



City of Westminster

Licensing Sub-Committee Report

Item No:

Licensing Ref No:

15/05202/LIPV

Date:

20 August 2015

Classification:

For General Release

Title of Report:

**Pix
16 Bateman Street
London
W1D 3AH**

Report of:

Director of Public Protection and Licensing

Policy context:

City of Westminster Statement of Licensing Policy

Financial summary:

None

Report Author:

**Mr Ola Owojori
Senior Licensing Officer**

Contact Details:

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E-mail: owojori@westminster.gov.uk**

APPLICATION DETAILS

Application Type:	Variation of a premises licence application under the Licensing Act 2003.		
Applicant:	Mr John Thornhill	Date Application Received:	29 June 2015
Premises Name and Address:	Pix 16 Bateman Street London W1D 3AH		
Ward Name:	West End	Stress Area:	West End
Description of Premises:	The premises are operated as a Spanish Tapas restaurant over the ground and basement floors.		
Variation Description:	<p>The application is to change the layout of the premises, increase capacity and to amend conditions 21 and 22.</p> <p>No changes have been sought to the hours or licensable activities permitted by the licence.</p>		

1. Proposed changes to the layout of the Premises:

1.1. To vary the layout in the basement so as to install a bar servery and booth seating.

2. Variation of Conditions

2.1 To amend conditions 21 and 22 as follows:

Condition 21

No draught sales of alcohol shall be permitted at the premises.

Replace with

No draught sales of alcohol shall be permitted at the premises save for one draught Spanish beer and one draught Spanish cider.

Condition 22

The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 70 persons based on the current toilet provision of two male WCs and two urinals and two female WCs.

Replace with

The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 100 persons. (Three female and two male WCs have been proposed) and are shown in revised plan at **Appendix D2**

3. Relevant representations

3.1 The Environmental Health Service have made a representation in respect of the application stating that the proposals to increase capacity and change of layout in the basement may

impact on public safety and prevention of public nuisance in the stress area. Following their representation, the applicant has revised the toilet provisions from four unisex WCs to three female and two male WCs. Subsequently, they have proposed conditions to be attached to the premises licence if the Committee is minded to grant.

3.2 The Soho Society has made an adverse representation against the application stating that the proposals to increase capacity and amend condition 21 will exacerbate noise nuisance in the area, encourage vertical drinking and may add to cumulative impact in the West End stress area.

4. Policies Applicable

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

Policy STR1 applies:

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

Policy RNT2 applies:

Applications will be granted subject to other policies and subject to the relevant criteria in Policies CD1, PS1, PN1 and CH1, provided it can be demonstrated that they will not add to cumulative impact in the Stress Areas.

5. Summary

5.1 The Licensing Sub-committee may refuse, grant in full or grant in part this proposal, having taken into account the representations received and Westminster's Statement of Licensing Policy. The decision taken should promote the licensing objectives of:

- prevention of public nuisance,
- prevention of crime & disorder,
- public safety and
- protection of children from harm.

5.2 Where the committee is minded to grant the licence it will be granted subject to the mandatory conditions and conditions consistent with the operating schedule modified to such extent as the authority considers appropriate for the promotion of the licensing objectives. Proposed conditions are set out detailed in **Appendix B** to this report.

6. Current Licensing Position

These premises currently hold a Premises Licence 11/3988/LIPN. Full licence history can be found in **Appendix A**.

7. Residential Density

104 units within a 75m radius of the premises are residential or proposed residential or under construction, refer to **Appendix C**.

8. List of Appendices

- A - Premises Licence History
- B - Proposed Conditions
- C - Residential Map and list of premises in the vicinity
- D1 - Original Plan
- D2 - Revised Plan

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

- Licensing Act 2003
- City of Westminster Statement of Licensing Policy (7th January 2011)
- Amended Guidance issued under section 182 of the Licensing Act 2003 (March 2015)
- Application form
- Existing Premises Licence
- Representations received
- Photos

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
New Application	Application for a new premises licence for recorded music, sale of alcohol and late night refreshment	1.7.11	Granted by Licensing Sub-Committee

There is no appeal history

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

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

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

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

Conditions: On Current Licence -

Mandatory:

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who hold a personal licence.
4. (1) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);

- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on
 - (i) the outcome of a race, competition or other event or process, or
 - (ii) the likelihood of anything occurring or not occurring;
 - (e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
5. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
 6. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.
 7. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
 - (2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.
 8. The responsible person shall ensure that
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml; and
 - (b) customers are made aware of the availability of these measures.

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.

Annex 2 – Conditions consistent with the operating Schedule

None

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

9. Recorded music shall be background only.

10. No noise nuisance shall be caused to nearby residents.
11. Signs shall be displayed at the premises asking customers to leave quietly.
12. Members of staff shall call taxis for customers if requested.
13. Smokers shall be asked to keep noise to a minimum when outside the premises and cigarettes bins shall be available.
14. A challenge 21 policy shall be implemented and all staff shall be trained in its use.
15. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. 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. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
16. 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 must be able to show a Police or authorised council officer recent data or footage with the absolute minimum of delay when requested.
17. The premises shall only operate as a restaurant (i) in which customers are shown to their table, (ii) which provide food in the form of substantial table meals that are prepared on the premises and consumed at the table using non disposable crockery, (iii) which do not provide any take away service of food or drink for immediate consumption, and (iv) 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.
18. A log shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.
19. The supply of alcohol at the premises shall only be for consumption by a person seated taking a table (to include the bar) meal there and for consumption by such a person as ancillary to their meal.
20. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
21. No draught sales of alcohol shall be permitted at the premises. **(Proposed to be varied)**
- 21b. *No draught sales of alcohol shall be permitted at the premises save for one draught Spanish beer and one draught Spanish cider.*
22. The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 70 persons based on the current toilet provision of two male W/C's and two urinals and two female W/C's. **(Proposed to be varied)**
- 22b. *The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 100 persons.*

23. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
24. There shall be no sales of alcohol for consumption off the premises after 23:00 hours.
25. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
26. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
27. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
28. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
29. A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter and the position of the speakers shall be to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.
30. Loudspeakers shall not be located outside the premises building.
31. All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
32. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
33. Before the premises open to the public, the plans as provided with the application will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed and this condition has been removed from the Licence. Where the premises layout has changed from the plans provided during the course of construction a variation application may be required.

Conditions proposed by the Environmental Health

34. The number of persons accommodated at any one time in the premises (excluding staff) shall not exceed 90 (there shall be no more than 20 persons in the basement).
35. The variation of the Premises Licence (15/05202/LIPV) will have no effect until the Licensing Authority are satisfied that the premises is constructed or altered in accordance with the appropriate provisions of the District Surveyor's Association – Technical Standards for Places of Entertainment and the reasonable requirements of Westminster Environmental Health Consultation Team, at which time this condition will be removed from the Licence.
36. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the

premises constructed. Where the premises layout has changed during the course of construction a variation application may be required.

Mandatory condition to be added

- (i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- (ii) For the purposes of the condition set out in paragraph 8(i) above -
 - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
 - (b) "permitted price" is the price found by applying the formula -

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

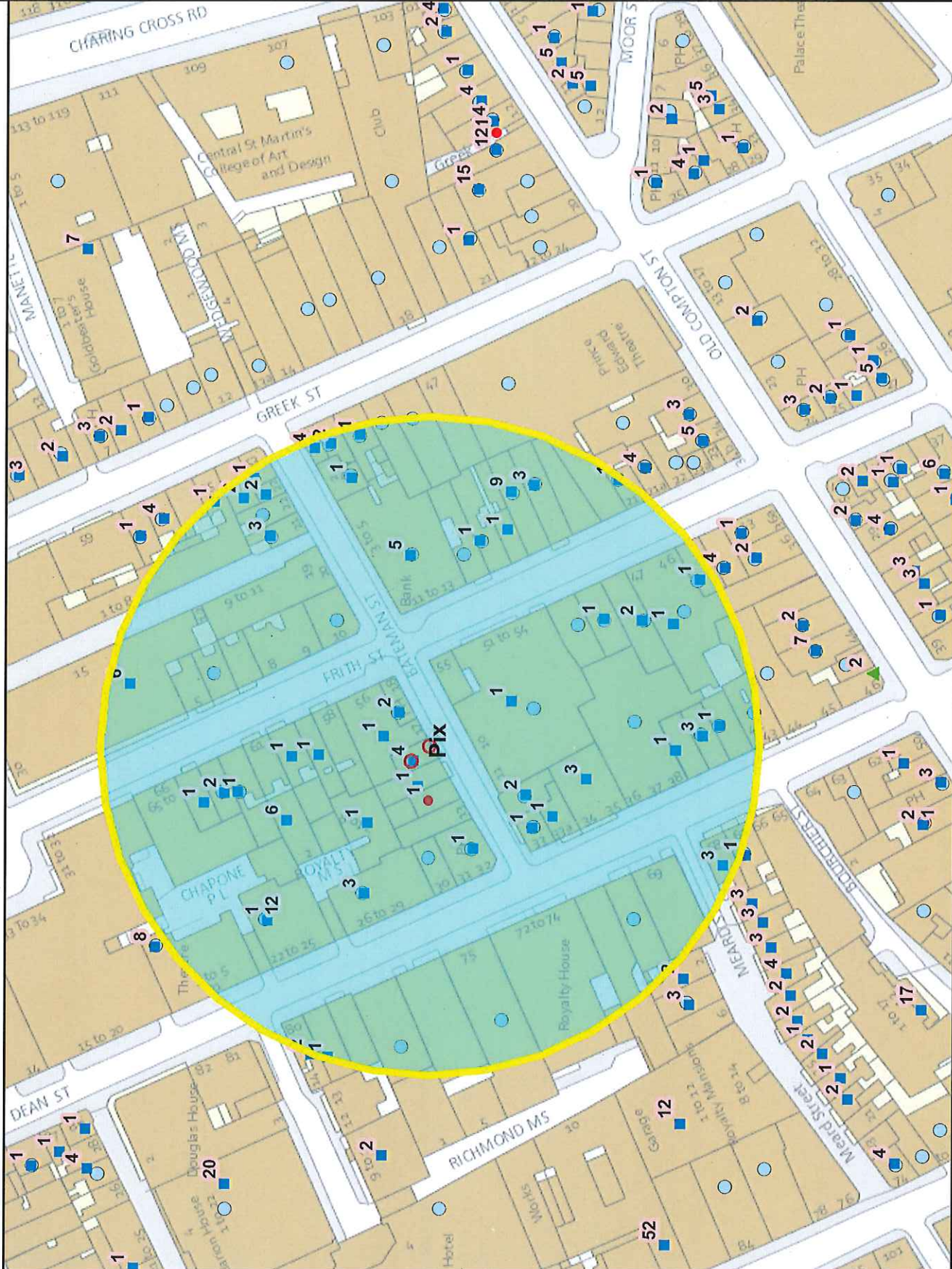
Where -

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



16 Bateman Street, London, W1D 3AH

City of Westminster



Residential/ Proposed Residential	104
Under Construction	Not known
Other Uses	Not known
Proportion Residential of all Uses	Not known

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Data Source: Uniform Database
Date: 22/07/2015

10 Meters

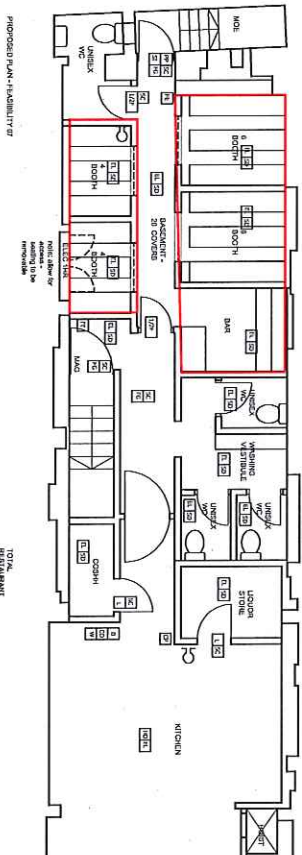
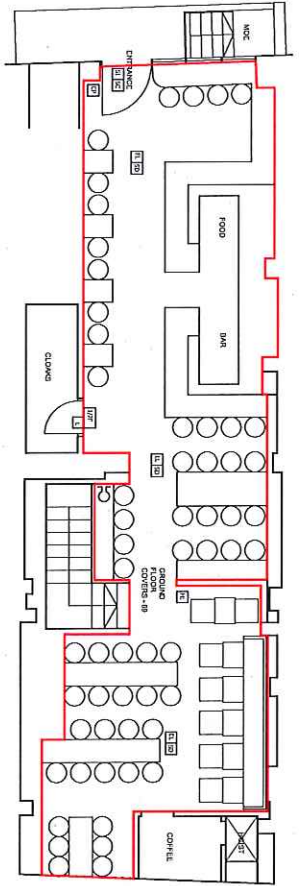
Premises within 75 metres of:16 Bateman Street

p / n	Name of Premises	Premises Address	Opening Hours
844	L'Escargot	48 Greek Street London W1D 4EF	Monday to Sunday 10:00 - 01:00
5559	Cookhouse Joe	33 Dean Street London W1D 4PW	Friday to Saturday 09:00 - 00:00 Monday to Thursday 09:00 - 23:30 Sundays before Bank Holidays 12:00 - 00:00 Sunday 12:00 - 22:30
19829	Little Italy	21 Frith Street London W1D 4RN	Monday to Sunday 09:00 - 05:00
27143	Pix	16 Bateman Street London W1D 3AH	Friday to Saturday 11:00 - 00:00 Monday to Thursday 11:00 - 23:30 Sunday 12:00 - 22:30
29481	Ronnie Scott's Jazz Club	Basement And Ground Floor And Part First Floor 47 Frith Street London W1D 4SE	Sunday 09:00 - 00:30 Monday to Saturday 09:00 - 03:30
31097	Nando's	Ground Floor 10 Frith Street London W1D 3JF	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
31865	The Red Fort	Basement And Ground Floor 77 Dean Street London W1D 3SH	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-27263	Gopal's Of Soho	Basement And Ground Floor 12 Bateman Street London W1D 4AH	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-25897	Chotto-Matte	11-13 Frith Street London W1D 4RB	Monday to Saturday 10:00 - 01:30 Sunday 12:00 - 00:30
-24651	Duck Soup	Basement And Ground Floor 41 Dean Street London W1D 4PY	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-20992	Dog & Duck Public House	18 Bateman Street London W1D 3AJ	Friday to Saturday 07:00 - 00:00 Sunday 07:00 - 00:00 Sundays before Bank Holidays 07:00 - 00:00 Monday to Saturday 07:00 - 00:30 Sunday 07:00 - 22:30 Monday to Thursday 07:00 - 23:30
-14897	Trattoria Da Aldo	Basement And Ground Floor 51 Greek Street London W1D 4EH	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-3968	40 Dean Street	40 Dean Street London W1D 4PX	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-859	Union Club	50 Greek Street London W1D 4EQ	Monday to Saturday 10:00 - 01:30 Sunday 12:00 - 01:00
5916	Dean Street Town House	69 - 71 Dean Street London W1D 3SE	Monday to Sunday 00:00 - 00:00
7009	21 Bateman Street	Ground Floor 21 Bateman Street London W1D 3AL	Sunday to Thursday 12:00 - 00:00 Friday to Saturday 12:00 - 03:00
24336	Soho Joe	Ground Floor Townsend House 22 - 25 Dean Street London W1D 3RY	Monday to Saturday 07:00 - 01:00 Sunday 09:00 - 00:00
24401	Koya	49 Frith Street London W1D 4SG	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 23:30
24716	Gourmet Burger Kitchen	15 Frith Street London W1D 4RE	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
25172	La Capannina Club	Basement 21 Bateman Street London W1D 3AL	Sunday 09:00 - 00:30 Monday to Saturday 09:00 - 03:30
29118	Ceviche	Basement And Ground Floor 17 Frith Street London W1D 4RG	Monday to Saturday 10:00 - 01:30 Sunday 12:00 - 01:00
30546	The Crown & Two Chairmen	31-32 Dean Street London W1D 3SB	Friday to Saturday 07:00 - 00:00 Sundays before Bank Holidays 07:00 - 00:00 Sunday 07:00 - 22:50 Monday to Thursday 07:00 - 23:30
-30994	Karaoke Box	Ground Floor 18 Frith Street London W1D 4RQ	Monday to Wednesday 09:00 - 02:00 Thursday to Saturday 09:00 - 05:00 Sunday 09:00 - 23:00
-30975	Carlisle Arms Public House	2 Bateman Street London W1D 4AE	Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sundays before Bank Holidays 12:00 - 00:00 Sunday 12:00 - 22:30

-30939	Hazlitts Hotel	6 Frith Street London W1D 3JA	Monday to Saturday 10:00 - 23:30 Sunday 12:00 - 23:00
-20850	Club 49	Basement And Ground Floor 49 Greek Street London W1D 4EG	Monday to Saturday 10:00 - 03:30 Sunday 12:00 - 23:00
-17256	Leonis Quo Vadis	26 Dean Street London W1D 3LL	Sunday 09:00 - 00:00 Monday to Saturday 09:00 - 02:30
-15347	Cay Tre (Soho)	42-43 Dean Street London W1D 4QA	Monday to Sunday 09:30 - 01:30
-13113	Garlic & Shots	Basement And Ground Floor 14 Frith Street London W1D 4RD	Monday to Saturday 10:00 - 01:00 Sunday 12:00 - 23:30
-10154	Buffo	45 Frith Street London W1D 4SD	Monday to Saturday 10:00 - 01:00 Sunday 12:00 - 00:00
-9233	Circa	Ground Floor 62 Frith Street London W1D 3JN	Monday to Sunday 11:00 - 01:00
-6452	Arbutus Restaurant	63 - 64 Frith Street London W1D 4RF	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-3487	Koya Bar	Ground Floor 50 Frith Street London W1D 4SQ	Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sunday 12:00 - 22:30
-1929	Barrafina	54 Frith Street London W1D 4SL	Monday to Saturday 10:00 - 01:30 Sunday 12:00 - 01:00
-1838	The Golden Oven	Ground Floor 22 Bateman Street London W1D 3AN	Monday to Saturday 10:00 - 00:30 Sunday 12:00 - 00:00
-1688	Top Dog Eats	Basement And Ground Floor 48 Frith Street London W1D 4SF	Friday to Saturday 10:00 - 00:00 Monday to Thursday 10:00 - 23:30 Sundays before Bank Holidays 12:00 - 00:00 Sunday 12:00 - 22:30
4423	Burger Lobster	36 - 38 Dean Street London W1D 3TE	Monday to Thursday 10:00 - 00:30 Friday to Saturday 10:00 - 01:00 Sundays before Bank Holidays 12:00 - 00:30 Sunday 12:00 - 23:00
7016	Cookhouse Joe	33 Dean Street London W1D 4PW	Friday to Saturday 09:00 - 00:00 Monday to Thursday 09:00 - 23:30 Sundays before Bank Holidays 12:00 - 00:00 Sunday 12:00 - 22:30
10613	The Arls Theatre Club	Ground Floor West 50 Frith Street London W1D 4SQ	Monday to Saturday 09:00 - 03:30 Sunday 09:00 - 23:00
14878	Sunset Strip	Basement To First Floor 30 Dean Street London W1D 3SA	Sunday 09:00 - 00:00 Monday to Saturday 09:00 - 01:30
16599	De Lane Lea Sports & Social Club	Ground Floor 75 Dean Street London W1D 3SQ	Monday to Saturday 11:00 - 23:00
19042	Thirst	23 - 24 Bateman Street London W1D 3AH	Monday to Saturday 09:00 - 03:30 Sunday 12:00 - 23:00

APPENDIX D1

PLEASE NOTE: DRAWING SCALE 1:100 @ A3



NOTES

1. THE CONTRACTOR IS TO VERIFY THE DIMENSIONS OF THE WORK AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FOR THE WORK.

2. THE CONTRACTOR IS TO PROTECT ALL EXISTING SERVICES AND STRUCTURES AND TO REPAIR OR REPLACE ANY SERVICES OR STRUCTURES DAMAGED BY THE WORK.

3. THE CONTRACTOR IS TO MAINTAIN ACCESS TO ALL SERVICES AND STRUCTURES AT ALL TIMES AND TO PROVIDE SIGNAGE TO INDICATE ANY OBSTRUCTIONS.

4. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY SAFETY MEASURES AND TO BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL ON THE SITE.

5. THE CONTRACTOR IS TO MAINTAIN THE SITE AT ALL TIMES AND TO REMEDIATE ANY DAMAGE TO THE SITE UPON COMPLETION OF THE WORK.

- GENERAL NOTES**
1. ALL FINISHES ARE TO COMPLY TO THE REQUIRED QUALITY BUILDING STANDARDS AND BE SUITABLE FOR THE INTENDED USE OF THE WORK.
2. ALL WORK IS TO BE COMPLETED WITHIN THE SPECIFIED TIME FRAME AND TO BE SUBJECT TO THE APPROVALS OF THE ARCHITECT.
3. THE CONTRACTOR IS TO PROVIDE ALL NECESSARY SAFETY MEASURES AND TO BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL ON THE SITE.
4. THE CONTRACTOR IS TO MAINTAIN THE SITE AT ALL TIMES AND TO REMEDIATE ANY DAMAGE TO THE SITE UPON COMPLETION OF THE WORK.

- LEGEND**
- 1. Half hour fire door including intumescent strip, cast strips and profile over door
 - 2. Vision panel in door complying with BS 5589 Part 1:2002
 - 3. Emergency push-pull sign
 - 4. Wall mounted fire blanket in conformer
 - 5. 2kg wall mounted Carbon Dioxide Fire Extinguisher
 - 6. 9 litre wall mounted water fire extinguisher
 - 7. Manual fire alarm call point location
 - 8. The fire alarm system is to be linked to the building above. Conductor to ensure integration of the 2 systems to the satisfaction of the landlord and building council.
- ORDERING KEY**
- 1. AND OTHER WORK TO BE COMPLETED IN CONNECTION WITH THIS PROJECT.
 - 2. FOR MORE INFORMATION CONTACT THE ARCHITECT OR THE CONTRACTOR.

DRG. NO. 09099.12

DATE: 15.03.2012

DRAWN BY: J.T.

CHECKED BY: J.T.

PROJECT: Oily Simpson Interior Design

CLIENT: Oily Simpson

DATE: 15.03.2012

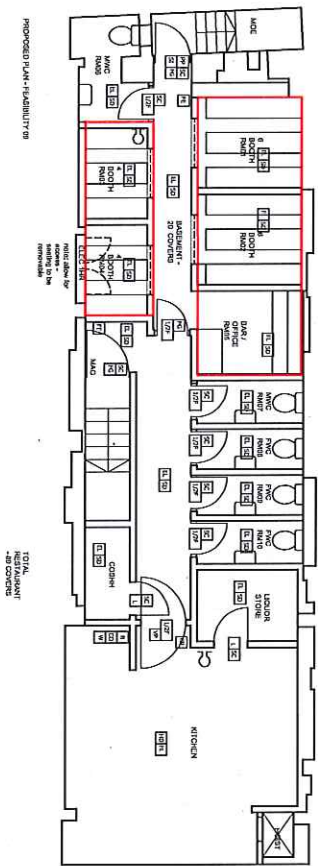
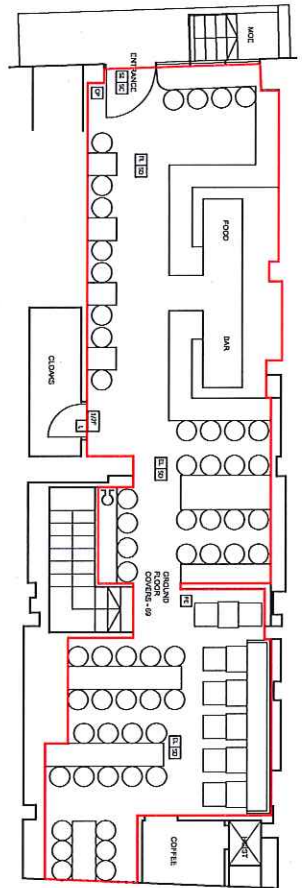
SCALE: 1:100

FIG. NO. A1

DATE: 15.03.2012

APPENDIX D2

PLEASE NOTE: DRAWING SCALE 1:100 @ A3



PROPOSED MALE - FLOOR PLAN 01

TOTAL MAINT - 20 COVERED

GENERAL NOTES

1. ALL DIMENSIONS ARE TO CONFORM TO THE REQUIRED CURRENT BUILDING REGULATIONS AND TO BE TAKEN FROM THE FACE UNLESS OTHERWISE SPECIFIED.
2. CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS, SPACINGS, LEVELS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
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10. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
11. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
12. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
13. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.

- GENERAL NOTES**
1. ALL DIMENSIONS ARE TO CONFORM TO THE REQUIRED CURRENT BUILDING REGULATIONS AND TO BE TAKEN FROM THE FACE UNLESS OTHERWISE SPECIFIED.
 2. CONTRACTOR SHALL VERIFY ALL SITE DIMENSIONS, SPACINGS, LEVELS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY UPON DISCOVERY.
 3. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 4. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 6. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 7. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 8. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 9. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 10. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
 11. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
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 13. ALL DIMENSIONS ARE TO BE TAKEN FROM THE FINISHED SURFACE UNLESS OTHERWISE SPECIFIED.
- EXPLANATION KEY**
- 1. Heated Emergency Light
 - 2. Illuminated exit sign over door
 - 3. Call mounted Smoke Detector
 - 4. Ceiling mounted Heat Detector
 - 5. Fire Door - keep clear sign located on direction of opening side door
 - 6. Keep Door locked sign located on direction of opening side door
 - 7. Visible PA Warning
 - 8. Heated sign to indicate heat stroke seat strips and possible overhead door closure, fire stop and sign
 - 9. Vision panel in door complying R1 glass and or Vision panel system also
 - 10. Emergency exit sign indicating direction of means of escape
 - 11. Fire alarm sounder
 - 12. Fire alarm sounder
 - 13. Fire alarm sounder
 - 14. Fire alarm sounder
 - 15. Fire alarm sounder
 - 16. Fire alarm sounder
 - 17. Fire alarm sounder
 - 18. Fire alarm sounder

Background Documents

* required information

Section 1 of 17

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

Yes No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if the applicant would prefer not to be contacted by telephone

Is the applicant:

- Applying as a business or organisation, including as a sole trader
- Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means the applicant is applying so the applicant can be employed, or for some other personal reason, such as following a hobby.

Continued from previous page...

Address

* Building number or name	The Hayloft
* Street	Grip Barns
District	
* City or town	Linton
County or administrative area	
* Postcode	CB21 4NR
* Country	United Kingdom

Agent Details

* First name	Kuit Steinart Levy
* Family name	LLP
* E-mail	felicitytulloch@kuits.com
Main telephone number	0161 838 7888
Other telephone number	

Include country code.

Indicate here if you would prefer not to be contacted by telephone

Are you:

- An agent that is a business or organisation, including a sole trader
- A private individual acting as an agent

A sole trader is a business owned by one person without any special legal structure.

Agent Business

* Is your business registered in the UK with Companies House? Yes No

* Registration number	OC334768
* Business name	Kuit Steinart Levy LLP
* VAT number	GB N/A
* Legal status	Private Limited Company
* Your position in the business	Solicitor
Home country	United Kingdom

If your business is registered, use its registered name.

Put "none" if you are not registered for VAT.

The country where the headquarters of your business is located.

Continued from previous page...

Agent Registered Address

Address registered with Companies House.

* Building number or name	3
* Street	St Mary's Parsonage
District	
* City or town	Manchester
County or administrative area	
* Postcode	M3 2RD
* Country	United Kingdom

Section 2 of 17

APPLICATION DETAILS

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

- Address OS map reference Description

Postal Address Of Premises

Building number or name	16
Street	Bateman Street
District	
City or town	London
County or administrative area	
Postcode	W1D 3AH
Country	United Kingdom

Premises Contact Details

Telephone number	
Non-domestic rateable value of premises (£)	55,000

Section 3 of 17

VARIATION

Continued from previous page...

Do you want the proposed variation to have effect as soon as possible?

Yes No

Do you want the proposed variation to have effect in relation to the introduction of the late night levy?

Yes No

You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable to the late night levy.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, state the number expected to attend

Describe Briefly The Nature Of The Proposed Variation

Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.

1. To vary the layout of the premises in accordance with the plan lodged with the application and numbered 09099.12. The changes relate to the installation of a bar servery and booth seating in the basement.
 2. To amend Condition 21 of Annex 2 which currently reads "No draught sales of alcohol shall be permitted at the premises" so that it reads "No draught sales of alcohol shall be permitted at the premises save for one draught SPanish beer and one draught Spanish cider."
 3. To amend Condition 22 of Annex 2 which currently reads "The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 70 persons based on the current toilet provision of two male WCs and two urinals and two female WCs" so that it reads "The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 100 persons. Adequate toilet provision, in compliance with the necessary Building Regulations, shall be made.
- There are to be no changes to the types of licensable activities provided, nor the hours during which they are permitted. There are to be no changes to any other parts of the licence. The style of operation remains the same, as a Spanish tapas restaurant.

Section 4 of 17

PROVISION OF PLAYS

Will the schedule to provide plays be subject to change if this application to vary is successful?

Yes No

Section 5 of 17

PROVISION OF FILMS

Will the schedule to provide films be subject to change if this application to vary is successful?

Continued from previous page...

Yes

No

Section 6 of 17

PROVISION OF INDOOR SPORTING EVENTS

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

Yes

No

Section 7 of 17

PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

Yes

No

Section 8 of 17

PROVISION OF LIVE MUSIC

Will the schedule to provide live music be subject to change if this application to vary is successful?

Yes

No

Section 9 of 17

PROVISION OF RECORDED MUSIC

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

Yes

No

Section 10 of 17

PROVISION OF PERFORMANCES OF DANCE

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

Yes

No

Section 11 of 17

PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

Yes

No

Section 12 of 17

PROVISION OF LATE NIGHT REFRESHMENT

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

Yes

No

Continued from previous page...

Section 13 of 17

SUPPLY OF ALCOHOL

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

Yes No

Section 14 of 17

ADULT ENTERTAINMENT

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Provide information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

N/A

Section 15 of 17

HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide timings in 24 hour clock (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

Continued from previous page...

SUNDAY

Start

End

Start

End

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

As per those permitted by the licence currently.

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

None. Conditions 21 and 22 of Annex 2 are being amended.

- I have enclosed the premises licence
 I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

Section 16 of 17

LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

Please refer to those conditions already contained within the licence.

Continued from previous page...

b) The prevention of crime and disorder

Please refer to those conditions already contained within the licence.

c) Public safety

Please refer to those conditions already contained within the licence.

d) The prevention of public nuisance

Please refer to those conditions already contained within the licence.

e) The protection of children from harm

Please refer to those conditions already contained within the licence.

Section 17 of 17

PAYMENT DETAILS

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Variation Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £8700	£315.00
Band D - £87001 to £12500	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then you are required to pay a higher fee

Band D - £87001 to £12500	£900.00
Band E - £125001 and over	£1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39000	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

Continued from previous page...

* Fee amount (£)

315.00

DECLARATION

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

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

Kuit Steinart Levy LLP

* Capacity

Solicitors and agents

* Date

29 / 06 / 2015
dd mm yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/westminster/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

OFFICE USE ONLY

Applicant reference number

FJT.PIX4.6

Fee paid

Payment provider reference

ELMS Payment Reference

Payment status

Payment authorisation code

Payment authorisation date

Date and time submitted

Approval deadline

Error message

Is Digitally signed



Schedule 12
Part A

WARD: West End
UPRN: 010033529406

City of Westminster

64 Victoria Street, London, SW1E 6QP

Premises licence

Regulation 33, 34

Premises licence number:

11/03988/LIPN

Original Reference:

11/03988/LIPN

Part 1 – Premises details

Postal address of premises:

Pix
Ground Floor
16 Bateman Street
London
W1D 3AH

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

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

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

Playing of Recorded Music

Monday to Thursday: 12:00 to 23:30
Friday to Saturday: 12:00 to 00:00
Sunday: 12:00 to 22:30

Non-standard Timings: New Year's Eve: current permitted hours. If NYE falls on Sunday until 00:00

Late Night Refreshment

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

Non-standard Timings: New Year's Eve: current permitted hours. If NYE falls on Sunday until 00:00.

Sale by Retail of Alcohol

Monday to Thursday: 11:00 to 23:30
Friday to Saturday: 11:00 to 00:00
Sunday: 12:00 to 22:30

Non-standard Timings: New Year's Eve: current permitted hours. If NYE falls on Sunday until 00:00

The opening hours of the premises:

Monday to Thursday: 11:00 to 23:30
Friday to Saturday: 11:00 to 00:00
Sunday: 12:00 to 22:30
New Year's Eve: current permitted hours. If NYE falls on Sunday until 00:00

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

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

Part 2

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

Mr John Thornhill
The Hayloft
Grip Barns
Linton
CB21 4NR
Electronic Mail : john@pix-bar.com
Mobile Phone Number : 07854 426 557

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

Not applicable

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

Name: Mr John Thornhill

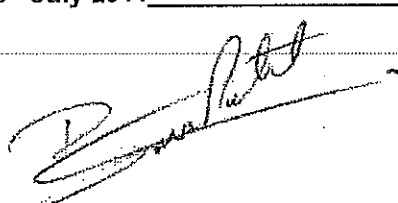
Please note: It is the policy of the Licensing Authority not to display the address details of a designated premises supervisor.

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

Licence Number: PA0941
Licensing Authority: South Cambridgeshire District Council

Date: 28th July 2011

Signed: pp


Operational Director - Premises Management

Annex 1 – Mandatory conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person shall take all reasonable steps to ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less;
 - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on
 - (i) the outcome of a race, competition or other event or process, or
 - (ii) the likelihood of anything occurring or not occurring;
 - (e) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.
5. The responsible person shall ensure that no alcohol is dispensed directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
6. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

7. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(2) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and a holographic mark.

8. The responsible person shall ensure that

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures

(i) beer or cider: ½ pint;

(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml; and

(b) customers are made aware of the availability of these measures.

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.

Annex 2 – Conditions consistent with the operating Schedule

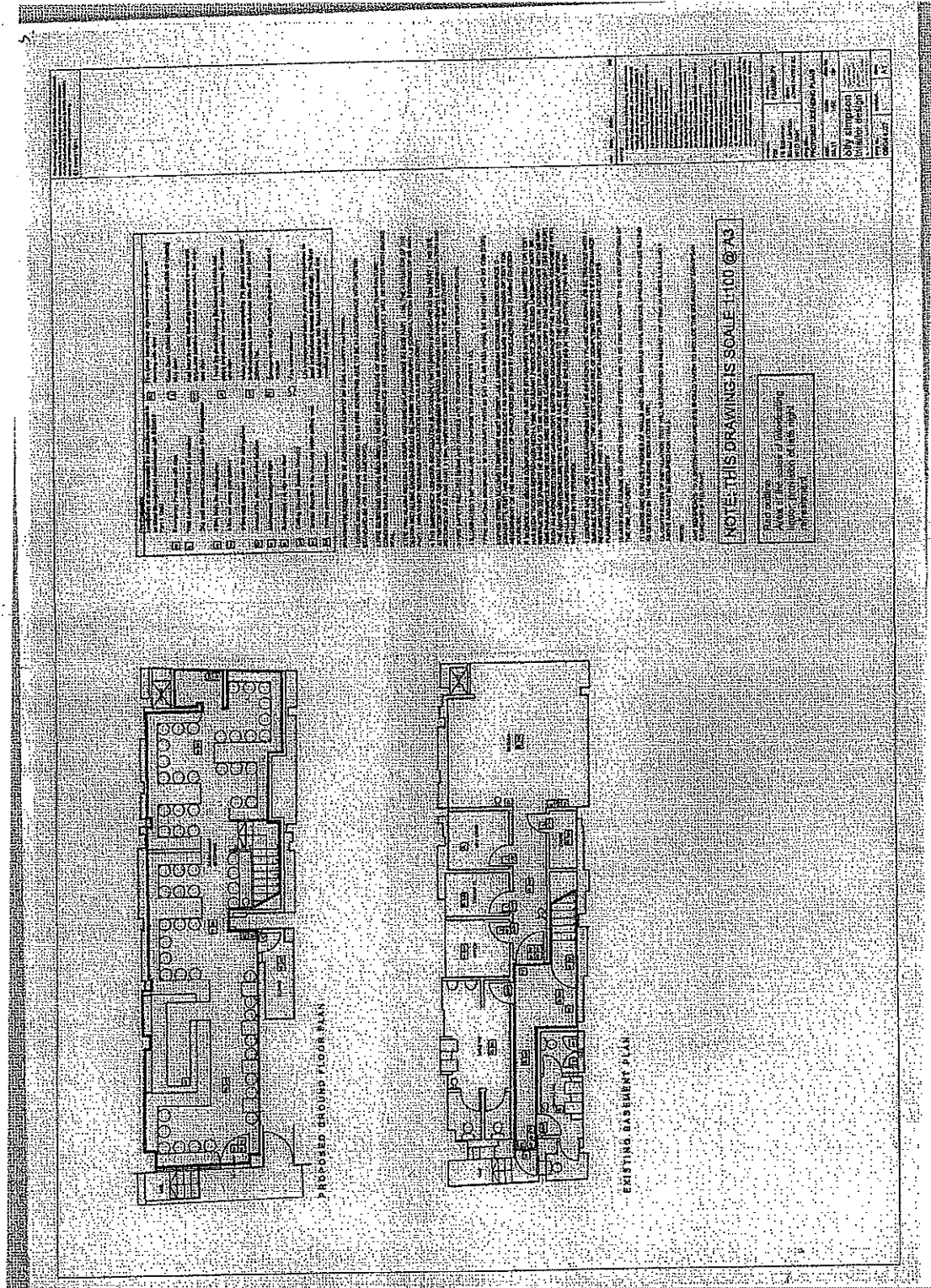
None

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

9. Recorded music shall be background only.
10. No noise nuisance shall be caused to nearby residents.
11. Signs shall be displayed at the premises asking customers to leave quietly.
12. Members of staff shall call taxis for customers if requested.
13. Smokers shall be asked to keep noise to a minimum when outside the premises and cigarettes bins shall be available.
14. A challenge 21 policy shall be implemented and all staff shall be trained in its use.
15. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. 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. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
16. 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 must be able to show a Police or authorised council officer recent data or footage with the absolute minimum of delay when requested.
17. The premises shall only operate as a restaurant (i) in which customers are shown to their table, (ii) which provide food in the form of substantial table meals that are prepared on the premises and consumed at the table using non disposable crockery, (iii) which do not provide any take away service of food or drink for immediate consumption, and (iv) 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.
18. A log shall be kept detailing all refused sales of alcohol. The log should include the date and time of the refused sale and the name of the member of staff who refused the sale. The log shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.
19. The supply of alcohol at the premises shall only be for consumption by a person seated taking a table (to include the bar) meal there and for consumption by such a person as ancillary to their meal.
20. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
21. No draught sales of alcohol shall be permitted at the premises.
22. The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 70 persons based on the current toilet provision of two male W/C's and two urinals and two female W/C's.
23. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

24. There shall be no sales of alcohol for consumption off the premises after 23:00 hours.
25. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
26. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
27. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
28. No rubbish, including bottles, shall be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
29. A sound limiting device located in a separate and remote lockable cabinet from the volume control shall be fitted to any musical amplification system and set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department to ensure that no noise nuisance is caused to local residents. The operational panel of the noise limiter and the position of the speakers shall be to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the licence holder or authorised manager only, and shall not be accessed by any other person. The limiter shall not be altered without prior agreement with the Environmental Health Service.
30. Loudspeakers shall not be located outside the premises building.
31. All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
32. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
33. Before the premises open to the public, the plans as provided with the application will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed and this condition has been removed from the Licence. Where the premises layout has changed from the plans provided during the course of construction a variation application may be required.

Annex 4 – Plans





Schedule 12
Part B

WARD: West End
UPRN: 010033529406

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

Premises licence
summary

Regulation 33, 34

Premises licence number:

11/03988/LIPN

Part 1 – Premises details

Postal address of premises:

Pix
Ground Floor
16 Bateman Street
London
W1D 3AH

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

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

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

Playing of Recorded Music

Monday to Thursday: 12:00 to 23:30
Friday to Saturday: 12:00 to 00:00
Sunday: 12:00 to 22:30

Non-standard Timings: New Year's Eve: current permitted hours. If NYE falls on Sunday until 00:00

Late Night Refreshment

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

Non-standard Timings: New Year's Eve: current permitted hours. If NYE falls on Sunday until 00:00.

Sale by Retail of Alcohol

Monday to Thursday: 11:00 to 23:30
Friday to Saturday: 11:00 to 00:00
Sunday: 12:00 to 22:30

Non-standard Timings: New Year's Eve: current permitted hours. If NYE falls on Sunday until 00:00

The opening hours of the premises:

Monday to Thursday: 11:00 to 23:30
Friday to Saturday: 11:00 to 00:00
Sunday: 12:00 to 22:30
New Year's Eve: current permitted hours. If NYE falls on Sunday until 00:00

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

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

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

Mr John Thornhill
The Hayloft
Grip Barns
Linton
CB21 4NR

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

Not applicable

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

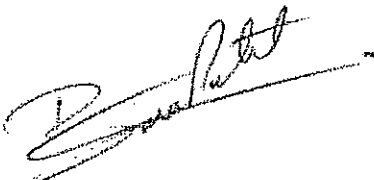
Name: Mr John Thornhill

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

Restricted

Date: 28th July 2011

Signed: pp


Operational Director - Premises Management

CITY OF WESTMINSTER**MEMORANDUM**

TO Licensing Officer
REFERENCE 15/05202/LIPV

FROM Environmental Health Consultation Team
4th Floor West, City Hall
REFERENCE 15/024320/EHCT
TELEPHONE 0207 641 2788
BEING DEALT WITH BY Sally Thomas
sthomas4@westminster.gov.uk
DATE 14th July 2015

Licensing Act 2003**Pix, Ground, 16 Bateman Street, London, W1D 3AH**

I refer to the application for variation of a Premises Licence (11/03988/LIPN), issued under the Licensing Act 2003.

The premises are situated in the West End Stress Area as stated in City of Westminster's Statement of Licensing Policy.

Layout plans have been submitted, drawing number 09099.12, dated 06.15. This representation is based on the Operating Schedule and plan submitted.

The applicant is seeking the following in the ground and basement:

1. To amend the following condition from 'No draught sale of alcohol to be permitted at the premises' to 'No draught sales of alcohol shall be permitted at the premises, save for one draught Spanish beer and one draught Spanish cider.'
2. To vary the layout to introduce the installation of a bar servery and booth seating in the basement.
3. To amend Condition 22 which currently reads "The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 70 persons based on the current toilet provision of two male WCs and two urinals and two female WCs" so that it reads "The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 100 persons. Adequate toilet provision, in compliance with the necessary Building Regulations, shall be made.

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

1. I have no representation to the amendment to the condition.

2. The change of layout may impact on Public Safety.
3. The increase in capacity and what looks to be a reduction of WCs may impact upon Public Safety and may impact on the Prevention of Public Nuisance in the stress area.

The WC provisions will need to comply with the BS 6465-1 Sanitary Installations, Table 10. The granting of the variation Premises Licence as presented may impact upon Public Safety and the Prevention of Public Nuisance in the stress area.

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

Sally Thomas
Environmental Health Officer

15/05202/LIPV

Pix, 16 Bateman Street, London, W1D 3AH

Environmental Health proposed conditions 10th August 2015

1. The number of persons accommodated at any one time in the premises (excluding staff) shall not exceed 90 (there shall be no more than 20 persons in the basement).

2. The variation of the Premises Licence (15/05202/LIPV) will have no effect until the Licensing Authority are satisfied that the premises is constructed or altered in accordance with the appropriate provisions of the District Surveyor's Association – Technical Standards for Places of Entertainment and the reasonable requirements of Westminster Environmental Health Consultation Team, at which time this condition will be removed from the Licence.

3. Before the premises open to the public, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction a variation application may be required.

Owojori, Olaposi

From: Thomas, Sally
Sent: 10 August 2015 15:31
To: Felicity Tulloch
Cc: Owojori, Olaposi; Anthony Lyons
Subject: RE: Pix, Bateman Street
Attachments: Bateman St, 16, Pix, 100815.docx

Hi Tony

Thank you for the updated plans.

Please find my proposed conditions attached and let me know your thoughts.

Many thanks
Sally

From: Felicity Tulloch [<mailto:felicitytulloch@kuits.com>]
Sent: 03 August 2015 11:37
To: Thomas, Sally
Cc: Owojori, Olaposi; Anthony Lyons
Subject: Pix, Bateman Street

Dear Sally,

Sorry for missing you on Friday. I wasn't in and I understand you're on annual leave this week.

However, my client has amended the layout plan to incorporate the toilet provision you require and a copy is attached. As you can see there are now 3 female WCs and 2 male, ensuring compliance with the relevant British Standard.

I understand that this should address the concerns you originally had in respect of the application, and I look forward to hearing from you with a 'works' condition when you're back next week. However, I am on holiday too next week but Tony Lyons (cc'd here) is familiar with the file and will be able to deal with any queries.

Kind regards,

Felicity

Felicity Tulloch
Senior Associate
licensing
for and on behalf of kuit | steinart | levy
LLP
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Lex
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Law Society




The Soho Society
St Anne's Tower
55 Dean Street
London
W1D 6AF

020 7439 4303
licensing@thesohosociety.org.uk

Objections

Westminster Licensing Service
4th Floor (West) City Hall
64 Victoria Street
London
SW1E 6QP

Sent via email to premiseslicensing@westminster.gov.uk

27 July 2015

Reference: 15/05202/LIPV, Premises Licence – Variation, Pix, 16
Bateman Street, W1D 3AH

I write to make a relevant representation to the above application on behalf of The Soho Society.

The Soho Society objects to this application as it is currently presented, on the grounds of prevention of public nuisance, prevention of crime and disorder and cumulative impact in the West End Stress Area.

About The Soho Society

The Soho Society is a charitable company limited by guarantee established in 1972. The society is a recognised amenity group and was formed to make Soho a better place to live, work or visit by preserving and enhancing the area's existing diversity of character and uses; and by improving its facilities, amenities and environment. In particular, the society supports the Westminster City Council's policies, including the cumulative impact policy, as set out in the Statement of Licensing Policy.

Application summary

1. To vary the layout of the premises in accordance with the plan lodged with the application and numbered 09099.12. The changes relate to the installation of a bar servery and booth seating in the basement. 2. To amend Condition 21 of Annex 2 which currently reads "No draught sales of alcohol shall be permitted at the premises" so that it reads "No draught sales of alcohol shall be permitted at the premises save for one draught Spanish beer and one draught Spanish cider." 3. To amend Condition 22 of Annex 2 which currently reads "The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 70 persons based on the current toilet provision of two male WCs and two urinals and two female WCs" so that it reads "The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 100 persons."

Venue capacity

The venue capacity is proposed to increase by 43% from 70 to 100. This is an unacceptable increase within the stress area. The area around the venue location has a high concentration of licensed premises and residents are subject to noise and general nuisance every night of the week. We therefore feel it is necessary to restrict any increase in capacity.

Encouragement of vertical drinking

The proposal includes the sale of draught lager and cider. This change will encourage problematic 'vertical drinking' as larger volumes of alcohol are consumed more quickly, with the impact spread over a wide area, including residents in adjacent streets and further away. Alcohol, including beer and cider, is already available at the premises and is retailed ancillary to food. This change would bring the premises closer to operating like a pub, which is objected to and is not in line with licensing policy.

The premises are located midway along a small stretch of Bateman Street which has residential accommodation in the floors above street level, both above the premises themselves and on the opposite side. Each end of this block opens onto a larger, much louder street and has a thriving public house on both corners: The Crown & Two Chairman at the Dean Street end, and The Dog & Duck at Frith Street. Both of these public houses are busy every night of the week, with many customers drinking outside.

Licensing policy

This area has been identified by the Westminster City Council (2.4.1 of the Statement of Licensing Policy, as amended) as under stress because the cumulative effect of the concentration of late night and drink led premises and night cafes has led to serious problems of disorder and/or public nuisance affecting residents, visitors and other businesses.

The policies in relation to the stress areas are directed at the global and cumulative effects of licences on the area as a whole (2.4.5 of the policy). The policies are intended to be strict and will only be overridden in genuinely exceptional circumstances (2.4.2 of the policy). The growth in the entertainment industry in Soho has led to a marked deterioration in the quality of life and well-being of local residents and it has jeopardised the sustainability of the community. Soho has a substantial residential community and many of these residents suffer from problems such as, but not limited to, high levels of noise nuisance, problems with waste, urinating and defecating in the streets, threats to public safety, anti-social behaviour, crime and disorder and the change in character of historic areas. For the reasons I have set out, we believe that the application, if granted in its present form, would

fail to promote the licensing objectives of prevention of public nuisance and prevention of crime and disorder. I respectfully urge the Licensing Sub-Committee to reject this application.

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

Yours faithfully,

David Gleeson
Licensing Chair

Description
GPS disabled!



08/07/2015 14:14:01

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