explanation for this.
- The Consumer Protection Act 2008 stated that aggressive practices to cause consumers to make transactions was a criminal act. The CCTV shown by the Police demonstrated that such practices were occurring in this case. Normally the customer would take control when making a payment but in this case was not protecting his PIN and appeared vulnerable.

In response to questions from the Panel, PC Patrick said that

- The complainant could only remember going to Sophisticats in Brewer Street but had no recollection of attending the premises in Eversholt Street. He discovered this when he found the receipts in his pocket.
- The actions of the dancers in the CCTV footage looked like it had been practiced before the February incident, especially the behaviour of the dancers in trying to control the complainants handling of the cards and the waitress encouraging them to distract him.
- Customers were only allowed in the VIP area if they purchased champagne or paid the equivalent amount.
- The Police did not know how much alcohol the complainant and dancers actually had to drink. The CCTV showed that he had a glass in his hand at the beginning of the film but not towards the end. Champagne had been brought into the VIP area but some had been taken out of the area in glasses.
- When purchasing a certain amount of alcohol the approval of a senior manager was required. The CCTV footage did show a man entering the VIP area on 3 or 4 occasions who did speak to the dancers and waitress. It was assumed that he was a manager.
- The VIP room was very dark and customers should be asked to move outside to the payment desk to pay for transactions. There was CCTV at the payment desk but not audio.
- A maximum of 2 dancers only could be with a customer, but in the case of the complainant there were up to 5 performers in the VIP area.
- All customer receipts should contain the name and address of the premises.
- All purchases of alcohol should be itemised individually and gratuities should be shown on the receipts.

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- There was no evidence that the complainants drink had been spiked.
- In most venues people drank in open areas so it became obvious if they were intoxicated. However, customers drinking in the VIP booths were in secluded areas where it might not be so noticeable.

The Police recommended that

- there should be a log book to record gratuities
- payment for champagne, 750ml or more should be made at the payment desk
- customers should be asked to take a breathalyser test at the payment desk to ensure that they were not intoxicated. This would be then evidenced on CCTV

Sarah Lefevre, barrister, was representing the licence holder John McKeown, the Director and owner of Devine Restaurants and Secrets (Camden) Ltd trading as Sophisticats. Sarah Lefevre referred to the Panel's question to the Police with regard to the drinks consumed by the complainant on 27th February 2020. She drew the Panel's attention to pages 472 – 474 of the first supplemental agenda containing additional documents submitted by the licence holder. This document detailed the drinks consumed by the various complainants and had been prepared by Leveche Associates Ltd, an independent company dealing with licensing and security in the private sector after watching several hours of CCTV footage. The complainant in respect of the incident which occurred on 27th February 2019 had consumed a glass of champagne and a Jagerbomb at the Soho premises (from 02.36 hours – 03.09 hours) and a Jagerbomb, 6 glasses of champagne and a bottle of water at the Euston premises (from 03.24 hours – 05.52 hours).

In response to some of the issues raised by Martin Harland, trading standards, Sarah Lefevre drew the Panel's attention to page 415 of the first supplemental agenda. She confirmed that the company name "Brewer Street Restaurants Ltd" had been registered at Companies House but had not been displayed on the PDQ card receipts due to an error.

She added that the complainant had an Amex card. Amex investigators viewed 6 hours of CCTV and saw no evidence of fraud. PC Dean Patrick reminded the meeting that he had viewed 30 hours of CCTV footage and had, therefore, seen more than the Amex inspectors had. Sarah Lefevre responded that the Amex inspectors might have had a different interpretation of the footage they had seen.

Sarah Lefevre then began to present the licence holders case. She said that at the end of February 2019, Sophisticats began trading at premises on Eversholt Street, in Camden. Sophisticats had a long and impressive record of trading SEV premises in the neighbouring borough of Westminster. Their record included demonstrably strong relationships with the police and licensing authorities and a proven track record of excellence and continuous improvement in setting and meeting licensing and internal policies and requirements, so as to ensure the maximum protection of performers and customers alike.

The premises in Eversholt Street had traded for many years as one of the Secrets chain of SEVs in the borough. The premises licence was transferred to the current

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holder John McKeown, Secrets (Camden) Ltd, on 27th February 2019. No objection was raised to the transfer application, by the police or other responsible authority. Investigations were complete by the date of the hearing into the allegation relating to 27th February 2019; questions were asked of and answered by Camden's licensing officer and by the Sophisticats representatives at the hearing, and the transfer application granted. Camden accordingly took a proper evidenced based approach decision in October 2019 and hoped that the Panel would repeat that approach when considering the application and evidence submitted by the Police.

She then referred to the Police representation stating that:

- The Police representation incorrectly referred to 13 allegations. The 13th allegation related to an incident which occurred in December 2019, but was disproved following a comprehensive investigation by Sophisticats. There had been no proper analysis or assessment by the Police of the 12 allegations which they had relied upon and there was a virtually identical representation submitted by Trading Standards. The 12 allegations related to three Sophisticats venues over a period of almost 2 years. The total attendance across the three venues in that two year period was approximately 100,000.
- The Police representation repeatedly referred to 'offences' but no offence had ever been proven.
- Those allegations, where proper investigation had been carried out, had been dismantled and discredited. Some incidents had not been properly investigated due to delay in notification, which in some cases was over 18 months, and/or other decision making by the Police (or Trading Standards) to Sophisticats. The Police had originally screened out 4 of the allegations as not meriting any investigation at all, but over a year later the Police included these cases as part of the 12 incidents and now relied upon them in their submission.
- On receipt of the police and trading standards representations, Sophisticats carried out a comprehensive investigation to provide a full response to the allegations, which included:
 - a statement from a dancer employed by Sophisticats dated 5th January 2020; and
 - a report from Leveche Associates Ltd, including:
 - incident specific reviews, incorporating CCTV viewing logs, internal witness statements, police CRIS reports (available for 10 of the 12 incidents) and other relevant material (Appendices A-L and Appendix O) ; and
 - sample reviews of 'Big Spend' customers (Appendices M and N).
- Sophisticats had taken the allegations extremely seriously and had subjected itself to a high degree of scrutiny. They had looked for evidence of dishonesty, drunkenness, spiking, breach of condition and customer, staff, or performer misconduct. They had also seen this as an opportunity to consider what if any additional processes it might identify and adopt, so as to avoid the risk of any such issue actually materialising and to protect itself against further spurious allegations arising in the future.

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- 4 allegations (3 of the original 12 and the further allegation of 13th December 2019) related to Sophisticats on Eversholt Street.
 - 27th February 2019: Appendix A
 - 20th July 2019: Appendix B
 - 28th September 2019: Appendix C
 - 13th December 2019: Appendix 1
- None of the allegations have ever been relied upon by the Police in Westminster to restrict the licence for Sophisticats venues in that borough.
- 6 of the 12 allegations were brought to the attention of Sophisticats for the first time through the Police representation. CCTV was never requested from the relevant Sophisticats venue in respect of these allegations, and due to the time delay most of the CCTV relating to these incidents had been deleted.
- The Police had never sought to take any witness statement or to secure any account from any Sophisticats performer or other member of staff. Also with one exception, the complainants and their (non-complaining) colleagues were male. It was apparent that whenever a female investigator had been involved (ie a police officer or fraud investigator employed by the relevant credit card company), they had found that there was no substance to the allegation.
- There are no repeat occurrences of fraud and/or unfair practices at the premises. A table had been prepared setting out the nature of the allegation and the outcome. In no case had any fraud been established. The male complainants had received what they were willing to and wished to pay for.
- The performers and staff at Sophisticats took pride in their work and were extremely good at their jobs.
- A small minority of customers might feel some regret at their expenditure in the cold light of day. An even tinier minority, 13 or 14 individuals in a total attendance of many thousands, had expressed that regret by blaming others.
- There was no evidence before Camden to justify a finding that the premises licence should be revoked or restricted

Riley, a dancer who had worked for Sophisticats for over 4 years, then presented her witness statement, as set out on pages 543 -544 of the first supplemental agenda. She highlighted a number of points stating that she had worked in a number of clubs and had found Sophisticats to be the cleanest in terms of compliance of conduct and safest that she had worked in. It gave her a well structured job in a disciplined workplace with good values.

As previously mentioned, on behalf of Sophisticats, Leveche Associates Ltd had investigated the allegations and had produced a report as well as collating important sections of the footage for the Panel to see and consider. As the complainant could be identified, the Panel agreed to move into Part II and excluded the press and public and passed the following resolution:

RESOLVED –

THAT the press and public be excluded from the proceedings of the Licensing Panel on 30th January 2020 on the grounds that it is likely, in view of the nature of the

business to be transacted, that were members of the public to be present, there would be disclosure of exempt information as defined in Schedule 12A to the Local Government Act 1972 (as amended) and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information.

Specifically, that publicity in respect of item 6 would be likely to lead to the disclosure of information relating to any action taken or to be taken in connection with the investigation or prosecution of a crime by virtue of Category 7 of Schedule 12A of the Local Government Act 1972 (as amended).

Part II – Private Session

The Panel was firstly provided with CCTV footage from the early hours of the 27th February 2019 where the complainant alleged fraudulent transactions on his bankcard. Nick Mason, Director of Leveche Associates Ltd, went through the footage of the alleged incident explaining that the footage began at 02:38 hours in the Soho venue and then continued at the Euston venue until 05:52 hours:

- This investigation was in relation to an allegation of fraudulent transactions on the complainant's credit card amounting to £52,000 and was initially screened in for investigation, but was later described as a 'Non-Crimed CRIS', meaning the report was used for retaining information concerning the incident, but there was no evidence of crime.
- The premises security CCTV had been reviewed and the complainant was clearly seen ordering bottles of champagne, interacting with dancers and using his credit card to make payments for goods and services supplied. None of this appeared under any duress and there was no evidence of coercion.
- The complainant visited both the Soho and Euston Sophisticats premises and the CCTV footage showed he made a number of attempts to touch the dancers while they were performing. This was dealt with by the dancers themselves along with security staff who intervened and appeared to warn the complainant about his behaviour.
- Whilst at the Soho and Euston premises the complainant was seen to drink six glasses of champagne, two Jagerbombs and some water.
- During this period of time the complainant sat with his legs on the sofa and at times appeared unsteady on his feet with the inference being he might be drunk. However, from the CCTV footage when he left the premises the complainant was in complete control and had no issues with walking.
- When the complainant attempted to touch dancers during performances they were at all times rebuked by dancers. While this may constitute a breach of the Condition 53, because he was not ejected, the security and management staff dealt with the complainant at the time apparently warning him about his behaviour.
- All credit card transactions were authorised by the credit card company as the correct PIN was entered by the complainant when he made purchases at Sophisticats.

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- On 8th April 2019 a representative of American Express wrote to the complainant confirming all charges were correctly authorised and would remain on his account.
- It was clear that although this matter was reported as fraudulent transactions, there was insufficient evidence to substantiate an allegation of crime.
- The matter had been dealt with by the investigating police officer as 'No Crime,' and had not been progressed with the last entry on the investigating officer's crime report being made in July 2019.
- In his view it was a well run club.

The Panel then moved back into public session.

Part I – Public session

Councillor Headlam-Wells recognised that there should be no touching, but asked if that applied to the dancer touching the customer as the footage showed the dancer touching the complainant. Mr Mason replied that if the dancer was performing there should be no contact, but normal contact was allowed when the dancer was not performing.

In reply to a question from Councillor Cassarani, Mr Mason said that there was no apparent reason for the complainant to be running out of the club when he left, it was something he chose to do.

Laura Prince, Matrix Chambers had prepared a statement focusing on the Equality Act 2010 in relation to the application which was considered to be discriminatory on the grounds of sex (pages 19-23 of the first supplementary agenda). She highlighted the following:

- PC Patrick's representations might amount to direct discrimination because PC Patrick, a male police officer, had chosen to take the word of the male complainants without even considering talking to the female performers involved, whose livelihood was at risk as a result of these allegations, in order to obtain their version of events. This suggested that PC Patrick might have taken the view that the male complainants were trustworthy and that the female performers would not be. This could be direct discrimination on grounds of sex.
- Alternatively, PC Patrick, might have taken the decision to take the word of the male complainants without talking to the females because he distrusted them due to a dislike of the work which they carried out. This could be indirect discrimination.
- It was important for the Panel to consider all evidence including the witness statements of the performers before reaching a decision.

Mr John McKeown, sole director of Secrets (Camden) Ltd, which was the Sexual Entertainment Venue Licence ("SEVL") and Premises Licence holder of Sophisticats Euston, highlighted the main points of his submission and answered questions from the Panel as follows:

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- He had opened Sophisticats, Euston, in February 2019. Prior to this he had been involved in the operation of nightclubs and restaurants since the early 1980's. He operated Sophisticats, Marylebone, between October 2001 and February 2019 and in December 2016 he opened Sophisticats, Soho.
- His primary objectives had always been to operate compliant businesses and provide a safe environment for customers and performers.
- Some people did not agree with the operation of his clubs, but everything that occurred in his venues was done so by consensual agreement.
- Human contact was very important and the performer who was touching the man was not doing so in connection with his wallet nor to encourage him to pay out more money.
- It might appear that the complainant had bought a lot of drinks but he was buying drinks for everyone in the club. The CCTV footage had shown the champagne being taken from the booth for the rest of the club, ie customers and dancers, although there was no CCTV footage showing the area outside the VIP area to confirm this.
- 50% of his customers make return visits to the clubs
- Sophisticats did occasionally have to deal with complaints from customers who had spent significant sums of money, but after investigation it had been found that there was no wrongdoing. Most customers were often wealthy. The complaints were usually made by individuals who had had an enjoyable evening and had got carried away, regretting what they had spent when they later discover the amount the following morning. Many withdraw their complaint when they see the CCTV footage of themselves in control and making the transactions.
- Condition 52 'Payment for private dancers and the performers time will be made at a payment desk away from the VIP areas' was already in place for large transactions. It had been included after the incident on 27th February 2019 so had not been shown in the CCTV footage.
- The CCTV footage did show the complainant's card being taken out of the card machine by the waitress and being put back in. This was due to the card machine not functioning correctly. When this happened the transaction was cancelled and was not duplicated, which had been confirmed following investigation.
- Some purchases had been made near to closing time, one might have been the tip of £28,000.

Mr Cohen said that in the Police CCTV footage (at 04.26 hours), it showed a performer taking the complainant's hand, pushing upwards and then placing a card into his hand. This, however, had not appeared in the CCTV footage supplied by Mr Mason. Mr Mason said that he had not recorded this in his log.

Mr Robert Cohen summed up the applicant's case.

Ms Sarah Lefevre summed up the licence holder's case.

Panel Decision and Reasons

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In deliberation, the Panel Members expressed concern at the number of complaints received from customers regarding the circumstances in which they had had large sums of money debited from their credit cards in the Sophisticats venues. The Panel noted that licence holder had said that there was no evidence to support the complaints and no offences had been proven by the Police. However, similar complaints had not been received from customers of other SEVs in Camden which brought them to question the effectiveness of the management of Sophisticats. When this club had operated as a Secrets venue, it did not have these sorts of incidents; it was only when it became a Sophisticats venue that all the problems started.

The Police investigations into those allegations had revealed a pattern of inappropriate behaviour which could not be tolerated at any licenced premises. This included selling inappropriate quantities of alcohol, including to already intoxicated customers, selling large quantities of alcohol shortly before the closing time of the premises and pressure selling alcohol by the performers. The actions of the dancers in the CCTV footage in trying to control the complainants handling of the cards and the waitress encouraging them to distract him was particularly concerning.

The licence holder had also resorted to personal attacks on professional police officers alleging that a police officer had committed professional misconduct, but there was no evidence at all to substantiate these claims. Panel Members were also concerned by the lack of cooperation and lack of willingness to compromise with the Police.

The Panel noted the options available to them, as set out on page 70 of the agenda. Following legal advice, Panel Members noted that any decision they made would only take effect after 21 days or after an appeal had been concluded.

Panel Members then discussed the possibility of modifying the conditions of the licence. However, given the evidence submitted and the frequency of the incidents, Panel Members were of the view that, if the licence was allowed to continue with modified conditions, the licence holder would continue to breach the licence conditions and fail to promote the prevention of crime and disorder and the prevention of public safety licensing objectives. Panel Members did not feel that conditions would properly address the issues that had been raised; nor would removing the DPS be the solution, as it was the premises, not a single individual, that was the issue. Nor did they feel suspension would be the appropriate or proportionate response. Given this, the Panel agreed that the licence should be revoked.

RESOLVED –

THAT the licence in respect of Sophisticats, 34-38 Eversholt Street, NW1 1DA be revoked.

ACTION BY: Executive Director Supporting Communities

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7. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no urgent business.

The meeting ended at 10.55 pm.

CHAIR

Contact Officer: Lorraine Jones

Telephone No: 020 7974 5721

E-Mail: licensing.committee@camden.gov.uk

MINUTES END

Objection 14 (Withdrawn)

Dear Committee,

I am writing to object to the above application as it will not promote the Licensing Objectives, namely public nuisance, prevention of crime and disorder and protection of children from harm.

Not every person leaving the premises will stay in the West End Ward and it will become a destination venue.

It is also close to St Peters Church which does a huge amount of outreach work and therefore too close to vulnerable people.

I urge the committee to refuse this application as this is not a suitable location.

Objection 15

There is a new application for an SEVL at the Ex Maroush restaurant in Vere St W1. This is in the name of Claymens clubs Ltd. This is being put forward by [REDACTED] the new partner of [REDACTED] from Sophisticats. [REDACTED] has no experience in operating any form of licensed premises he is purely fronting for [REDACTED], he was brought in to front the companies that were operating the premises in Eversholt St in Camden as [REDACTED] was trying to evade paying one of his Ex partners the money awarded to her after he cheated her out of her shares and income, this is evidenced in the court case [REDACTED] V [REDACTED] in December 2021 and an award was made against him the case is still ongoing and the Judge was not at all impressed with [REDACTED] accountancy practices. It also came out how he liquidated numerous companies owing the customs hundreds of thousands of pounds.

He has transferred the leases to the wife of his solicitors [REDACTED] stating he owed her money which is not true and also formed two operating companies to carry on running the businesses one in Brewer St and the other in Euston Eversholt St the shareholder is his girlfriend [REDACTED] and the Director is his son in law [REDACTED]. He again liquidated the operational companies owing Tax and has forced the staff to claim redundancy from the government but he has kept them working under the new companies which is fraud..

The licence of the Sophisticats in Eversholt St has been revoked due to his operation but he is cutting a deal with Camden to stay there until June when his plan is to move the business to Vere St. The business is solely derived from touting paying licenced Taxis £20 per head for every customer they bring and another £10 if they come back to pick it up within a week. This keeps the Taxis loyal to Sophisticats. He hides this from Westminster by paying around the corner or at different times. He also has been receiving £1300 a week from taxis waiting outside the club that take the customers to flats/Brothels where the customers get drugged with cocaine and spend large sums of money. The cabs get paid around £2-400 a customer if they spend. This has all been given to Camden licensing police P.C. Patrick even a recording of one of the drivers telling how they drugged customers in the club. Carmen Alonso the Licensing applicant is aware of most of this and allowed it to go on which is why she was paid £2000 a week the other managers were not aware of most of it.

If this licence is allowed, it will bring Westminster into ill repute, the only way there would be a chance of it operating within the proper confines of the licensing regulations is if [REDACTED] was not allowed in the premises or to have anything to do with it. Although he ran the business from his Villa in Spain for nearly six months at one time so I think [REDACTED] and [REDACTED] would still be his puppets. If the licence is granted I will forward this email to the newspapers as I believe to allow him to hide behind his puppets would be detrimental to nightlife in London. Everything I have said here can be verified and the staff

cannot deny a lot of it especially the redundancy fraud and company liquidations when he is taking £140,000 a week with a breakeven of £40,000, I'm sure Camden council will also verify a lot of the facts. His remuneration up until covid was £350,000 a year plus dividends so why would he need to do this?

The main driver from outside the club Bill committed suicide last year as i think the pressure got too much for him.

Westminster City Council

Licensing Sub-Committee

3 - 4 Vere Street, London, W1G 0DH

25th August 2022

SKELETON ARGUMENT OF 334 RAMSBURY LIMITED

Summary

1. The main purpose of this skeleton argument is simply to set out the legal principles governing applications for sexual entertainment venue licences. The principles are as follows.
2. First, the Sub-Committee has a broad discretion to decide that the character of the locality and the neighbouring uses are such that it would be inappropriate to site a sexual entertainment venue there. There is no appeal against such a decision because the body best equipped to make a local judgment of this nature is the Licensing Sub-Committee. **(See paragraphs 13-20 below.)**
3. Previously, licensing authorities had to consider harm to the licensing objectives when determining licences for sex establishments. Parliament considered that this gave communities insufficient protection. Through new legislation, it gave authorities a wide discretion to consider whether sexual entertainment venues were appropriate in the light of the character of the local area and nearby property uses.
4. Second, the Licensing Sub-Committee does not have to make a scientific judgment about the boundaries of the locality or the vicinity. It is enough to decide that nearby sensitive uses make a sex establishment inappropriate. **(See paragraphs 21-26 below.)**

Background

5. 334 Ramsbury Limited is responsible for the comprehensive redevelopment of the former Debenhams store at 334 Oxford Street, to provide a nine-storey flagship retail, leisure, office and service building, attracting a diverse customer base and workforce during both day-time and night-time hours. It is one element of the reimagination of Oxford Street, supported by Westminster City Council so as to maintain its iconic international status and appeal.
6. 334 Oxford Street is an island site, with the main entrance to its upper floors practically opposite the entrance to the proposed SEV on Vere Street.
7. This objection is made on the following grounds arising under Schedule 3 paragraph 12(3) of the Local Government (Miscellaneous Provisions) Act 1982:

(c) that the appropriate number of sex establishments in the relevant locality is nil;

(d)(i) that the grant of the licence would be inappropriate having regard to the character of the relevant locality;

(d)(ii) that the grant of the licence would be inappropriate having regard to the use of premises in the vicinity;

(d)(iii) that the grant of the licence would be inappropriate having regard to the character of the premises in respect of which the application is made.

8. As the Council is aware, the locality of these premises is one of the most iconic retail destinations in the world. The Council's own sexual entertainment venue policy states:

2.4.6 In considering whether granting a licence would be inappropriate the council will specifically consider whether the character of the locality is predominately residential, high profile retail, of historic importance or iconic in nature, or one of family entertainment or leisure.

2.4.12 Localities characterised as areas of historic importance, or iconic in nature, will be particularly attractive to, and used by, visitors, both adults and

children. The council may consider it inappropriate for these localities, which in many cases will be of national and international significance, to be associated with sexual entertainment venues and their associated character, because of the effect that such an association would have on visitors and on the image of London and Westminster in particular.

9. Adopting the words of the policy, this locality exhibits each of the following features:

- high profile retail
- iconic in nature
- one of family entertainment or leisure.

10. Accordingly, Schedule 3 paragraph 12(3)(c), (d)(i) and d(ii) are engaged. The Sub-Committee is requested to refuse this application on each of those grounds.

11. The objection is supported by the statements of Nigel Fox and Ian Smith, to which the Sub-Committee is respectfully referred. It is not the purpose of this skeleton argument to repeat the contents of those statements.

Legal principles

(i) A broad evaluative judgment

12. As the Sub-Committee knows, under the Licensing Act 2003, the licensing authority is concerned with the impact of the premises on the licensing objectives, namely, the prevention of nuisance and crime and disorder, the protection of children and harm and public safety. Previously, sexual entertainment venues (“SEVs”) were also governed by these provisions, which afforded limited grounds for refusal, when local opposition to such venues was not based on harm to the licensing objectives but on a view that the premises should not be located there at all.

13. Parliament agreed that there should be a broader power to refuse SEVs so as to reflect local concerns. Therefore, by the Policing and Crime Act 2009, it legislated to put SEVs into the same category as sex shops and sex cinemas under the Local Government (Miscellaneous Provisions) Act 1982. As a result, licensing authorities have the widest discretion to make a judgment as to the suitability of the location.

Because the judgment on any of the locality grounds is a matter of broad evaluation, having regard to local knowledge, there is no appeal to the Magistrates' Court against such a judgment.

14. All this was confirmed by Mr Justice Stuart-Smith in R (Bean Leisure) v Leeds City Council [2014] EWHC 878 (Admin), whose decision authoritatively summarises the legal principles. He said:

“8. In March 2010, the Home Office published guidance for local authorities carrying out their functions under Schedule 3. The Ministerial Forward gave a clear statement of the policy aims that had driven the introduction of SEVs as a new category of sex establishment to be regulated by local authorities:

“In September 2008, the previous Home Secretary announced the Government's intention to give local people greater say over the number and location of lap dancing clubs in their area.

This followed a consultation with local authorities which highlighted concerns that existing legislation did not give communities sufficient powers to control where lap dancing clubs were established.

In order to address these concerns, section 27 of the Policing and Crime Act 2009 reclassifies lap dancing clubs as sexual entertainment venues and gives local authorities in England and Wales the power to regulate such venues as sex establishments under schedule 3 of the [LGMPA].

These new measures ... will, if adopted by local authorities, give local people a greater say over where and how many lap dancing clubs open and operate in their neighbourhoods.

These are important reforms to further empower local communities and the purpose of this guidance is to provide advice to local authorities, operators, local people and other interested parties on the new measures introduced by section 27 and the associated secondary legislation.”

“9. I respectfully adopt and endorse the observations of Sales J in *R(ex parte KVP Ent Limited) v South Bucks DC* [2013] EWHC 926 (Admin) at [12], [15] and [17]:

“12. It is clear from the terms of paragraph 12(3)(d)(i) that a local authority has a very broad power to make an evaluative judgment whether the grant of a licence would be inappropriate having regard to the character of the relevant locality. That imports a significant evaluative power for the local authority at two levels: first, in assessing whether the grant or renewal of the licence would be “inappropriate” — which is a very broad and general concept; and, secondly, in assessing the character of the relevant locality — which, again, involves questions of fact and degree and local knowledge which import, at that level also, a broad power of evaluative judgment to be exercised by the local authority.

...

15. I accept the submission by Mr Cannon for the Council that the inference from this is that Parliament plainly intended to provide that the considerations inherent in paragraph 12(3)(d) were considerations for the local authority's own evaluative judgment, subject only to the supervisory jurisdiction of this court.

...

17 Parliament came to consider that that regime did not adequately meet community concerns about SEVs. Parliament passed section 27 of the 2009 Act in order to bring SEVs under the same system of control as sex shops and sex cinemas. This was a deliberate act by Parliament so as to widen the grounds upon which a licence for an SEV might be refused and also to enable such discretion to be exercised annually.”

“10. To similar effect, in *R (ex parte Thompson) v Oxford City Council* [2014] EWCA Civ 94 at [25], Lloyd Jones LJ said:

“The Schedule 3 regime gives a wide discretion to licensing authorities, in particular in forming value judgments as to whether the grant or renewal of a licence would be appropriate having regard to the character of the locality. ... Moreover, the fact that the maximum term of an SEV licence is twelve months indicates that local authorities are to keep these matters under frequent review.”

“11. At first instance in *Thompson* [2013] EWHC 1819 (Admin), Haddon-Cave J had said at [49] that the differing appeal treatment applied to the grounds specified in paragraph 12(3)(c) and (d):

“flags up Parliament’s intention to give local authorities a wide discretion under grounds (c) and (d) without unnecessary supervisory interference of the courts.””

15. Mr. Justice Stuart-Smith concluded by agreeing with all the previous authorities and then stated the position simply and authoritatively:

“11 ... I respectfully agree. It seems to me to be plain that Parliament’s intention was to give primacy to the evaluative judgment of local authorities who have the advantage of local knowledge, the responsibility vested in them by election and the accountability to their constituents imposed by the local democratic process...”

“68 ... It is not susceptible to a formulaic or mathematically precise calculation that is capable of being objectively assessed by the Court.”

16. The judgment to be made the licensing authority concerns whether the application site is an appropriate place to site a sexual entertainment venue. That judgment does not depend on proof of harm to the licensing objectives. This was succinctly explained by Lord Hoffman in *Belfast City Council v Miss Behavin’ Ltd* [2007] 1 WLR 1420:

“ 6. The effect of these rather convoluted provisions is that a council may refuse a licence for a sex shop in any locality on the ground it does not consider it appropriate to have sex shops in that locality.”

17. In essence, that is the judgment which the Sub-Committee is invited to make in this case.

18. In similar vein, in the same case, Lord Neuberger stated:

“95. The reason put forward by the committee, as adopted by the council, for the nil determination for the Gresham Street locality, namely the proximity of certain public buildings and shops of particular attraction to children, and of places of worship, appears to me to represent a rational ground for making and adhering to a nil determination: indeed it is just the sort of assessment that a local authority is best able to judge.”

19. As may be seen, the judgment is not a technical or scientific one: it is a matter of impression, to which the councillors may bring their local knowledge and experience.

(ii) Definition of “locality”

20. It is not necessary for the “locality” to be defined with precision. As the Guidance states:

“3.36 When considering a particular application case law has indicated that the relevant locality does not have to be a clearly pre-defined area nor are local authorities required to be able to define its precise boundaries. Therefore, while a local authority is not prevented from defining the exact area of the relevant locality, it is equally free to conclude that it simply refers to the area which surrounds the premises specified in the application and does not require further definition.”

21. As Mr Justice Stuart-Smith stated in Bean Leisure:

“95. I have dealt generally with the structure of the decision letters at [35] above. It would have been sufficient for them to state that the premises were near to properties with sensitive uses or in sensitive locations, identifying the relevant properties and locations: that would have justified refusal under paragraph 12(3)(d) and would in turn have taken the premises out of the potential number of establishments specified in accordance with paragraph 12(3)(c).”

22. In the same vein, in KVP Ent, Mr Justice Sales stated:

“83... It was fully open to the Sub-Committee to form the view that the premises were part of a locality comprising in significant part the residential village facing them across the road and they were entitled to form the view, as they explained, that it would be inappropriate to grant an SEV licence for the premises having regard to the character of that locality.”

23. In this case, therefore, it would be sufficient for the Sub-Committee to state that the premises are close to sensitive uses including the former Debenhams building, the church and the consulate building. However, the Sub-Committee may also wish to take the same approach as its colleagues in determining (and refusing) the application to site an SEV opposite the redeveloped Selfridges building in Duke Street, when it decided that the locality included Duke Street and its surrounds.

(iii) The “locality” and “vicinity” grounds

24. There is no firm dividing line between the “locality” and “vicinity” grounds of refusal. In R (ex parte KVP Ent Limited) v South Bucks DC [2013] EWHC 926 (Admin), Mr Justice Sales stated:

“21. In my judgment, there is no radical conceptual divide between the concept of the use to which premises in the vicinity of the premises for which a licence is sought and the concept of the character of the relevant locality. “The character of the relevant locality” is a concept calling for a compendious and general evaluative judgment to be made by the licensing authority, having regard to a range of factors which may be relevant to that question, including not least the use to which properties within the relevant locality happen to be put.

“22. As will be seen, an important feature of the reasons relied upon by the Licensing Sub-Committee in this case concerned the residential character of the locality in relation to which they considered the premises were located. That obviously involved an assessment of the sorts of uses to which properties within the relevant locality, as determined by the Sub-Committee, were put. I

consider that this was a matter to which they were plainly entitled to have regard when forming a judgment about the character of the relevant locality.

“23. In my view, the significance of the difference between sub-paragraphs (i) and (ii) in paragraph 12(3)(d) is that if the licensing authority is able to form a view of the character of the relevant locality and takes the view that the grant of a licence for an SEV would be inappropriate having regard to that general character of the locality, it is entitled to proceed to refuse to grant or renew a licence under sub-paragraph (i). It does not need to rely on sub-paragraph (ii) distinctly. But it may be that, in the circumstances of a particular case, such a view cannot be formed. Nevertheless, although in such a case the locality is not in itself (taken as a general matter) out of keeping with the grant of the licence for an SEV, there may be particular premises in that locality where there might be significant public concern about grant of an SEV licence by reason of the use to which those particular premises in the vicinity of the proposed SEV are put. One could imagine, for example, a case in which an SEV is proposed to be established next to a church or a primary school.

“In such a case, it would be open to a licensing authority to refuse to grant or renew a licence on the basis of sub-paragraph (ii), even though it was not able to say that it would be appropriate to refuse a grant or renewal of the licence relying on sub-paragraph (i).”

25. In this case, of course, there is general concern regarding the location of an SEV adjacent to an iconic retail development, a consular building and an historic church. All are in both the vicinity and the locality.

PHILIP KOLVIN QC
16th August 2022

11 KBW
Temple EC4

APPLICATION FOR SEXUAL ENTERTAINMENT VENUE LICENCE

3-4 VERE STREET, LONDON W1

WITNESS STATEMENT OF [REDACTED]

[REDACTED] says as follows:

Introduction

1. I am a partner in Capital Real Estate Partners ("CRE), which is advising 334 Ramsbury Limited in relation to the redevelopment of the former Debenhams Store at 334 Oxford Street.
2. CRE is a London commercial real estate advisory business. Since its inception in 2010 it has undertaken £7bn of purchases, sales and capital raisings, and has provided asset management, development management and advisory services on 10 million sq ft and over 100 properties, mostly in Central London. It is highly knowledgeable in relation to the features and needs of the London property market. Its clients consist of leading developers and real estate asset owners including The Crown Estate, Stanhope, Land Securities and Lipton Rogers, and it has therefore advised on some of the most important development schemes in Central London in recent years.
3. I have spent over thirty years working in Central London development schemes. I advise long term land owners, investors, developers and occupiers. In my career, I have advised on over £20 billion of property transactions. I believe I have developed a good understanding, not only of client needs and the realisation of development opportunities, but also of operating environments necessary to make a success of major capital schemes.

Context

4. My client owns 334 Oxford Street, the former Debenham's department store, which is undergoing a significant refurbishment and extension to produce world class retail and office/medical accommodation.

5. In order to explain the reason why our client, and we on our client's behalf, take the view we do in relation to this application, I ought briefly to set out the historical context.

Declining Retail

6. 334 Oxford Street was acquired by Debenhams in 1919, which traded it as its flagship store for over a century before closing it due to Coronavirus in 2020 and then permanently in 2021. The loss of Debenhams to the high street in the UK has reflected changing shopping habits and economic conditions which have affected the retail market as a whole and have resulted in the loss of a large number of well known retail brands from our high streets. As one of the leading retail destinations in the world, Oxford Street has not been immune from these changes. The impact of Covid exacerbated these trends, shifting a larger proportion of retail out of city centres to online and, to a degree, into suburban areas.
7. As a result, the Westminster Property Association (WPA) *The Future of Westminster Post Covid-19: Planning for Recovery Report* (November 2020) noted that the Westminster Gross Value Added (GVA) for retail had fallen by 66%, from £3.349 billion in 2019 to £1.153 billion in 2020. Likewise, for food and beverage, the GVA in the City of Westminster, has fallen by 66% from £1.585 billion in 2019 to £0.546 billion in 2020.
8. Meanwhile, footfall on Oxford Street showed a 71% decline over the 12 months to April 2021 and remains well below pre-Covid levels. Recent data shows that Oxford Street is still 52% below pre-Covid levels, with 1.15 million visitors in April 2022 compared to 2.41 million in April 2019. This makes it among the worst, if not the worst hit of all of UK's high streets (RSM Data).

A Partnership Response

9. Westminster City Council is, of course, well aware of these trends. Accordingly, on 16 February 2021, it published the Oxford Street District Framework. The Framework sets out the need to provide a coordinated, district-wide approach to deliver both short and longer term solutions. It seeks to "reinvent the nation's high street for the future, at the centre of a world-leading, forward-facing urban district." Acknowledging the changing face of retail, Westminster City Council's planning policy has evolved so that buildings on Oxford Street are no longer restricted to "just" flagship retail. They are allowing the ground floor of buildings to include leisure, cultural, community spaces, showrooms or hotels at basement and above ground on Oxford Street and at all levels on the surrounding side streets. This enables services and experiences to be provided, which serve customers throughout the day and evening.

10. Property owners throughout Oxford Street have taken up the challenge of reinvention of Oxford Street as a diverse, inclusive, green, pedestrian-friendly urban space, showcasing a more sustainable mix of retail, services, office and experiential offers. This important transformation is supported by Westminster City Council, who is leading the £150m investment, and also by the Mayor of London.
11. The City Council's investment will help to transform Oxford Street into a global destination for the 21st century, prioritising pedestrians with additional green spaces, less traffic, zero-emission buses and significantly cleaner air. These initiatives are intended to create an inclusive environment appealing to people irrespective of age or socio-economic background.
12. Crossrail is expected to exert a major influence on Oxford Street, bringing potential users rapidly into the heart of the West End. Developers also recognize that buildings will need to be fully utilised into the later hours so as to maximise economic returns for what are the largest ever collective investment into this internationally important location.
13. A number of the major developments are shown in Figure 1 below, but they include redevelopments of well known current or former retail units, including Selfridges, John Lewis, House of Fraser, the West One Shopping Centre and IKEA's proposed reinvention of the former Top Shop at Oxford Circus. All of these schemes will bring a wider range of uses into the Oxford Street area and hours of operation to the district.



Figure 1

The Locality

14. 334 Oxford Street is an island site, located on a prominent position on Oxford Street, which it fronts. Vere Street runs along the eastern boundary, Henrietta Place along the northern boundary and Marylebone Lane along the west.
15. The site itself is not located within a Conservation Area, but the Mayfair Conservation Area abuts the site to the south, the Stratford Place Conservation Area abuts the Site to the west and the Harley Street Conservation Area abuts the site to the north and the east. Vere Street itself, houses the attractive 18th century St Peter's Church, which now accommodates the London Institute for Contemporary Christianity and also the Brazilian Consulate.
16. I am aware that under the legislation governing sexual entertainment venues, the licensing authority will wish to consider the "locality" of the application site. I understand that on 27 August 2020, the Licensing Sub-Committee considered an application to site a sexual entertainment venue in Duke Street, on the eastern frontage of Selfridges' redevelopment. The Sub-Committee characterised the locality as follows:

The relevant locality in this case is considered to be the immediate locality surrounding the premises, including the entire length of Duke Street, but also the slightly wider area which has been described as the Mayfair Village. That certainly includes the junctions of Duke Street with Oxford Street and Wigmore Street, Picton Place, Barrett Street, Bird Street, James Street and St Christopher's Place.

17. I agree with that approach. I take the view that the locality in this case is the immediate locality surrounding the premises, including Vere Street, and the immediate locality surrounding the Debenhams' redevelopment.

The Proposed Redevelopment

18. On 1 March 2022, Westminster City Council granted planning permission (21/05110/FULL) for:

Alterations and extensions to, and partial demolition of, existing building to provide partly extended and refurbished, and partly new, building comprising deepened basement, ground, and nine upper floors (including ninth floor Class E space and plant enclosure) to provide commercial, business and service (Class E) use, replacement facades and shopfronts, installation of new plant, provision of cycle parking and other associated works.

19. The Planning Statement included the following:

1.7 The proposed development will make a major contribution to the City and to Oxford Street by providing new, first class, sustainable and flexible (Class E) retail accommodation on the Oxford Street frontage, suitable for attracting retailers seeking new flagship accommodation in this key Oxford Street location, extending to basement and first floor on Oxford Street.

1.8 It will provide further animation at ground floor level, with additional café, restaurant, and complementary leisure offers around the perimeter of the building.

1.9 At upper levels, flexible Class E employment space, expected to be office use, but accommodating potential alternative commercial uses such as medical/clinics will be created. This will provide new flexible workspace of the highest quality, attracting new office occupiers and employers to this location, promoting activity and footfall in the local area.

20. My client's building at 334 Oxford Street is at the forefront of the transformation of Oxford Street and amounts to a radical change in its own right, providing:

- Flagship retail fronting Oxford Street at basement, ground and first floor, providing c.55,000 sq ft net internal area.
- Leisure/restaurant fronting Vere Street, Henrietta Place and Marylebone Lane at ground floor, providing c.15,000 sq ft net internal area.
- Flexible Class E at first and above, most likely to be used as offices or medical, providing 280,000 sq ft net internal area.

The ground floor plan (below) shows the location of the different uses:



Ground floor arrangement of the proposed scheme

21. It is key to the proposal that the development activates all frontages, including that along Vere Street. There will be attractive new frontages on all sides of the building, with restaurant and leisure uses complementing high grade retail facilities on the ground floor. The Committee report stated the officer's view that:

The provision of food and drink/leisure uses on this part of the site would accord with policy and will add to the vitality and mix of uses in the locality.

22. The Planning Statement states:

2.25 The development proposals designed by AHMM are of the highest quality and would deliver an exemplary design solution for this Site. The proposals would provide a new high quality façade, which would reconnect the building to the surrounding area. Enhanced retail frontage would be provided at ground floor level alongside refurbished entrances.



Proposed scheme at the corner with Oxford Street and Vere Street

23. The proposals include extensive urban greening proposed on terraces at levels six, seven and nine, including ornamental planting, intensive biodiverse planning, an extensive seeded roof and climbing plants. All this is intended to provide a pleasing aspect for passers-by as well as exterior use of the building itself.
24. Clearly, in an investment of this scale, exceeding £200m of new capital, our client will be seeking users of the highest quality. It is expected that office and medical uses will be 24 hour uses. The retail and leisure uses will take advantage of the fact that the building is not in a cumulative impact area, and that there is a dearth of residential users in the immediate locality (as indeed the planning report points out), and seek to attract custom up to and beyond Westminster's core hours. The officer's report stated:

Roof terraces are proposed at 6th to 9th floor levels. Use of the terraces would not result in any significant loss of amenity by way of overlooking. Given there are no residential premises that could be impacted in terms noise nuisance from the terraces it is not considered that it is necessary to impose conditions controlling capacity or hours of use.

25. The shift to online sales means retail stores need to offer more than just products. They need to engage with shoppers and provide exciting reasons for them to visit their store. Brands are increasingly investing in memorable store experiences. These experiences do not necessarily fall within the standard store opening hours, again increasing footfall outside of traditional retailing

hours. A good example of this is Willows on the Roof, John Lewis's successful roof top bar that is now open into the evening.

26. At the moment, Vere Street could be regarded as a rather quiet side street. However, once my client's substantial refurbishment/redevelopment of 334 Oxford Street is complete, the area will be transformed and so will its hours of use.



Vere Street entrance to Ramsbury's building, viewed from Chapel Place

27. In summary, we set out below how we see the building being used post completion:
- Flagship retail – we expect tenant(s) to provide an experience led offer attracting customers throughout the day and into the evening.
 - Restaurant/leisure – we will be targeting providers offering a breakfast through to dinner service.
 - Office/medical – the offices are likely to attract international businesses operating across multiple time zones, which means the building will be operational 24 hours a day, seven days a week. If we secure a light medical user, this is likely to increase out of hours activity, with staff required throughout the day and night.

- Amenity space – the top floor of the building is going to be a function space with spectacular views over London from the 7,000 sq ft pavilion and generous terrace. This will operate late into the evening, with guests exiting via Vere Street.
 - Support facilities – all of these uses need a range of cleaning and support functions, which are likely to service the operators either very early in the morning or late at night.
28. The redevelopment of the site has now commenced. This represents a number of years work to re-imagine this site, both in its own terms and as part of the re-conception of Oxford Street itself, and following a public consultation.

This Application

29. I have carefully considered the proposed application, together with my colleagues and my client.
30. We take the clear view that the proposal sits extremely uncomfortably with the development proposals.
31. The location of the proposed sexual entertainment venue at 3-4 Vere Street will be directly opposite the entrance to a retail unit and c.10 metres to the south of the main entrance to the office building. Customers using the terrace spaces will enter and emerge from the building in close proximity to the entrance to the sexual entertainment venue.
32. We strongly believe that a sexual entertainment venue is inimical to the character of the locality. It is also inappropriate, having regard to the suite of uses for which the Debenhams' site is being redeveloped.
33. We have noted that on 30 May 2022, some five months after the application was submitted, the applicant notified us that their plans had been prepared in haste, and that they had now changed, so that the use was to be restricted to the basement and the hours curtailed, so that the adult use would not commence until 11pm. I register some concern with having to deal with such a sensitive application on a moveable basis. Nevertheless, we have reconsidered the matter with these concessions in mind.
34. However, while clearly the amended scheme is preferable to the original scheme, it does not resolve our fundamental concerns. We are trying to create an environment of the highest quality, of international appeal, and attractive to a diverse range of users, be they Londoners or tourists, and of course businesses and workers.

35. I have also considered Westminster's sexual entertainment venue licensing policy, which states:

2.4.6 In considering whether granting a licence would be inappropriate, the council will specifically consider whether the character of the locality is predominately residential, high profile retail, of historic importance or iconic in nature, or one of family entertainment or leisure.

36. In this case, the locality is indeed high profile retail and iconic in nature. My client's new building, including both retail and food and beverage uses, will attract the community at large, including families and children, and we therefore also believe that it is an environment comprising family entertainment and leisure. It will also attract users of proposed medical facilities on the upper floors.

37. For completeness, we have also investigated, through Shield Associates, whether we can be assured that the premises will not attract those who degrade the environment, such as touts and pedicabs, and whether we can be assured that the management can be trusted to comply with licence conditions. The evidence which we have obtained from Shield, which does not satisfy us on either score, is particularly concerning since the applicant knew, from meeting us, that we were interested in impact on the local environment.

38. However, even had we been entirely satisfied on this score, we would still have strongly objected to the proposed licence. We are concerned to deliver a building and a public realm which helps to reimagine Oxford Street for the 21st century, on design and development principles which emphasise diversity, character, ecology, sustainability, experience and inclusivity. Based on my experience, I take the clear view that the proposed use cuts across the character of this place and the new uses proposed there.

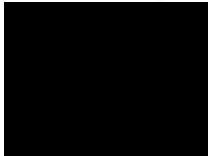
Conclusion

39. 3-4 Vere Street is less than 40 metres from Oxford Street. Oxford Street is a globally recognised address synonymous with flagship retail units, attracting UK and International shoppers across the generations. Oxford Street, like most high streets across the UK, has had its challenges over the last few years given changing shopping habits, with the problems exacerbated by the pandemic. However, it is on the cusp of a major transformation, which will reinvigorate the street and surrounding areas.

40. My client's very substantial investment in 334 Oxford Street (which will amount to well over £200 million of new capital) is intended to fit into and form part of continued upgrade of Oxford Street to maintain its status as a world class destination.
41. A sexual entertainment venue on Vere Street strongly conflicts with the vision for this area and risks undermining the proposed investment in the area, which would otherwise appeal to a wide range of people.
42. I submit that the proposal is highly inappropriate as a use in this location. I therefore earnestly request that the application for a sexual entertainment venue is refused.

STATEMENT OF TRUTH

The contents of this statement are true to the best of my knowledge and belief.



15 August 2022

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Licensing Consultancy and Assessment

Sophisticats – 5 - 7 Brewer St, London W1F 0RF

Author: Ian Smith MSyl – Director Shield Associates

For: Victoria Shapiro - Capital Real Estate Partners LLP

1. Introduction

1.1. I retired from the Metropolitan Police Service as a Detective Superintendent in October 2013 after having completed 30 years exemplary service. I have extensive experience in policing across many challenging London boroughs including Lambeth, Southwark, Croydon and latterly Kingston-Upon-Thames. I am now employed as a Director of a security consultancy company called Shield Associates.

1.2. Shield Associates are a company formed by former senior Metropolitan police officers in 2013. The three Directors all served a minimum of 30 years and were at different times responsible for policing, liaison, partnership working and compliance in relation to licensed premises in the Boroughs of Westminster, Southwark, Sutton, and Kingston-upon-Thames as well as being involved in the planning and coordination of licensing initiatives and compliance strategies across the Metropolitan Police area.

1.3. Shield Associates Directors all served in senior positions within the Metropolitan Police, Ian Smith – Detective Superintendent and Borough Commander, Gary Taylor – Superintendent; Pan-London Licensing and TfL policing lead, and David Gair – Chief Inspector; Public Order and Licensing specialist. All three Directors were responsible for crime and disorder reduction, community confidence, public satisfaction and

licensing related issues and enforcement with specific dedicated licensing teams under their command.

1.4. As part of our licensing response, we undertook problem solving, partnership working and compliance regimes to ensure the safety and security of patrons, staff and the local community in relation to NTE licensed premises, in particular large night-clubs and venues that remained open beyond 0200hrs. This included late-night refreshment houses, liaison with public transport providers and licensed mini-cab activities as part of the larger problem-solving initiatives.

1.5. During my police service I was responsible for overseeing policing operations including crime prevention strategies and enforcement. I was the Deputy Borough Commander at Southwark where I was responsible for implementing crime and disorder strategies across the borough, which saw unprecedented reductions in serious violence and anti-social behaviour. In 2011 I was commended for leading the investigation response into the crimes committed following the London wide disorders.

1.6. My last post in the Metropolitan Police Service was as the Borough Commander for Kingston–Upon–Thames. I was responsible and accountable for all police activity including all licensing operations within the night-time economy. I developed numerous strategies tackling crime, anti -social behaviour and public safety. In my role I had to manage and develop working solutions in addressing crime and disorder at a night-time economy venue known as Oceana (now Pryzm), which was a cause for concern as it was ranked 1st across all London boroughs for crime and anti – social behaviour being committed at night-time economy venues.

1.7. The working solutions and activities I put in place saw a 25% reduction in crime at ‘Oceana’, which had a knock-on effect against all crime within Kingston–Upon–Thames town centre and the night-time economy.

1.8. Shield Associates also deliver nationally accredited training for owners, DPS, licensees, security companies, bar staff and workers involved with NTE venues around crime reduction, anti-social behaviour and awareness of their responsibilities under the Licensing Act, forensic awareness, drugs awareness, personal safety and

vulnerable persons. Shield Associates Directors are all members of the Institute of Licensing.

1.9. As a company our aim is to provide independent regulatory support to the Licensing trade, offer problem solving and compliance guidance and support the key objectives of the Licensing Act in reviewing working practices, policies, and procedures to ensure:

- The security and safety of those visiting a venue
- The prevention of crime and disorder
- The prevention of public nuisance
- The protection of young and vulnerable people from harm

1.10. As such we have undertaken comprehensive reviews and audits of licensed premises to ensure compliance and responsible management in support of the licensing objectives. We have delivered training to staff at licensed venues, local Pub-Watch schemes, personal licence holders and SIA door security companies.

As a company, we undertake independent reviews of premises when instructed to do so. In doing so we recognise that our duty is to provide an independent, objective report to the licensing committee, bearing in mind the potential impact of the premises and its hours on the licensing objectives.

1.11. All issues identified in our reports are true to the best of our knowledge and experience. They were either witnessed or experienced by us or told to us in good faith. The opinions expressed in this report are honestly held and correct to the best of our judgement. The fee for this report is not conditional on the outcome of the case in anyway whatsoever.

We have not previously been instructed on behalf of the premises licence holder and have never previously been to any of its premises.

1.12. I am aware of the potential impact of the operation of NTE venues on local communities and have provided reports to licensing committees and courts in relation

to a variety of licensing issues on various occasions both as a police officer and as a Director of Shield Associates.

2. Instructions to Shield Associates

2.1. Victoria Shapiro from Capital Real Estate Partners LLP contacted Shield Associates (SA) on Friday 29th July 2022 and requested specialist licensing support in relation to a licensing application for a sexual entertainment venue (SEV) located at 3 - 4 Vere Street, London, W1G 0DH. The licensing hearing is due to take place on Thursday 25th August 2022 at Westminster City Hall, 64 Victoria Street, London SW1E 6QP.

2.2. Victoria Shapiro indicated that her client who had a building near to the proposed SEV had already formally objected to the new site and licence for the SEV.

2.3. SA agreed to deploy two licensing consultants to conduct an environmental visual impact assessment (EVIA) on the two locations. The purpose of the EVIA was to visit, the area of the proposed venue and the existing venue to assess the environments, highlight any potential issues or differences between the locations and considering any risks associated with establishing a new SEV. The locations involved are:

- Sophisticats 5-7 Brewer St, London W1F 0RF
- 3 - 4 Vere Street, London, W1G 0DH

2.4. SA also agreed to conduct two observation deployments on Sophisticats 5-7 Brewer St, London W1F 0RF on Thursday 4th August 2022 and Friday 5th August 2022 between 22.00 hours and 03.00 hours. The purpose of the deployment was to identify and evidence if any, incidents crime, anti-social behaviour and any breaches of the licensing objectives if witnessed and applicable.

2.5. The SA deployment plan was to assess the environment locations within 500 metres of both Sophisticats in Brewer Street and the site of the proposed SEV at 3 – 4 Vere Street. The plan involved an observation on Sophisticats solely on the first night

and on the second night observations on a small distance of Brewer Street which incorporated Sophisticats. This area was identified as Wardour Street, along Brewer Street and up to the Junction of Rupert Street. This observation looked at Sophisticats and any association with the venue in this short geographical location if any.

3. Open-source information

3.1. SA researched Sophisticats venues and information readily available in the public domain, to assist with their deployment.

3.2. SA were aware that a licensing application for Sexual Entertainment Venue at 3 - 4 Vere Street, London, W1G 0DH, (formerly a Lebanese restaurant known as Maroush) had been made on the 22nd of December 2021 by the applicant Clarmans Clubs LTD (Registered at Companies house under number 13810956 on 21/12/2021). The director of this company is shown as John Charles Wythe. The licensing hearing date being Thursday 25th August 2022 under reference 21/14650/LISEVN.

3.3. The new licence and hours being applied for in Vere Street was for.

- Monday – Saturday – 10.00 hours – 05.00 hours
- Sunday - 10.00 hours – 00.00 hours

3.4. SA were aware that Sophisticats were operating two sites 5-7 Brewer St, London, W1F 0RF and 34 / 38 Eversholt street, London NW1 1DA. Sophisticats operating at 3 - 7 Brewer Street is licenced under reference 21/09778/LISEVR, the licence commence date being 01/10/2021 and expiring on 30/09/2022 and is licenced to John McKeown clubs. The licensing operating hours are.

- Monday – Saturday – 09.00 hours – 03.00 hours
- Sunday - 09.00 hours – 23.00 hours

3.5. SA discovered allegations had been made previously against John McKeown and his venues both at Brewer Street and Eversholt Street. These allegations were widely reported in the national media and at subsequent licensing hearings. These include allegations that John McKeown had procured persons to deliberately entice dancers at other SEV venues to breach their licence, in order to remove commercial competition from his businesses. It was alleged he had a monopoly on taxis and pedicabs who were paid to deliver his clients to his other venues and allegations were made that those leaving these venues had been 'ripped off'. These allegations were made at a licensing subcommittee hearing on 08th October 2020 under licensing reference 20/06824/LIPN. It should be noted that counsel representing Sophisticats Michael Bromley – Martin Q.C asserted that no police investigation had been conducted into these allegations. On this date the Westminster licensing subcommittee **granted** a new premises licence for the venue but introduced some additional conditions, more notably the following.

- **Condition 2** – All staff engaged outside the entrance to the premises, or supervising or controlling queues, shall wear high visibility jackets or vests.
- **Condition 37** – No person on behalf of the premises or on behalf of a person carrying or attempting to carry on a licensable activity at the premises shall cause, permit, employ or allow directly or indirectly through a third party, whether on payment or otherwise, any person(s) to importune, solicit or tout members of the public on any public highway within the specified area outlined below for the purpose of bringing customers to the premises.
- **Condition 38** – For the purposes of this condition, 'Specified Area' means the area encompassed within Shaftesbury Avenue, Piccadilly Circus, Regent Street up to the junction with Pall Mall, Cockspur Street, Trafalgar Square, Strand up to the junction with Bedford Street, Garrick Street, Great Newport Street and Charing Cross Road to the junction of Shaftesbury Avenue.

- **Informative condition** – The applicant will ensure measures are taken to discourage pedicabs operating within the vicinity of the premises late at night.

3.6. Sophisticats Camden LTD is registered at companies house under number 04310225. The Sophisticats at Eversholt Street had been taken to a licensing review by Camden police, where their licence had been revoked. Again, allegations had been made and widely reported within the media that patrons attending this venue had been drugged, and subject to fraud on their credit cards. The police indicated there had been 11 allegations of crime recorded against the venue over the previous 18 months with additional allegations being made of prostitution and blackmail taking place. I understand that, following an appeal and a further renewal application, the venue was given a further three months to trade as a sexual entertainment venue, before ceasing to trade in July 2022.

3.7. SA found that John McKeown and John Charles Wythe are both 'live' directors of.

- Sophisticats Camden LTD – Companies house reference 04310225
- John McKeown clubs LTD - Companies house reference 11224347

3.8. It is right to point out that Sophisticants formerly traded in Marylebone Lane. Since those premises closed, Mr McKeown and his former business partner Simon Langer were in dispute, which resulted in legal action between the two in the High Court which, according to the Court of Appeal, found that Mr McKeown had:

“...unfairly prejudiced the interests of the respondent: (i) by causing the Company to sell the business and assets of the "Soho Club" to a company owned by the appellant for the sum of £10,000 in circumstances where the true value of the club was in excess of £800,000; (ii) by acquiring the "Euston Club" for himself in circumstances where the Company required new premises from which to trade the "Marylebone Club"; (iii) by transferring the business and assets of the "Marylebone Club" to companies owned by the appellant at an undervalue; (iv) by using the assets of the Company to make excessive

payments of salary and rent to family and friends; (v) by using assets of the Company to pay the appellant an excessive salary; (vi) by using the assets of the Company to pay invoices relating to the legal costs of the appellant in the present proceedings; and (vii), in the maladministration of the respondent's shareholder loan account.”¹

3.9 It would appear reasonable to infer that part of the rationale for this application is to replace some of the business lost on the closure of Eversholt Street and Marylebone Lane.

3.10 SA discovered there was a major development taking place with the old site of Debenhams which is located on Oxford Street and Vere Street. The building was purchased for £400 million pounds with the intention in developing the site to create a new retail and office scheme.

4. Police Crime Data

4.1. SA carried out research on recorded crime for both Brewer Street and Vere Street on the national police crime website. In respect of Vere Street there were no recorded crimes in the previous 6 months up to June 2022.

4.2. SA found that that there were significant crimes recorded along the length of Brewer Street. However, SA concentrated on crimes close to, and near Sophisticats in Brewer Street. The crimes recorded were shown on a small stretch of Brewer Street from the junction with Wardour Street and Rupert Street, about 40 metres in distance. The crime recorded amounted to 341 crimes in the past 6 months up to June 2022. These crimes consisted of allegations of Robbery, Violence/Sexual offences, Theft, Other Theft and Public Order offences. The crimes recorded do not indicate which premises they are attributable to but are confined solely to this particular geographical location.

¹ <https://www.bailii.org/ew/cases/EWCA/Civ/2021/1792.html>

5. Environmental Visual Impact Assessment summary– Vere Street

5.1. Vere Street is a quiet street in the heart of the West End that has no licensed venues operating (*Image 1 annexe 'D'*). There are a few licensed venues nearby, however, the latest opening is the Phoenix in Cavendish Square until 0200hrs on Fridays and Saturdays.

5.2. This location albeit quiet during the visit consists of mainly office blocks, with no obvious residential premises. There are plans to redevelop the former Debenhams store with a mixture of restaurants and office space which will increase footfall and vehicular access to the local area.

5.3. The EVA report can be found at Annexe 'A'.

6. Environmental Visual Impact Assessment summary – Brewer Street

6.1. Brewer Street is an extremely busy location with pedestrian and vehicular activity in the locality. The pavements and roads were filled with people, cars, cabs, vans, cycles and pedicabs through the evening and into the early morning. The whole area has a vibrant, noisy, and busy atmosphere. There were a mix of people visiting the area, from same sex groups, mixed groups of varying ages, couples and what appeared to be groups or tourists. In the early part of the evening, SA witnessed people in good spirits and enjoying everything the area offered.

6.2. However, as the evening progressed SA witnessed numerous incidents of anti-social behaviour and public nuisance. These included people openly urinating and vomiting in the street, shouting and engaging in conflict, offering to supply drugs and touting for prostitution, pedicab rides and access into clubs. (*Image 1 annexe 'D'*)

6.3. The EVA report can be found at Annexe 'B'.

7. Observation Summary Brewer Street

7.1. SA deployed and observed activity for two nights on Thursday 4th August 2022 and Friday 5th August 2022 between the hours of 21.00 hours and 03.00 hours. The observations concentrated on Sophisticats in Brewer Street (***Image 2 annexe 'D'***) and the activity taking place outside and in the immediate vicinity up to the first junction of Rupert Street. Both observation logs can be found at Annexe 'C'.

7.2. SA noticed that this observation area was significantly busy with pedestrians, vehicular traffic including private vehicles, taxis and pedicabs. During both night deployments there was extensive drunkenness, and on numerous occasions people found on the floor vomiting both on the footway and on one occasion near Sophisticats. It was clear touts are actively engaged in directing persons to Sophisticats in the street, and this is a breach of one of their licensing conditions. On one occasion SA operatives were approached to go inside the venue. Other touts in the general area were stopping persons and offering services of prostitutes. (***Image 3 annexe 'D'***)

7.3. SA witnessed many persons openly smoking cannabis in the observation area, along with open drug supplying of product. There were incidents of conflict with people squaring up to each other and one incident where a male intimated, he had a knife. On one-night police were in attendance to deal with an assault near to the Sophisticats venue, although it is not known if this incident is attributable to the venue in any way. (***Image 4 annexe 'D'***)

7.4. SA witnessed the observation area which was heavily congested with cars illegally parked outside the venue, often with hazard lights displaying. Pedicabs were a particular problem riding in the middle of the road, music being played loudly and stopping, touting for business. This caused conflict between the pedicabs and drivers of vehicles who were trying to navigate through the obstructions. Further obstructions were being caused by the pedicabs which were regularly meeting together near the venue and at the junction with Rupert Street. A particular male who was viewed on both nights appeared to have a direct association with the pedicabs and the Sophisticats venue. He appeared to be arranging the movement of the cabs and was

constantly scanning the environment and appeared to be surveillance aware. Again, this is another breach of an informative condition on the venues licence.

7.5. SA witnessed high levels of noise caused by shouting by drunk revellers, vehicles sounding their horns and conflict between various persons throughout the deployment. Litter was a constant throughout with rubbish being discarded along the observation area.

7.6. In respect of the Sophisticats venue itself the area directly in front of the venue was clear and roped off. This area was being well managed by two SIA operatives who were displaying their SIA badges, but not wearing high visibility jackets, which is a breach of one of their licence conditions (**Image 2 annexe 'D'**). On some occasions they were joined by a female holding a clip board who sat on a high stool outside, who appeared to be management. The entry and exit operation appeared to be coordinated and on the first night about 30 persons entered with no obvious issues. It is clear the external part of the venue has strong management with a robust admissions policy. This was evidenced throughout the deployment with refusals and ejections. A drunken male was seen being ejected by the security team and there were no incidents of anti-social behaviour at the venue. The ejection of the male for drunkenness is good practice and supportive of the licensing objectives. (**Image 4 annexe 'D'**)

7.7. SA noticed that during the deployment there was no proactive attempt by the security team to move vehicles or pedicabs on from outside their venue, which was causing congestion and adding to the public nuisance. (**Image 6 annexe 'D'**). The venue is clearly using touts to get customers inside their venue and there appears to be a clear organisation with the use of pedicabs and the venue. This was a constant theme over the two-day deployment. Finally, on the second evenings deployment police were in attendance to a small group of persons outside near the venue, one who was injured and being treated by police.

7.8. SA have identified that Sophisticats are in breach of some of their licence conditions imposed on 08th October 2020 in relation to the security team's failure to wear high visibility jackets, use of touts on the public highway on behalf of Sophisticats

and the failure to discourage pedicabs operating within the vicinity of the venue. In contrast they appear to be actively supporting pedicabs and organising them for commercial gain. **(See report section 3.5)**

8. Conclusions

8.1. SA are of the opinion that there is a possibility that if the new SEV is located at Vere Street there could be similar issues that were identified in Brewer Street. At this time Vere Street is a very quiet street with no crime being recorded in the past 6 months (up to June 2022).

8.2. SA recognise that there will be a significant increase in footfall both in pedestrian and vehicular access. This will include the public nuisance factor caused by the pedicabs that will ferry persons to and from the new venue, and include the associated problems caused by their music noise, touting, highway obstruction, fraud and conflict with passengers. The concerns of pedicabs were recognised by Westminster council in a recent enforcement operation in July 2022 who highlighted issues that were impacting on the community in terms of blocking pavements, causing accessibility issues, annoying residents and businesses, and charging extortionate fares to visitors.

8.3. The Sophisticat venues have received historical allegations that they had been proactively using pedicabs to move their customers between their venues. During SA deployment there was an obvious connection with the Sophisticats venue and the pedicabs that were operating outside and at the junction with Rupert Street. There was also no intervention by the door security team to move them away from their venue, which is an informative condition of their licence.

8.4. In my professional opinion creating a new SEV in this location creates a clear potential for crime, anti-social behaviour and public nuisance. In expressing that view, I am aware of a claim that Sophisticats traded without problems nearby in Marylebone Lane, a short distance away. However, that does not alter my professional view. It is well-known that Oxford Street is undergoing a major transformation which will bring in a higher degree of activity at night, which will be mirrored by the redevelopment of the Debenhams store for a range of commercial uses, with accompanying footfall. It is just

such a transformation which has the potential to import difficulties from elsewhere, unless the uses comprised in such change are very carefully managed.

8.5 In the light of my own experience as a police officer and a licensing consultant, and what I have seen of Sophisticats trading nearby in Brewer Street, the plain risk is that similar issues will be replicated in Vere Street. In saying this, I do of course acknowledge that Sophisticats is only one element creating undesirable impacts in Brewer Street, but its impacts are distinctive and are those known to be associated with sex uses in the Capital. Given the importance of the redevelopment of Oxford Street, my respectful opinion is that this is inadvisable in the locality of the application site.

Annexe 'A'



Shield Associates - Licensing Environmental Visual Assessment

Venue: 3-4 Vere Street, London, W1G 0DG

Date/Time of Visit: 04/08/2022 – 2100 to 03.00hrs

1. Instructions to Shield

To conduct an environmental visual assessment of the area in the vicinity of 3-4 Vere Street, the proposed location for a sexual entertainment venue (SEV).

2. Location and History of Venue

The venue at 3-4 Vere Street was, until recently, operating as Maroush, a licensed Lebanese restaurant set over two floors (basement and ground). The restaurant has

closed, and the premises are currently vacant. There is office space above for four floors. The building was apparently renovated for business use in 2000. Vere Street is a short street running South to meet Oxford Street from the junction with Henrietta Place. The street is one way from Henrietta Place to Oxford Street for vehicular traffic.

3. Surrounding late-night licensed venues, establishments, and environment

Shield Associates (SA) carried out an environmental visual assessment of the local area to identify what other licensed venues were available to the local community and visitors to the area. There are a few venues located approximately 500m 3-4 Vere Street as follows:

- Be At One Bar, 94 Wimpole Street – Pub/bar open until 0100hrs Thursdays, Fridays and Saturdays.
- The Phoenix, 37 Cavendish Square – Pub/bar open until 0200hrs Fridays and Saturdays
- Spread Eagle, 8 Woodstock Street – Pub open until 2330hrs
- Radisson Blue Hotel, Berkshire Lounge Bar, 350 Oxford Street – Open to residents 24 hours.

There is a coffee/juice street bar at the end of Vere Street open until 2130hrs and an American Candy shop in Oxford Street open until 2300hrs. There are also several late-night licensed venues slightly further afield. The proposed site of the new venue is approximately 100m from Oxford Street.

4. Footfall and ambience of vicinity

Pedestrian and vehicular throughput along Vere Street was relatively light during the visit. The street is mostly occupied by office premises and there were no commercial venues open at 2130hrs along Vere Street. It is hard to identify any residential properties, however, there are a few major developments in close proximity to Vere Street. The old Debenhams site (running along the West side of Vere Street) is being re-developed and according to information posted online the new look property will include both retail and office space. The House of Fraser building located a short

distance from Vere Street on Oxford Street is also being redeveloped into six floors of offices, a rooftop restaurant with a pool, gym and ground floor retail space. There are several apparently large-scale developments in the local area.

Oxford Street is a busy shopping street and as such has a busy throughput of both pedestrian, vehicular and public transport movement throughout the day and night. This is occasionally complemented by the pedicabs transport options that also operate in the area along.

As mentioned, Vere Street by comparison is a quieter and less used street, with no current licensed venues operating.

5. Transport links and access issues

There are excellent transport links in the near vicinity with a variety of bus routes running along Oxford Street, Bond Street underground station withing easy walking distance, black taxi cabs, pedicabs as well as on call mini-cab options. The area is well served by public and private transport options and there are no critical access issues.

6. Potential impact of venue on local residents and community (witnessed & experienced)

As mentioned, Vere Street is currently a quiet street in the heart of the West End that has no licensed venues operating. There are a few licensed venues nearby, however, the latest opening is the Phoenix in Cavendish Square until 0200hrs on Fridays and Saturdays.

An SEV opening at the proposed site until 0500hrs would clearly increase the footfall in the street as well as vehicular traffic. It may well also attract more of the pedicabs and associated anti-social behaviour that can be associated with such modes of transport.

Annexe 'B'



Shield Associates - Licensing Environmental Visual Assessment

Venue: Sophisticats, 5-7 Brewer Street, W1F 0RF

Date/Time of Visit: 04/08/2022 – 2200 to 0300hrs

1. Instructions to Shield

To conduct an environmental visual assessment of the area in the vicinity of Sophisticats, 5-7 Brewer Street, the location of a sexual entertainment venue (SEV).

2. Location and History of Venue

Sophisticats in Brewer Street was formerly known as The Shadow Lounge, a Gay members club that closed in 2016. In April 2017 a variation of premises licence was made to City of Westminster by the current operators to extend the licensing hours until 0300hrs for the venue that was already operating as a sexual entertainment venue (SEV).

Brewer Street sits in the heart of Soho, a vibrant and busy area of London within the City of Westminster Council. It is surrounded by licensed venues, massage parlours, late night entertainment venues and refreshment houses.

3. Surrounding late-night licensed venues, establishments, and environment

Shield Associates carried out an environmental visual assessment of the local area to identify what other licensed venues were available to the local community and visitors to the area. There are numerous venues located approximately 500m from Sophisticats (opening times show latest opening) that include:

- Wok to Walk, 4 Brewer Street – Compact fast-food outlet open until 0100hrs
- SNOG frozen yoghurt, 9 Brewer Street – Late night refreshment venue open until 0000hrs
- Soho Original Adult Store, 12 Brewer Street – Adult entertainment store open until 2300hrs
- Randall & Aubin, 16 Brewer Street – Seafood restaurant open until 2200hrs
- El Camion, 25-27 Brewer Street – Late night diner and Cocktail bar open until 0300hrs
- Simply Pleasure, 29-31 Brewer Street – Adult entertainment store open until 0100hrs
- Duke of Argyll, 37 Brewer Street – Pub open until 2300hrs
- Bill's, 36-44 Brewer Street – Restaurant open until 0000hrs
- Soho Residence, 83-85 Wardour Street – Cocktail bar open until 0300hrs
- Village Soho, 81 Wardour Street – Café disco bar open until 0300hrs
- Las Vagas, 89-91 Wardour Street – Amusement arcade open until 0100hrs
- Moo, 99 Wardour Street – Steakhouse and bar open until 0000hrs
- Freedom Bar, 60-66 Wardour Street – Cocktail bar open until 0300hrs
- The Duke of Wellington, 77 Wardour Street – Pub open until 0000hrs
- Friendly Society, 79 Wardour Street – Bar open until 2330hrs (0000hrs Saturdays)
- Blacklock, 24 Great Windmill Street – Bar & restaurant open until 2300hrs
- Be At One Bar, 20 Great Windmill Street – Bar open until 0000hrs
- The Thin White Duke, 22B Great Windmill Street – Bar open until 0000hrs
- Archer Street bar, 3-4 Archer Street – Bar open until 0100hrs
- Bocca Di Lupo, 12 Archer Street – Restaurant open until 2300hrs

- The White Horse, 45 Rupert Street – Pub open until 2300hrs
- Rupert Street Bar, 50 Rupert Street – Bar open until 0000hrs
- The Yard Bar, 57 Rupert Street – Bar & Courtyard open until 0000hrs
- Paradise Soho, 61 Rupert Street – Restaurant open until 2300hrs

There are also three large theatres nearby: Great Windmill Theatre, Apollo Theatre and Gielgud Theatre. There are also numerous massage parlours in the close vicinity along Brewer Street, Wardour Street, Rupert Street, Archer Street and Great Windmill Street.

As mentioned, Brewer Street sits withing the heart of Soho and as such there are a plethora of licensed bars, pubs, restaurants, entertainment venues, refreshment outlets and nightclubs slightly further afield within the area.

4. Footfall and ambience of vicinity

Pedestrian and vehicular activity in the area for the duration of our visit was very busy. The pavements and roads were filled with people, cars, cabs, vans, cycles and pedicabs through the evening and into the early morning. The whole area has a vibrant, noisy, and busy atmosphere. There were a mix of people visiting the area, from same sex groups, mixed groups of varying ages, couples and what appeared to be groups or tourists. In the early part of the evening, SA witnessed people in good spirits and enjoying everything the area offered.

However, as the evening progressed SA witnessed numerous incidents of anti-social behaviour and public nuisance. These included people openly urinating and vomiting in the street, shouting and engaging in conflict, offering to supply drugs and touting for prostitution, pedicab rides and access into clubs.

In addition, congestion and in particular problems caused by pedicabs who were riding in the middle road, stopping to tout, holding up traffic which caused conflict and amplified the noise by shouting and sounding of car horns by frustrated vehicle drivers.

SA witnessed bottle necks caused by vehicles parking along Brewer Street, especially near the junction with Rupert Street where pedicabs were meeting and cars parking to collect or drop off passengers.

SA noticed after spending some time in the area was that there is a distinct 'street' community who all seem to know each other. They include those trying to promote/encourage people into strip clubs, drug dealers, street prostitutes and general 'hangers on' who stay in the vicinity during the night chatting to door-teams and each other.

5. Transport links and access issues

There are excellent transport links in the near vicinity with a variety of travel options in the extended area of Soho. The most used would appear to be black taxi and mini cabs. Also used are the pedicabs that are prolific in the vicinity of the venue. There are London underground stations within easy walking distance as well as all-night bus routes nearby. The area is well served by public and private transport options and there are no critical access issues.

6. Potential impact of venue on local residents and community (witnessed & experienced)

As mentioned, Brewer Street is in the heart of Soho, known for its 24-hour party atmosphere and vibrant nightlife. Noise from visitors, vehicles and partygoers is in line with what would be expected in this part of London. In our opinion Sophisticats location is unfortunate as it falls within an area that attracts high volumes of people and vehicular traffic. This, however, certainly attracts pedicabs and an element of the street population that some might describe as 'seedy'. Street prostitutes and drug dealers were seen operating withing sight of the venue. However, within Soho, this activity is not noticed as readily as it might be in other parts of London.

Annexe 'C'



Incident Log – Brewer Street 4th August – 5th August 2022, 2100 – 0300 hours

Date	Time	Location	Details
4 th August 2022	2130	Sophisticats Club (SC)	Door staff set up rope barriers and signage, initially 2 SIA security staff at the location.
4 th August 2022	2140	Brewer Street O/S SC	Black taxis cabs begin to line up in the road o/s SC venue.
4 th August 2022	2158	SC	Black taxi arrives o/s venue, 2 males exit the vehicle and are shown into the venue without incident, doors immediately closed behind them.
4 th August 2022	2200	Brewer Street	Traffic starts to generate issues with flow of traffic, considerable number of pedicab riders outside and close by to venue. Upon walking past venue, they are clearly touting for customers offering them 'Strip club?'.
4 th August 2022	2214	SC	Black taxi pulls up o/s venue, 2 males exit vehicle and enter the venue. This is done without incident and the doors are closed behind them.
4 th August 2022	2220	SC	6 males enter the venue on foot, no incidents of note, they enter the venue, and the doors are closed behind them.
4 th August 2022	2222	SC	2 males enter the venue on foot. No incidents of note.
4 th August 2022	2224	SC	2 males exit a black taxi o/s venue and enter club
4 th August 2022	2232	Brewer Street	Observed 2 males approaching people in the street and appeared to be touting for them to attend SC. One male in a black T shirt approx. 50 years old, One male in a green jumper approx. 40 years old. Both males were present in or around the venue for the duration of the observations.

4 th August 2022	2235	OS Venue	White Uber stops o/s venue, 1 male enters premises
4 th August 2022	2240	OS SC	Black Taxi stops o/s venue, 1 male enters venue without incident.
4 th August 2022	2245	OS SC	Pedicabs begin to congregate in larger numbers close to the venue, this causes traffic flow issues and leads to more vehicle noise (horns sounding).
4 th August 2022	2253	SC	2 males are shown out of venue. 1 male is extremely intoxicated (Blue Hoodie) and is being supported by his associate (white shirt) and the security staff. (Image 4) He is placed into a taxi accompanied by another male and they leave the venue.
4 th August 2022	2331	SC	2 males leave venue on foot, no incidents of note.
4 th August 2022	2338	SC	Black taxi arrives O/S SC, 1 male enters club, no incidents.
4 th August 2022	2355	SC	Male exits venue on foot, no issues noted
5 th August 2022	0007	SC	2 males enter the venue on foot, No incidents.
5 th August 2022	0015	SC	Black taxi stops O/S venue, 3 males enter the venue.
5 th August 2022	0043	SC	1 male exits the venue, leaves on foot.
5 th August 2022	0044	SC	Black Taxi stops at location, 2 males enter the venue.
5 th August 2022	0046	SC	2 males leave the venue without incident.
5 th August 2022	0049	SC	1 male exits the premises without incident.
5 th August 2022	0054	SC	2 males exit the premises without incident.
5 th August 2022	0137	SC	2 males leave the venue, no incidents of note.
5 th August 2022	0152	SC	1 male leaves the venue on foot, no issues.
5 th August 2022	0200	SC	Front of house door team appear to have been rotated.
5 th August 2022	0215	SC	2 males enter club on foot.
5 th August 2022	0222	SC	2 males, (mid 20s) enter club on foot.

5 th August 2022	0222	SC	2 males leave the venue on foot.
5 th August 2022	0228	SC	5 males enter the premises on foot, no Issues of note.
5 th August 2022	0240	SC	2 males leave venue on foot.
5 th August 2022	0242	SC	1 male leaves venue on foot.
5 th August 2022	0300	Brewer Street	Observation concluded.

Other points of note.

Brewer Street is a vibrant and busy part of London, there was several incidents of anti-social behaviour (shouting, conflict, urinating, vomiting,). Public nuisance being caused by pedicabs obstructing highway and touting. Witnessed drug use and persons offering to supply drugs. This was largely in the environs of the venue.

SC is located next to Village Soho (VS) this venue has a smoking area outside and adjacent to the club. SC manage their roped area sufficiently.

Touts did operate in the area during our observations. We witnessed at least 2 people encouraging and ushering men towards SC. They were visible throughout the night.

Pedicabs were offering men rides to strip clubs. SA noticed pedicabs parked up outside SC at various times during the observations.

The traffic was increased in Brewer Street due to people being dropped off outside SC. This caused traffic build up in Brewer Street on numerous occasions. There are many vehicles which seem to just cruise the area. We noted at least 5 vehicles doing this – they had nothing to do with SC

The area was still busy with both footfall and vehicles at 0300hrs.



Incident Log – Brewer Street 5th August – 6th August 2022, 2215 – 0300 hours

Date	Time	Location	Details
5 th August 2022	2215	Brewer Street	Observations of the environs of SC commence. Area is busy generally, SC has placed its rope barriers and signage up, 2 SIA security staff are on duty.
5 th August 2022	2225	Brewer Street	It appears that a white male, 50s, wearing a dark trench coat, black glasses, grey hair is organising the Pedicabs. This appears to be linked with the patrons who are refused access to SC. He was witnessed on numerous occasions in communication with the front of house staff at SC
5 th August 2022	2245	Brewer Street	At this stage no patrons have been admitted to the venue (SC) although we have noticed an increase presence in Pedicabs and touts this evening.
5 th August 2022	2250	SC	A group of males on foot approach the venue, they are refused entry by the door staff – reason unknown.
5 th August 2022	2310	Brewer Street opposite SC	Approached by a tout who asked us if we wanted to go to a strip club, pointed in the direction of SC, we declined.
5 th August 2022	2315	Brewer Street j/w Rupert St	A group of IC3 males are in the locality, we overhear 1 threaten a member of the public with a knife. No knife seen.
5 th August 2022	2320	Brewer Street environs	A number of males clearly all connected are in essence 'on patrol' in Brewer Street, on a couple of occasions our deployment team were paid attention to. Although this was not hostile.
5 th August 2022	2345	Brewer Street	Area seems to become increasingly busy with pedestrian traffic, but louder and much more active with both vehicles and pedicabs. This was

			causing obvious frustrations to the motorists who were impacted upon.
6 th August 2022	0047	SC	3 members of staff o/s venue with 1 female. No patrons seen entering. SIA staff remain vigilant with a sterile rope barrier in place.
6 th August 2022	0052	Brewer Street	Male with dark coat seen patrolling street. Then returns to Rupert Street junction.
6 th August 2022	0052	Brewer Street, o/s SC	Same male (Dark coat) seen positioned at club entrance, speaking to another male, who we believe is a tout.
6 th August 2022	0057	Brewer Street Pavement o/s Village Soho	Female intoxicated collapsed on the pavement, other members of the public are assisting her.
6 th August 2022	0138	o/s SC	Police in attendance to what appeared to be an assault in the street. We have no indication it was to do with the venue.
6 th August 2022	0200	Brewer Street	Mobile patrol of area, shows evidence of ASB (loud music from Pedi Cabs, Touts and lots of vehicular traffic) in environs of SC. The venue itself appeared to have allowed limited patrons inside during the times of our patrols.
6 th August 2022	0215	Brewer Street	Mobile patrols of the area show no decrease in footfall. I would suggest that the regular pub going clientele have now departed leaving a more chaotic section of the public. Evidence of drug dealing has been witnessed as well as street-based sex workers.
6 th August 2022	0230	Brewer Street	Continued noise and traffic flow issues, no reduction in pedestrians – incidents of drunken shouting and anti-social behaviour being witnessed. Pedicabs remain in operation.
6 th August 2022	0300	Brewer Street	Mobile Patrols terminated.



This deployment focused on the environmental issues we believe are a causation of the premises in Brewer Street, including Sophisticats. SA would suggest that externally the venue has strong management and structure. It is clear the admission policy is robust.

SA would suggest that there is a direct link between the pedicab enterprise, touting and SC. The same people we observed appear interlinked and were seen on both nights. SA would suggest that the people being touted should they fit the criteria were admitted to SC. If not, they were taken away by Pedicab to a nearby 'Clip joint' type venue. SA would also make an assumption that black taxi drivers were also involved in bringing clients to the venue that fit the entry criteria. Although this in itself is not illegal.

There was overt evidence of drug dealing in the environment as well as obvious street-based sex workers.

SA witnessed the more 'seedy and chaotic' section of the community in this area post-midnight, although it is fair to say there are many late-night venues in the area that are a draw for certain people.

Annexe 'D' - Images

Number	Image	Report reference
1	Vere street 	5.1
2	Sophisticats Brewer Street 	7.1, 7.6

3

Drunkenness near to Sophisticats

7.2



4

Ejection from Sophisticats

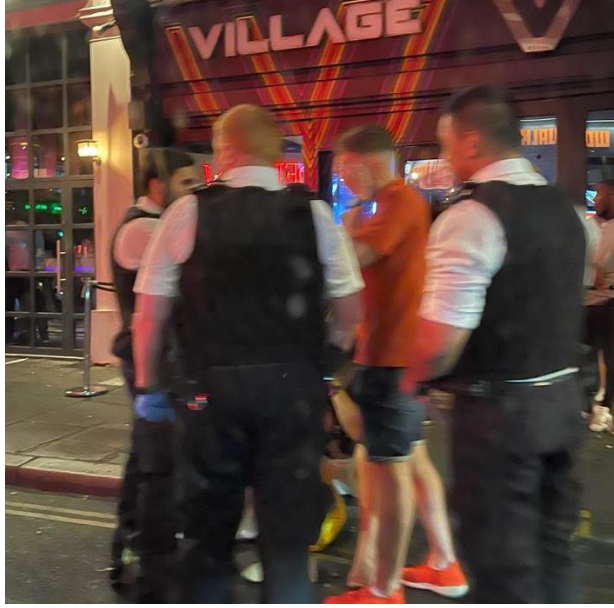
7.6



5

Injury near to Sophisticats police attendance

7.4



6

Pedicabs in Brewer Street near venue

7.7





Ian Smith MSyl
Director
Shield Associates

12th August 2022

VERE STREET



Corner of Vere Street and Oxford Street, looking north



Vere Street looking north, entrance to Brazilian Consulate at 3 Vere Street on right hand side



Vere Street looking north, 3-4 Vere Street on right hand side



View of 3-4 Vere Street and 1 Chapel Place from the west side of Vere Street



View of Vere Street looking south towards Oxford Street, 1 Chapel Place on the left hand side



View of Vere Street looking south towards Oxford Street, St Peter's Church on the left hand side



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

Schedule 12
Part A

WARD: West End
UPRN: 010033547588

Premises licence

Regulation 33, 34

Premises licence number:

22/07163/LIPT

Original Reference:

21/07616/LIPN

Part 1 – Premises details

Postal address of premises:

3 - 4 Vere Street
London
W1G 0DQ

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

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

Performance of Dance

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Exhibition of a Film

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Performance of Live Music

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Playing of Recorded Music

Sunday to Tuesday: 10:00 to 02:00
Wednesday to Saturday: 10:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Late Night Refreshment

Sunday to Tuesday: 23:00 to 02:00 (Mezzanine & Ground Floors)
Wednesday to Saturday: 23:00 to 05:00 (Mezzanine & Ground Floors)
Sunday to Tuesday: 23:00 to 02:00 (Basement Floor)
Wednesday to Saturday: 23:00 to 05:00 (Basement Floor)

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Sale by Retail of Alcohol

Sunday to Tuesday: 10:00 to 02:00 (Mezzanine & Ground Floors)
Wednesday to Saturday: 10:00 to 03:00 (Mezzanine & Ground Floors)
Sunday to Tuesday: 10:00 to 02:00 (Basement Floor)
Wednesday to Saturday: 10:00 to 03:00 (Basement Floor)

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

The opening hours of the premises:

Sunday to Tuesday: 09:00 to 02:00
Wednesday to Saturday: 09:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

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:

Clarmans Clubs Ltd
48 Warwick Street
London
W1B 5AW

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

13810956

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

Name: Mr Terry Alan Barnes

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: 5870/06/00660/LAPERS
Licensing Authority: London Borough of Sutton

Date: 18 August 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.
10. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

Annex 2 – Conditions consistent with the operating Schedule

10. The number of persons accommodated at the premises shall not exceed the following (excluding staff):
 - Mezzanine - 60
 - Ground Floor - 110
 - Basement - 225With no more than 285 persons on the premises at any one time
11. 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.
12. With the exception of persons attending a pre-booked private function (where a guest list will be held and available for inspection by the responsible authorities for 31 days after the event), the supply of alcohol on the ground floor and mezzanine floor of the premises shall only be to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.

For the purpose of this condition a 'Substantial Table Meal' means - a meal such as might be expected to be served as the main midday or main evening meal, or as a main course at either such meal and is eaten by a person seated at a table, or at a counter or other structure which serves the purposes of a table and is not used for the service of refreshments for consumption by persons not seated at a table or structure servicing the purposes of a table.

Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal.
13. Waiter/waitress service shall be provided throughout the premises
14. Menus shall be displayed in the basement and food shall be readily available to be served in this area at all times;
15. In the basement the sale of alcohol shall be ancillary to the provision of regulated entertainment.
16. There shall be no designated dance floor at the premises
17. There shall be a minimum of two door supervisors employed at the premises from 21:00. There shall be a minimum of four door supervisors employed at the premises from 22:00.
18. Any events at the premises shall be risk assessed and should the risk assessment deem it necessary the requisite number of SIA licensed door supervisors shall be on duty at the premises whilst the event/operation is taking place and up to at least 30 minutes after the event has finished. The risk assessment shall also include a dispersal policy for the event/operation. The risk assessment and dispersal policy shall be retained and available for inspection by the Licensing Authority and the Police for 31 days after the event/operation
19. All external doors and windows must be closed after 01:00 except to allow access for staff and customers
20. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. (c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance. (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping. (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period

21. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested
22. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.
23. A noise limiter must be fitted to the musical amplification system and maintained in accordance with the following criteria: (a) the limiter must be set at a level determined by and to the satisfaction of an authorised Environmental Health Officer, so as to ensure that no noise nuisance is caused to local residents or businesses, (b) The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of the authorised Environmental Health Officer and access shall only be by persons authorised by the Premises Licence holder, (c) The limiter shall not be altered without prior written agreement from the Environmental Health Consultation Team, (d) No alteration or modification to any existing sound system(s) should be affected without prior knowledge of the Environmental Health Consultation Team, and (e) No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
24. 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.
25. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
26. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises, save for alcohol consumed at the outside tables and chairs shown on the licence plan, which shall be by waiter or waitress service, served only to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.
27. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
28. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly
29. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.
30. A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Westminster City Council.
31. Patrons permitted to temporarily leave and then re-enter the premises on the street, e.g. to smoke or make a phone call, shall be limited to (15) persons at any one time.
32. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
33. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (08.00) hours on the following day.
34. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.

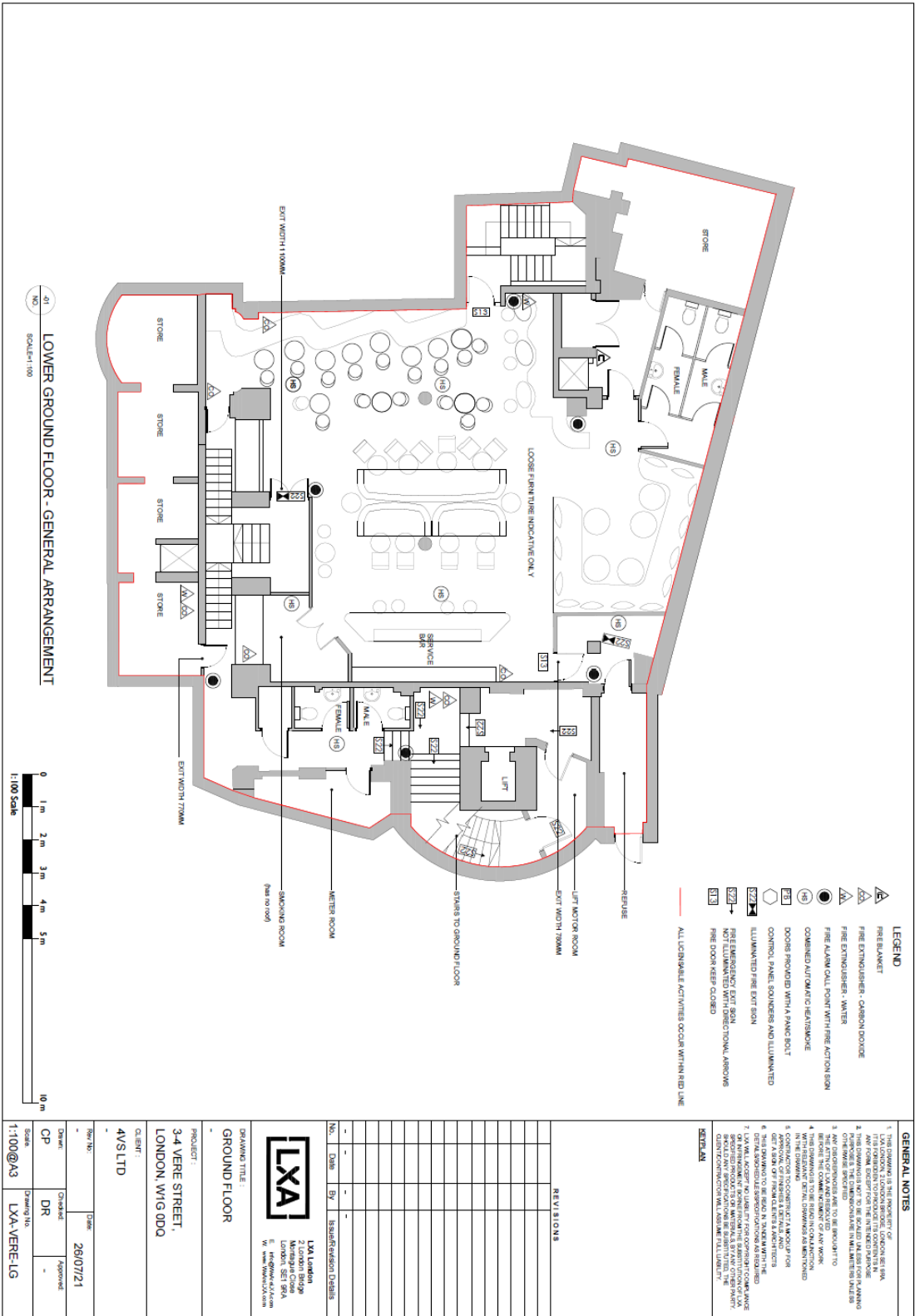
35. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
36. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
37. An incident log shall be kept at the premises and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following: (a) all crimes reported to the venue (b) all ejections of patrons (c) any complaints received concerning crime and disorder (d) any incidents of disorder (e) all seizures of drugs or offensive weapons (f) any faults in the CCTV system, searching equipment or scanning equipment (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.
38. There shall be no sales of hot food or hot drink or alcohol for consumption off the premises after 23.00 hours..
39. No deliveries to the premises shall take place between (23.00) and (08.00) hours on the following day.
40. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
41. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
42. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
43. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
44. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
45. The certificates listed below shall be submitted to the licensing authority upon written request. (a) Any permanent or temporary emergency lighting battery or system (b) Any permanent or temporary electrical installation (c) Any permanent or temporary emergency warning system
46. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties, save insofar as they are necessary for the prevention of crime.
47. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.
48. Prior to the licence taking effect, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the LFEPA, Environmental Health Consultation Team, the Police and the Licensing Authority
49. No licensable activities shall take place at the premises until premises licence 09/01218/LIPV (or such other number subsequently issued for the premises) has been surrendered.
50. The premises may remain open for the sale of alcohol, regulated entertainment and

the provision of late-night refreshment from the terminal hour for those activities on New Year's Eve through to the commencement time for those activities on New Year's Day.

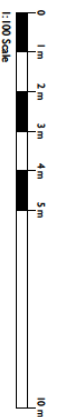
51. On the morning that Greenwich Mean Time changes to British Summer Time one hour will be added to the terminal hour of any activities and to the closing time for the premises where the existing terminal hour for the activities and/or closing hour for the premises ends after 01.00 hours.

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

None



01 LOWER GROUND FLOOR - GENERAL ARRANGEMENT
SCALE: 1:100



- LEGEND**
- ▲ FIRE BLANKET
 - ▲ FIRE EXTINGUISHER - CARBON DIOXIDE
 - ▲ FIRE EXTINGUISHER - WATER
 - ▲ FIRE ALARM CALL POINT WITH FIRE ACTION SIGN
 - COMBINED AUTOMATIC BEHAVIOUR
 - DOORS PROVIDED WITH A PANIC BOLT
 - CONTROL PANEL SCHEMERS AND ILLUMINATED
 - ILLUMINATED FIRE EXIT SIGN
 - EMERGENCY EXIT SIGN NOT ILLUMINATED WITH DIRECTIONAL ARROWS
 - FIRE DOOR KEEP CLOSED
 -
 -
- ALL LICENSABLE ACTIVITIES OCCUR WITHIN RED LINE

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REVISIONS

NO.	DATE	BY	REVISION/REASON
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			



LXA London
2 London Bridge
London SE1 9AA
T: +44 (0)20 7493 8888
W: www.lxalondon.com

DRAWING TITLE:
GROUND FLOOR

PROJECT:
**3-4 VERE STREET,
LONDON, W1G 0DQ**

CLIENT:
AVS LTD

Draw No: 26/07/21

Scale: 1:100@A3

Drawn: CP
Checked: DR
Approved: -

Drawing No: LXA-VERE-LG



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

**Premises licence
summary**

Regulation 33, 34

Premises licence number:

22/07163/LIPT

Part 1 – Premises details

Postal address of premises:

3 - 4 Vere Street
London
W1G 0DQ

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Late Night Refreshment
Sale by Retail of Alcohol

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

Performance of Dance
 Sunday to Tuesday: 10:00 to 02:00
 Wednesday to Saturday: 10:00 to 05:00
Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Exhibition of a Film
 Sunday to Tuesday: 10:00 to 02:00
 Wednesday to Saturday: 10:00 to 05:00
Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Performance of Live Music
 Sunday to Tuesday: 10:00 to 02:00
 Wednesday to Saturday: 10:00 to 05:00
Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Playing of Recorded Music
 Sunday to Tuesday: 10:00 to 02:00
 Wednesday to Saturday: 10:00 to 05:00
Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Late Night Refreshment
 Sunday to Tuesday: 23:00 to 02:00 (Mezzanine & Ground Floors)

Wednesday to Saturday: 23:00 to 05:00 (Mezzanine & Ground Floors)
Sunday to Tuesday: 23:00 to 02:00 (Basement Floor)
Wednesday to Saturday: 23:00 to 05:00 (Basement Floor)

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

Sale by Retail of Alcohol

Sunday to Tuesday: 10:00 to 02:00 (Mezzanine & Ground Floors)
Wednesday to Saturday: 10:00 to 03:00 (Mezzanine & Ground Floors)
Sunday to Tuesday: 10:00 to 02:00 (Basement Floor)
Wednesday to Saturday: 10:00 to 03:00 (Basement Floor)

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

The opening hours of the premises:

Sunday to Tuesday: 09:00 to 02:00
Wednesday to Saturday: 09:00 to 05:00

Seasonal Details: On the morning that GMT changes to BST 1 hr will be added to the terminal hr of any activities and to the closing time after 1am

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:

Clarmans Clubs Ltd
48 Warwick Street
London
W1B 5AW

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

13810956

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

Name: Mr Terry Alan Barnes

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

Restricted

Date: 16 January 2022

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

Sex Establishment licence history

Appendix F

No history exists in respect of the premises

1. Whilst Relevant Entertainment is taking place no person under the age of 18 shall be on the licensed premises and a clear notice to that effect shall be displayed at the entrance in a prominent position so that it can be easily read by persons entering the premises.
2. Whenever persons under the age of 18 are admitted to the premises there will be no promotional or other material on display within the premises which depicts nudity or partial nudity.
3. The licence or a clear copy shall be prominently displayed at all times so as to be readily and easily seen by all persons using the premises.
4. No provision of relevant entertainment, or material depicting nudity or relevant entertainment, shall be visible from outside the premises.
5. Menus and drinks price lists shall be clearly displayed at the front entrance of the club, reception area, tables and bar at such a position and size as to be easily read by customers. This price list shall show all consumable items and any minimum tariff including charges and fees applicable to Performers.
6. Except with the consent of the Licensing Authority, no advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) shall be inscribed or affixed at the premises, on the surface of the highway or on any building, structure, works, street furniture, tree or any other property or be distributed in the street to the public that advertises or promotes the relevant entertainment at the premises.
7. The licence holder or other person concerned in the conduct or management of the premises shall not seek to obtain custom by means of personal solicitation or touting, nor enter into any agreement with a third party to do so.
8. Adequate toilets, washing and changing facilities for use by the Performers shall be provided.
9. Either the licence holder or a named responsible person shall be present throughout the time the Relevant Entertainment takes place.
10. The premises will install and maintain a comprehensive CCTV system as per the minimum requirements of a Westminster Police Licensing Team that ensures all areas of the licensed premises are monitored including all entry and exit points will be covered enabling frontal identification of every person entering any light condition. All cameras 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. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period together with facilities for viewing
11. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open to the public and

this staff member should be able to show Police recent data and footage with the absolute minimum of delay of the request.

12. An incident log shall be kept at the premises, and made available on request to the Licensing Authority or the Police, which will record the following:
 - (a) all crimes reported to the venue;
 - (b) all ejections of patrons;
 - (c) any complaints received;
 - (d) any incidents of disorder;
 - (e) seizures of drugs or offensive weapons;
 - (f) any faults in the CCTV system or searching equipment or scanning equipment;
 - (g) any refusal of the sale of alcohol;
 - (h) any visit by a relevant authority or emergency service;
 - (i) any breach of licence conditions reported by a Performer
13. The licence holder shall produce a Code of Conduct setting out rules and obligations between the licence holder and performers whilst performing. All Performers shall sign the Code of Conduct in their proper name acknowledging that they have read, understood and are prepared to abide by the said Code of Conduct, and a copy so signed shall be retained by the licence holder and shall be readily available for inspection by the Police and/or authorised persons upon reasonable request.
14. Individual records shall be kept at the premises of the real names, stage names and addresses of all Performers working at the premises. The record will include either a copy of their birth certificate, current passport, EU driving licence or national identity card and shall be made immediately available for inspection by the Police and/or the Licensing Authority upon request.
15. Details of all work permits and/or immigration status relating to persons working at the premises shall be retained by the licence holder and be readily available for inspection by the Licensing Authority, a Police Officer or Immigration Officer.
16. Relevant entertainment shall be given only by performers and the audience shall not be permitted to participate in the relevant entertainment.
17. There shall be no physical contact between Performers whilst performing.
18. Performers will not request or give out any telephone number, address or any other contact information from or to any customer. Any such information given by a customer shall be surrendered to the premises manager as soon as is practicable.
19. Relevant Entertainment shall take place only in the designated areas approved by the Licensing Authority as shown on the licence plan. Arrangements for access to the dressing room shall be maintained at all times whilst Relevant Entertainment is taking place and immediately thereafter.
20. Customers must remain fully clothed at all times. The Performer must not remove any of the customer's clothing at any time.
21. Where relevant entertainment is provided in booths, or other areas of the premises where private performances are provided, the booth or area shall not have a door or

other similar closure, the area shall be constantly monitored by CCTV, and access to the booth or other area shall be adequately supervised. There shall be door staff on duty near the booths at all times when they are in use.

22. Whenever Relevant Entertainment is being provided there shall be no physical contact between Performers and customers or between customers and Performers except for the exchanging of money or tokens at the beginning or conclusion of the performance and only for the purpose of that performance. Clearly legible notices to this effect shall clearly be displayed in each private booth and in any performance area.
23. Performers must redress fully immediately after each performance.
24. The maximum number of persons accommodated at any one time (including staff) shall not exceed (x) persons.
25. The Licence will have no effect until the Licensing Authority are satisfied that the premises is constructed or altered in accordance with the appropriate provisions of the District Surveyor's Association - Technical Standards for Places of Entertainment and the reasonable requirements of Westminster Environmental Health Consultation Team, at which time this condition will be removed from the Licence.
26. Before the premises opens to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the LFEPA, Environmental Health Consultation Team, the Police and the Licensing Authority.
27. Door staff shall be employed at all times when the premises are open for licensable activity. There shall be a minimum of two door supervisors to be employed at the entrance of the premises after 8pm. All door supervisors at the entrance shall wear yellow high visibility jackets and be in radio contact with Security and management. All security on the premises shall display their SIA licenses at all times.
28. Payment for private dances and the performance time, will be made at a payment desk away from the VIP areas.
29. All transactions will be recorded audibly as well as on CCTV.
30. A maximum of two performers only per customer.
31. All customer receipts must detail the name, address, and contact number of the premises.
32. All alcohol purchased will be itemised individually on the customer receipt.
33. Performers will not be present at the point of payment.
34. Gratuities will be clearly itemised on each receipt given to customer

Conditions agreed with Objector 2

35. There shall be no signage affixed to the premises advertising Relevant Entertainment.
36. Relevant Entertainment may only take place in the basement and not on any other floor of the premises.
37. Except in cases of emergency evacuation, the main entrance/exit doors at ground/mezzanine level shall not be used by performers or for direct access/egress by customers visiting the premises for Relevant Entertainment.
38. The number of persons accommodated in the basement shall not exceed 110 (excluding staff and performers) at any one time.

Informative

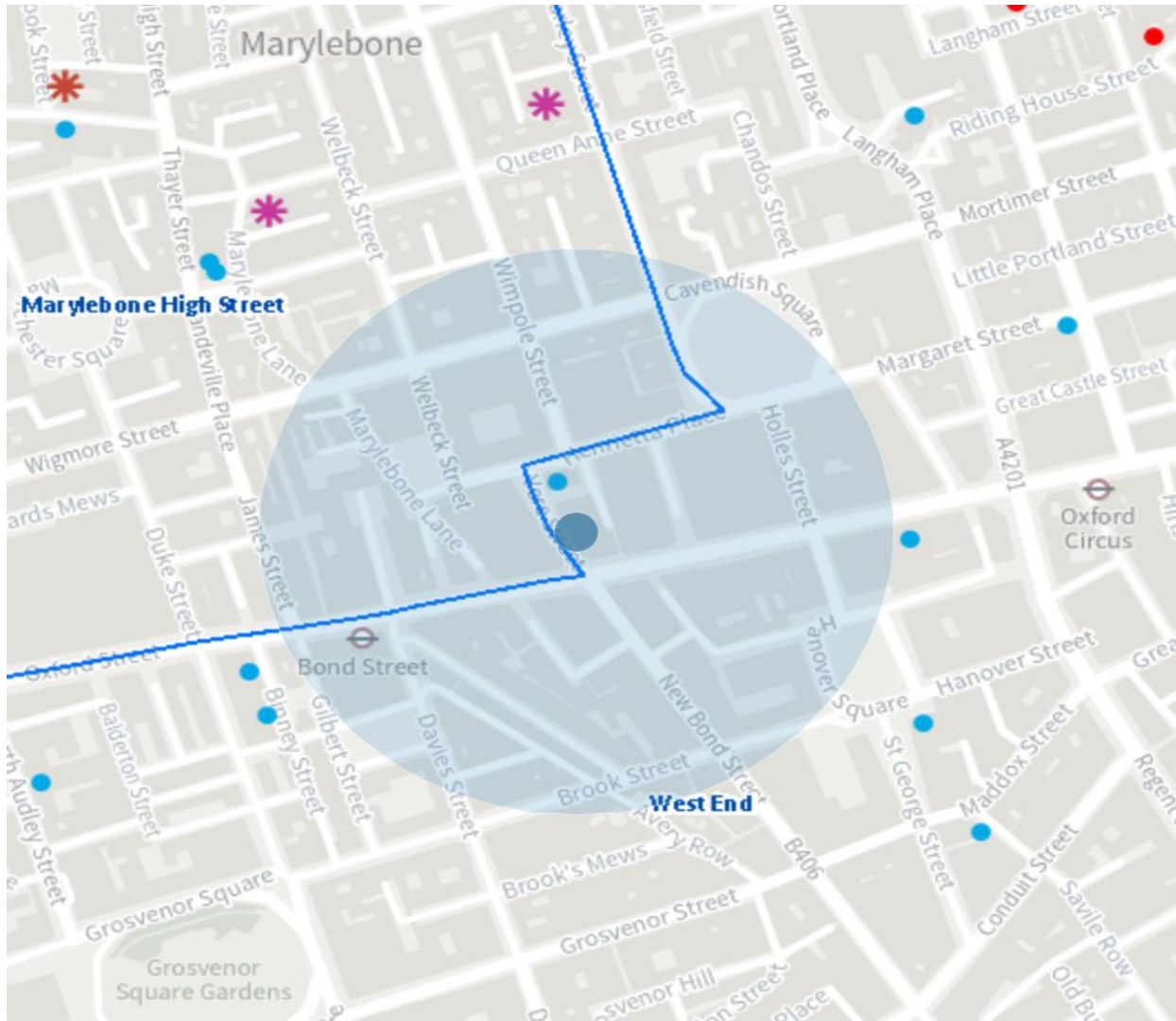
Definitions

Relevant Entertainment is defined as:

- (a) any live performance or
- (b) any live display of nudity

which is of a nature that, ignoring financial gain, it must reasonably be assumed to be provided solely or principally for the purpose of sexually stimulating any member of the audience (whether by verbal or other means).

Performer is defined as any person operating at a sexual entertainment venue who carries out any activity falling within the definition of Relevant Entertainment.



Resident count: 370
Sex Establishments: 0
Schools: 0
Faith Groups: 1

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