



City of Westminster

# Committee Agenda

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

Meeting Date: **Wednesday 7 February 2024**

Time: **10.00 am**

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

Members: **Councillors:**

Maggie Carman (Chair)  
Judith Southern  
Tim Mitchell

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 further information, please contact the Committee Officer, Steven Clarke, Committee and Councillor Co-ordinator.

**Email: [sclarke1@westminster.gov.uk](mailto:sclarke1@westminster.gov.uk)**  
**Corporate Website: [www.westminster.gov.uk](http://www.westminster.gov.uk)**

**Note for Members:** Members are reminded that officer contacts are shown at the end of each report and Members are welcome to raise questions in advance of the meeting. Regarding Item 2, guidance on Declarations of Interests is included in the Code of Governance. If Members and Officers have any questions, they should contact the Director of Law before the meeting please.

**AGENDA**

**PART 1 (IN PUBLIC)**

**1. MEMBERSHIP**

To report any changes to the membership.

**2. DECLARATIONS OF INTEREST**

To receive declarations by Members and Officers of the existence and nature of any pecuniary interests or any other significant interest in matters on this agenda.

**Licensing Applications for Determination**

**1. NAROON COUNTER, BASEMENT AND GROUND FLOOR, 63 GREAT TITCHFIELD STREET, W1W 7PR**

(Pages 1 - 102)

Ward CIA* SCZ**	Site Name & Address	Application Type	Licensing Reference No.
West End  * None  ** None	Naroon Counter Basement and Ground Floor 63 Great Titchfield Street W1W 7PR	New Premises Licence	23/06403/LIPN
*Cumulative Impact Area ** Special Consideration Zone			

**2. PJS PIZZA, BASEMENT AND GROUND FLOOR,  
358 HARROW ROAD, W9 2HT**

**(Pages 103 -  
132)**

<b>Ward CIA* SCZ**</b>	<b>Site Name &amp; Address</b>	<b>Application Type</b>	<b>Licensing Reference No.</b>
Harrow Road  * None  ** None	PJs Pizza Basement and Ground Floor 358 Harrow Road W9 2HT	Premises Licence Variation	23/05623/LIPV
*Cumulative Impact Area ** Special Consideration Zone			

**Stuart Love  
Chief Executive  
30 January 2024**

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

### **Policy Considerations**

The Licensing Sub-Committee is required to have regard to the City of Westminster statement of Licensing Policy, effective from January 2021.

### **Guidance Considerations**

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

### **Core hours When Customers Are Permitted to Be on The Premises**

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

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

#### **1. Casinos**

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

#### **2. Cinemas, Cultural Venues and Live Sporting Premises**

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

#### **3. Hotels**

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

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

Sunday: 09:00 hours to 22:30 hours

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

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

#### **4. Off licences**

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

Sunday: 09:00 hours to 22:30 hours

#### **5. Outdoor Spaces**

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

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

Sunday: 09:00 hours to 22:30 hours

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

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

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

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

Sunday: 12:00 hours to 22:30 hours



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

## **7. Qualifying Clubs**

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

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

Sunday: 09:00 hours to 22:30 hours

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

## **8. Restaurants**

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

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

Sunday: 09:00 hours to 22:30 hours

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

## **9. Sexual Entertainment Venues and Sex Cinemas**

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

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

Sunday: 09:00 hours to 22:30 hours

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

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City of Westminster

## Licensing Sub-Committee Report

Item No:	
Date:	7 February 2024
Licensing Ref No:	23/06403/LIPN - New Premises Licence
Title of Report:	Naroon Counter Basement And Ground Floor 63 Great Titchfield Street London W1W 7PR
Report of:	Director of Public Protection and Licensing
Wards involved:	West End
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Ms Jessica Donovan Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: <a href="mailto:jdonovan@westminster.gov.uk">jdonovan@westminster.gov.uk</a>

## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	25 September 2023		
<b>Applicant:</b>	Mojereh 63 Gts Ltd		
<b>Premises:</b>	Naroon Counter		
<b>Premises address:</b>	Basement And Ground Floor 63 Great Titchfield Street London W1W 7PR	<b>Ward:</b>	West End
		<b>Cumulative Impact Area:</b>	None
		<b>Special Consideration Zone:</b>	None
<b>Premises description:</b>	The premises intends to operate as a restaurant.		
<b>Premises licence history:</b>	This is a new premises application and therefore no Premises Licence history exist.		
<b>Applicant submissions:</b>	<p>The application form states: The premises intends to operate from breakfast through lunches and to dinner into late evening on the ground floor only.</p> <p>The basement (unlicensed) consists of kitchen, storage and bathrooms.</p> <p>The applicant also runs a number of other venues within the vicinity, this will be named Naroon Counter.</p> <p>The family also run Naroon Fitzrovia, the persian restaurant next door at 65, The newly transferred Naroon Marylebone at 17 New Cavendish Street, Naroon at 60 Great Titchfield Street and Kin Cafe at 22 Foley Street.</p> <p>The early hours for licensable activity are to permit the sale of specific alcoholic drinks associated with breakfasts. Normal licensable activity to take place from 1100 hours.</p> <p>The applicant has provided the following submissions</p> <ul style="list-style-type: none"> <li>• A mediation letter</li> <li>• Letter to the committee</li> <li>• A menu</li> <li>• Plan of the extractor</li> <li>• Technical plan</li> <li>• Planning validation letter</li> <li>• Planning portal information</li> <li>• A Plant Noise assessment</li> <li>• A Noise report</li> </ul> <p>A copy of the documents can be found seen at <b>Appendix 2</b>.</p>		
<b>Applicant amendments:</b>	<p>On original submission, the applicant applied for the following timings:</p> <p><b>Recorded Music</b> Sunday to Thursday 23:00 to 00:00 &amp; Friday to Saturday 23:00 to 01:00</p>		

	<p><b>Late Night Refreshment</b> Sunday to Thursday 23:00 to 00:00 &amp; Friday to Saturday 23:00 to 01:00</p> <p><b>Sale by Retail of Alcohol</b> Sunday to Thursday 07:00 to 00:00 &amp; Friday to Saturday 07:00 to 01:00</p> <p><b>Opening Hours</b> Sunday to Thursday 07:00 to 00:30 &amp; Friday to Saturday 07:00 to 01:30</p> <p>Following Consultation, the applicant reduced the proposed hours to the timings shown at section 1-B.</p>
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1-B Proposed licensable activities and hours							
<b>Recorded Music:</b>				<b>Indoors, outdoors or both</b>			<b>Indoors</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	23:00	23:00	23:00	23:00	23:00	23:00	N/A
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	N/A
<b>Seasonal variations/ Non-standard timings:</b>		Sundays preceding bank holidays 23:00-00:00.					

<b>Late Night Refreshment:</b>				<b>Indoors, outdoors or both</b>			<b>Both</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	23:00	23:00	23:00	23:00	23:00	23:00	N/A
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	N/A
<b>Seasonal variations/ Non-standard timings:</b>		Sundays preceding bank holidays 23:00-00:00.					

<b>Sale by retail of alcohol</b>				<b>On or off sales or both:</b>			<b>Both</b>
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	09:00	09:00	09:00	09:00	09:00	09:00	09:00
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	22:30
<b>Seasonal variations/ Non-standard timings:</b>		Sundays preceding bank holidays 09:00-01:00.					

Hours premises are open to the public							
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	07:00	07:00	07:00	07:00	07:00	07:00	07:00
<b>End:</b>	00:00	00:00	00:00	00:00	00:30	00:30	23:00
<b>Seasonal variations/ Non-standard timings:</b>		Sundays preceding bank holidays 07:00-00:30.					



## 2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Sally Fabbriatore
Received:	20 October 2023

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

This representation is based on the Operating Schedule and the submitted plans for the ground floor and basement dated 02.02.22.

The applicant is seeking the following on the **ground floor**:

1. To allow the Supply of Alcohol 'on and off' the premises Sunday to Thursday 07:00-00:00 hours, Friday to Saturday 07:00-01:00 hours and Sundays prior to bank holidays 07:00 –01:00 hours.
2. To allow the provision of Regulated Entertainment 'indoors' (Recorded Music) Sunday to Thursday 23:00-00:00 hours, Friday to Saturday 23:00-01:00 hours and Sundays prior to bank holidays 23:00 –01:00 hours.
3. To allow the provision of Late Night Refreshment 'indoors and outdoors' Sunday to Thursday 23:00-00:00 hours, Friday to Saturday 23:00-01:00 hours and Sundays prior to bank holidays 23:00 –01:00 hours.

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

1. The provision of the Supply of Alcohol and hours requested may cause an increase in Public Nuisance in the area, it may also impact on Public Safety.
2. The provision of regulated entertainment and the hours requested may cause an increase in Public Nuisance in the area, it may also impact on Public Safety.
3. The provision of Late Night Refreshment and the hours requested may cause an increase in Public Nuisance in the area, it may also impact on Public Safety.

Further information and proposed conditions have been provided, which are being considered. Further conditions are proposed below in order to protect the Licensing Objectives:

**The granting of the new Premises Licence as presented would have the likely effect of causing an increase in Public Nuisance in the area and may impact on Public Safety.**

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

2-B Other Persons			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	20 October 2023		
<p>[REDACTED] strongly object to the proposal to play recorded music inside and outside the Naroon property ( 63 Gt.Titchfield Street) late at night on any of the times indicated on their application.</p> <p>The proposed sale of food and alcohol is also worrying, since there is no way of knowing the level of noise and disturbance this is likely to create.</p> <p>Existing restaurants nearby all manage to keep their activities well controlled, and we ask that restrictions be incorporated in their licence to ensure that the amount of disturbance [REDACTED] be kept to a minimum.</p>			
Name:		[REDACTED] ( <i>Withdrawn 23<sup>rd</sup> November 2023</i> )	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	5 Oct 2023		
<p>I am very concerned about the excessive opening hours being applied for, this is a residential area and has no need to be open anything past 11pm on any day. We suffer from noise pollution [REDACTED] staff outside smoking, talking loudly on phones and putting out rubbish well into the night, without more restaurant staff disturbance and until later into the night. Restaurant staff are prone [REDACTED] to smoke during their breaks (obviously they do not want to do it in [REDACTED] and often use it as a toilet during the night up by the darker [REDACTED] once it is shut which is unacceptable. There is absolutely no need for them to have a licence until midnight or later, this will seriously impact the quiet enjoyment of the areas residents</p> <p>Further submissions received from the interested party on 20 October 2023:</p> <p>I Strongly object to this application. There is absolutely no need for licensing hours of this length in a residential area. This is bound to cause noise and nuisance and impact residents quite enjoyment of their homes.</p> <p><b><i>Following mediation with the applicant, the interested party withdrew their representation on 23 November 2023.</i></b></p>			



<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	17 Oct 2023		

I am writing with my concerns about the above application for a new premises licence. [REDACTED]

[REDACTED]  
[REDACTED]

[REDACTED] The whole area is a mix of mostly residential properties for people living and working in Westminster, intermingled with some commercial properties.

These proposals seem very out of place for this area - seeking operating hours that are well outside Westminster core hours policy and vastly different from those operated at the applicant's other sites.

My comments are:

1. [REDACTED] we have long supported sensible applications in tune with the area, which has a number of busy restaurants operating throughout the day. They operate in the evenings too, but evenings are relatively quiet and peaceful, which is well appreciated by the people who live and sleep here.
2. Number 63 Great Titchfield Street [REDACTED], and people entering and leaving, together with any noise emitted by customers, staff, suppliers and refuse disposal, will become apparent to all local residents. The hours proposed are extremely late and well outside what is normal for the area. There is huge potential to be a public nuisance and the proposed changes would disturb the nights especially of many residents locally.
3. The hours proposed would, if granted, provide a "Trojan Horse" allowing any other local restaurant to seek similar hours, leading to a complete degradation of a sensible balance between residents' and commercial interests.
4. The hours proposed are outside the "core hours" in Westminster's policy, which are already beyond what residents would wish. The application is also contrary to WCC's Statement of Licensing Policy.
5. I am not clear of the intentions in the application regarding 'on-sales' and 'off-sales'. It should be made clear that the supply of alcohol is only to be ancillary to table/served meals. It must be made clear that no drinking outside the premises is to be permitted under any circumstances. This is not an area for breakfast binging or late-night drinking.
6. I am not clear there is a huge demand for breakfast drinking of alcohol - and is this something to be encouraged? I think not.
7. I am not clear on the times for the ending of "off-sales", if any.
8. Smokers must not be permitted to drink outside while smoking and close requirements regarding noise made need to be included.
9. If qualified approval is given, compliance with PN1 - prevention of public nuisance - should be required, as well as conditions requiring measures to deal with the risk of nuisance.
10. Any intention to use recorded and/or live music must come under restrictions to ensure that no noise can be heard outside the premises so as to cause a nuisance.
11. Is there any intention to have tables and chairs outside for eating and drinking? Any such proposal must be well controlled to avoid noise disturbance.
12. There is no mention of how late-night dispersal of customers would be controlled. It would be next to impossible to avoid the noise of patrons, some intoxicated, leaving in the early hours, as well as the noise of car doors slamming and engines revving as cars and taxis leave.
13. If the committee is minded to approve a limited licence for "off-sales" via takeaway and delivery, how does the applicant propose to control these closely and what arrangements are made about parking during collection in an already congested street?
14. The application refers to alcohol delivery options (clearly by a delivery firm), but also that



"Alcohol will only be handed over to the person whose name the order was placed in". How will the applicant control delivery drivers to ensure this is followed strictly?

15. There need to be the usual conditions about operating a restaurant.

16. I believe the noise and odour controls proposed do not meet the normal Westminster requirements.

17. Providing takeaway or delivery options after 11.00 pm offers significant scope for noise and public nuisance.

18. The application does not appear to be well thought through as relevant to this area and to normal conditions and controls.

Further submissions received from the interested party on 27 November 2023:

1. Although the hours have been reduced for the licensable activities, the closing time is 30 mins later. 'Core hours' is the time for customers to be off the premises by the end of service. It would be acceptable if e.g. sale of alcohol is to end 11pm, closing 11.30pm (10.30pm/11pm Sun)
2. It appears that the commencement hour for sale of alcohol has moved to 9am, but there is still a reference (cond 4) to 7am; it should be 9 am.
3. Noise and odours response seems OK
4. Condition 24 re: deliveries to the premises refers to 'licensable goods' which presumably means alcohol. It must cover all deliveries.
5. Condition 24 and 25 timings for deliveries and for waste collections are stated in brackets; what timings are proposed? No deliveries or collections are to be between 2300-0700 when most residents will be asleep. This needs revision
6. Cond 31 refers only to 'open containers'. I suggest MC57 "*Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take drinks or glass containers with them*"
7. It is clear from the conditions proposed that outside tables and chairs are desired, to 11pm. It is not clear how many are sought nor whether Naron's conditions will be in line with other premises on Great Titchfield Street? Removal of the said tables and chairs must be done quietly and before 11 pm. Again, it must not be [REDACTED] that allows slackening of overall controls
8. How will the delivery service of food and alcohol to 11pm be controlled for eg online orders?
9. The final (unnumbered) condition shows times in brackets; are these the proposed times or not? See points 1, 2 above for timings.

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	12 October 2023		

I fear these extended hours would set a dangerous precedent for the neighbourhood.

They would also add to other issues occurring already, including but not limited to kitchen staff on breaks (smoking, chatting, telephone calls late at night) and people using [REDACTED] as a late night open air toilet.

These issues have been increasing in recent months, and extended hours will bring extended and additional issues to our local community.



<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	16 Oct 2023		
We object on the following basis:			
o Licensable hours should be brought back to WCC core hours. There is no need for this application to set a precedent for later hours [REDACTED] have been fighting against for some time. The local area is a quiet residential neighbourhood in the evening and it should remain that way.			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	20 October 2023		
With reference to the above application for extended licensing hours. [REDACTED] it has been exciting to see the changes that have taken place in this area which are a huge benefit for all of us [REDACTED] k in this little pocket of London. [REDACTED] we accept that this will bring more people and the hustle and bustle that accompanies them. What we also appreciate is that our commercial [REDACTED] go to great lengths to minimise noise and disturbance after 11 o'clock, not always successfully but they try their best. For example, if we have a disrupted night as a result of customers leaving the local pubs, we know that we could still get to sleep by midnight, not ideal with work the next day but acceptable now and again. Asking for the evening to end at 1pm will mean customer's leaving the premises and wandering the surrounding streets for at least another hour, usually in high spirits and noisy. Added to which is the issue that has arisen in the last few years particularly, of people using [REDACTED] as a public toilet. [REDACTED] and has had the misfortune to observe people urinating, vomiting and unbelievably defecating [REDACTED] usually outside [REDACTED]. If people are drinking until 1pm they are uninhibited and really have no thought to the noise or mess they might be creating. This business is a restaurant, why does it need to be open until 1am? We also back onto this business and their extractor fans are not quiet. We therefore strongly object to this application.			
<b>Name:</b>		[REDACTED] (Withdrawn 25 <sup>th</sup> January 2024)	
<b>Address and/or Residents Association:</b>		[REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	23 Oct 2023		
[REDACTED] including the premises. [REDACTED] [REDACTED]			
We object to granting a premises license for more than Core Hours for restaurants - as explained in policy HRS1 section 8 - restaurant.			

we would not object to granting a premises license for Core Hours.

The reason is that the longer opening hours - the extension beyond core hours- would cause a nuisance & loss of amenities to residents [REDACTED] and prevent a good night's sleep while the premises are being used either by clients or being cleaned and prepared for closing after clients leave.

This applies to noise from within the premises and outside the premises.

There are residential properties within close proximity of the property: there are [REDACTED] [REDACTED] [REDACTED] [GTS] and at least another [REDACTED], and [REDACTED]. the premises back up to [REDACTED] - there is a separating yard- but carries the noise across from the kitchen and activity at the back [rear] of the restaurant to [REDACTED]

For generations, [REDACTED] has been hosting restaurants residents and other businesses. there are [REDACTED] restaurants on the ground floors. [REDACTED] knew that this was the case, alongside the fact that those restaurants were closed by 2330 [earlier on Sundays] and activity ceased by midnight, so the residents could get some uninterrupted good night's sleep.

[REDACTED] are not well insulated from noise and smells, and [REDACTED] [REDACTED] Sounds vibrations and to some extent smell are transmitted all along the block. this includes [REDACTED]

Residents understood and accepted this state of affairs, and they were able to have at least some 7 hours of sleep every night, but if this application is granted in full, this would not be possible at weekends, and their ability to have a good night sleep would simply be reduced throughout. this is not acceptable to residents.

The nuisance caused to residents by the operations of the restaurant:  
the noise of operations: air vents from the kitchen, kitchen operation in general [incl moving, washing and placing dishes and utensils] cleansings, moving furniture- especially after the restaurant closed to the public.

This is something that the applicant can not really do much about, nor can an Environmental Health Officer deal with what amounts to noise generated by normal operations, given the lack of insulation, a block consisting of materials transmitting noise and not insulated.

In Addition: another probable source of noise from the premises:

We note that the applicant is asking for permission to play recorded and live music; we note that there is no attempt to address issues of noise insulation, music volume control/limits of volume and vibrations. we would like the applicant to address this; in any case that should not be permitted after core hours.

The noise outside the premises come from clients coming and dispersing, especially after midnight; it includes cars, taxis, uber and the like, and noisy group of people.

another concern is deliveries- or the delivery services we understand the applicant is planning to introduce: this should not go beyond 2300 mon-sat or 2230 on Sundays; the reason is that the delivery service uses noisy motor scooters, congregates and makes noise outside the premises.

We understand that the applicant currently operates 3 premises in close proximity to 63 GTS:  
- at 22 Foley Street, according to premises license 20/11005/LIPN - which are roughly core hours  
-at No 60 GTS- 12/07336/LIPN & 22/11439/LIPT - core hours



- at 65 GTS - core hours: premises licence 05/11489/LIPN.

this is literally next door to 63GTS:

earlier today, workers were busy on the site of the ground shop/basement area of 63GTS, the frontage was already painted in the same colours and given what appears to be the same style of signage as applied to No 65.

As far as we are aware, there were no complaints made to the EHOs at WCC or the noise team regarding those three premises; no wonder, as they operate on a core hours schedule, which has long been accepted as the norm [REDACTED].

We looked at the website for the restaurant at 65 GTS- under the same management: they operate to core hours, and the residents have no complaints about this operation; however, they fear that with extended hours, they would not be able to sleep the same amount of hours as they can do now, which would impact greatly their amenity, and their health and well being. they also fear that if longer hours are granted to No 63, there will soon be an application to extend the operating hours of No 65.

They fear that the applicants can not really do much to alleviate the noise and nuisance caused to them by the activity at the premises - when they are operating and after closure when staff clean up, wash, arrange and close down for the night. the lack of insulation and the fact that there is a [REDACTED] mean that this noise is transmitted [REDACTED] they feel that they are entitled to a good night's sleep as they enjoy right now, and that basic human rights should be respected.

**Following the applicant's reduction in hours, the interested party withdrew their representation on 25 January 2024.**

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	05 October 2023		

[REDACTED] and we have already had an issue involving the planners and environment health over an illegal extraction duct they installed and the noise emanating from it. I understand that formal action is being taken against them. Naroon are now using the original old extraction system which currently vibrates from around 11am until closing and creates a perpetual humming sound which resonates across [REDACTED]

[REDACTED] By granting a later licence this untenable sound will be going on a lot later which is unfair to the residents. I am also a part of [REDACTED] who are also in the process of objecting .

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	20 October 2023		

Late hours are likely to cause disturbances to neighbours.

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	22 October 2023		
<p>Whilst we do not object in principle to the license, we do feel that it is very late for people to be making noise outside at 01:00 [REDACTED]. Maybe a normal hours licence would be more appropriate with customers being inside by 10pm, like most pubs have to do?</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	23 October 2023		
<p>I am writing to object to the application because the sale of alcohol for consumption on and of the premises, Late night refreshments and recorded music until midnight from Monday to Wednesday and one am for Thursday and Sunday with 1:30am for Friday and Saturday are far too late for the area.</p> <p>This is a quiet residential neighbourhood where other businesses close around 11am or within core hours. Later hours mean that we will be plagued with noise from patrons leaving the premises late (they rarely respect the locals), also providing food until late will cause noise at the back of the building and smells from their extractor. Late night food will also bring delivery drivers who make noise with their scooters and bikes and also shouting at one another. Staff will also be taking breaks and smoking and using their phones on speaker etc.</p> <p>Granting such excessive hours will also create a precedent for others and we already have enough late night anti social behaviour and noise polluting behaviour from businesses and their clientele already.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	19 October 2023		
<p>19/10/2023 10:35 PM The proposed opening hours go far beyond WCC's core hours policy. They are out of step with all other local establishments.</p> <p>The late hours would result in customer noise continuing long past residents' reasonable bed times. In warm weather this is a particular problem as residents sleep with windows open.</p> <p>The sale of off-premises food will result in noise of delivery vehicles late at night.</p> <p>[REDACTED] already suffers from late night use as a toilet. [REDACTED] is also used as a 'hang out' for smokers, often staff on break from local restaurants. These late hours would exacerbate the problem.</p>			



The approval of this application would set a worrying precedent for all who have worked hard to maintain a balance between the residential community and business interests.

We object.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	05 October 2023		

I am concerned about the request for licensing until midnight or 1 am on Fridays and Saturdays, for consumption both inside and outside, and sale both on and off the premises. This could cause major disturbance [REDACTED], with noise both at the premises and as people come and go. It would also form a precedent in the area, where the normal licensing hours are until 11pm.

Further submissions received from the interested party on 20 October 2023:

I am concerned at yet another licensed premises - we have so many, and all add to the noise of people coming and going. But more importantly, they are asking for the hours to be beyond what is usual in the neighbourhood. Should be restricted to 11pm, both inside and outside.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	20 October 2023		

I strongly object to yet another eatery located in this are, There are too many already, The main concerns are Noise, Disruption in the late evening, Smell, Excess foot traffic . I accept this is London a thriving city but in some areas there needs to be some consideration of the voting residents rather than wholesale commercialization.

### 3. Policy & Guidance

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

	<p>are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <ol style="list-style-type: none"> <li>1. <b>Casinos:</b> Up to 24 hours a day whilst casino gaming is permitted by a premises licence under the Gambling Act 2005.</li> <li>2. <b>Cinemas, Cultural Venues and Live Sporting Premises:</b> Monday to Sunday: 9am to 12am</li> <li>3. <b>Hotels:</b> Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.</li> <li>4. <b>Off licences:</b> Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm.</li> <li>5. <b>Outdoor Spaces:</b> Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.</li> <li>6. <b>Pubs and bars, Fast Food and Music and Dance venues:</b> Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 12pm to 12am.</li> <li>7. <b>Qualifying Clubs:</b> Monday to Thursday: 9am to 12am.. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.</li> <li>8. <b>Restaurants:</b> Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.</li> <li>9. <b>Sexual Entertainment Venues and Sex Cinemas:</b> Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.</li> </ol> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p><b>Policy RNT1 applies</b></p>	<p>A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities being within the council's Core Hours Policy HRS1.</li> <li>3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.</li> <li>4. The applicant has taken account of the Special Consideration Zones Policy SCZ1 if the premises are located within a designated zone.</li> <li>5. The application and operation of the venue meeting the definition of a restaurant as per Clause C.</li> </ol> <p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p>



	<ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities are within the council's Core Hours Policy HRS1.</li> <li>3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.</li> <li>4. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone.</li> <li>5. The application and operation of the venue meeting the definition of a restaurant as per Clause C.</li> </ol> <p>C. For the purposes of this policy a restaurant is defined as:</p> <ol style="list-style-type: none"> <li>1. A premises in which customers are shown to their table or the customer will select a table themselves to which food is either served to them or they have collected themselves.</li> <li>2. Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at a table.</li> <li>3. Which do not provide any takeaway service of food and/or drink for immediate consumption, except if provided via an ancillary delivery service to customers at their residential or workplace address.</li> <li>4. Where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.</li> <li>5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal.</li> </ol>
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#### 4. Equality Implications

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

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

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

## 5. Appendices

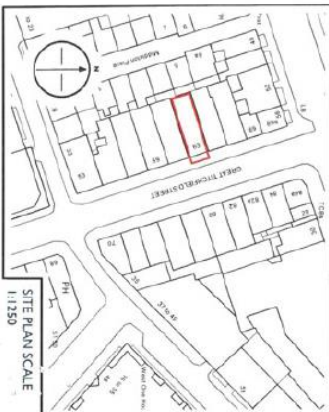
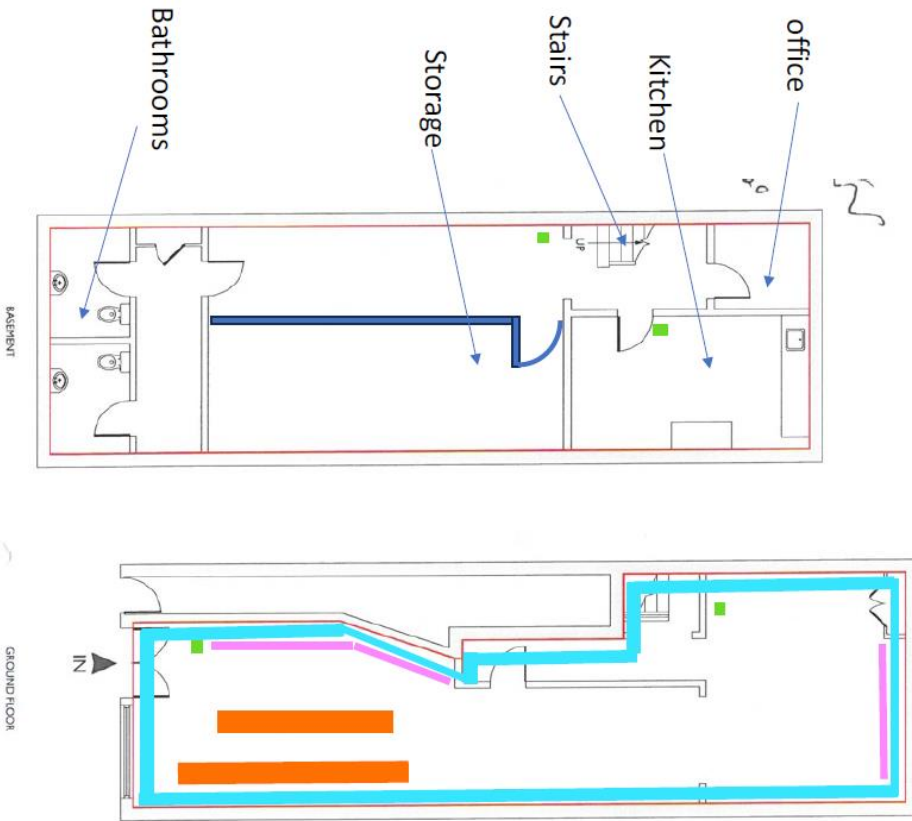
<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Ms Jessica Donovan Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 6500 Email: Jdonovan@westminster.gov.uk

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

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

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	01 October 2021
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	December 2022
<b>4</b>	Cumulative Impact Assessment	04 December 2023
<b>5</b>	Environmental Health Service representation	20 October 2023
<b>6</b>	Interested party representation (1)	20 October 2023
<b>7</b>	Interested party representation (2)	05 October 2023 <b>(Withdrawn 23 November 2023)</b>
<b>8</b>	Interested party representation (3)	17 October 2023
<b>9</b>	Interested party representation (4)	12 October 2023
<b>10</b>	Interested party representation (5)	16 October 2023
<b>11</b>	Interested party representation (6)	20 October 2023
<b>12</b>	Interested party representation (7)	23 October 2023 <b>(Withdrawn 25 January 2024)</b>
<b>13</b>	Interested party representation (8)	05 October 2023
<b>14</b>	Interested party representation (9)	20 October 2023
<b>15</b>	Interested party representation (10)	22 October 2023
<b>16</b>	Interested party representation (11)	23 October 2023
<b>17</b>	Interested party representation (12)	19 October 2023
<b>18</b>	Interested party representation (13)	05 October 2023
<b>19</b>	Interested party representation (14)	20 October 2023



<p><b>LEASE PLANNERS</b> WWW.LEASEPLANNERS.CO.UK</p>	
<p>OFFICE: 0203 6370150 EMAIL: sales@leaseplanners.co.uk</p>	
<p><b>DRAWING TITLE:</b> GROUND FLOOR &amp; BASEMENT 63 GREAT TITCHFIELD STREET WOLV 7PH</p>	
<p>DATE: 3 FEBRUARY 2023</p>	
<p>RED OUTLINED AREAS ARE PART OF THE PREMISES</p>	<p>Green square Bench Fire Fighting Equipment</p>
<p>Cyan square Licensable Area</p>	<p>Orange square Counter</p>
<p>Scale: 1:100 A4</p>	
<p>SCALE For the plan, to be to scale, the above scale bar must measure correct when printed (for example 5cm)</p>	

Mediation Letter



Naroon Counter  
Ground Floor  
63 Great Titchfield Street,  
London  
W1W 7PR  
17<sup>th</sup> November 2023

Dear All,

I write to you on behalf of my client Naroon in relation to the above premises licence application. May I apologise for the lateness of sending this letter; for greater clarity we wanted to conclude our conversations with the Environmental Health team before submitting this to you.

I would like to thank you for the comments raised as my client takes his relationship with [REDACTED] and the responsible authorities very seriously. To that end, there are amendments in the application that we would like to inform you of. Also, within this letter we would like to cover off some of the concerns that have been raised. Please note as you read through this letter, at the end is an updated operating schedule including additional conditions and amendments which now amass to 53 points. These have been agreed with the Environmental Health officer who, after submitting an objection, visited the premises and spoke to the applicant.

First and foremost, my client has drawn the hours of licensable activity back to core hours only. The comments are of course correct, the Naroon family do have other venues nearby. They are unable to increase the size of those properties but, due to demand wanted to expand their business, taking on another property was the only way forward. Regular customers have requested later opening hours, hence the reasoning in this application. But as stated my client has a good relationship with neighbours, residents and businesses, respects their concerns and decided immediately that we were aware of those concerns, to revert to core hours.

This premises opened a number of weeks ago and is being run by the same teams that run other Naroon venues nearby, the same ethos and operating procedures are in place. We are grateful that someone noted within their objection that there have been no complaints from any of the responsible

authorities in relation to the other Naroon premises, and we expect the same here at number 63 too. I would like to note though that the proposed operating schedule of this premises is far more thorough than the operating schedules at the other venues.

With regard to the concerns of the extraction duct, the management proposed to improve the ventilation for the kitchen. They accept that in terms of planning they were misled about what they were permitted to do. As soon as they were made aware by local planning officers, they ceased work. A noise report commissioned by the owner followed the technical drawings. Based on the mitigation proposed in the noise report the technical drawings were updated to include attenuators. They now await a final noise report and once that has been received a formal planning application will be submitted. If accepted, once the works are complete the noise will be reduced significantly.

With regard to concerns of staff outside smoking, talking loudly and putting rubbish out into the night, as stated earlier, there have been no complaints at the other premises and this will be run exactly the same in that respect. We expect no issues and have incorporated conditions within the operating schedule to deal with this. We also have a dispersal policy incorporated within the conditioning of this application and the same operates at the other venues too.

One objection refers to the serving of alcoholic drinks in the morning. My client would not have submitted the request if there were not a demand for such. Please note this is limited to only 3 specific drinks which are associated with breakfasts.

I have attached the proposed operating schedule below and have indicated new or varied conditions that will be included should the licence be granted.

The Naroon family would like to sincerely apologise for any concern and stress this application has brought upon anyone. It was never the intention to cause upset. Naroon submitted the application timings on the back of customer demand but as stated earlier, as soon as we were aware of concerns from [REDACTED] those hours were withdrawn back to core. As the timings of the premises seemed to be the overwhelming main issue for those that objected, we hope that this puts an end to the matter for you. If indeed you are now satisfied that the application is more amenable, we would be grateful if you could inform the WCC licensing officers.

Should you have any further concerns or questions, please do. Not hesitate to contact me on the details below,

Kind regards

[REDACTED]  
Licensing Consultant and Independent Commercial Energy Broker  
[www.pclicensing.co.uk](http://www.pclicensing.co.uk)

## **Naroon Counter**

**Ground Floor, 63 Great Titchfield Street, London, W1W 7PR**

### Opening hours

Monday to Thursday 0700-0000, Friday to Saturday 0700-0030, Sundays 0700-2300

Sundays prior to bank holidays 0700-0030

### Licensable hours

Monday to Thursday 0900-2330, Friday to Saturday 0900-0000, Sundays 0900-2230

Sundays prior to bank holidays 0900-0000

### Draft Operating Schedule

#### General

1. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record the following:
  - a) All crimes reported to the venue
  - b) Any complaints received
  - c) Any incidents of disorder
  - d) Any faults in the CCTV system
  - e) Any visit by a relevant authority or emergency service
  - f) Any ejections of patrons
  - g) Any refusal of the sale of alcohol
  
2. During licensable hours there will always be a minimum of two members of staff present
  
3. The premises shall only operate as a restaurant where the supply of alcohol shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal – replaced by;

The supply of alcohol at 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.

4. Between the hours of 0700 and 1100 the only alcoholic drinks that may be served are, Blood Mary, Mimosa and Bellini to accompany breakfast orders.

#### Prevention of Crime & Disorder

5. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period
6. 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.
7. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises
8. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the Council at all times whilst the premises is open.
9. Food will be available at the commencement of licensable activity each day until 30 minutes before the end of licensable hours.
10. In the event that an assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
  - a) The police (and, where appropriate, the London Ambulance Service) are called without delay;

- b) The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
- c) Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.

11. The premises will operate a zero-tolerance policy to drugs.

12. There will be no vertical drinking

#### Public safety

13. A fire safety risk assessment will be completed as per government guidelines on an annual basis (**Regulatory Reform (Fire Safety) Order 2005**)

14. Adequate and appropriate supply of first aid equipment and materials must be available on the premises at all times

15. The licensee shall ensure that a gas safety certificate is in existence at the premises and reviewed at the appropriate time

16. Staff will attend to any spillages within the venue as soon as practicable to minimise risk of injury to customers.

17. A health and safety risk assessment will be completed and reviewed regularly, and will be made available to authorised officers of the council and the Metropolitan Police upon request

#### The Prevention of Public Nuisance

18. Staff will be trained to identify signs of intoxication, suspicious or aggressive behaviour and how to appropriately deal with such customers so as to provide adequate care and minimise risk

19. Prominent, clear and legible notices to be displayed at all exits requesting that customers respect the needs of local residents and to leave the premises and the area quietly.

20. The premises licence holder shall ensure that any patrons smoking outside of the premises, do so in an orderly manner and are regularly monitored by staff so as to ensure that there is no public nuisance or obstruction on the public highway.



21. Noise or vibration must not emanate from the premises so as to cause a nuisance to nearby properties, replaced by;

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

22. Noise and/or Odour from any flue used for the dispersal of cooking smells serving the building shall not cause a nuisance to the occupants of any properties in the vicinity. Any filters, ducting and extract fan shall be cleaned and serviced regularly, replaced by;

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.

23. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.

24. The delivery of licensable goods to the premises shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No deliveries of licensable goods to the premises shall be made on a Sunday or Bank Holiday, replaced by;

No deliveries of licensable goods to the premises shall take place between 23.00 and 07.00 hours on the following day. No delivery of licensable goods shall take place on a Sunday or Bank Holiday.

25. The collection of refuse shall be restricted to the hours between 07:00 and 23:00 Monday-Saturday. No waste collections shall be made on a Sunday or Bank Holiday, replaced by;

No collections of waste or recycling materials (including bottles) from the premises shall take place between (23.00) and (07.00) on the following day unless collections are arranged during the times for the Council's own commercial waste collection service for the street.

26. The outside frontage shall be swept and cleared of any rubbish and smoking litter associated with the business at the end of trade each evening., replaced by;

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.

27. All doors and windows will remain closed from 21:00 hours, except for access or egress, replaced by;

All windows and external doors shall be kept closed after 21:00 hours, except for the immediate access and egress of persons.

28. Customers will not be allowed or encouraged to congregate in the entrance/exit of the premises except in an emergency.

29. The outside of the premises shall be regularly monitored to ensure that noise levels from patrons do not cause a nuisance to any nearby residents.

30. Any outdoor furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
31. Drinks shall not be taken outside in open containers for consumption apart from to customers seated in any authorised area for external tables and chairs.
32. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises, replaced by;

The sale and supply of alcohol for consumption off the premises shall be restricted to:

- a) alcohol consumed by persons who are seated in an area appropriately authorised for the use of tables and chairs on the highway and bona fide taking a substantial table meal there, and where the consumption of alcohol by such persons is ancillary to taking such a meal, and where the supply of alcohol is by waiter or waitress service only. (For the purpose of this condition '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.) Or sealed containers only, and shall not be consumed on the premises.
33. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
  34. A dispersal policy shall be written and maintained which shall, so far as is possible, ensure that the minimum disturbance or nuisance is caused to neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour.
  35. The licensee undertakes to use only experienced and reputable delivery companies whereby deliveries will only be delivered to the registered address as per the booking.
  36. Delivery riders/drivers will be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licenced premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway. The licence holder will positively encourage delivery riders/drivers to use quieter vehicles that are less likely to cause a nuisance, such as bicycles.
  37. There will be no takeaway service of food for immediate consumption – all food taken away is to be closed/wrapped up.

38. All delivery agents shall wait inside the premises between deliveries/for deliveries and have access to use the bathroom facilities if required.

Protection of Children from Harm

39. A proof of age scheme, Challenge (25), shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as: a driving license or passport / holographically marked PASS scheme identification cards.

40. Any sales tills will offer a Challenge 25 reminder / prompt the cashier making an alcohol sale to verify that the customer is over 18.

41. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act. Specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.

42. All such training shall be fully documented, signed by the employee, and kept at the premises for inspection by Police or other authorised officers. Training shall include, but not be limited to:

- a. The premises age verification policy
- b. Dealing with refusal of sales
- c. Identifying attempts by intoxicated persons to purchase alcohol
- d. Identifying signs of intoxication
- e. Welfare and Vulnerability Engagement (WAVE training)
- f. Ask Angela scheme

43. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and made available on request to authorised officers from the council or police upon request.

44. With regard to on-line orders and deliveries, the premises shall at all times ensure;

- a) The full name and address of the person making the booking is recorded.
- b) A disclaimer is on the website which states that the person making the order takes the responsibility to ensure the delivery is not intercepted by anyone under the age of 18, and that delivery will not be made to anyone under the age of 18.

- c) At point of sale the Payment Services Provider will verify age and only authorise sales to over 18s
- d) Deliveries be made to residential and commercial addresses.
- e) There will be no 'safe place' delivery option for the delivery of alcohol.
- f) There will be no cash sales of alcohol.
- g) The web site shall state that at the point of delivery, any order for the supply of alcohol on behalf of the premises licence holder will require proof of age by way of photographic driving licence, passport or a form of identification with the PASS hologram in accordance with the Challenge 25 age verification scheme.
- h) Alcohol will only be handed over to the person whose name the order was placed in upon seeing an appropriate form of photographic ID which clearly identifies them.
- i) Website log-ins are only available to anyone over 18 years of age.

Additional Conditions added

The supply of alcohol for consumption on the premises shall be by waiter or waitress service only.

All outside tables and chairs shall be rendered unusable by 23.00 hours each day.

There shall be no sales of hot food or hot drink for consumption off the premises after 23.00 hours.

There shall be no sales of alcohol for consumption off the premises between 23:00 hours and commencement hours the following day.

No deliveries from the premises, either by the licensee or a third party shall take place between 23:00 and 07:00 hours on the following day.

Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.

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

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

No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (07.00) hours on the following day unless collections are arranged during the times for the Council's own commercial waste collection service for the street.



**LICENSING CONSULTANCY**



Naroon Counter  
Basement & Ground Floor  
63 Great Titchfield Street  
London  
W1W 7PR

26<sup>th</sup> January 2024

Dear Committee Members

This Naroon opened in October 2023 and has been operating seven days a week to the exact hours we now request without any complaints. Since opening, the venue has quietly permitted a 'bring your own' policy. This has not been advertised but, if customers have requested to bring their own drinks they have been permitted. To have a premises licence will obviously permit the management to have far greater control. That said, the venue is a restaurant and has received no complaints at all since operations began, even with some customers 'bringing their own'.

As can be seen by the other Naroon venues, this is a well-managed respected set of venues within the neighbourhood. The popularity of the venue is evident for all to see, expansion of any individual venue is not an option, hence the opening of another venue to cater for custom. Naroon has been in the neighbourhood for a number of years now and has an excellent track record of zero complaints. This is in no small part down to the style of management and ethos demanded by the directors of the company who are very much 'hands on' between each of the venues.

The representations received were in the main due to the hours initially requested. As you are aware, as soon as my client received objections to the later hours, he withdrew them to policy. The reason for the initial application for later hours was based on customer requests to permit later dining and based on the fact that the Naroon family had never received a complaint, the application was submitted. The withdrawal of the request was always going to be the case if there were objections, unfortunately we were not made aware of any of the objections during consultation, only afterwards. The withdrawal of those hours was emailed to licensing and the environmental health team before we responded to the representations.

After consultation my client was visited at the venue by an officer from Environmental Health. They welcomed the changes and the accepted amendments to the operating schedule stating that *if* anyone withdrew, they would review the EH stance.

There were concerns in relation to the extraction at the premises, a matter that planning were dealing with. For transparency and to assist with clarity over the planning issue we have submitted the following documents for your reference;

- Extractor Proposed Drawing dated 09/09/2023.
- Tech drawing dated October 2023
- Initial Noise Report dated 01/11/2023.
- Plant Noise assessment dated 20/11/2023.
- Planning portal Additional info form dated 06/12/2023.
- Validation letter dated 11/01/2024.

The fact that customers have been permitted to bring their own drinks to have whilst dining we think is indicative of how much impact a premises licence will have to the area. It will be of no negative impact, only positive. Positive in the fact that Naroon will have a series of conditions that they as licenses will abide by – conditions that they have already been operating by since opening.

We also attach a copy of the current menu which has been in operation since opening over 3 months ago.

Kind Regards

[REDACTED]  
Licensing Consultant and Independent Commercial Energy Broker  
[www.pclicensing.co.uk](http://www.pclicensing.co.uk)  
[REDACTED]

# COUNTER

## ✕ NAROON CLASSICS ✕

**Cinnamon Porridge** £6.00  
Served with cherry compote and maple syrup (*Milk alternatives available*)

**Kooie Kaka** £12.00  
Traditional Persian pancakes served with pumpkin, walnuts, honey, yoghurt and pomegranates (V)

**Eggs Your Way** £7.50  
Poached, fried, or scrambled eggs served on sourdough toast (V)

**Persian Platter** £10.00  
Seasonal herbs, feta cheese, cucumber and tomato, clotted cream, honey, jam, sangak bread (V)

**Avocado Poached Egg** £9.50  
Crushed avocado with poached eggs, served on sourdough (V)  
*Add smoked salmon + £3.50*

**Naroon Full Breakfast** £12.50  
Lamb sausage, turkey bacon, zaatar fusion mushroom, beans, grilled tomato and a choice of egg with sourdough

## ✕ SKILLETS ✕

**Persian Omlette** £10.00  
Cornish eggs baked in a slow-cooked tomato sauce, with sangak bread (V)

**Nargesi** £10.00  
Sautéed spinach, Cornish farm eggs, topped with almond flakes and served with sangak bread (V)

**Taftan** £12.50  
Roasted mixed peppers and butternut squash, with baked eggs, merguez sausage, and topped with cheddar

## ✕ LIGHT MAINS ✕

*On its own £8.50 | plus one salad £11.00 | plus two salads £13.00*

**Kuku Sabzi**  
Persian herb frittata, topped with barberries and a side of yoghurt (V)

**Tahchin**  
Baked saffron rice cake with aubergine, yoghurt, egg, topped with Barberries (V)

**Roasted Aubergine**  
Served with a slow-cooked tomato sauce and yoghurt (V) *Optional: without yoghurt*

## ✕ BUILD-A-BOWL ✕

*Customise your own bowl to create a dazzling mosaic of scents, textures, and flavours*

### 1. Your Base

Saffron rice | Herb rice | Taftoon bread

### 2. Your Main

Koobideh £10.50 | Minced lamb shoulder and onion kebab

Jujeh £11.00 | Saffron marinated chicken pieces

Mahi £11.50 | Salmon marinated with saffron and lemon

Vegan Stew £10.00 | Traditional Persian slow-cooked stews (PB)

### 3. Your Salads

Shirazi salad (PB) | Chickpea salad (PB) | Fussili salad (V/PB) |

Roasted sweet potato salad (V/PB)



## ✕ SANDWICHES ✕

**Kabab Wrap** £9.50 | £10.00  
Choice of Koobideh or Jujeh in Taftoon bread

**Olivieh Sandwich** £8.50  
Creamy potato salad sandwich with finely diced chicken, eggs, pickles, peas and mayo

**Kotlet Sandwich** £8.50  
Ground beef and lamb patty with pickles, cherry tomatoes, and a spicy sauce

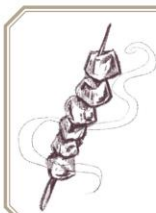
## ✕ EXTRAS ✕

Koobideh + £5.00

Jujeh + £5.50

Mahi + £6.00

Vegan Stew + £5.00



## ✕ SIDES ✕

Torshi £2.00 | Mast-o-khiar £2.00 |

Olives £2.00 | Hummus £2.00 |

Olivieh £2.50



*Please inform a member of our team regarding any allergies or dietary requirements*



# COUNTER DRINKS MENU

## ✕ SMOOTHIES ✕

PinaColada Power £7.00  
Coconut, Pineapple, Mango, Avocado, Chia seeds

Superberry Boost £7.00  
Acai Berry, Goji Berry, Cherries, Blueberries,  
Raspberries, Banana

TropiKale Trip £7.00  
Banana, Pineapple, Kale, Avocado, Ginger,  
Spirulina

Saffron Carrot Float £7.50  
Fresh carrot juice with a scoop of Persian saffron  
ice cream

## ✕ HOT DRINKS ✕

Latte £3.00  
Flat White £2.90  
Cappucino £3.00  
Americano £2.70  
Espresso £2.40 | £2.60  
Macchiato £2.65  
Chai Latte £3.60  
Tumeric Latte £3.60  
Matcha Latte £3.60  
Hot Chocolate £3.30  
Selection of Teas £3.00 | £3.50



## ✕ SHARBATS ✕

*Iranian cordials; prepared from seeds, fruits or flower  
petals, and sweetened with natural syrup*

Khlar Sekanjabin £4.75  
Grated cucumber, mint cordial, and fresh mint

Tokhme Sharbati £4.50  
Basil seeds, lemon juice and rose water

Sharbat-e Albaloo £4.00  
Sour cherry cordial

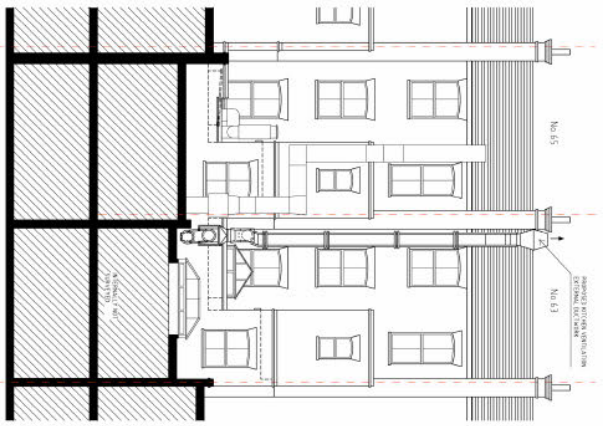
Khakshir £4.25  
Flixweed seeds and rose water



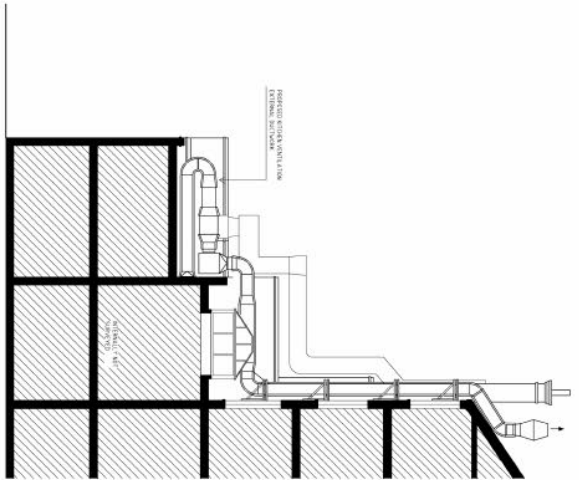
## ✕ SOFT DRINKS ✕

Coke £3.25  
Diet Coke £3.00  
Coke Zero £3.00  
Fanta £3.00  
Sprite £3.00  
Still Water £2.50 | £4.00  
Sparkling Water £2.50 | £4.00  
Rose Lemonade £3.75  
Fresh Juice £3.50  
Doogh £3.50 | £10.00  
Kombucha £4.25  
Iced Tea £3.00

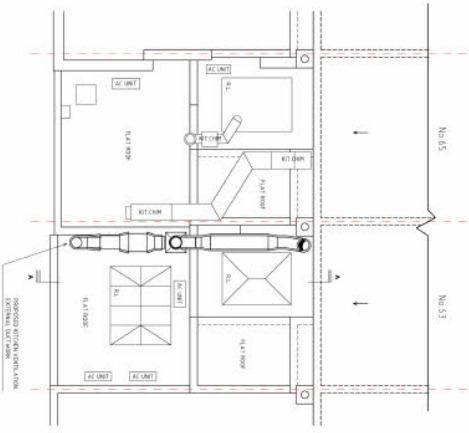




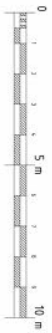
PROPOSED REAR ELEVATION - 1:100



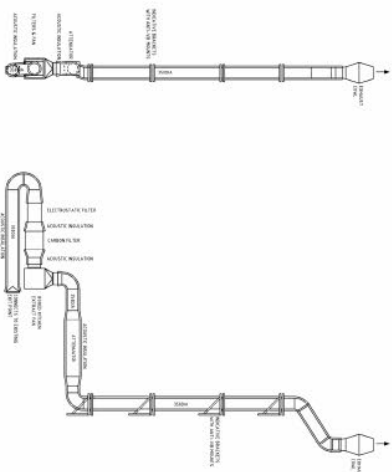
PROPOSED SECTION A-A - 1:100



PROPOSED ROOF PLAN - 1:100



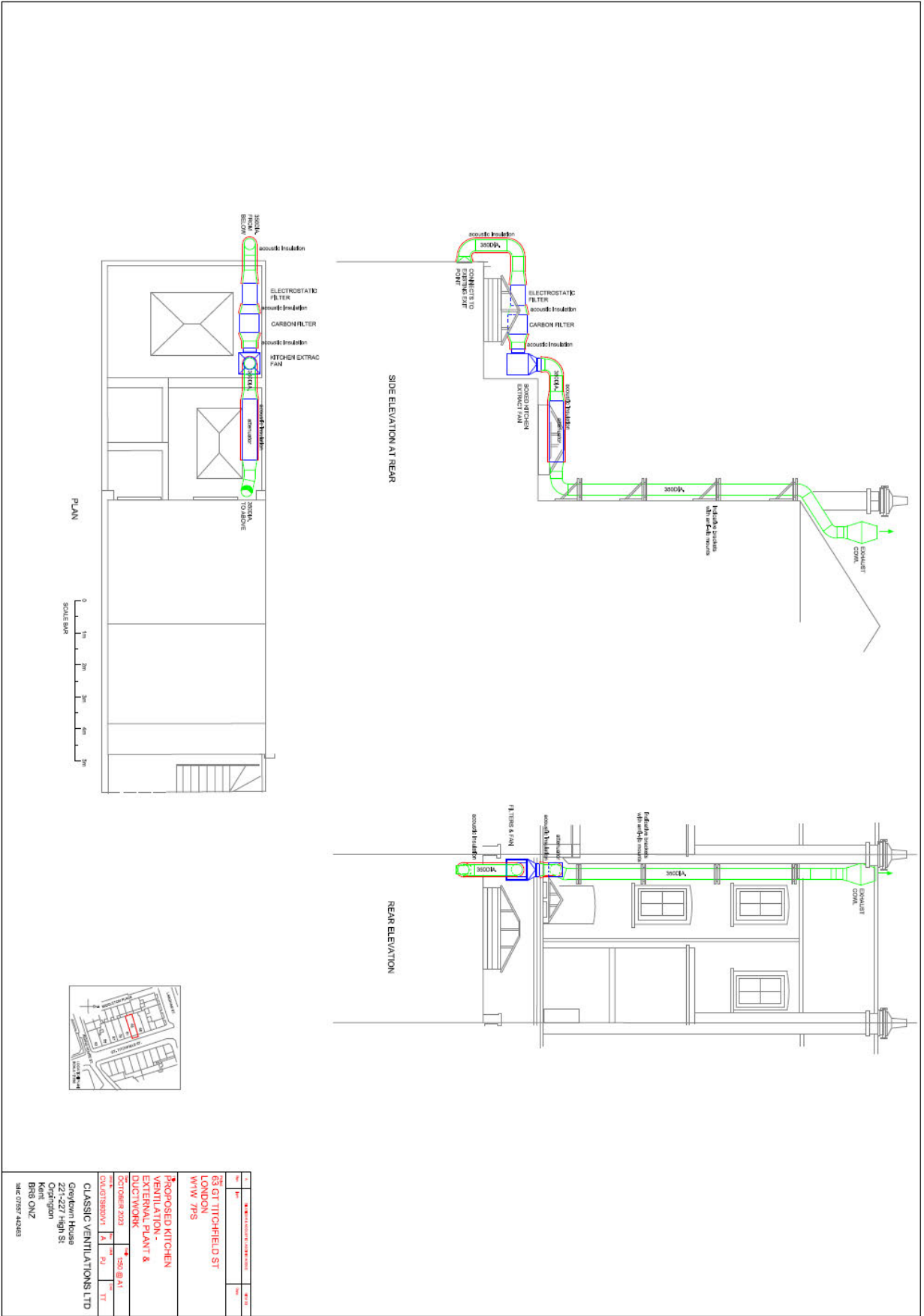
FLOOR PLAN



REAR ELEVATION

SIDE ELEVATION

<p><b>mza planning</b> planning permission without the headaches 14 Devonshire Mews Chelsea, W4 2HA T: 0204 500 5050 office@mzaplanning.com</p>	<p>Title: <b>PROPOSED ROOF PLAN, EXISTING SECTION A-A AND REAR ELEVATION</b> Dwg No: 001</p>	<p>Project: 63 Great Titchfield St, London, W1V 7PP</p>	<p>Date: 09-09-23 Scale: 1:150 @ A2 1:100 @ A3</p>
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NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR TENDER	10/10/2023	MM	MM
2	FOR CONSTRUCTION	10/10/2023	MM	MM

**PROPOSED KITCHEN VENTILATION - EXTERNAL PLANT & DUCTWORK**  
 OCTOBER 2023  
 100 @ A1  
 CLASSIC VENTILATIONS LTD  
 Greytown House  
 221-227 High St  
 Oldington  
 Kent  
 TN10 0NZ  
 SAC 0197 44283



Your ref: 63 Great Titchfield Street  
Our ref: 23/08509/FULL

**Please reply to:** Rattan Sehra  
Tel No: 07866039814  
Email: centralplanningteam@westminster.gov.uk



**Pending Applications**  
Town Planning & Building Control  
City of Westminster  
PO Box 732  
Redhill, RH1 9FL

11 January 2024

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990  
PLANNING (LISTED BUILDINGS & CONSERVATION AREAS) ACT 1990

**Address:** 63 Great Titchfield Street, London, ,

**Proposal:** Erection of ventilation duct.

I refer to your application for Planning permission received on 7 December 2023. This letter acts as confirmation of receipt of the correct fee of £293.00. Your application was made valid on 5 January 2024 and the statutory period in which the Council has to deal with the application starts from this date.

You can monitor the progress of your application, online, at [www.westminster.gov.uk/planning](http://www.westminster.gov.uk/planning) using the above reference number.

Please note that the description of development may have been changed to better reflect the proposed works, if you do not agree that this accurately reflects your proposals, please provide an amended description of development within 5 working days.

Westminster City Council is committed to dealing with as many applications as possible within the statutory determination period. However, where cases are complex this time frame may not be possible and the case officer will inform you if your application is within this category. Please note that you may be given a limited time to make revisions to your application. We consult adjoining occupiers and amenity groups for most applications and give them 21 days to comment. If your scheme needs major revisions and requires a fresh round of consultations, then you may be required to submit a new application. All but the most contentious and complex applications are handled well within the Government's 26 week target. Should we decide there are exceptional circumstances and your application needs more time to be determined, I am seeking your early agreement under the above Regulations that we may do so via this letter and will proceed on this basis unless you inform me otherwise in writing within the next eight weeks.



If you have not received a decision by 1 March 2024 you may appeal to the Planning Inspectorate at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs). If you do appeal, the Planning Inspectorate takes over responsibility for determining your application.

If you have submitted the application on behalf of the owner/applicant please copy this notification to them for their information.

Yours faithfully

Rattan Sehra

**Rattan Sehra**

Please read our Privacy Notice online <https://www.westminster.gov.uk/privacy-notice-planning>



Your ref: 63 Great Titchfield Street

Your ref: 23/08509/FULL

Please reply to: **Julian Tanton**

Direct Line / Voicemail: 07803857385

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



**District Surveyors**

13<sup>th</sup> Floor

Westminster City Hall

64 Victoria Street

London SW1E 6QP

Date: 11 January 2024

Dear Sir/Madam

**THE BUILDING ACT 1984 - THE BUILDING REGULATIONS 2010**

**Address: 63 Great Titchfield Street**  
London

I would like to take this opportunity to offer our professional support to you as you proceed with your proposed project.

You may be aware that Building work, as defined by the above Act, would need to be checked to show compliance with the Building Regulations. Our team has a vast amount of local experience and expertise to assist you to reach a successful completion.

We would be happy to give you early advice and be an active part of the design team.

Please feel free to contact me on the email address above.

Yours faithfully

Head of Building Control



## Community Infrastructure Levy (CIL) - Form 1: CIL Additional Information

Determining whether a Development may be CIL Liable - For submission with Planning Application

**Please note:** This version of the form should only be used for submissions relating to planning applications in England. There is a legacy version of the form for use in Wales: [Download the legacy version of this form](#)

Following the introduction of the Community Infrastructure Levy (CIL) all applicants for full planning permission, including householder applications and reserved matters following an outline planning permission, and applicants for lawful development certificates are required to provide the following information.

**Please read the associated Guidance Note before you complete the form. This and additional per-question help can be viewed at:** [https://ecab.planningportal.co.uk/uploads/1app/cil\\_guidance.pdf](https://ecab.planningportal.co.uk/uploads/1app/cil_guidance.pdf)

Please complete the form using block capitals and black ink and send to the Collecting Authority.

See [Planning Practice Guidance for CIL](#) for guidance on CIL generally, including exemption or relief.

### Privacy Notice

This form is provided by Planning Portal and based on the requirements provided by Government for the sole purpose of submitting information to a Local Authority in accordance with the 'The Community Infrastructure Levy Regulations 2010 (as amended)'. Please be aware that once you have downloaded this form, Planning Portal will have no access to the form or the data you enter into it (unless you choose to upload it to any Planning Portal online service in agreement with the relevant terms and conditions). Any subsequent use of this form is solely at your discretion, including the choice to complete and submit it to a Local Authority in agreement with the declaration section.

Upon receipt of this form and any supporting information, it is the responsibility of the Local Authority to inform you of its obligations in regards to the processing of this information. Please refer to its website for further information on any legal, regulatory and commercial requirements relating to information security and data protection of the information you have provided.

### 1. Application Details

Applicant or Agent Name:

MZA Planning

Planning Portal Reference (if applicable): PP-12586646

Local authority planning application number (if allocated):

Site Address:

63 Great Tichfield Street, London, W1W 7PR

Description of development:

## 2. Applications to Remove or Vary Conditions on an Existing Planning Permission

a) Does the application seek to remove or vary conditions on an existing planning permission (i.e. Is it a Section 73 application)?

Yes

If 'Yes', please complete the rest of this question

No

If 'No', you can skip to **Question 3**

b) Please enter the application reference number

c) Does the application involve a change in the amount or use of new build development, where the total (including that previously granted planning permission) is over 100 square metres gross internal area?

Yes  No

d) Does the application involve a change in the amount of gross internal area where one or more new dwellings (including residential annexes) are to be created, either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes  No

If you answered 'Yes' to either c) or d), please go to **Question 5**

If you answered 'No' to both c) and d), you can skip to **Question 8**

## 3. Reserved Matters Applications

a) Does the application relate to details or reserved matters on an existing permission that was granted prior to the introduction of the CIL charge in the relevant local authority area?

Yes

If 'Yes', please complete the rest of this question

No

If 'No', you can skip to **Question 4**

b) Please enter the application reference number

If you answered 'Yes' to a), you can skip to **Question 8**

If you answered 'No' to a), please go to **Question 4**

## 4. Liability for CIL

a) Does the application include new build development (including extensions and replacement) of 100 square metres gross internal area or above?

Yes  No

b) Does the application include creation of one or more new dwellings (including residential annexes) either through new build or conversion (except the conversion of a single dwelling house into two or more separate dwellings with no additional gross internal area created)?

Yes  No

If you answered 'Yes' to either a) or b), please go to **Question 5**

If you answered 'No' to both a) and b), you can skip to **Question 8**



## 5. Exemption or Relief

a) Is the site owned by a charity where the development will be wholly or mainly for charitable purposes, and the development will be either occupied by or under the control of a charitable institution?

Yes  No

b) Does the proposed development include affordable housing which qualifies for mandatory or discretionary Social Housing relief?

Yes  No

If you answered 'Yes' to either a) or b), please note that you will need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim'. The form must be submitted to the Collecting Authority, **and** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The relief previously granted will be rescinded and the full levy charge will be payable.

You will also need to complete 'CIL Form 10: Charitable and/or Social Housing Relief Claim' if you think you are eligible for discretionary charitable relief, or discretionary social housing relief (if this is available in your area).

If you wish to claim exceptional circumstances relief, and if the charging authority have made exceptional circumstances relief available in their area (please check their website for details), you will need to complete 'CIL Form 11: Exceptional Circumstances Relief Claim'. The form must be submitted to the Collecting Authority, **AND** any relief must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

c) Do you wish to claim a self build exemption for a whole new home?

Yes  No

If you have answered 'Yes' to c), please note that you will need to complete 'CIL Form 7: Self Build Exemption Claim - Part 1'. This form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

A Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

d) Do you wish to claim an exemption for a residential annex or extension?

Yes  No

If you have answered 'Yes' to d), please note that you will need to complete either 'CIL Form 8: Residential Annex Exemption Claim' or 'CIL Form 9: Residential Extension Exemption Claim'. The relevant form must be submitted to the Collecting Authority, **and** any exemption must be granted by them, prior to the commencement of the development. Otherwise the full CIL charge will be payable.

In respect of a residential annex, a Commencement (of development) Notice (CIL Form 6) must also be received by the Collecting Authority prior to the commencement of the development otherwise:

- *If your CIL Liability Notice was issued on or after 1 September 2019*  
A surcharge equal to 20% of the notional CIL chargeable amount or £2,500, whichever is the lower amount, will be incurred; **or**
- *If your CIL Liability Notice was issued prior to 1 September 2019*  
The exemption previously granted will be rescinded and the full levy charge will be payable.

All CIL Forms are available from: [www.planningportal.co.uk/cil](http://www.planningportal.co.uk/cil)

## 6. Proposed New Gross Internal Area

a) Does the application involve new **residential development** (including new dwellings, extensions, conversions/changes of use, garages, basements or any other buildings ancillary to residential use)?

Please note, conversion of a single dwelling house into two or more separate dwellings (without extending them) is **not** liable for CIL. If this is the sole purpose of your development proposal, you should answer 'No' to Question 4b above.

Yes  No

If yes, please complete the table in section 6c below, providing the requested information, including the gross internal area relating to new dwellings, extensions, conversions, garages or any other buildings ancillary to residential use.

b) Does the application involve new **non-residential development**?

Yes  No

If yes, please complete the table in section 6c below, using the information from your planning application.

c) Proposed gross internal area:

Development type	(i) Existing gross internal area (square metres)	(ii) Gross internal area to be lost by change of use or demolition (square metres)	(iii) Total gross internal area proposed (including change of use, basements, and ancillary buildings) (square metres)	(iv) Net additional gross internal area following development (square metres) (iv) = (iii) - (ii)
Market Housing (if known)				
Social Housing, including shared ownership housing (if known)				
Total residential				
Total non-residential				
Grand total				

## 7. Existing Buildings

a) How many existing buildings on the site will be retained, demolished or partially demolished as part of the development proposed?

Number of buildings:

b) Please state for each existing building/part of an existing building that is to be retained or demolished, the gross internal area that is to be retained and/or demolished and whether all or part of each building has been in use for a continuous period of at least six months within the past thirty six months. Any existing buildings into which people do not usually go or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted temporary planning permission should not be included here, but should be included in the table in section 7c.

	Brief description of existing building/part of existing building to be retained or demolished.	Gross internal area (sqm) to be retained.	Proposed use of retained gross internal area.	Gross internal area (sqm) to be demolished.	Was the building or part of the building occupied for its lawful use for 6 continuous months of the 36 previous months (excluding temporary permissions)?		When was the building last occupied for its lawful use? Please enter the date (dd/mm/yyyy) or tick still in use.
					Yes <input type="checkbox"/>	No <input type="checkbox"/>	
1					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
2					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
3					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
4					Yes <input type="checkbox"/>	No <input type="checkbox"/>	Date: <input type="text"/> or Still in use: <input type="checkbox"/>
Total floorspace							



**7. Existing Buildings (continued)**

c) Does the development proposal include the retention, demolition or partial demolition of any whole buildings **which people do not usually go into or only go into intermittently for the purposes of inspecting or maintaining plant or machinery, or which were granted planning permission for a temporary period?**

Yes  No

If yes, please complete the following table:

	Brief description of existing building (as per above description) to be retained or demolished.	Gross internal area (sqm) to be retained	Proposed use of retained gross internal area	Gross internal area (sqm) to be demolished
1				
2				
3				
4				
Total of which people do not normally go into, only go intermittently to inspect or maintain plant or machinery, or which was granted temporary planning permission				

d) If the development proposal involves the conversion of an existing building, will it be creating a new mezzanine floor within the existing building?

Yes  No

If Yes, how much of the gross internal area proposed will be created by the mezzanine floor?

Use	Mezzanine gross internal area (sqm)

## 8. Declaration

I/we confirm that the details given are correct.

Name:

MZA Planning

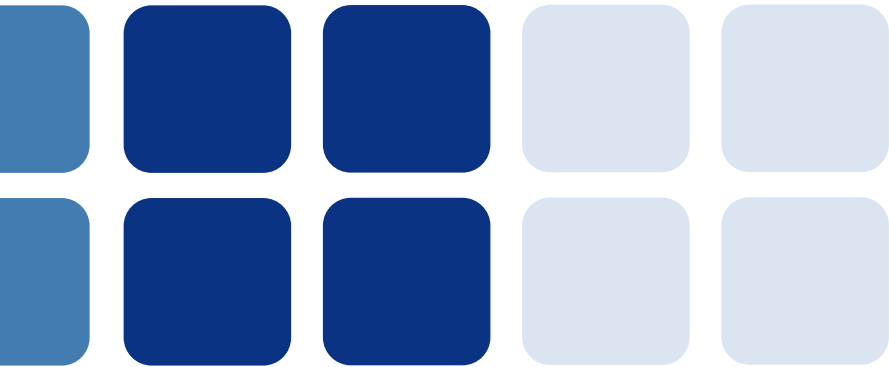
Date (DD/MM/YYYY). Date cannot be pre-application:

06/12/2023

It is an offence for a person to knowingly or recklessly supply information which is false or misleading in a material respect to a collecting or charging authority in response to a requirement under the Community Infrastructure Levy Regulations (2010) as amended (regulation 110, SI 2010/948). A person guilty of an offence under this regulation may face unlimited fines, two years imprisonment, or both.

### For local authority use only

Application reference:



63 GREAT TITCHFIELD  
STREET, LONDON  
W1W

## Plant Noise Assessment

Reference: 13101.RP01.PNA.1  
Prepared: 20 November 2023  
Revision Number: 1

Mojereh Training Limited  
63 Great Titchfield Street  
London  
W1W 7PR

# Plant Noise Assessment



63 GREAT TITCHFIELD STREET, LONDON W1W

Reference: 13101.RP01.PNA.1

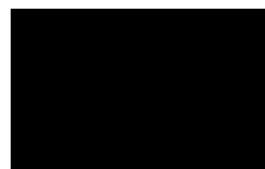
Prepared: 20 November 2023

Revision	Comment	Date	Prepared By	Approved By
0	First issue of report	01 November 2023	[REDACTED]	[REDACTED]
1	Inclusion of proposed mitigation	20 November 2023	[REDACTED]	[REDACTED]

*Terms of contract:*

RBA Acoustics Ltd have prepared this report in accordance with our Scope of Work. RBA Acoustics Ltd shall not be responsible for any use of the report or its contents for any purpose other than that for which it was provided. Should the Client require the distribution of the report to other parties for information, the full report should be copied. No professional liability or warranty shall be extended to other parties by RBA Acoustics Ltd without written agreement from RBA Acoustics Ltd.

The recommendations within this report relate to acoustics performance only and will need to be integrated within the overall design by the lead designer to incorporate all other design disciplines such as fire, structural integrity, setting-out, etc. Similarly, any sketches appended to this report illustrate acoustic principles only and will need to be developed into full working drawings by the lead designer to incorporate all other design disciplines.





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## 1. INTRODUCTION

It is proposed to locate new items of plant at 63 Great Titchfield Street. As part of the planning application, City of Westminster requires consideration be given to atmospheric noise emissions from the proposed equipment to the nearest noise-sensitive receptors.

RBA Acoustics has been commissioned to undertake measurements of the prevailing noise conditions at the site and to determine the atmospheric noise emission limits in accordance with City of Westminster's requirements. This report presents the results of the noise measurements, associated criteria and provides the required assessment.

A summary of acoustic terminology is included in Appendix A.

## 2. SITE DESCRIPTION

The site is shown in relation to its surroundings in the site plan in Figure 1 (Appendix E).

The site is located on Great Titchfield Street, opposite Meraki Greek Restaurant in Fitzrovia, at ground floor level. It has commercial premises either side, with residential premises above and to the rear. In particular, this report is concerned with the rooftop plant area, located at the rear of the premises at first floor level. The plant area is surrounded by residential properties which provide screening from road and traffic noise but remains open from above.

The acoustic climate of the rooftop area is dominated by noise from existing plant, general activities occurring within the surrounding buildings, and other anonymous suburban sounds.

## 3. ENVIRONMENTAL NOISE SURVEY

### 3.1 Survey Methodology

Monitoring of the prevailing background noise was undertaken over the following period:

- 12:00 Monday 16 October to 14:45 Wednesday 18 October 2023.

As the survey was unattended it is not possible to comment with certainty regarding meteorological conditions throughout the entire survey period. However, based on observations during the site visits and weather reports for the area, conditions were generally considered suitable for obtaining representative noise measurements, being predominantly dry with little wind.

Measurements were made of the  $L_{A90}$ ,  $L_{Amax}$  and  $L_{Aeq}$  noise levels over sample periods of 15 minutes.

### 3.2 Measurement Location

To determine the existing noise climate around the site and that experienced by the nearest sensitive receptors, measurements were undertaken at the following location:

#### *Measurement Position 1 – Rear Rooftop*

The microphone was attached to a tripod located at the edge of the rooftop area, approximately 1.5m above the rooftop and 3m from any reflective surface. The noise climate at this position is the same as that describe above.

The measurement position is also illustrated on the site plans Figure 1 and Figure 2, and photos in Figure 3 (Appendix E). The measurements undertaken at this location are considered to be representative of those at the nearby identified noise sensitive receptors.

### 3.3 Instrumentation

For information regarding the equipment used for the measurements please refer to Appendix B.

The sound level meter was calibrated both prior to and on completion of the survey with no significant calibration drift observed.

### 3.4 Results

The noise levels measured are shown as time-histories on the attached Graphs 1-2 (Appendix E).

The lowest  $L_{A90}$  and the period averaged  $L_{Aeq,T}$  noise levels measured are summarised below.

Table 1 – Measured Baseline Noise Levels

Measurement Period	Position 1 – Rear Rooftop	
	Lowest Background Noise Level $L_{A90,15min}$ (dB)	Period-Averaged Noise Level $L_{Aeq,T}$ (dB)
Daytime (07:00 – 23:00)	41	52
Night-time (23:00 – 07:00)	39	42
Operating Hours (07:30 – 23:30)	41	53



## 4. PLANT NOISE CRITERIA

The requirements of Westminster City Council Environmental Health Department regarding new building services plant are taken from the adopted *Standard Conditions and Reasons* document, last updated 23 April 2021. Note 7 of the relevant section runs as follows:

*“There are five sets of noise conditions. The first two sets (C46 and C47) are for plant and internal activity respectively, with the appropriate version to be selected according to whether the proposed development is in an area in which existing ambient noise levels exceed WHO Guideline Levels. If the locality of the proposed development exceeds WHO levels at any time of day or night, condition C46AB or C47AB is to be applied. Evidence of the 2003 Westminster Noise Study indicates that very few areas of Westminster can be expected to be below WHO Guideline Levels; in the few instances where this is the case, conditions C46BB or C47BB are to be applied.”*

Condition C46AB is reproduced below.

*“Noise from plant & machinery for areas above WHO Guideline levels, where the existing external ambient noise level exceeds WHO Guideline levels of either  $L_{Aeq, 16hrs}$  55dB daytime (07.00-23.00 hrs) or  $L_{Aeq, 8hrs}$  45dB night-time (23.00-07.00hrs)*

1. *Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of [10 dB] below the minimum external background noise, at a point 1 metre outside any window of any residential property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest  $L_{A90, 15 mins}$  during the proposed hours of operation. The plant-specific noise level should be expressed as  $L_{AeqTm}$ , and shall be representative of the plant operating at its maximum.*
2. *Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the 'A' weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of [15 dB] below the minimum external background noise, at a point 1 metre outside any window of any residential property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest  $L_{A90, 15 mins}$  during the proposed hours of operation. The plant-specific noise level should be expressed as  $L_{AeqTm}$ , and shall be representative of the plant operating at its maximum.”*

Condition C46BB applies where the existing external ambient noise level does not exceed the WHO guideline levels provided. In those cases, limits below the minimum external background noise by 5 dB for non-tonal and non-intermittent noise, and 10 dB for tonal or intermittent noise apply.

The measured  $L_{Aeq}$  levels are above the WHO criterion, therefore a plant noise emission limit of 10 dB below the lowest measured  $L_{A90}$  is applicable as per Condition C46AB.

In line with the above requirements, we would propose items of mechanical services be designed so that noise emissions from the plant do not exceed the following levels when assessed at the nearest noise sensitive location:

Table 2 – Plant Noise Limits

Assessment Period	Plant Noise Criteria to be achieved at 1m outside the window of the nearest Noise-Sensitive Receptor (NSR)
	NSR 1 & 2 – 63 Great Titchfield Street Rear Windows
Daytime Operating Hours (07:30 – 23:00)	31
Night-time Operating Hours (23:00 – 23:30)	31

In line with BS 4142: 2014 and part 2 of the WCC standard conditions, should the proposed plant be identified as having intermittent or tonal characteristics, a further 5 dBA should be subtracted from any of the above proposed noise emission limits.

## 5. PLANT NOISE ASSESSMENT

This assessment has been based on the information provided to RBA by OUTLINE DESIGN TEAM e.g. Elemental Consultants, the project M&E Consultants and is described in the following sections.

### 5.1 Proposed Plant Items

The following plant is proposed for the scheme:

Table 3 – Plant Types

Ref.	Manufacturer/Model/Duty	Plant Type
EF1	Helios GBD 450 T120	Centrifugal Fan

### 5.2 Plant Locations

The plant will be located on the first-floor rooftop area at the rear of site. The ducting will run up the rear façade, and will terminate just above the roofline.

The equipment positions are indicated on the site plan and proposed plant drawing in Figure 1 and Figure 2 in Appendix E.

### 5.3 Plant Noise Levels

Information regarding the noise levels of the proposed plant has been provided by the manufacturer of the unit. The associated plant noise levels are detailed as follows:

Table 4 – Plant Noise Levels

Unit	Parameter	Sound Level (dB) at Octave Band Centre Frequency (Hz)							
		63	125	250	500	1k	2k	4k	8k
EF1 (Outlet)	$L_w$	-	63	70	72	78	74	68	59
EF1 (Unit Radiation)	$L_p@4m$	-	42	45	41	42	42	38	34

Review of the octave band data provides no indication of any tonal characteristics associated with the proposed plant.

### 5.4 Location of the Nearest Noise-Sensitive Receptors

Based on observations made on site and discussions with the design team we understand the nearest noise-sensitive receptors to the proposed plant to be as follows:

#### *Receptor 1 – 63 Great Titchfield Street Third Floor Rear Window*

The receptor is located on the third floor at a distance of approximately 8.5m from the proposed unit and 3.5m from the exhaust cowl, on the rear façade of the building.

#### *Receptor 2 – 63 Great Titchfield Street First Floor Rear Window*

The receptor is located on the first floor at a distance of approximately 4.5m from the proposed unit and 9m from the exhaust cowl, on the rear façade of the building.

The receptors are shown in the site plan and proposed plant drawing in Figures 1 and Figure 2 (Appendix E).

## 5.5 Calculation of Noise Levels at Nearest Noise-Sensitive Receptors

Our calculation method for predicting noise levels from ducted mechanical services to the nearest noise sensitive windows is summarised below.

- Source Term SPL / SWL
- In-Duct Losses (Duct Runs, Bends etc.)
- Proposed Mitigation Measures
- Grille End Reflections
- Distance Attenuation
- Directivity
- Reflections
- Screening

Calculation sheets are attached for further information in Appendix C.

The results of the calculations indicate the following noise levels at the nearest affected residential windows:

Table 5 – Predicted Plant Noise Levels

Operating Period	Noise Level (dB) at Receptor 1		Noise Level (dB) at Receptor 2	
	Prediction	Criterion	Prediction	Criterion
Daytime Operating Hours (07:30 – 23:00)	42	31	30	31
Night-time Operating Hours (23:00 – 23:30)	42	31	30	31

Noise from the proposed plant installations is in exceedance of the target and local authority criteria at Receptor 1.

We therefore recommend the following mitigation measures be included in the design and installation.

## 5.6 Proposed Mitigation

### *In-Line Attenuators*

We understand from discussion with Classic Ventilations LTD, via the client, that an in-line attenuator is being proposed as part of the plant installation. We have assumed minimum insertion losses as detailed in Table 6.

Table 6 – Minimum Specification for In-Line Attenuators

Attenuator	Static Insertion Loss (dB) at Octave Band Centre Frequency (Hz)							
	63	125	250	500	1k	2k	4k	8k
Atmospheric-side Attenuator (900mm long, 50% free area)	2	4	9	15	17	14	10	8



### Acoustic Lagging to Extract Fan ductwork

We also understand that acoustic insulation is being proposed as part of the plant installation. This should be included on ductwork between the fan casing and the attenuators, including the attenuators themselves, and the ductwork between the fan casing and building penetration. The lagging should comply with the following specification:

*The duct shall be wrapped with 50mm thick mineral fibre having a density of 80 – 100 kg/m<sup>3</sup>, with an outer mass barrier of 10 kg/m<sup>2</sup> sound barrier mat. Joints between sections of sound barrier mat shall be overlapped by at least 100mm, and be sealed using either a non-hardening mastic or preferably duct jointing tape.*

Suitable suppliers of acoustic lagging products are presented below:

<http://www.cmsdansk.co.uk/>  
<http://tapacoustic.com/>

With the above mitigation measures included, the resultant predicted noise levels are as follows:

Table 7 – Predicted Noise Levels with Mitigation

Operating Period	Noise Level (dB) at Receptor 1 – Name		Noise Level (dB) at Receptor 2 – Name	
	Prediction	Criterion	Prediction	Criterion
Daytime Operating Hours (07:30 – 23:00)	31	31	27	31
Night-time operating Hours (23:00 – 23:30)	31	31	27	31

Noise from the proposed plant with the mitigation measures incorporated is within the Local Authority criteria.

## 6. VIBRATION CONTROL

In addition to the control of airborne noise transfer, it is also important to consider the transfer of noise as vibration to adjacent properties (as well as to any sensitive areas of the same building).

We would typically advise that fans be isolated from the supporting structure by means of either steel spring isolators or rubber footings. For particularly sensitive locations, or when on lightweight structures the mounts should ideally be caged and be of the restrained type.

It is important the isolation is not “short-circuited” by associated pipework or conduits. To this end, any conduits should be looped and flexible connectors should be introduced between the condenser and any associated pipework. Pipework should be supported by brackets containing neoprene inserts.

## 7. CONCLUSION

RBA Acoustics have undertaken noise monitoring at 63 Great Titchfield Street. The measured noise levels are presented within this report. The resultant noise levels have been used to determine the required criteria for atmospheric noise emissions from the proposed plant installations.

The following mitigation measures are proposed within this report:

- Atmosphere-side in-line attenuators capable of achieving the octave band insertion losses (Table 6) should be fitted to the kitchen extract and supply system.
- Ductwork will be acoustically lagged using the specifications in Section 5.6

Provided the above mitigation measures are included in the design and installation, the results of the assessment indicate atmospheric noise emissions from the proposed plant are within the criteria required by Westminster City Council and, as such, can be considered acceptable in terms of noise.

## Appendix A – Acoustic Terminology

A-weighting (e.g. dB(A))	A correction applied across the frequency bands to take into account the response of the human ear, and therefore considered to be more representative of the sound levels people hear.
DeciBel (dB)	Unit used for many different acoustic parameters. It is the logarithmic ratio of the level being assessed to a standard reference level.
$L_{eq}$	The level of a notional steady sound which, over a stated period of time, $T$ , would have the same acoustic energy as the fluctuating noise measured over that period. Typically used to represent the average or ambient noise level.
$L_{Aeq,T}$	The A-weighted level of a notional steady sound which, over a stated period of time, $T$ , would have the same acoustic energy as the fluctuating noise measured over that period. Typically used to represent the average or ambient noise level.
$L_{An}$ (e.g. $L_{A10}$ , $L_{A90}$ )	The sound level exceeded for n% of the time. E.g. $L_{A10}$ is the A-weighted level exceeded for 10% of the time and as such can be used to represent a typical maximum level. Similarly, $L_{A90}$ is the level exceeded for 90% of the measurement period, and is often used to describe the underlying background noise.
$NR$	Noise Rating – A single figure term to describe a measured noise level which considers the frequency content of the noise, generally used for internal noise level measurements (particularly mechanical services plant).

## Appendix B – Instrumentation

The following equipment was used for the measurements:

Table B1– Equipment Calibration Details

Manufacturer	Model Type	Serial No.	Calibration	
			Certificate No.	Valid Until
Norsonic Type 1 Sound Level Meter	Nor140	1407962	477969441	8 May 2025
Norsonic Pre Amplifier	1209	23790		
Norsonic ½" Microphone	1225	496129		
Norsonic Sound Calibrator	1255	125526426	Cal 022-2023-17162	5 May 2025



## Appendix C – Plant Calculations

Table C1 – Example Calculation, EF1(Extract) to NSR 1

Parameter	Octave-band Noise Levels (dB) at Octave-band Centre Frequency (Hz)								dBA
	63	125	250	500	1000	2000	4000	8000	
$L_w$	-	63	70	72	78	74	68	59	80
Duct Losses	-6	-8	-6	-5	-5	-6	-6	-5	-
In-Duct Attenuator	-2	-4	-9	-15	-17	-14	-10	-8	-
Grille End Reflections	-10	-5	-2	0	0	0	0	0	-
Directivity losses	0	-2	-3	-6	-11	-18	-21	-21	-
Spherical Radiation	-11	-11	-11	-11	-11	-11	-11	-11	-
Distance losses @ 3.9m	-12	-12	-12	-12	-12	-12	-12	-12	-
Noise level at receiver	0	16	22	21	21	12	3	-4	26

Table C2 – Summary Noise Levels

Unit	Received noise level (dB) at 1m from Receptor 1	Received noise level (dB) at 1m from Receptor 2
EF1 (Outlet)	26	12
EF1 (Unit Radiation)	29	27
Total Received Level	31	27

## Appendix D – CDM Considerations

The likelihood the harm will occur can be assessed by applying an indicative score (from 1 to 5) as follows:

- 1 – Remote (almost never)
- 2 – Unlikely (occurs rarely)
- 3 – Possible (could occur, but uncommon)
- 4 – Likely (recurrent but not frequent)
- 5 – Very likely (occurs frequently)

The severity of harm can be assessed by applying an indicative score (from 1 to 5) as follows:

- 1 – Trivial (e.g. discomfort, slight bruising, self-help recovery)
- 2 – Minor (e.g. small cut, abrasion, basic first aid need)
- 3 – Moderate (e.g. strain, sprain, incapacitation for more than 3 days)
- 4 – Serious (e.g. fracture, hospitalisation for more than 24 hours, incapacitation for more than 4 weeks)
- 5 – Fatal (single or multiple)

The rating value is obtained by multiplying the two scores and is then used to determine the course of action.

Table D1 – Risk Ratings

Rating Bands (Severity x Likelihood)		
Low Risk (1 – 8)	Medium Risk (9 -12)	High Risk (15 – 25)
May be ignored but ensure controls remain effective	Continue, but implement additional reasonable practicable controls where possible	Avoidance action is required; therefore alternative design solutions must be examined. Activity must not proceed until risks are reduced to a low or medium level

The following hazards pertinent to our design input have been identified and control measures suggested:

Table D2 – Risk Assessment

Hazard	Risk Of	At Risk	Rating			Control Measures	Controlled		
			L	S	R		L	S	R
Vibration Isolators	Injury to hands	Contractors	3	3	9	Care needs to be taken during adjustment. Follow manufacturers guidance	1	3	3
Attenuators/ Acoustic Lagging	Strain of neck, limbs or back.	Contractors	3	4	12	Provide sufficient manpower/ lifting gear	1	4	4
Attenuators/ Acoustic Lagging	Skin & respiratory irritation	Contractors	4	3	12	Wear gloves and mask	1	3	3

L: Likelihood    S: Severity    R: Rating

## Appendix E – Graphs and Site Plans

63 Great Titchfield Street, London

L<sub>Aeq</sub> Time History

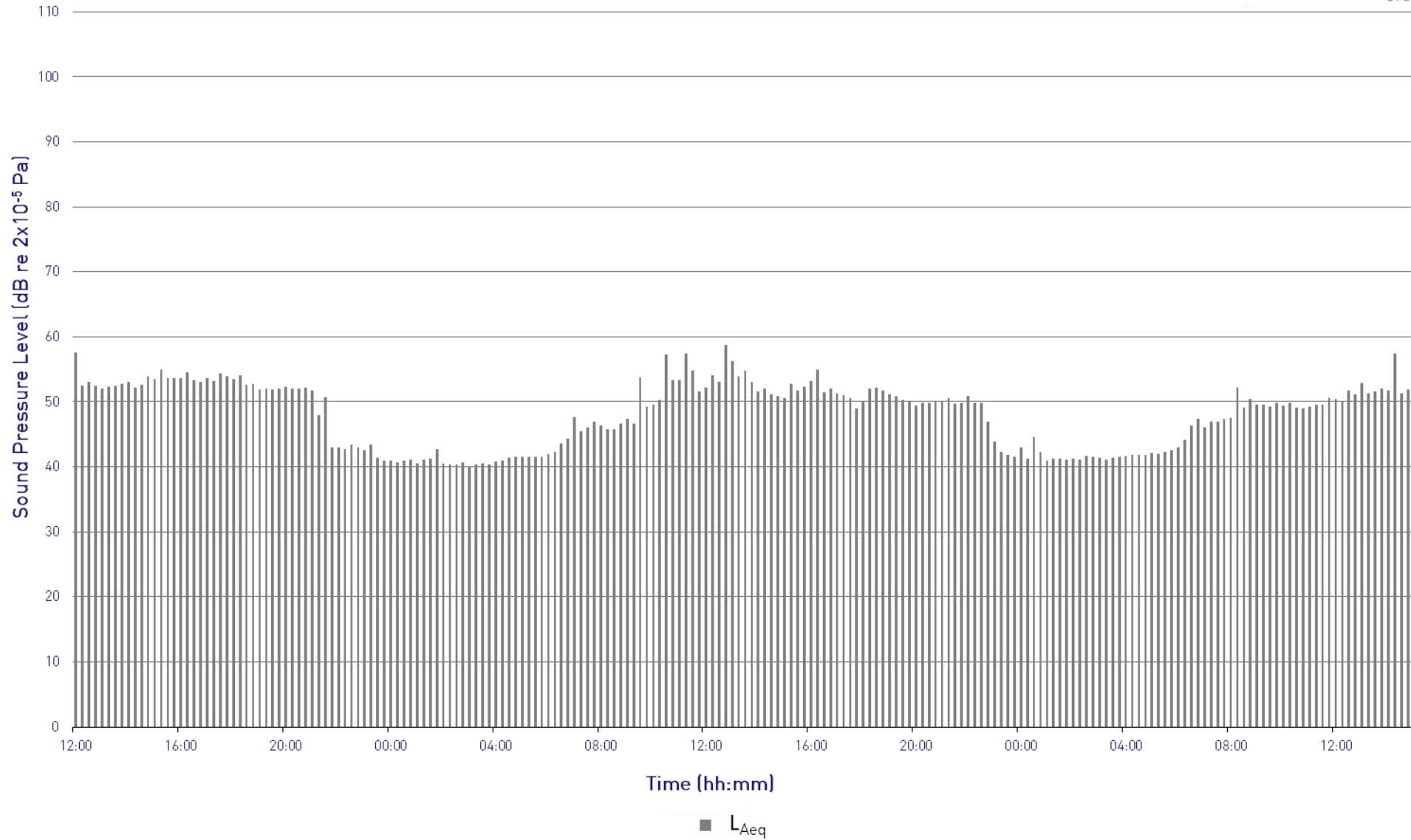
Position 1 - Monday, 16th October to Wednesday 18th October 2023



Project: 13101

Graph 1

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63 Great Titchfield Street, London

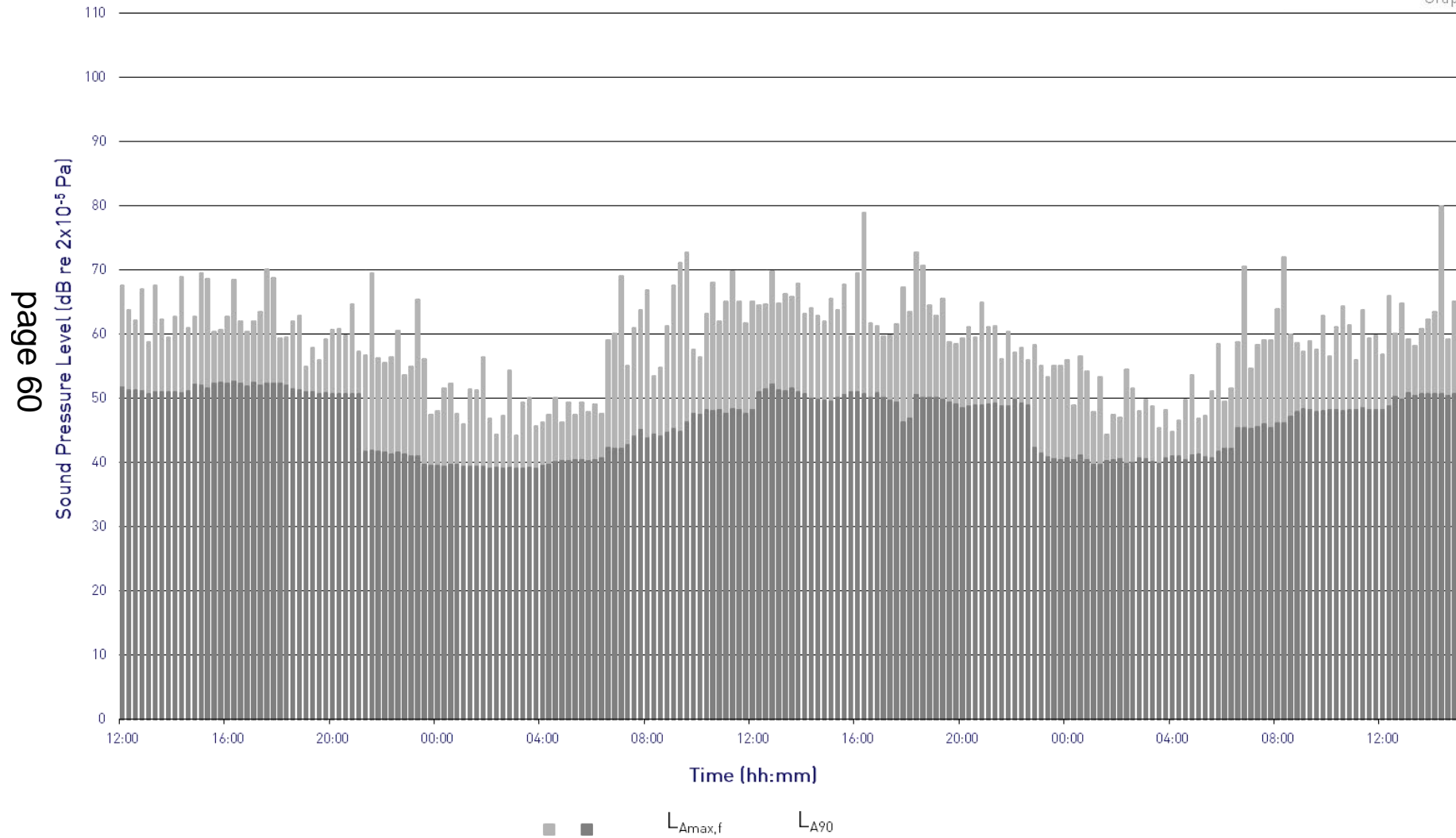
$L_{Amax,f}$  and  $L_{A90}$  Time History

Position 1 - Monday, 16th October to Wednesday 18th October 2023



Project: 13101

Graph 2





63 Great Titchfield Street, London W1W

Site Plan

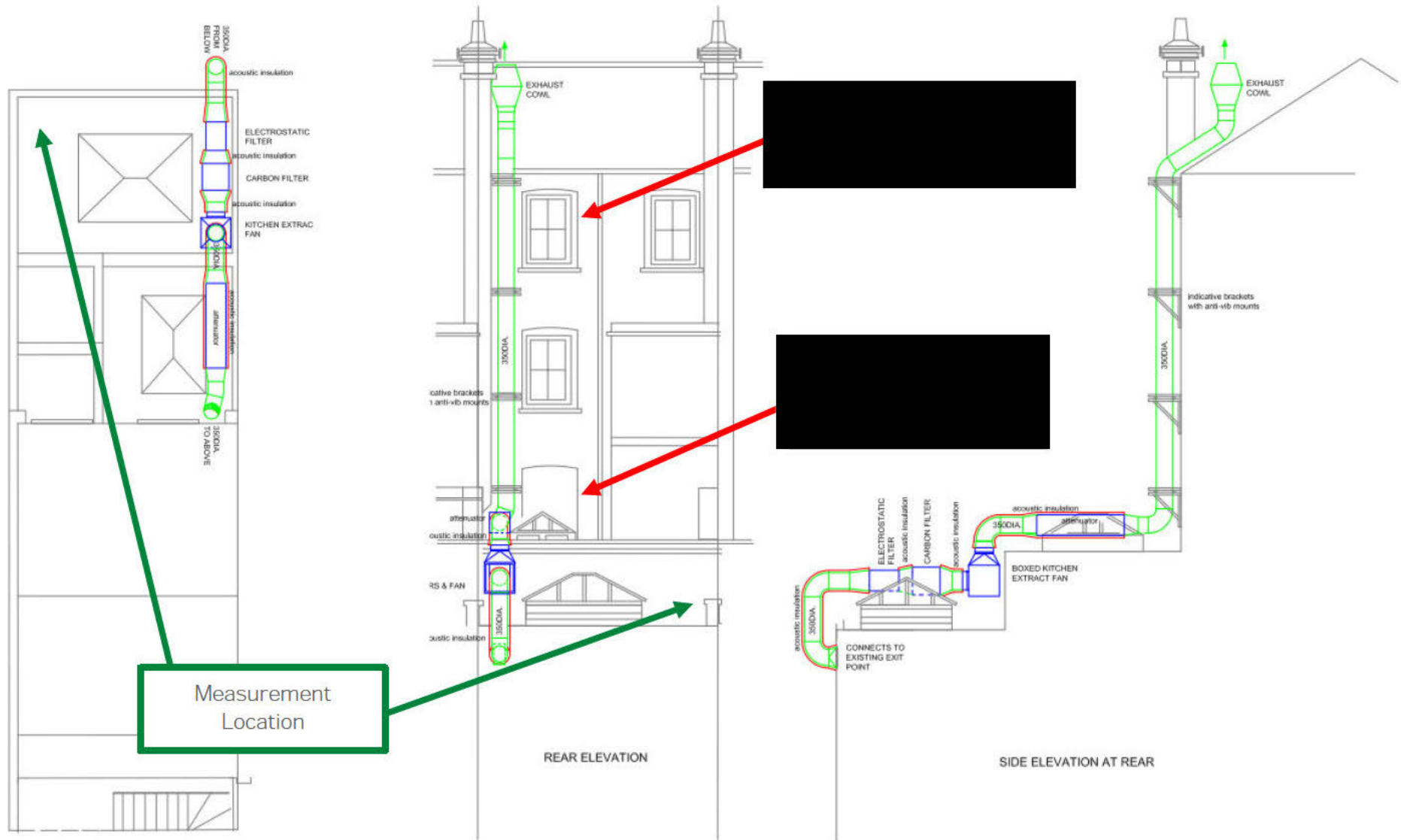
Project 13101

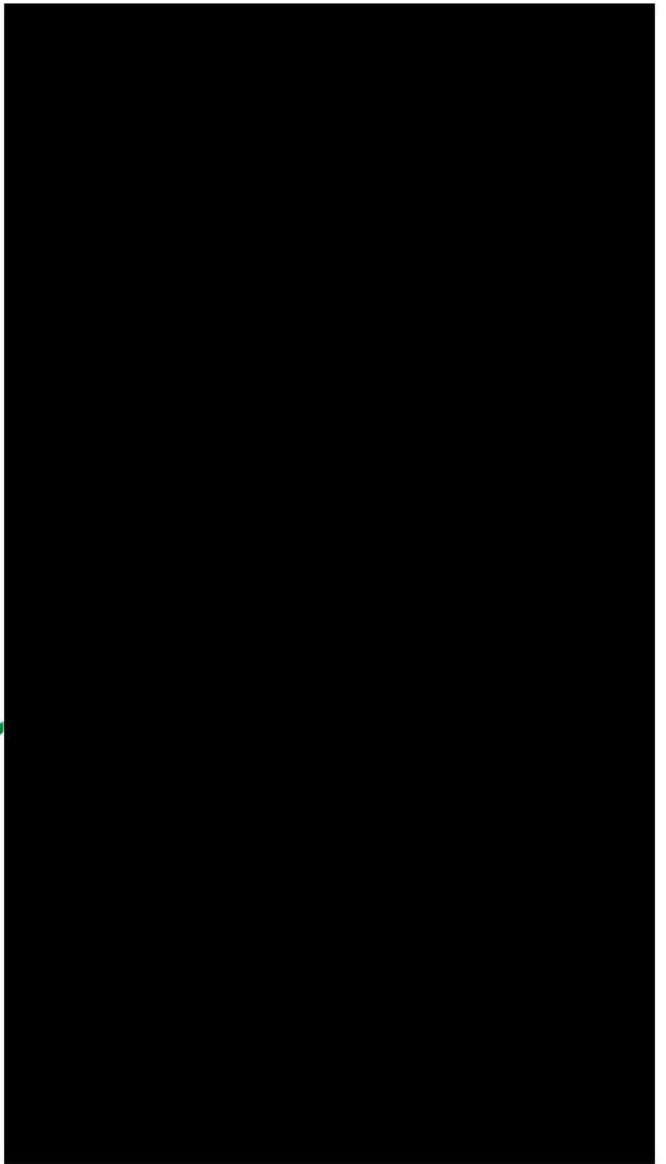
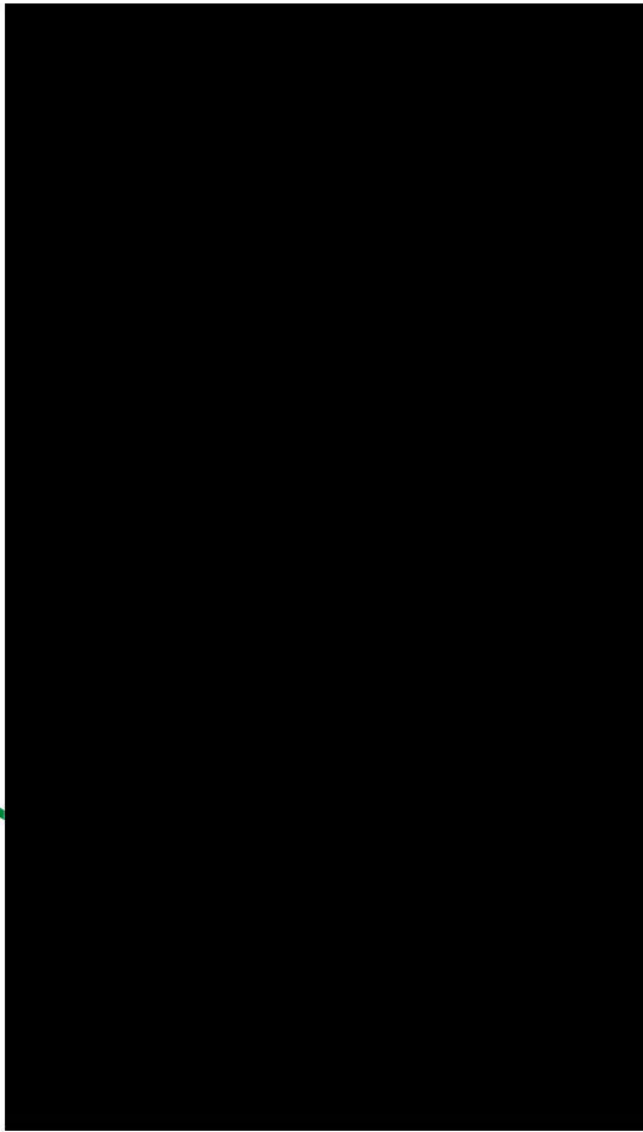
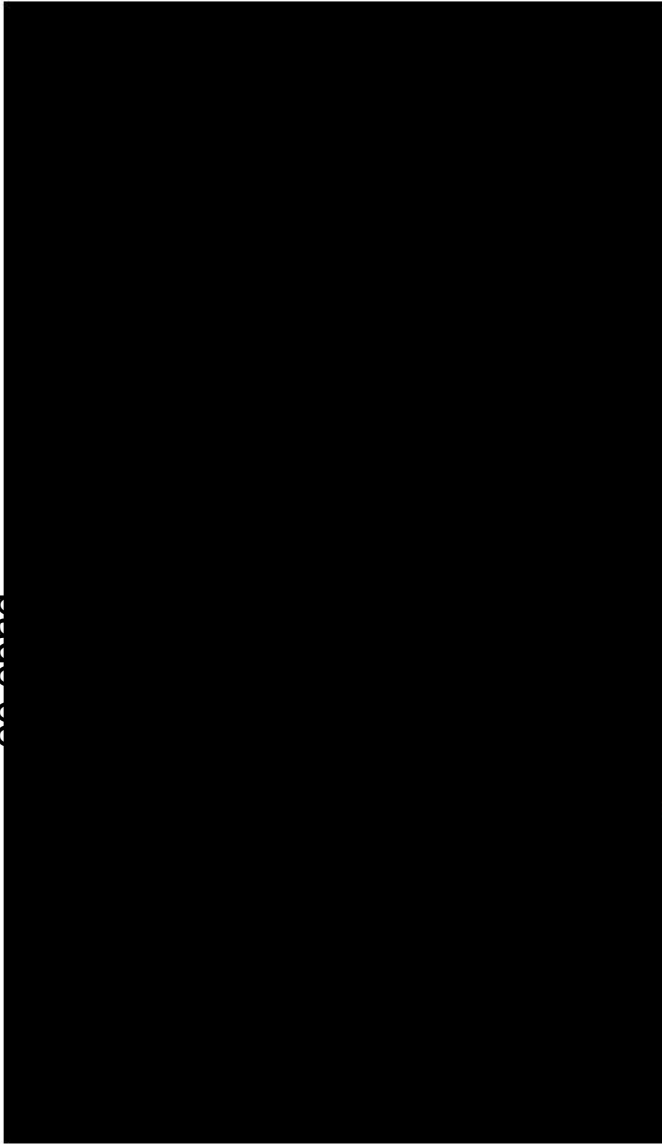
Figure 1

20 November 2023

Not to Scale







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63 Great Titchfield Street, London W1W

Photos of Measurement Position 1 & Nearest Sensitive Receptors

Project 13101

Figure 3

20 November 2023

Not to Scale

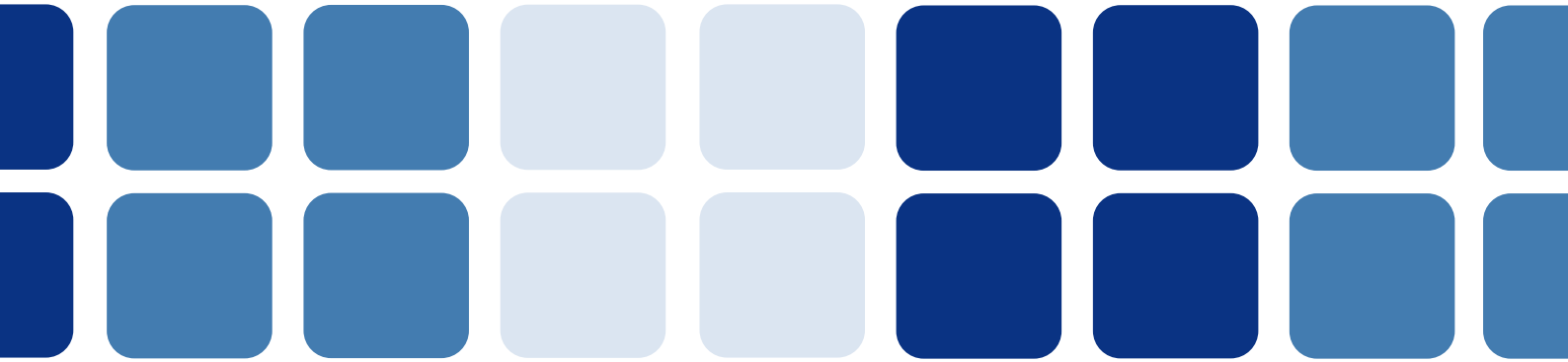


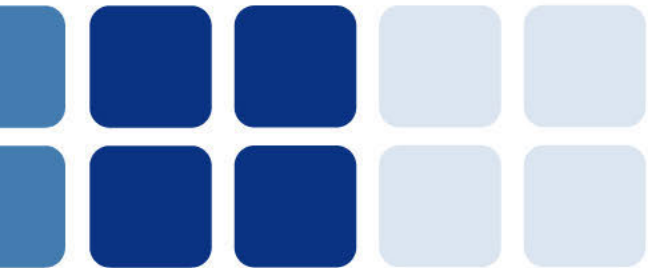


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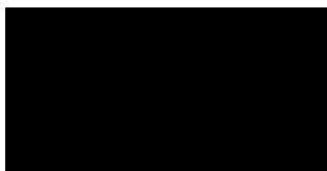




63 GREAT TITCHFIELD  
STREET, LONDON  
W1W

Plant Noise  
Assessment

Reference: 13101.RP01.PNA.0  
Prepared: 01 November 2023  
Revision Number: 0



# Plant Noise Assessment



63 GREAT TITCHFIELD STREET, LONDON W1W

Reference: 13101.RP01.PNA.0

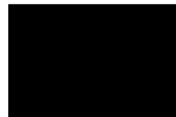
Prepared: 01 November 2023

Revision	Comment	Date	Prepared By	Approved By
0	First issue of report	01 November 2023	Robert Gurney	[REDACTED]

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The acoustic climate of the rooftop area is dominated by noise from existing plant, general activities occurring within the surrounding buildings, and other anonymous suburban sounds.

### 3. ENVIRONMENTAL NOISE SURVEY

#### 3.1 Survey Methodology

Monitoring of the prevailing background noise was undertaken over the following period:

- 12:00 Monday 16 October to 14:45 Wednesday 18 October 2023.

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Measurements were made of the  $L_{A90}$ ,  $L_{Amax}$  and  $L_{Aeq}$  noise levels over sample periods of 15 minutes.

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To determine the existing noise climate around the site measurements were undertaken at the following location:

##### *Measurement Position 1 – Rear Rooftop*

The microphone was attached to a tripod located at the edge of the rooftop area, approximately 1.5m above the rooftop and 3m from any reflective surface. The noise climate at this position is the same as that describe above.

The measurement position is also illustrated on the site plan, drawings and photos in Figure 1, Figure 2 and Figure 3 (Appendix E).

Commented [MR1]: Please include a photo if you have one

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## 4. PLANT NOISE CRITERIA

The requirements of Westminster City Council Environmental Health Department regarding new building services plant are taken from the adopted *Standard Conditions and Reasons* document, last updated 23 April 2021. Note 7 of the relevant section runs as follows:

*“There are five sets of noise conditions. The first two sets (C46 and C47) are for plant and internal activity respectively, with the appropriate version to be selected according to whether the proposed development is in an area in which existing ambient noise levels exceed WHO Guideline Levels. If the locality of the proposed development exceeds WHO levels at any time of day or night, condition C46AB or C47AB is to be applied. Evidence of the 2003 Westminster Noise Study indicates that very few areas of Westminster can be expected to be below WHO Guideline Levels; in the few instances where this is the case, conditions C46BB or C47BB are to be applied.”*

Condition C46AB is reproduced below.

*“Noise from plant & machinery for areas above WHO Guideline levels, where the existing external ambient noise level exceeds WHO Guideline levels of either  $L_{Aeq, 16hrs}$  55dB daytime (07.00-23.00 hrs) or  $L_{Aeq, 8hrs}$  45dB night-time (23.00-07.00hrs)*

- 1. Where noise emitted from the proposed plant and machinery will not contain tones or will not be intermittent, the ‘A’ weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of [10 dB] below the minimum external background noise, at a point 1 metre outside any window of any residential property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest  $L_{A90, 15 mins}$  during the proposed hours of operation. The plant-specific noise level should be expressed as  $L_{AeqTm}$  and shall be representative of the plant operating at its maximum.*
- 2. Where noise emitted from the proposed plant and machinery will contain tones or will be intermittent, the ‘A’ weighted sound pressure level from the plant and machinery (including non-emergency auxiliary plant and generators) hereby permitted, when operating at its noisiest, shall not at any time exceed a value of [15 dB] below the minimum external background noise, at a point 1 metre outside any window of any residential property, unless and until a fixed maximum noise level is approved by the City Council. The background level should be expressed in terms of the lowest  $L_{A90, 15 mins}$  during the proposed hours of operation. The plant-specific noise level should be expressed as  $L_{AeqTm}$  and shall be representative of the plant operating at its maximum.”*

Condition C46BB applies where the existing external ambient noise level does not exceed the WHO guideline levels provided. In those cases, limits below the minimum external background noise by 5 dB for non-tonal and non-intermittent noise, and 10 dB for tonal or intermittent noise apply.

The measured  $L_{Aeq}$  levels are above the WHO criterion, therefore a plant noise emission limit of 10 dB below the lowest measured  $L_{A90}$  is applicable as per Condition C46AB.

In line with the above requirements, we would propose items of mechanical services be designed so that noise emissions from the plant do not exceed the following levels when assessed at the nearest noise sensitive location:

Table 2 – Plant Noise Limits

Assessment Period	Plant Noise Criteria to be achieved at 1m outside the window of the nearest Noise-Sensitive Receptor (NSR)
	NSR 1 & 2 – 63 Great Titchfield Street Rear Windows
Daytime Operating Hours (07:30 – 23:00)	31
Night-time Operating Hours (23:00 – 23:30)	31

In line with BS 4142: 2014 and part 2 of the WCC standard conditions, should the proposed plant be identified as having intermittent or tonal characteristics, a further 5 dBA should be subtracted from any of the above proposed noise emission limits.

## 5. PLANT NOISE ASSESSMENT

This assessment has been based on the information provided to RBA by OUTLINE DESIGN TEAM e.g. Elemental Consultants, the project M&E Consultants and is described in the following sections.

### 5.1 Proposed Plant Items

The following plant is proposed for the scheme:

Table 3 – Plant Types

Ref.	Manufacturer/Model/Duty	Plant Type
EF1	Helios GBD 450 T120	Centrifugal Fan

### 5.2 Plant Locations

The plant will be located on the first-floor rooftop area at the rear of site. The ducting will run up the rear façade, and will terminate just above the roofline.

The equipment positions are indicated on the site plan and proposed plant drawing in Figure 1 and Figure 2 in Appendix E.

### 5.3 Plant Noise Levels

Information regarding the noise levels of the proposed plant has been provided by the manufacturer of the unit. The associated plant noise levels are detailed as follows:

Table 4 – Plant Noise Levels

Unit	Parameter	Sound Level [dB] at Octave Band Centre Frequency [Hz]							
		63	125	250	500	1k	2k	4k	8k
EF1 (Outlet)	$L_w$	-	63	70	72	78	74	68	59
EF1 (Unit Radiation)	$L_p @ 4m$	-	42	45	41	42	42	38	34

Review of the octave band data provides no indication of any tonal characteristics associated with the proposed plant.

### 5.4 Location of the Nearest Noise-Sensitive Receptors

Based on observations made on site and discussions with the design team we understand the nearest noise-sensitive receptors to the proposed plant to be as follows:

#### *Receptor 1 – 63 Great Titchfield Street Third Floor Rear Window*

The receptor is located on the third floor at a distance of approximately 8.5m from the proposed unit and 3.5m from the exhaust cowl, on the rear façade of the building.

#### *Receptor 2 – 63 Great Titchfield Street First Floor Rear Window*

The receptor is located on the first floor at a distance of approximately 4.5m from the proposed unit and 9m from the exhaust cowl, on the rear façade of the building.

The receptors are shown in the site plan and proposed plant drawing in Figures 1 and Figure 2 (Appendix E).

### 5.5 Calculation of Noise Levels at Nearest Noise-Sensitive Receptors

Our calculation method for predicting noise levels from ducted mechanical services to the nearest noise sensitive windows is summarised below.

- Source Term SPL / SWL
- In-Duct Losses (Duct Runs, Bends etc.)
- Grille End Reflections
- Distance Attenuation
- Directivity
- Reflections
- Screening

Calculation sheets are attached for further information in Appendix C.

The results of the calculations indicate the following noise levels at the nearest affected residential windows:

Table 5 – Predicted Plant Noise Levels

Operating Period	Noise Level [dB] at Receptor 1		Noise Level [dB] at Receptor 2	
	Prediction	Criterion	Prediction	Criterion
Daytime Operating Hours (07:30 – 23:00)	42	31	30	31
Night-time Operating Hours (23:00 – 23:30)	42	31	30	31

Noise from the proposed plant installations is in exceedance of the target and local authority criteria at Receptor 1.

We therefore recommend the following mitigation measures be included in the design and installation.

### 5.6 Mitigation

The following atmosphere-side attenuator shall be included with the following minimum static insertion loss specification:

Table 6 – Minimum Specification for In-Line Attenuators

Attenuator	Static Insertion Loss [dB] at Octave Band Centre Frequency (Hz)							
	63	125	250	500	1k	2k	4k	8k
Atmospheric-side Attenuator (900mm long, 50% free area)	2	4	9	15	17	14	10	8

#### 5.6.1 Acoustic Lagging to Extract Fan ductwork

The ductwork between the fan casing and the attenuators, including the attenuators themselves, and the ductwork between the fan casing and building penetration, should be acoustically lagged. The lagging should comply with the following specification:

*The duct shall be wrapped with 50mm thick mineral fibre having a density of 80 – 100 kg/m<sup>3</sup>, with an outer mass barrier of 10 kg/m<sup>2</sup> sound barrier mat. Joints between sections of sound barrier mat shall be overlapped by at least 100mm, and be sealed using either a non-hardening mastic or preferably duct jointing tape.*

Suitable suppliers of acoustic lagging products are presented below:

<http://www.cmsdanskin.co.uk/>  
<http://tapacoustic.com/>

With the above mitigation measures included, the resultant predicted noise levels are as follows:

Table 7 – Predicted Noise Levels with Mitigation

Operating Period	Noise Level (dB) at Receptor 1 – Name		Noise Level (dB) at Receptor 2 – Name	
	Prediction	Criterion	Prediction	Criterion
Daytime Operating Hours (07:30 – 23:00)	31	31	27	31
Night-time operating Hours (23:00 – 23:30)	31	31	27	31

Noise from the proposed plant with the mitigation measures incorporated is within the Local Authority criteria.



## 6. VIBRATION CONTROL

In addition to the control of airborne noise transfer, it is also important to consider the transfer of noise as vibration to adjacent properties (as well as to any sensitive areas of the same building).

We would typically advise that fans be isolated from the supporting structure by means of either steel spring isolators or rubber footings. For particularly sensitive locations, or when on lightweight structures the mounts should ideally be caged and be of the restrained type.

It is important the isolation is not "short-circuited" by associated pipework or conduits. To this end, any conduits should be looped and flexible connectors should be introduced between the condenser and any associated pipework. Pipework should be supported by brackets containing neoprene inserts.

## 7. CONCLUSION

RBA Acoustics have undertaken noise monitoring at 63 Great Titchfield Street. The measured noise levels are presented within this report. The resultant noise levels have been used to determine the required criteria for atmospheric noise emissions from the proposed plant installations.

The following mitigation measures are proposed within this report:

- Atmosphere-side attenuators capable of achieving the octave band insertion losses (Table 6) should be fitted to the kitchen extract and supply system.

Provided the above mitigation measures are included in the design and installation, the results of the assessment indicate atmospheric noise emissions from the proposed plant are within the criteria required by Westminster City Council and, as such, can be considered acceptable in terms of noise.

## Appendix A – Acoustic Terminology

A-weighting (e.g. dB(A))	A correction applied across the frequency bands to take into account the response of the human ear, and therefore considered to be more representative of the sound levels people hear.
DeciBel (dB)	Unit used for many different acoustic parameters. It is the logarithmic ratio of the level being assessed to a standard reference level.
$L_{eq}$	The level of a notional steady sound which, over a stated period of time, $T$ , would have the same acoustic energy as the fluctuating noise measured over that period. Typically used to represent the average or ambient noise level.
$L_{Aeq,T}$	The A-weighted level of a notional steady sound which, over a stated period of time, $T$ , would have the same acoustic energy as the fluctuating noise measured over that period. Typically used to represent the average or ambient noise level.
$L_{An}$ (e.g. $L_{A10}$ , $L_{A90}$ )	The sound level exceeded for $n\%$ of the time. E.g. $L_{A10}$ is the A-weighted level exceeded for 10% of the time and as such can be used to represent a typical maximum level. Similarly, $L_{A90}$ is the level exceeded for 90% of the measurement period, and is often used to describe the underlying background noise.
NR	Noise Rating – A single figure term to describe a measured noise level which considers the frequency content of the noise, generally used for internal noise level measurements (particularly mechanical services plant).

## Appendix B – Instrumentation

The following equipment was used for the measurements.

Table B1– Equipment Calibration Details

Manufacturer	Model Type	Serial No.	Calibration	
			Certificate No.	Valid Until
Norsonic Type 1 Sound Level Meter	Nor140	1407962	477969441	8 May 2025
Norsonic Pre Amplifier	1209	23790		
Norsonic ½" Microphone	1225	496129		
Norsonic Sound Calibrator	1255	125526426	Cal 022-2023-17162	5 May 2025

## Appendix C – Plant Calculations

Table C1 – Example Calculation, EF1(Extract) to NSR 1

Parameter	Octave-band Noise Levels (dB) at Octave-band Centre Frequency (Hz)								dBA
	63	125	250	500	1000	2000	4000	8000	
$L_w$	-	63	70	72	78	74	68	59	80
Duct Losses	-6	-8	-6	-5	-5	-6	-6	-5	-
In-Duct Attenuator	-2	-4	-9	-15	-17	-14	-10	-8	-
Grille End Reflections	-10	-5	-2	0	0	0	0	0	-
Directivity losses	0	-2	-3	-6	-11	-18	-21	-21	-
Spherical Radiation	-11	-11	-11	-11	-11	-11	-11	-11	-
Distance losses @ 3.9m	-12	-12	-12	-12	-12	-12	-12	-12	-
Noise level at receiver	0	16	22	21	21	12	3	-4	26

Table C2 – Summary Noise Levels

Unit	Received noise level (dB) at 1m from Receptor 1	Received noise level (dB) at 1m from Receptor 2
EF1 (Outlet)	26	12
EF1 (Unit Radiation)	29	27
Total Received Level	31	27



## Appendix D – CDM Considerations

The likelihood the harm will occur can be assessed by applying an indicative score (from 1 to 5) as follows:

- 1 – Remote (almost never)
- 2 – Unlikely (occurs rarely)
- 3 – Possible (could occur, but uncommon)
- 4 – Likely (recurrent but not frequent)
- 5 – Very likely (occurs frequently)

The severity of harm can be assessed by applying an indicative score (from 1 to 5) as follows:

- 1 – Trivial (e.g. discomfort, slight bruising, self-help recovery)
- 2 – Minor (e.g. small cut, abrasion, basic first aid need)
- 3 – Moderate (e.g. strain, sprain, incapacitation for more than 3 days)
- 4 – Serious (e.g. fracture, hospitalisation for more than 24 hours, incapacitation for more than 4 weeks)
- 5 – Fatal (single or multiple)

The rating value is obtained by multiplying the two scores and is then used to determine the course of action.

Table D1 – Risk Ratings

Rating Bands (Severity x Likelihood)		
Low Risk [1 – 8]	Medium Risk [9 -12]	High Risk [15 – 25]
May be ignored but ensure controls remain effective	Continue, but implement additional reasonable practicable controls where possible	Avoidance action is required; therefore alternative design solutions must be examined. Activity must not proceed until risks are reduced to a low or medium level

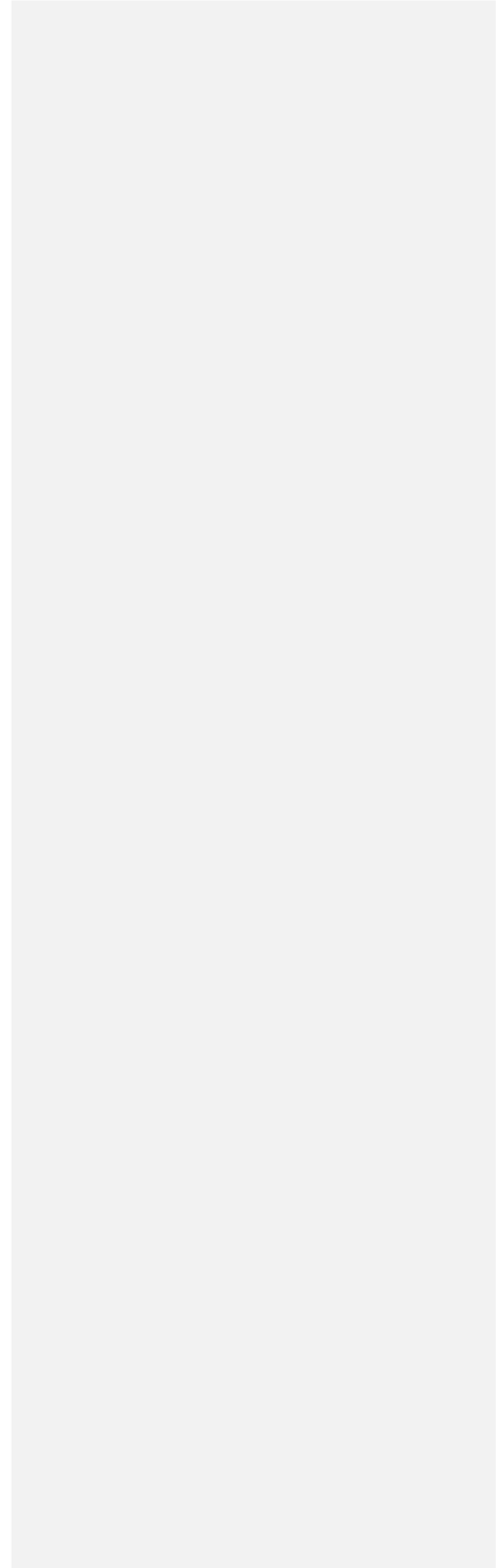
The following hazards pertinent to our design input have been identified and control measures suggested:

Table D2 – Risk Assessment

Hazard	Risk Of	At Risk	Rating			Control Measures	Controlled		
			L	S	R		L	S	R
Vibration Isolators	Injury to hands	Contractors	3	3	9	Care needs to be taken during adjustment. Follow manufacturers guidance	1	3	3
Attenuators/ Acoustic Lagging	Strain of neck, limbs or back.	Contractors	3	4	12	Provide sufficient manpower/ lifting gear	1	4	4
Attenuators/ Acoustic Lagging	Skin & respiratory irritation	Contractors	4	3	12	Wear gloves and mask	1	3	3

L: Likelihood S: Severity R: Rating

## Appendix E – Graphs and Site Plans



63 Great Titchfield Street, London

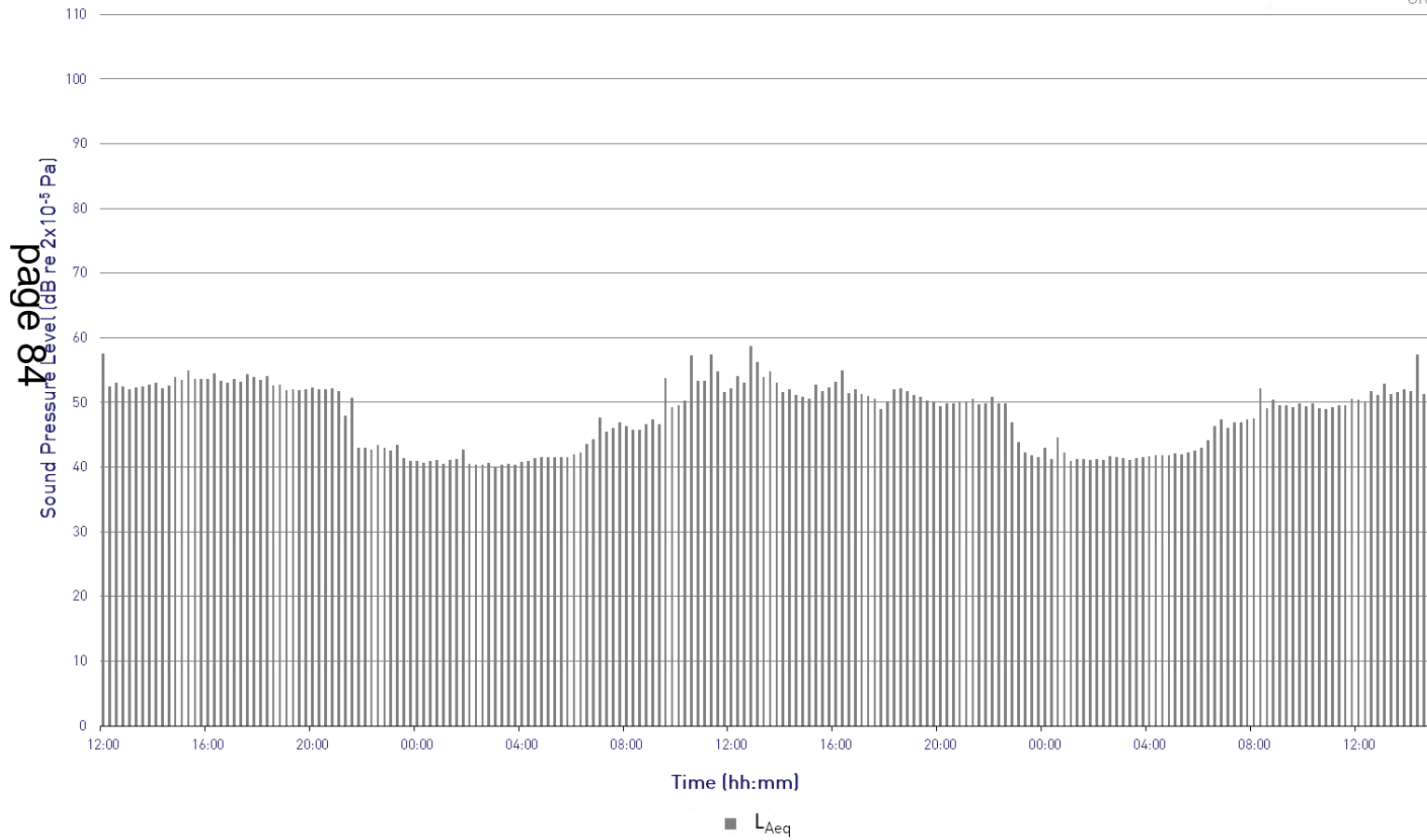
L<sub>Aeq</sub> Time History

Position 1 - Monday, 16th October to Wednesday 18th October 2023



Project: 13101

Graph 1



63 Great Titchfield Street, London

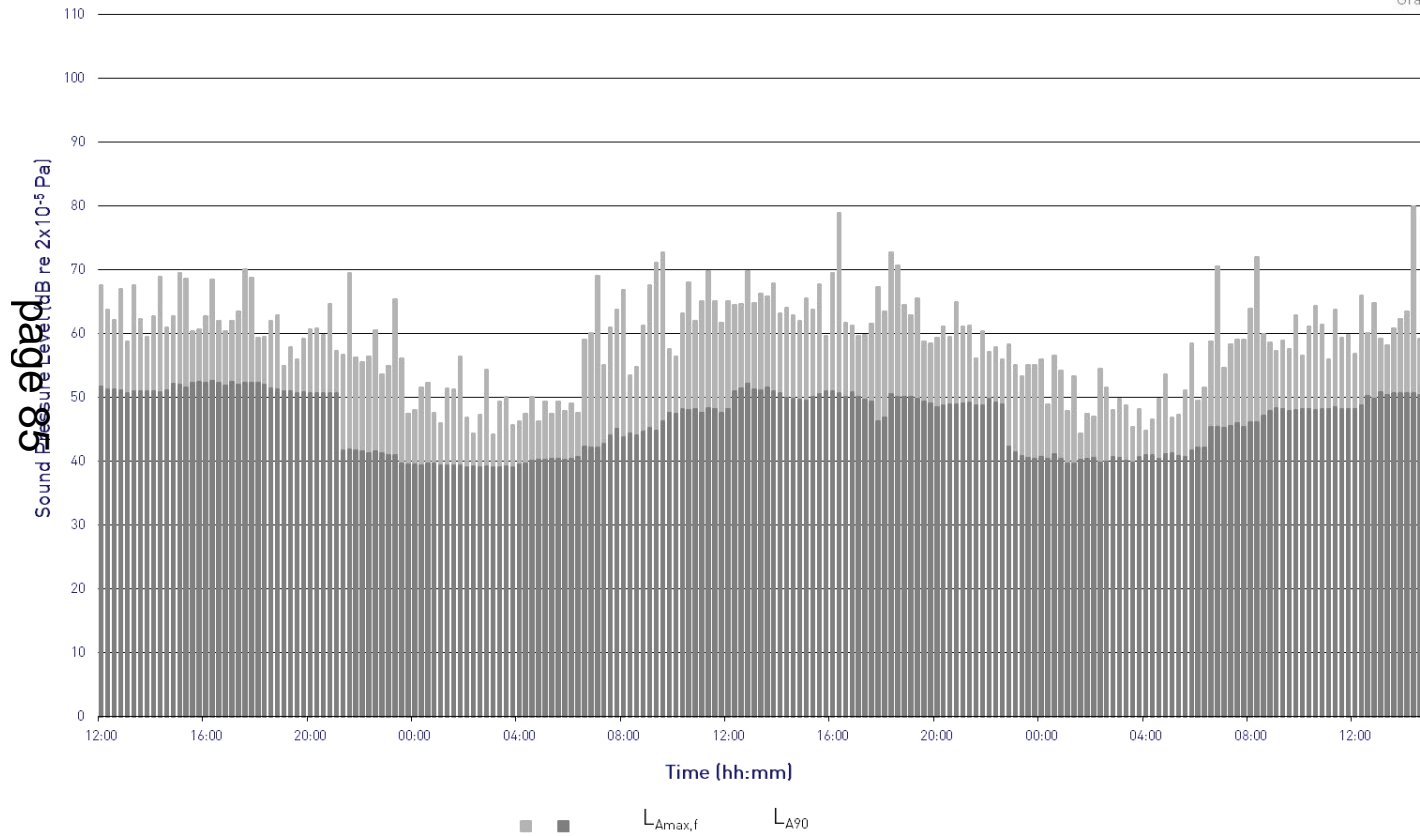
$L_{Amax,f}$  and  $L_{A90}$  Time History

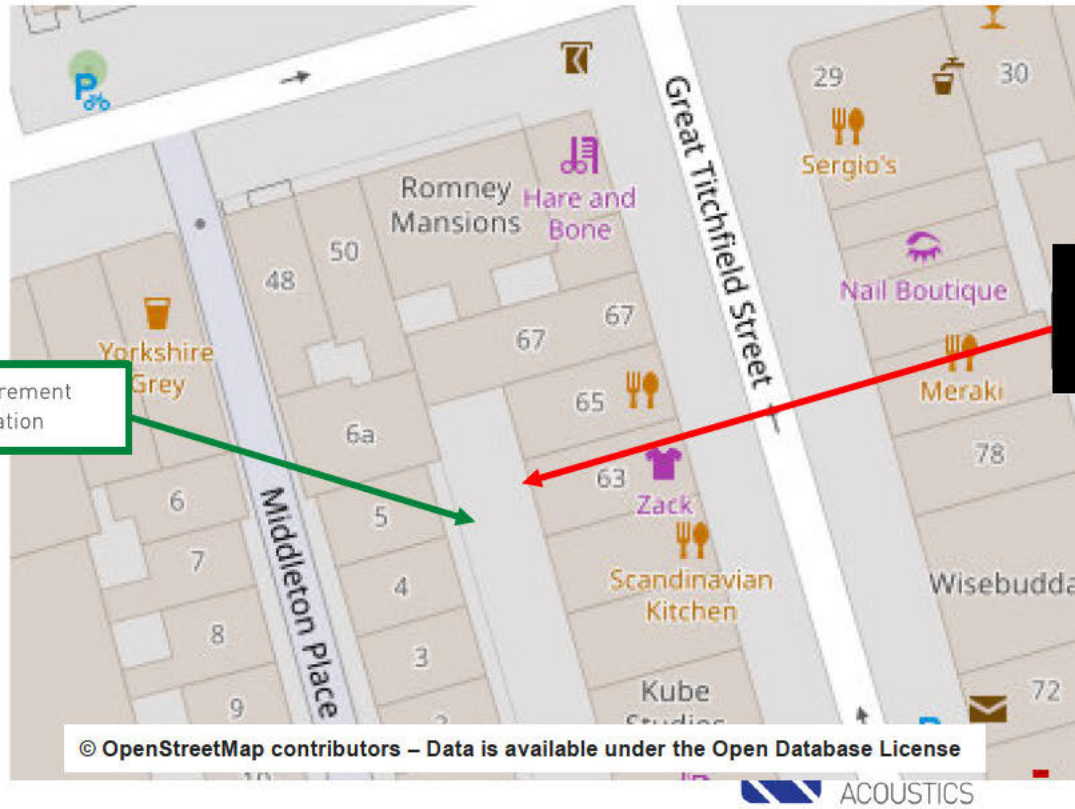
Position 1 - Monday, 16th October to Wednesday 18th October 2023



Project: 13101

Graph 2



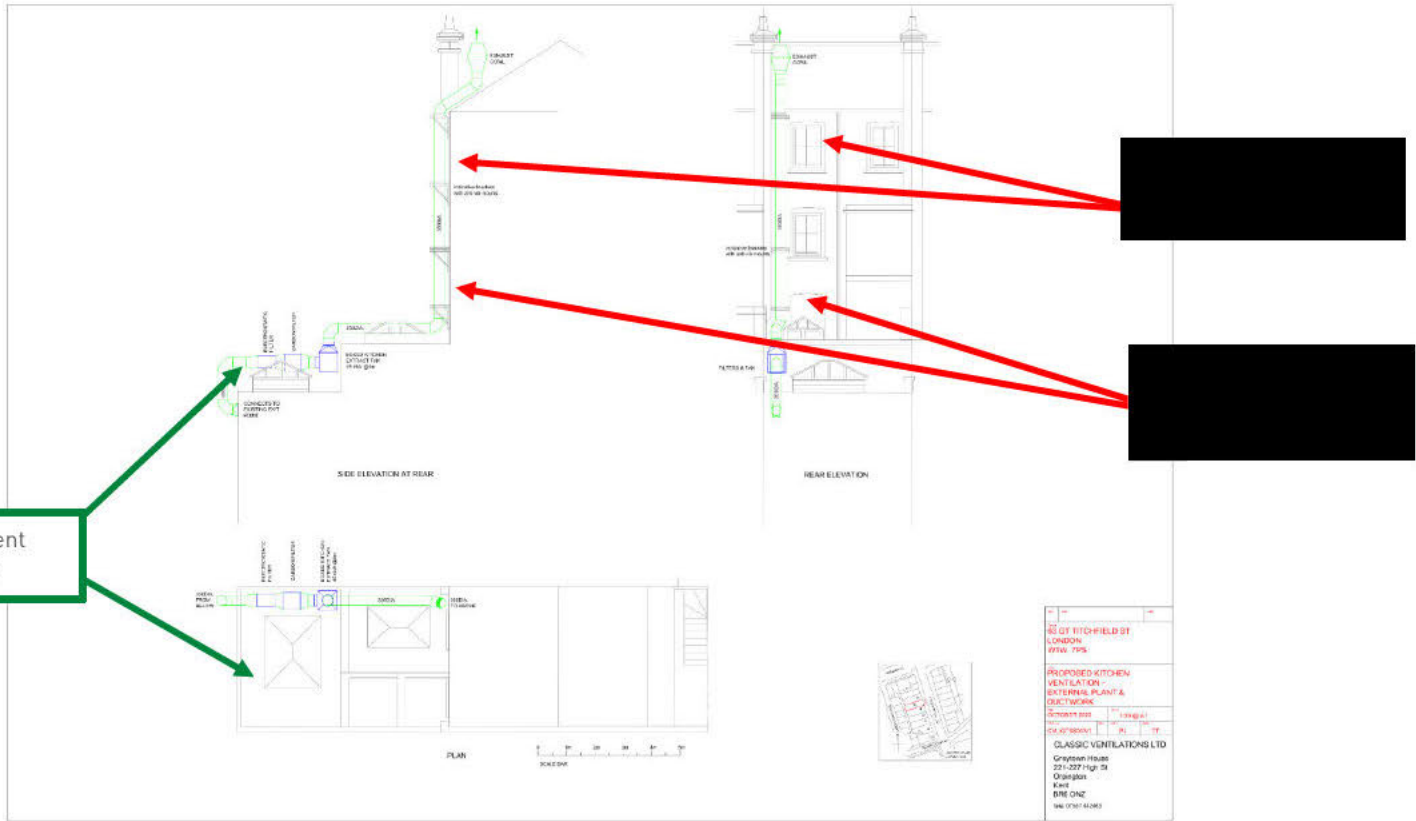


63 Great Titchfield Street, London W1W  
Site Plan  
Project 13101

Figure 1  
01 November 2023  
Not to Scale

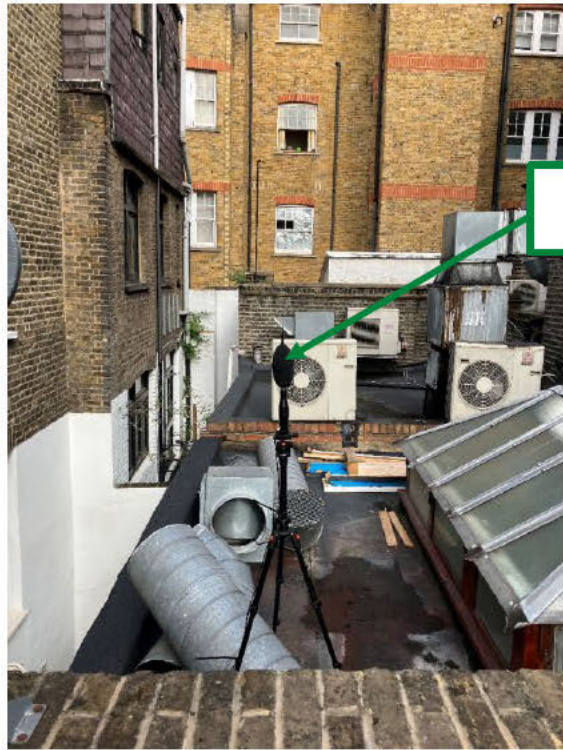


Measurement Location

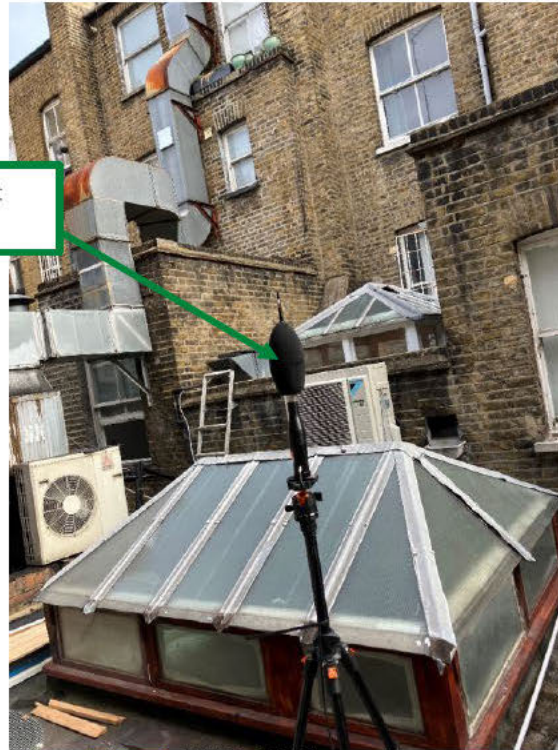


63 Great Titchfield Street, London W1W  
Proposed Plant Drawing  
Project 13101

Figure 2  
01 November 2023  
Not to Scale

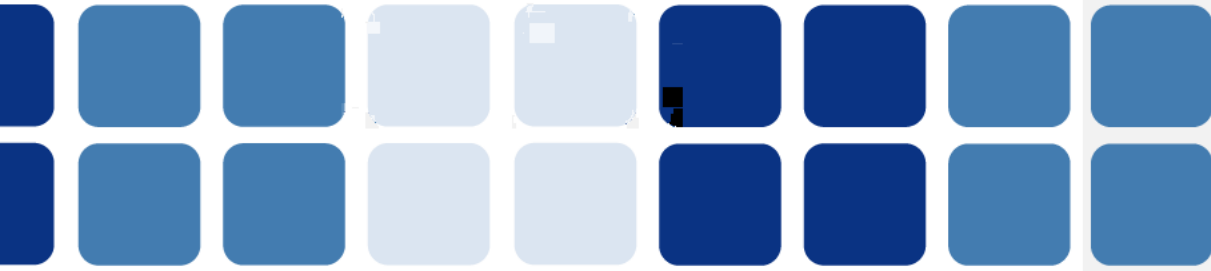
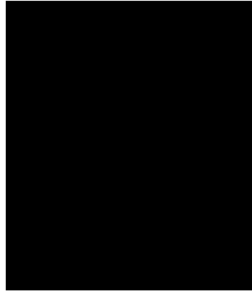


Measurement  
Position



63 Great Titchfield Street, London W1W  
Survey Pictures  
Project 13101

Figure 3  
01 November 2023  
Not to Scale



There is no licence or appeal history for the premises.

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

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

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

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

**Mandatory Conditions**

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
  - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
  - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
    - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
      - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
      - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
    - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
    - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or



less in a manner which carries a significant risk of undermining a licensing objective;

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

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

- 8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 8(ii) For the purposes of the condition set out in paragraph 8(i) above -
- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -
- $$P = D + (D \times V)$$
- Where -
- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

## Conditions consistent with the operating schedule

9. An incident log shall be kept at the premises, and made available on request to the police or an authorised officer, which will record the following:
  - a) All crimes reported to the venue
  - b) Any complaints received
  - c) Any incidents of disorder
  - d) Any faults in the CCTV system
  - e) Any visit by a relevant authority or emergency service
  - f) Any ejections of patrons
  - g) Any refusal of the sale of alcohol
10. During licensable hours there will always be a minimum of two members of staff present
11. Between the hours of 0700 and 1100 the only alcoholic drinks that may be served are, Blood Mary, Mimosa and Bellini to accompany breakfast orders.
12. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period
13. 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.
14. Signage stating that CCTV is in operation at the premises will be clearly displayed at the premises
15. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the Council at all times whilst the premises is open.
16. Food will be available at the commencement of licensable activity each day until 30 minutes before the end of licensable hours.
17. In the event that an assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
  - a) The police (and, where appropriate, the London Ambulance Service) are called without delay;
  - b) The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
  - c) Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.
18. The premises will operate a zero-tolerance policy to drugs.
19. There will be no vertical drinking.

20. A fire safety risk assessment will be completed as per government guidelines on an annual basis (**Regulatory Reform (Fire Safety) Order 2005**)
21. Adequate and appropriate supply of first aid equipment and materials must be available on the premises at all times.
22. The licensee shall ensure that a gas safety certificate is in existence at the premises and reviewed at the appropriate time.
23. Staff will attend to any spillages within the venue as soon as practicable to minimise risk of injury to customers.
24. A health and safety risk assessment will be completed and reviewed regularly, and will be made available to authorised officers of the council and the Metropolitan Police upon request
25. Staff will be trained to identify signs of intoxication, suspicious or aggressive behaviour and how to appropriately deal with such customers so as to provide adequate care and minimise risk
26. Prominent, clear and legible notices to be displayed at all exits requesting that customers respect the needs of local residents and to leave the premises and the area quietly.
27. The premises licence holder shall ensure that any patrons smoking outside of the premises, do so in an orderly manner and are regularly monitored by staff so as to ensure that there is no public nuisance or obstruction on the public highway.
28. In the event of a noise/nuisance complaint substantiated by an authorised officer, the licensee shall take appropriate measures in order to prevent any recurrence.
29. Customers will not be allowed or encouraged to congregate in the entrance/exit of the premises except in an emergency.
30. The outside of the premises shall be regularly monitored to ensure that noise levels from patrons do not cause a nuisance to any nearby residents.
31. Any outdoor furniture shall be fitted with rubber pads to the bottom of the legs to minimise noise when moved.
32. Drinks shall not be taken outside in open containers for consumption apart from to customers seated in any authorised area for external tables and chairs.

**An interested party has provided an alternative wording to condition 32 as follows:**

32. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take drinks or glass containers with them"
33. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.

34. A dispersal policy shall be written and maintained which shall, so far as is possible, ensure that the minimum disturbance or nuisance is caused to neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour.
35. The licensee undertakes to use only experienced and reputable delivery companies whereby deliveries will only be delivered to the registered address as per the booking.
36. Delivery riders/drivers will be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the licenced premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway. The licence holder will positively encourage delivery riders/drivers to use quieter vehicles that are less likely to cause a nuisance, such as bicycles.
37. There will be no takeaway service of food for immediate consumption – all food taken away is to be closed/wrapped up.
38. All delivery agents shall wait inside the premises between deliveries/for deliveries and have access to use the bathroom facilities if required.
39. A proof of age scheme, Challenge (25), shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as: a driving license or passport / holographically marked PASS scheme identification cards.
40. Any sales tills will offer a Challenge 25 reminder / prompt the cashier making an alcohol sale to verify that the customer is over 18.
41. All staff members engaged, or to be engaged, in selling alcohol on the premises shall receive full training pertinent to the Licensing Act. Specifically in regard to age-restricted sales, and the refusal of sales to persons believed to be under the influence of alcohol or drugs.
42. All such training shall be fully documented, signed by the employee, and kept at the premises for inspection by Police or other authorised officers. Training shall include, but not be limited to:
  - a. The premises age verification policy
  - b. Dealing with refusal of sales
  - c. Identifying attempts by intoxicated persons to purchase alcohol
  - d. Identifying signs of intoxication
  - e. Welfare and Vulnerability Engagement (WAVE training)
  - f. Ask Angela scheme
43. Such training sessions are to be documented and refreshed every twelve months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one year and made available on request to authorised officers from the council or police upon request.

44. With regard to on-line orders and deliveries, the premises shall at all times ensure;
- a) The full name and address of the person making the booking is recorded.
  - b) A disclaimer is on the website which states that the person making the order takes the responsibility to ensure the delivery is not intercepted by anyone under the age of 18, and that delivery will not be made to anyone under the age of 18.
  - c) At point of sale the Payment Services Provider will verify age and only authorise sales to over 18s
  - d) Deliveries be made to residential and commercial addresses.
  - e) There will be no 'safe place' delivery option for the delivery of alcohol.
  - f) There will be no cash sales of alcohol.
  - g) The web site shall state that at the point of delivery, any order for the supply of alcohol on behalf of the premises licence holder will require proof of age by way of photographic driving licence, passport or a form of identification with the PASS hologram in accordance with the Challenge 25 age verification scheme.
  - h) Alcohol will only be handed over to the person whose name the order was placed in upon seeing an appropriate form of photographic ID which clearly identifies them.
  - i) Website log-ins are only available to anyone over 18 years of age.

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

45. The supply of alcohol at 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.

46. The supply of alcohol for consumption on the premises shall be by waiter or waitress service only.

47. The sale and supply of alcohol for consumption off the premises shall be restricted to:

- a) alcohol consumed by persons who are seated in an area appropriately authorised for the use of tables and chairs on the highway and bona fide taking a substantial table meal there, and where the consumption of alcohol by such persons is ancillary to taking such a meal, and where the supply of alcohol is by waiter or waitress service only. (For the purpose of this condition '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.) Or
- b) sealed containers only, and shall not be consumed on the premises.

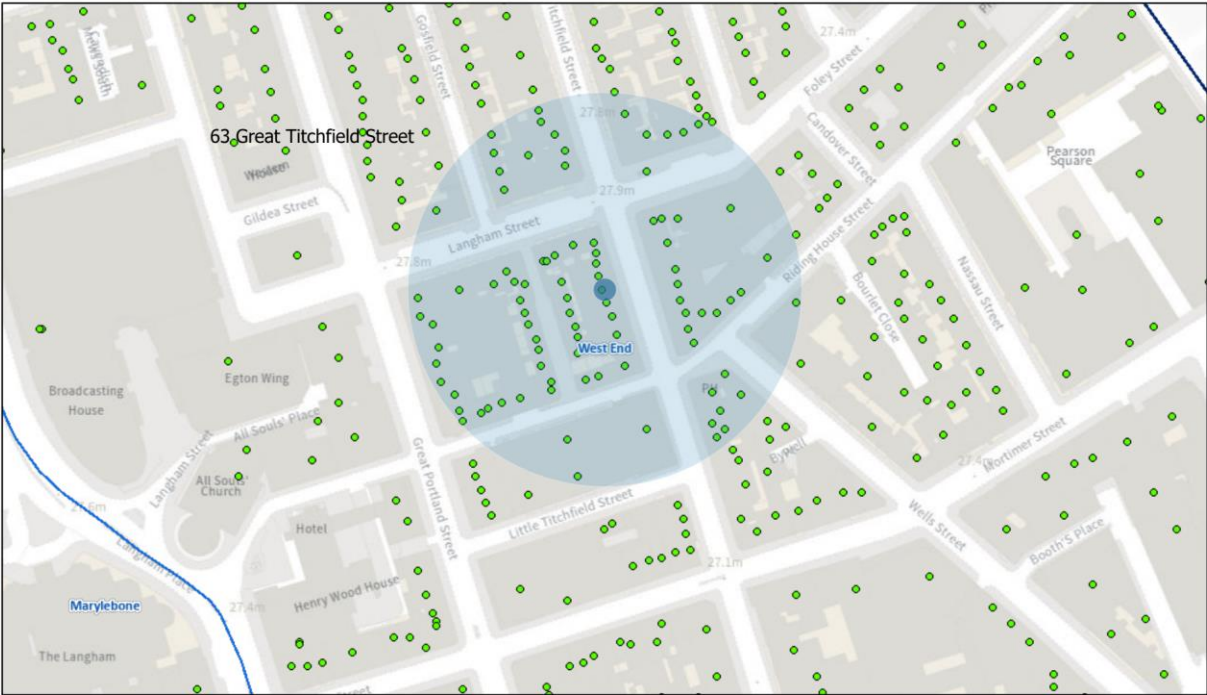
48. All outside tables and chairs shall be rendered unusable by 23.00 hours each day.

49. There shall be no sales of hot food or hot drink for consumption off the premises after 23.00 hours.



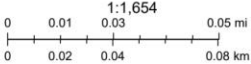
50. There shall be no sales of alcohol for consumption off the premises between 23:00 hours and commencement hours the following day.
51. No deliveries from the premises, either by the licensee or a third party shall take place between 23:00 and 07:00 hours on the following day.
52. No noise generated 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.
53. All windows and external doors shall be kept closed after 21:00 hours, except for the immediate access and egress of persons.
54. Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.
55. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
56. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
57. No deliveries of licensable goods to the premises shall take place between 23.00 and 07.00 hours on the following day. No delivery of licensable goods shall take place on a Sunday or Bank Holiday.
58. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between (23.00) hours and (07.00) hours on the following day unless collections are arranged during the times for the Council's own commercial waste collection service for the street.
59. No collections of waste or recycling materials (including bottles) from the premises shall take place between (23.00) and (07.00) on the following day unless collections are arranged during the times for the Council's own commercial waste collection service for the street.
60. 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.
61. 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.

**Basement And Ground Floor, 63 Great Titchfield Street, London, W1W 7PR**



24/01/2024, 13:15:13

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



**Resident Count: 267**

<b>Licensed premises within 75m of Basement and Ground Floor, 63 Great Titchfield Street London, W1W 7PR</b>				
<b>Licence Number</b>	<b>Trading Name</b>	<b>Address</b>	<b>Premises Type</b>	<b>Time Period</b>
16/09925/LIPCH	Scandinavian Kitchen	Basement And Ground Floor 61 Great Titchfield Street London W1W 7PP	Restaurant	Monday to Sunday; 08:00 - 23:00
23/05081/LIPDPS	Naroon Fitzrovia	Ground Floor 65 Great Titchfield Street London W1W 7PS	Restaurant	Sunday; 09:00 - 23:30   Monday to Thursday; 09:00 - 00:00   Friday to Saturday; 09:00 - 00:30   Sundays before Bank Holidays; 09:00 - 00:30
18/13407/LIPVM	Meraki	80 - 82 Great Titchfield Street London W1W 7QT	Restaurant	Monday; 10:00 - 01:30   Tuesday; 10:00 - 01:30   Wednesday; 10:00 - 01:30   Thursday; 10:00 - 01:30   Friday; 10:00 - 01:30   Saturday; 10:00 - 01:30   Sunday; 10:00 - 00:30
23/04086/LIPDPS	Yorkshire Grey Public House	46 Langham Street London W1W 7AX	Public house or pub restaurant	Sunday; 12:00 - 23:00   Monday to Saturday; 10:00 - 23:30
06/06474/WCCMAP	Sergio's	84-84A Great Titchfield Street London W1W 7QY	Restaurant	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30
21/14685/LIPN	Crudo Cevicheria	Basement And Ground Floor 35 Riding House Street	Wine bar	Sunday; 11:30 - 22:00   Monday to Sunday; 11:30 - 21:00

		London W1W 7EA		
23/02021/LIPVM	Drunch And Kave	Basement And Ground Floor 71 Great Titchfield Street London W1W 6RB	Cafe	Monday; 10:00 - 23:30   Tuesday; 10:00 - 23:30   Wednesday; 10:00 - 23:30   Thursday; 10:00 - 00:30   Friday; 10:00 - 00:30   Saturday; 10:00 - 00:30   Sunday; 12:00 - 23:00
23/07629/LIPDPS	Riding House Cafe	43 Great Titchfield Street London W1W 7PQ	Restaurant	Sunday; 12:00 - 23:30   Monday to Thursday; 09:30 - 00:00   Friday to Saturday; 09:30 - 01:00   Sundays before Bank Holidays; 12:00 - 00:00
21/05235/LIPVM	The Kings Arms	68 Great Titchfield Street London W1W 7QL	Public house or pub restaurant	Sunday; 07:00 - 23:00   Monday to Saturday; 07:00 - 23:30
23/00949/LIPCH	The Grange Langham Court Hotel	31-35 Langham Street London W1W 6BU	Hotel, 3 star or under	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30   Monday to Sunday; 00:00 - 00:00
22/08592/LIPDPS	Crown & Sceptre Public House	86 Great Titchfield Street London W1W 6SD	Public house or pub restaurant	Sunday; 07:00 - 23:00   Monday to Saturday; 07:00 - 23:30
23/02534/LIPT	Not Recorded	Ground Floor 24-25 Foley Street London W1W 6DX	Restaurant	Monday to Friday; 07:00 - 22:00
13/10063/LIPDPS	West One News Ltd	Ground Floor 24-25 Foley Street London W1W 6DX	Shop	Monday to Sunday; 00:00 - 00:00

23/06290/LIPT	The Whisky Exchange	90 Great Portland Street London W1W 7NT	Shop	Sunday; 10:00 - 18:00   Monday to Saturday; 10:00 - 20:00
19/06582/LIPDPS	Foleys Restaurant	23 Foley Street London W1W 6DU	Restaurant	Monday to Sunday; 12:00 - 23:00
17/11140/LIPN	Townhouse	Basement And Ground Floor 88 Great Portland Street London W1W 7NT	Hairdresser or beauty salon	Monday to Sunday; 07:00 - 23:00
22/11439/LIPT	Naroon	60 Great Titchfield Street London	Restaurant	Monday to Sunday; 06:00 - 23:00
21/00262/LIPT	Not Recorded	94 Great Portland Street London W1W 7NU	Not Recorded	Monday to Friday; 08:00 - 21:00   Saturday to Sunday; 09:00 - 21:00
18/07713/LIPN	University Of Westminster	4 - 12 Little Titchfield Street London W1W 7BY	University	Not Recorded; XXXX - XXXX
23/00972/LIPN	The Soho Poly Theatre	16 Riding House Street London W1W 7EB	Theatre	Monday to Sunday; 09:00 - 00:00
20/11005/LIPN	Kin Cafe	Basement And Ground Floor 22 Foley Street London W1W 6DT	Not Recorded	Monday to Sunday; 07:00 - 23:00



City of Westminster

# Licensing Sub-Committee Report

## Agenda Item 2.

Item No:	
Date:	7 February 2024
Licensing Ref No:	23/05623/LIPV - Premises Licence Variation
Title of Report:	PJs Pizza Basement And Ground Floor 358 Harrow Road London W9 2HT
Report of:	Director of Public Protection and Licensing
Wards involved:	Harrow Road
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Karyn Abbott
Contact details	Telephone: 020 7641 6500 Email: <a href="mailto:kabbott@westminster.gov.uk">kabbott@westminster.gov.uk</a>



## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	Variation of a Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	24 August 2023		
<b>Applicant:</b>	Pj Corp Stores Limited		
<b>Premises:</b>	PJs Pizza		
<b>Premises address:</b>	Basement And Ground Floor 358 Harrow Road London W9 2HT	<b>Ward:</b>	Harrow Road
		<b>Cumulative Impact Area:</b>	None
		<b>Special Consideration Zone:</b>	None
<b>Premises description:</b>	The premises currently operates as a take away and delivery Pizza Shop.		
<b>Variation description:</b>	<p>This variation application seeks to permit the following.</p> <ol style="list-style-type: none"> <li>1. Extend the hours for Late Night Refreshment as follows: Monday to Sunday 23:00 to 05:00</li> <li>2. Extend the opening hours as follows: Monday to Sunday 00:00 to 00:00</li> <li>3. Add the following condition: The premises shall close to the public after 02:00 and will then operate solely as a delivery service until 05:00</li> <li>4. Modify conditions 5, 6, 9 and 13 under annex 2 by replacing the references to 23:00 with 02:00</li> </ol>		
<b>Premises licence history:</b>	<p>The premises has had the benefit of a premises licence since July 2014.</p> <p>The current premises licence (23/04571/LIPT) can be viewed at <b>Appendix 2</b> of this report.</p>		
<b>Applicant submissions:</b>	None		
<b>Applicant amendments:</b>	None		

1-B Current and proposed licensable activities, areas and hours						
Late night refreshment						
Indoors, outdoors or both		Current :			Proposed:	
		Both			No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	01:30	23:00	05:00	Basement and ground floor	Basement and ground floor
Tuesday	23:00	01:30	23:00	05:00		
Wednesday	23:00	01:30	23:00	05:00		
Thursday	23:00	01:30	23:00	05:00		
Friday	23:00	02:00	23:00	05:00		
Saturday	23:00	02:00	23:00	05:00		
Sunday	23:00	01:30	23:00	05:00		
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		New Year's Eve from 23:00 to 04:00			If applicable, an additional hour to the standard and non-standard times on the day when British summertime commences. From the standard start timing on 31st December to the standard start time on the 1st January.	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	01:30	00:00	00:00	Basement and ground floor	No change
Tuesday	10:00	01:30	00:00	00:00		
Wednesday	10:00	01:30	00:00	00:00		
Thursday	10:00	01:30	00:00	00:00		
Friday	09:00	02:00	00:00	00:00		
Saturday	09:00	02:00	00:00	00:00		
Sunday	10:00	01:30	00:00	00:00		
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		None			If applicable, an additional hour to the standard and non-standard times on the day when British summertime commences. From the standard start timing on 31st December to the standard start time on the 1st January.	

1-C Layout alteration	
No change of layout is proposed.	

<b>1-D Conditions being added</b>
The premises shall close to the public after 02:00 and will then operate solely as a delivery service until 05:00.

<b>1-E Conditions being varied</b>		
<b>Condition</b>	<b>Proposed variation</b>	
5. After 23.00 no customers shall be permitted on the premises and all sales will be by delivery only to a bona fide address.	5. After 02.00 no customers shall be permitted on the premises and all sales will be by delivery only to a bona fide address.	
6. From 23.00, the customer service area & menu board lights will be turned off and the main door will be closed and locked, save for access and egress.	6. From 02.00, the customer service area & menu board lights will be turned off and the main door will be closed and locked, save for access and egress.	
9. A notice shall be displayed by the front door stating the restaurant opening hours and that all orders after 23:00 must be phoned through and are by home delivery only.	9. A notice shall be displayed by the front door stating the restaurant opening hours and that all orders after 02:00 must be phoned through and are by home delivery only.	
13. After 23.00, the number of delivery vehicles in use at any one time shall not exceed three	13. After 02.00, the number of delivery vehicles in use at any one time shall not exceed three.	
<b>Adult entertainment:</b>	<b>Current position:</b>	<b>Proposed position:</b>
	None	No change

## 2. Representations

<b>2-A Responsible Authorities</b>	
<b>Responsible Authority:</b>	Metropolitan Police Service
<b>Representative:</b>	Andy Elliot
<b>Received:</b>	21 September 2023
<p>With reference to the above application, I am writing to you to inform you that the Metropolitan Police Service, as a Responsible Authority, is objecting to this application as it is our belief that if granted this application may undermine the Licensing Objectives namely Preventing Crime &amp; Disorder.</p> <p>I am minded that the City of Westminster Strategy Policy on Core Hours for such operations [Delivery Centres Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm] and therefore the Current Licence already exceeds these hours. Equally two kindred nearby operations Pizza Hut 341A Harrow Road London W9 3RA Premises Licence Number 22/07076/LIPN &amp; Tops Pizza Ground Floor 8 Great Western Road London W9 3NN Premises Number 17/14827/LIPDPS both have the Condition 'After 00:00 customers shall not be permitted on the premises', it is therefore our belief that if granted the extension of the hours that patrons are permitted to be on premises will pick up the footfall from these two nearby kindred operations leading to the likelihood to a rise in Crime &amp; Disorder both on and off premises creating the honeypot effect for crime which is often referenced .</p>	

My understanding is that there have been several signatories to a letter of objection to this application by local residents sighting their concern for the potential for rise in Crime & Disorder and note Policy F39 'Applicants who apply for premises located within a predominantly residential area for hours beyond that specified within the council's Core Hours Policy HRS1 will be expected to provide significant mitigation and propose conditions that would ensure that the premises can operate in a way that will promote the licensing objectives and not adversely impact residents in the vicinity'. In view of this policy we do not believe the applicant has provided significant mitigation and or addressed the issues raised by these residents to allay their fears and to demonstrate a commitment to promote the Licencing Objectives.

Equally it is well documented the correlation as stated in Policy FFP1 F56 between alcohol consumption and the attractiveness of premises such as Papa John which provide hot food and drink when nearby bars and clubs have closed and the likelihood of the associated Anti Social Behaviour which invariably follows 'Fast food premises which are open after 11pm can attract large groups of customers, many of whom have been consuming alcohol in pubs, bars, or night clubs sometimes some distance away. The congregation of people around these premises leads to additional noise and disturbance and further congestion in the area. Although premises which serve cold food and drink are not subject to licensing and may stay open all night, they are not so attractive to people who have been drinking as those providing hot food and drink. The council considers that the addition of hot fast food and hot drink adds to the attractiveness of premises to people who have been drinking and who are more likely to be involved in anti-social behaviour'

<b>Responsible Authority:</b>	Environmental Health
<b>Representative:</b>	Ayesha Bolton
<b>Received:</b>	21 September 2023

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

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

The applicant is seeking the following:

1. To extend the hours of Late Night Refreshments both Indoors and Outdoors from the premises Monday to Sunday between 23.00 to 05.00 hours (deliveries only after 02.00 hours). An additional hour to the standard and non-standard times on the day when British summertime commences. From the standard start timing on 31st December to the standard start time on the 1st January.
2. Extend the opening hours to 00:00 to 24:00
3. Add the following condition: "The premises shall close to the public after 02:00 and will then operate solely as a delivery service until 05:00".
4. Modify conditions 5, 6, 9 and 13 under annex 2 by replacing the references to "23:00" with "02:00"

Representation is raised to this application. The amendments proposed and the hours requested for Late Night Refreshment will have the likely effect of causing an increase in Public Nuisance within the area and may impact on Public Safety.

The granting of the application as presented would have the likely effect of causing an increase in Public Nuisance and may impact on Public Safety within the area.

2-B Other Persons			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	06 September 2023		
<p>I am against Papa John's extending their hours to 5am. Harrow Road is already a very busy and noisy road. The bikes used for deliveries are very noisy and park right outside either causing traffic or on the pavement blocking pedestrian access. Extending 11pm-2am for deliveries only on weekends would be acceptable.</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	01 September 2023		
<p>I strongly opposed to the new times for this junk food chain! Westminster council please bare in mind that just next door the person was killed a few years ago only because it was another night pizza shop! Personal in Westminster council responsible for this case [REDACTED] you should think twice about a 24/7 night pizza shop next door to your house with your small kids trying to sleep before you even start to consider to approve this on Harrow road! Absolutely disgusting! And you personally will be responsible for the next murder around this junk shop!</p>			
<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	8 September 2023		
<p>I would like to object to this planning proposal to extend the hours of operation for this premises. This change will allow customers to come into the store later as well as operating delivery only until much later than is currently taking place.</p> <p>Main reasons are noise. [REDACTED] It is already an extremely noisy street and the levels of noise coming from this one premises are already high.</p> <p>Delivery drivers - Scooters parked on pavement in front of store, [REDACTED] [REDACTED]. Noise levels from drivers and scooters is already high and this causes disturbances to sleep. I would object to having these hours extended as this will further interrupt with the quality of life for residents.</p> <p>Deliveries - often this premises has deliveries from a large articulated truck, there is no pattern to these deliveries and can happen very late at night. Are there currently restrictions on this kind</p>			

of activity? The noise coming from this is extremely bad. Again, any extension of operating hours could also impact their delivery times.

Customers accessing store. If I read the plans correctly the proposal is to allow customers to enter shop until 2am. This is not acceptable. already we live on a dangerous road, very noisy and I believe this could put residents at risk. There is no need to have access until 2am, already the store operates delivery only after the store closes which is fine. Fears of extreme noise, anti social behaviour, litter and nuisance will impact quality [REDACTED].

I hope these points can be taken into consideration. We do not believe that there is any need for such a proposal to extend operating hours, the business has been operating successfully since we moved in to our property 7 years ago.

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	5 September 2023		

I would like to put an object for the above licence, as I believe it is extremely dangerous to open the restaurant until 5 am every day, [REDACTED] papa johns fast food, they always have 5 to 6 motorbikes parked outside the papa johns for the purpose of delivery, as part from pollution and environmental matter they do not use any electric bikes they are also making a lot of noises (environmental issue) late night I have also notice quite lot of noises after the hours of 23:00 from the staff and drivers standing outside smoking cigarettes which can make the area unsafe. I strongly believe they should not be even open after 23:00 every night which they are at the moment. I strongly believe their delivery should also stop at the hours of 23.00 every evening. for the safer neighbourhood. And for the abvoe reason I would like to put an objection for this licence.

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	15 September 2023		

We write to make a representation in respect of the above application for a new premises licence. The representation is made on the basis that the likely impact of the application, if granted, would be to harm the licensing objectives of prevention of public nuisance and prevention of crime and disorder.

**Introduction**

[REDACTED] [REDACTED] where we live is mainly a residential street, with a few businesses at each end of it that operate short hours. It is a very quiet street, family oriented with no parking allowed during the week and very little traffic.

With the current license, customers cannot be in the premises after 11pm (it is deliveries only to 1.30/2.00 am with a maximum of 3 delivery vehicles at the time). [REDACTED] to the premises, we already feel the negative impact of late delivery hours in some of these establishments, with customers (often showing clear signs of having been drinking), collecting food late at night and coming to [REDACTED] to eat it and carry on drinking (we assume attracted by the tranquility of our street), causing noise and leaving all their rubbish behind them, attracting foxes and rodents.



We can also feel the noise the noise caused by the premises having longer hours of operation, even to just serve take away/delivery. We are dreading the increased impact if these hours were to be extended even longer.

### **The application**

The application seeks:

- To extend 'late night refreshment' hours from 1.30am Sun-Thurs, 2am Fri-Sat to 5am Mon-Sun (NB as late night refreshment is only licensable between 11pm and 5am, this is effectively an application for 24/7 hot food).
- To extend the terminal hour for when customers are on the premises from 11pm to 2am.
- Extend the condition requiring a max of 3 delivery vehicles after 11pm to after 2am i.e. they can use more between 11pm and 2am.

These are very significant extensions to the existing licence and completely out of proportion with the rest of the refreshment businesses on the Harrow Road.

In fact, some of these have recently applied to extend the licence in a similar way (i.e. 368 Harrow Road), and their applications have been refused or limited, where there has been residential objection. There is nothing in the application as far as we can see which justifies the Licensing Sub-Committee taking a different view now.

Our concerns relate to four points:

1. Noise nuisance from delivery drivers and/or customers of the premises loitering [REDACTED] eating their food.
2. Anti-social behaviour from delivery drivers and/or customers of the premises loitering [REDACTED] eating their food.
3. Residents feeling intimidated returning to their homes in the late evening or in the early hours.
4. Litter and packaging left [REDACTED]

These concerns are reflected by the City Council's Statement of Licensing Policy 2021. As mentioned, we are not aware of any premises on this stretch of Harrow Road which both a) operate to the hours proposed by the applicant; and b) operate in the same manner as proposed by the applicant. Other nearby premises seem to either be subject to an earlier terminal hour, or are restricted to providing a delivery service only or an eat-in service only after a certain hour.

Granting a premises licence for late night refreshment to enable the premises to provide hot food, whether for delivery or takeaway, to a later hour than currently would certainly increase the nuisance resident already experience, and would extend it later into the night. The impact would therefore be greater.

Hot food takeaway at a later hour will also attract people having been drinking, with a potential increase in litter, crime and noise. It is also likely that the customers gather in the tranquility of [REDACTED] eat their take away, bringing the above mentioned nuisance to the front of our property as well.

We do not believe that the application is compliant with policies PN1, HRS1, FFP1 and DEL1 as set out in the Council's Statement of Licensing Policy 2021. In particular, the applicant has proposed no additional information or conditions to address the points raised in these policies despite the clear steer in the policies that this information should be included in the application. This information should be provided in the application.

A late night takeaway premises can act as a 'honeypot' for people to gather, who may have been drinking or, in this case, also for delivery drivers. Does the applicant use their own staff, or 3rd party companies like Deliveroo?

The hours sought make nuisance and crime much more likely.

**Conclusion**

We wish the applicant well in running his business, but the licence they currently have is the correct balance for the needs of the immediate area. For the reasons stated, we are opposed to the application being granted.

We look forward to being kept informed of any developments. We would very much like to attend the hearing (job permitting).

Yours sincerely, [REDACTED]

[REDACTED]

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	8 September 2023		

To my knowledge this is the third similar application seeking to extend License hours in this immediate area; each seeking to extend their already unsocial (anti-social) times of opening and delivery.

I cannot express how tedious it is to have to spend time writing essentially the same reasons objecting to each of them each time.  
Is it beyond the wit of WCC to devise a common policy to be applied to each and every one of these applications? Whilst seeming different, essentially, invariably, they present the same problems.

I appreciate that the operators of these places (often not the owner) are only seeking to make a living, but they are also all in competition with each other, but the objections to each application

remain the same as they do to this one. Without itemising each in detail again, they remain:

1. These premises are surrounded on all sides by residential properties: it is therefore quite inappropriate to have the disturbance of general kitchen activity and smells plus delivery drivers loitering ( and toileting?) outside at all hours.
2. These cafes basically serve the same type of (unhealthy) food. This does nothing to provide variety of choice/provision nor to enhance the local environment .
3. All people need rest, quietude and respite from the general hubbub of daily life: night time and weekends are intended for this. A 24-hour 'society' is not necessarily desirable nor appropriate.

Very few people object to these applications because they simply are not aware that an application has been made; very often those most affected receive least notice. The applicant(s) then can use the classic rebuttal ' Look, nobody else is complaining'.  
I am complaining.

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or objection:</b>	OBJECTION
<b>Received:</b>	4 September 2023		

No food joint in built up residential area must be allowed 24 hour licence. Especially at the same location where there was a murder few years ago.

It is not appropriate, as Council should be taking measures to promote healthy eating habits not fast food chains which contribute to this country's obesity problem.

### 3. Policy & Guidance

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

<b>Policy HRS1 applies</b>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> <li>1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.</li> <li>2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.</li> <li>3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.</li> <li>4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.</li> <li>5. The proposed hours when any music, including incidental music, will be played.</li> <li>6. The hours when customers will be allowed to take food or drink</li> </ol>
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	<p>outside the premises or be within open areas which form part of the premises.</p> <p>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</p> <p>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</p> <p>9. The capacity of the premises.</p> <p>10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</p> <p>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</p> <p>12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.</p> <p>13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.</p> <p>14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.</p> <p><b>6. Pubs and bars, Fast Food and Music and Dance venues</b>  Monday to Thursday: 10am to 11.30pm.  Friday and Saturday: 10am to Midnight.  Sunday: Midday to 10.30pm.  Sundays immediately prior to a bank holiday: Midday to Midnight.</p> <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p> <p>Note: The core hours are for all licensable activities but if an application includes late night refreshment then the starting time for that licensable activity will be 11pm.</p>
<p><b>Policy FFP1 (A) applies</b></p>	<p>A. Applications outside the West End Cumulative Zones will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities are within the council's Core Hours Policy HRS1.</li> <li>3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.</li> </ol>

	<p>4. The applicant has taken account of the Special Consideration Zones Policy SCZ1 if the premises are located within a designated zone.</p> <p>5. The application and operation of the venue meet the definition of a fast food premises in Clause D.</p> <p>D. For the purposes of this policy a Fast Food Premises is defined as:</p> <ol style="list-style-type: none"> <li>1. A premises that provides late night refreshment, either by way of fast food over a counter, via a self-seating basis or take away for immediate consumption.</li> <li>2. Food and drink are: a. Available on the premises for self-selection. b. Prepared on the premises. c. Cooked or produced off the premises but brought to that premises in advance of its sale to customers.</li> <li>3. The food and drink are provided in pre-sealed or open disposable packaging which is intended for immediate consumption.</li> <li>4. A fast-food premises can provide a delivery service as part of its operation, however that service must be ancillary to the main function of the premises as defined within sub-clauses D,1 to D,3 above.</li> </ol>
<p><b>Policy DEL1 applies</b></p>	<p>A. Applications for premises that intend to sell alcohol and/or late-night refreshment for delivery to customers at a residential or workplace address, which is ancillary to the main use of the premises, will generally be granted subject to not being contrary to other policies within this Statement of Licensing Policy and that it meets the criteria below:</p> <p>Criteria:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1</li> <li>2. The hours when delivery will take place is within the relevant Core Hours for that premises use,</li> <li>3. The delivery of alcohol and/or late-night refreshment to customers at their residential address or workplace will be ancillary to the main premises use,</li> <li>4. The applicant has demonstrated that they will not add to cumulative impact if the premises are located within the West End Cumulative Impact Zone.</li> <li>5. The applicant has demonstrated that they have taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone.</li> <li>6. That the applicant will, a. Implement their own age verification procedures for the sale and supply of alcohol for their delivery staff and ensure that they receive regular training in the company's age verification procedures, and/or b. ensure that any third party, to which they have contracted the delivery of alcohol and/or food has sufficient age verification procedures in place for the sale of alcohol and has regular training for its delivery personnel on their age verification procedures.</li> <li>7. That the applicant will, a. implement their own procedures and provide mitigation to reduce the risk that their delivery service and delivery personnel will create public nuisance either at the premises where the delivery originates and at the delivery destination, and/or b. ensure that any third party, to which they have contracted their delivery service to have sufficient procedures and mitigation in place to ensure that their delivery personnel do not create public nuisance either at the premises where the delivery originates and at the delivery destination.</li> </ol>

	<p>B. Applications that do not meet the criteria in Clause A will be considered on their own merits, subject to other relevant policies within this statement and the following considerations:</p> <p>Considerations:</p> <ol style="list-style-type: none"> <li>1. The likelihood of the effect of the grant of the licence for the delivery of alcohol and/or late-night refreshment on the licensing objectives and whether the applicant has demonstrated that they will meet the criteria and considerations within policies CD1, PS1, PN1 and CH1.</li> <li>2. The proposed hours for the operation of the delivery service, whether they are beyond the Core Hours as set out in Policy HRS1 and if so, what are the reasons for the additional hours and what has the applicant proposed as measures that will mitigate or eliminate any potential impact on the licensing objectives.</li> <li>3. If the application is located within:       <ol style="list-style-type: none"> <li>a. the West End Cumulative Impact Zone, have they demonstrated that they will not add to cumulative impact, or,</li> <li>b. a designated Special Consideration Zone, have they demonstrated that they have taken account of the issues identified in that area and put forward proposed mitigation measures in relation to those issues in accordance with Policy SCZ1,</li> </ol> </li> <li>4. Whether the premises are located within an area of residential accommodation and/or in close proximity to residential accommodation,</li> <li>5. Whether the delivery personnel are directly employed by the applicant or whether the delivery service will be provided by a third party,</li> <li>6. How will the applicant ensure that the operation of the delivery service, operated directly by them with their own staff does not adversely impact the licensing objectives, breach the terms and conditions of the licence or commit offences under the Act.</li> <li>7. If a third party will provide the delivery service on behalf of the applicant what are the contractual arrangements with that third party to ensure that the operation of the delivery service does not adversely impact the licensing objectives, breach the terms and conditions of the licence or commit offences under the Act,</li> <li>8. The operation and management of the proposed delivery service from the premises,</li> <li>9. The types of vehicles that will be used for the delivery of alcohol and/or late-night refreshment and whether they will likely create public nuisance,</li> <li>10. The history of the applicant's operation of licensed premises and the premise's operation in relation to any impact on the licensing objectives, breaches of any terms and conditions of a licence, any reviews of a licence or offences committed under the Act,</li> <li>11. In addition to Sub-clause 6 and 7 above what measures the applicant or the third party providing the delivery service has put forward to mitigate the specific risk of public nuisance by the operation of the delivery service at the premises or at the end point of delivery,</li> <li>12. In addition to sub-clause 6 and 7 above what specific measures and processes the applicant or the third party providing the delivery service has put forward to mitigate the risk from the delivery of alcohol to children to ensure that they are protected from harm.</li> </ol> <p>C. For the purposes of this policy premises uses are defined within the relevant premises use policies within this statement.</p>
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#### 4. Equality Implications

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

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

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

#### 5. Appendices

<b>Appendix 1</b>	Premises Licence 23/04571/LIPT
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Karyn Abbott
<b>Contact:</b>	Telephone: 020 7641 6500 Email: kabbott@westminster.gov.uk

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

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

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	07 January 2021
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	December 2023
<b>4</b>	Cumulative Impact Assessment	04 December 2023
<b>5</b>	Metropolitan Police Service representation	21 September 2023
<b>6</b>	Environmental Health representation	21 September 2023
<b>7</b>	Interested party representation (1)	06 September 2023
<b>8</b>	Interested party representation (2)	01 September 2023
<b>9</b>	Interested party representation (3)	08 September 2023
<b>10</b>	Interested party representation (4)	05 September 2023
<b>11</b>	Interested party representation (5)	15 September 2023
<b>12</b>	Interested party representation (6)	08 September 2023
<b>13</b>	Interested party representation (7)	04 September 2023



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

Schedule 12  
Part A

WARD: Westbourne  
UPRN: 010033571467

Premises licence

Regulation 33, 34

Premises licence number:

23/04571/LIPT

Original Reference:

14/03751/LIPN

**Part 1 – Premises details**

**Postal address of premises:**

PJ's Pizza  
Basement And Ground Floor  
358 Harrow Road  
London  
W9 2HT

**Telephone Number:**

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

Not applicable

**Licensable activities authorised by the licence:**

Late Night Refreshment

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

**Late Night Refreshment**

Monday to Thursday:	23:00 to 01:30
Friday to Saturday:	23:00 to 02:00
Sunday:	23:00 to 01:30
Non-standard Timings: New Year's Eve from 23:00 to 04:00	

**The opening hours of the premises:**

Monday to Thursday:	10:00 to 01:30
Friday to Saturday:	09:00 to 02:00
Sunday:	10:00 to 01:30

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

Not applicable

**Part 2**

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

PJ Corp Stores Limited  
11 Northfield Drive  
Northfield  
Milton Keynes  
MK15 0DQ

Email: lee\_reed@papajohns.co.uk

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

14717771

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

Not applicable

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

Not applicable

**Date:** 26<sup>th</sup> January 2024

**Signed:**



**PP**  
This licence has been authorised by Karyn Abbott on behalf of the Director -  
Environment, Climate & Public Protection (ECPP).

**Annex 1 – Mandatory conditions**

None

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

None

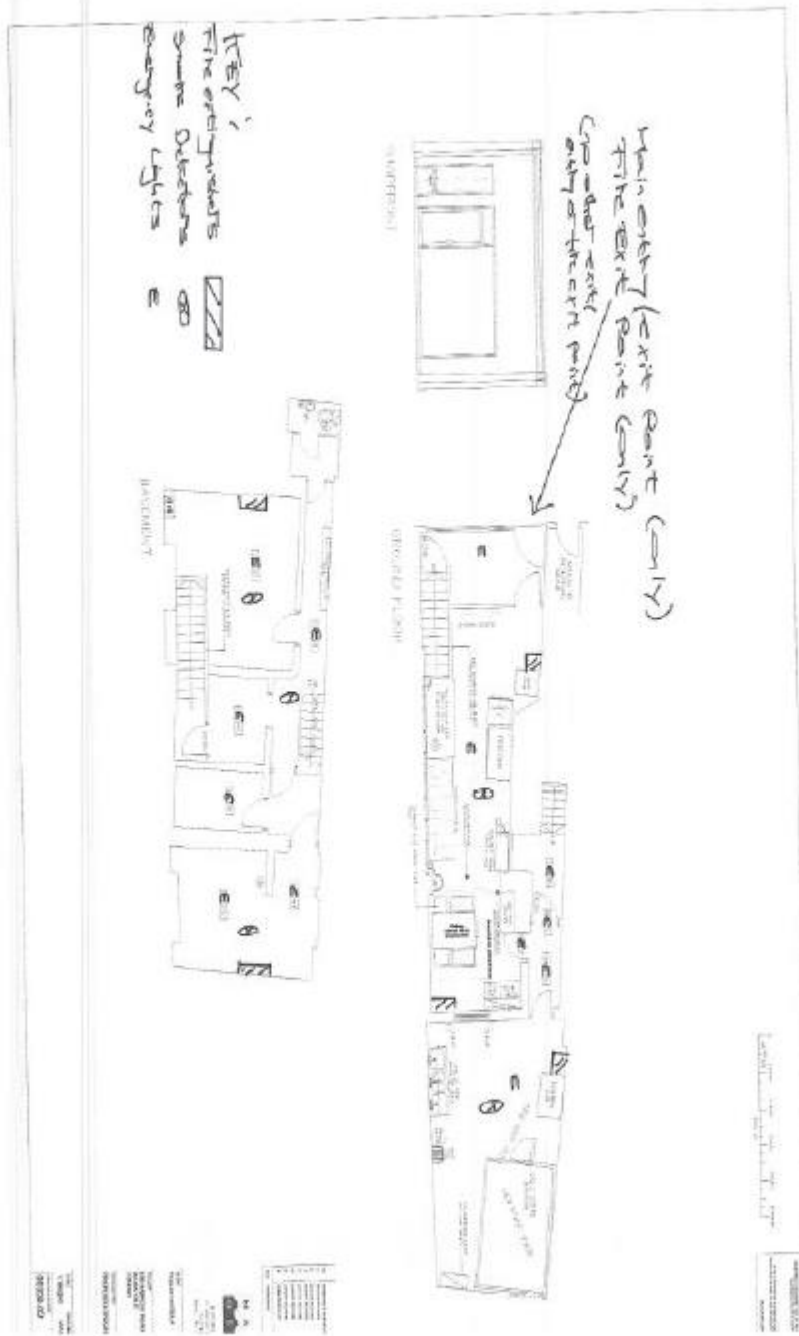
### **Annex 3 – Conditions attached after a hearing by the licensing authority**

1. The premises shall install and maintain a CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
3. A direct telephone number for the manager at the premises shall be made available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
4. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received
  - (d) any incidents of disorder
  - (e) any faults in the CCTV system or searching equipment or scanning equipment
  - (f) any visit by a relevant authority or emergency service.
5. After 23.00 no customers shall be permitted on the premises and all sales will be by delivery only to a bona fide address.
6. From 23.00, the customer service area & menu board lights will be turned off and the main door will be closed and locked, save for access and egress.
7. Notices shall be prominently displayed at all exits used by delivery drivers requesting them to respect the needs of local residents and leave the area quietly.
8. Drivers shall wait inside the premises between deliveries/for deliveries.
9. A notice shall be displayed by the front door stating the restaurant opening hours and that all orders after 23:00 must be phoned through and are by home delivery only.
10. All orders shall be taken by the premises at least fifteen minutes before the terminal hour for licensable activities on the premises on any night.
11. 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.
12. Prominent signage indicating the opening hours and the last ordering times shall be clearly displayed so as to be visible before entering the premises.
13. After 23.00, the number of delivery vehicles in use at any one time shall not exceed three.



14. The Licence will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.

Annex 4 – Plans





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

Schedule 12  
Part B

Premises licence  
summary

**WARD: Westbourne**  
**UPRN: 010033571467**

Regulation 33, 34

Premises licence number:

23/04571/LIPT

**Part 1 – Premises details**

**Postal address of premises:**

PJ's Pizza  
Basement And Ground Floor  
358 Harrow Road  
London  
W9 2HT

**Telephone Number:**

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

Not applicable

**Licensable activities authorised by the licence:**

Late Night Refreshment

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

**Late Night Refreshment**

Monday to Thursday:	23:00 to 01:30
Friday to Saturday:	23:00 to 02:00
Sunday:	23:00 to 01:30
Non-standard Timings: New Year's Eve from 23:00 to 04:00	

**The opening hours of the premises:**

Monday to Thursday:	10:00 to 01:30
Friday to Saturday:	09:00 to 02:00
Sunday:	10:00 to 01:30

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

Not applicable

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

Pj Corp Stores Limited  
11 Northfield Drive  
Northfield  
Milton Keynes  
MK15 0DQ

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

14717771

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

Not applicable

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

Restricted

**Date:** 26<sup>th</sup> January 2024

**Signed:**



pp  
This licence has been authorised by Karyn Abbott on behalf of the Director -  
Environment, Climate & Public Protection (ECPP).

**Applicant Supporting Documents**

**Appendix 2**

None

**Licence & Appeal History**

<b>Application</b>	<b>Details of Application</b>	<b>Date Determined</b>	<b>Decision</b>
05/03711/LIPC	Conversion	06.07.2005	Granted under delegated authority
07/00847/WCCMAP	Master licence	06.07.2005	Granted under delegated authority (Licence surrendered 27.09.2012)
14/03751/LIPN	New premises licence for Late Night Refreshment 23:00 to 01:30 Sunday to Thursday, 23:00 to 02:00 Friday and Saturday.	17.07.2014	Granted by Licensing Sub Committee as follows: Late Night Refreshment 23:00 to 00:00 Sunday to Thursday, 23:00 to 01:00 Friday and Saturday.
22/04548/LIPT	Transfer - PJ Star Limited to Dfsi M25 Ltd	25.05.2022	Granted under delegated authority
23/04571/LIPT	Transfer - Dfsi M25 Ltd to Pj Corp Stores Limited	29.07.2023	Granted under delegated authority

**There is no appeal history**

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

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

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

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

**Conditions: On Current Licence -**

**Mandatory:**

None

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

None

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

1. The premises shall install and maintain a CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
2. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open to the public. This staff member shall be able to show Police recent data or footage with the absolute minimum of delay when requested.
3. A direct telephone number for the manager at the premises shall be made available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
4. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received



- (d) any incidents of disorder
- (e) any faults in the CCTV system or searching equipment or scanning equipment
- (f) any visit by a relevant authority or emergency service.

5. After 23.00 no customers shall be permitted on the premises and all sales will be by delivery only to a bona fide address.

**The applicant is proposing to vary condition 5 as follows:**

**After 02.00 no customers shall be permitted on the premises and all sales will be by delivery only to a bona fide address.**

6. From 23.00, the customer service area & menu board lights will be turned off and the main door will be closed and locked, save for access and egress.

**The applicant is proposing to vary condition 6 as follows**

**From 02.00, the customer service area & menu board lights will be turned off and the main door will be closed and locked, save for access and egress.**

7. Notices shall be prominently displayed at all exits used by delivery drivers requesting them to respect the needs of local residents and leave the area quietly.
8. Drivers shall wait inside the premises between deliveries/for deliveries.
9. A notice shall be displayed by the front door stating the restaurant opening hours and that all orders after 23:00 must be phoned through and are by home delivery only.

**The applicant is proposing to vary condition 9 as follows:**

**A notice shall be displayed by the front door stating the restaurant opening hours and that all orders after 02:00 must be phoned through and are by home delivery only.**

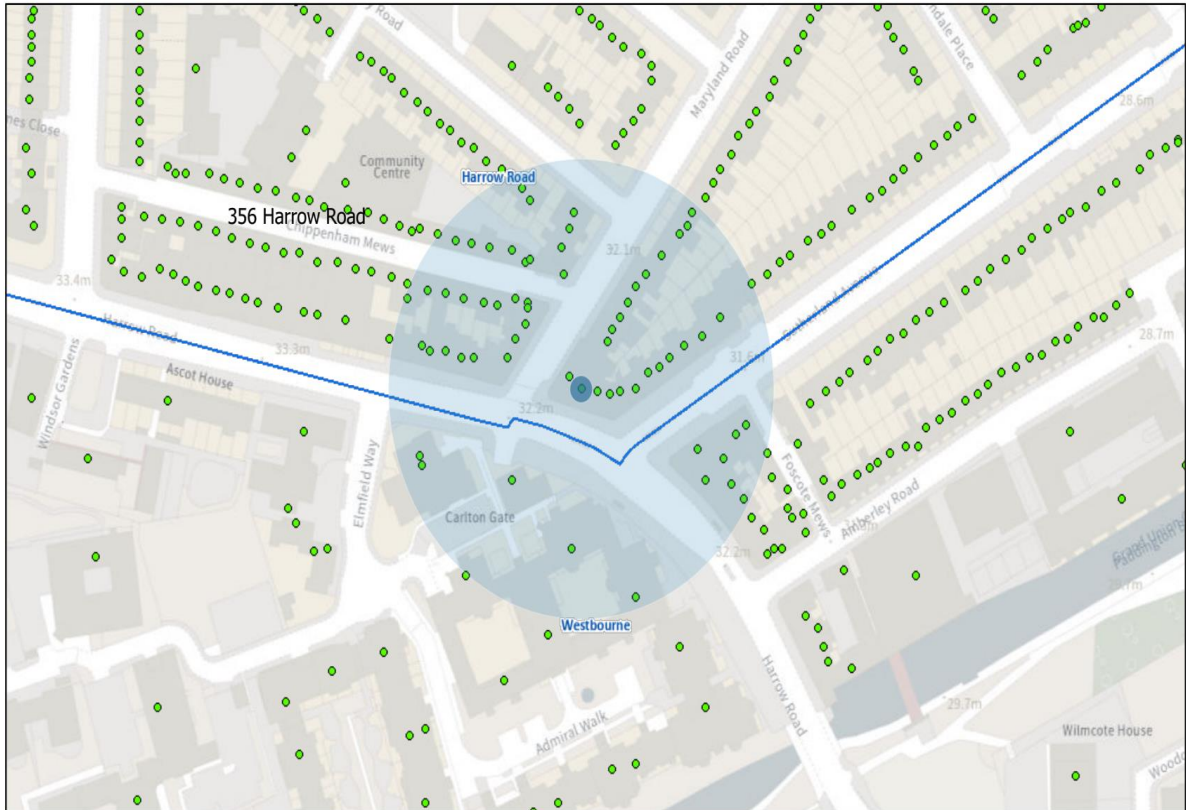
10. All orders shall be taken by the premises at least fifteen minutes before the terminal hour for licensable activities on the premises on any night.
11. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste 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.
12. Prominent signage indicating the opening hours and the last ordering times shall be clearly displayed so as to be visible before entering the premises.
13. After 23.00, the number of delivery vehicles in use at any one time shall not exceed three.

**The applicant is proposing to vary condition 13 as follows:**

**After 02.00, the number of delivery vehicles in use at any one time shall not exceed three.**

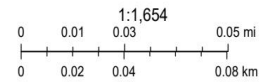
14. The Licence will have no effect until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.

**358 Harrow Road**



26/01/2024, 13:44:25

- Property Mailing List
- Ward Boundaries
- Ward Labels



**Resident count: 333**

<b>Licensed premises within 75m of 358 Harrow Road, London,</b>				
<b>Licence Number</b>	<b>Trading Name</b>	<b>Address</b>	<b>Premises Type</b>	<b>Time Period</b>
08/10229/LIPDPS	Champers	Basement And Ground Floor 352 Harrow Road London W9 2HT	Shop	Sunday; 10:00 - 22:30   Monday to Saturday; 08:00 - 23:00
18/09342/LIPCH	Tsiakkos & Charcoal	5 Marylands Road London	Restaurant	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30
19/03655/LIPN	Flora Fine Wines	Basement And Ground Floor 11 Marylands Road London W9 2DU	Shop	Tuesday to Saturday; 11:00 - 23:00

20/11913/LIPCH	West 9 Food & Stores	Basement And Ground Floor 350 Harrow Road London W9 2HP	Shop	Sunday; 10:00 - 22:30   Monday to Saturday; 08:00 - 23:00
20/10065/LIPDPS	The Yaa Centre	1 Chippenham Mews London W9 2AN	Office	Monday to Sunday; 09:00 - 00:00
22/11991/LIPV	Kebab Centre	368 Harrow Road London W9 2HU	Restaurant	Friday to Saturday; 10:00 - 00:00   Sunday to Thursday; 10:00 - 23:30
07/00554/WCCMAP	PARS Restaurant	Ground Floor 370 Harrow Road London W9 2HU	Restaurant	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30

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