



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	12 January 2016
Licensing Ref No:	15/09258/LIPV - Premises Licence Variation
Title of Report:	Burger & Lobster Maranda House 26 - 28 Binney Street London W1K 5BN
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:	Mr Ola Owojori Senior Licensing Officer
Contact details	Telephone: 020 7641 7830 Email: owojori@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	28 October 2015		
Applicant:	Lobster Roll Binney Street Ltd		
Premises:	Burger & Lobster		
Premises address:	Maranda House 26 - 28 Binney Street London W1K 5BN	Ward:	West End
		Stress Area:	No
Premises description:	The premises are operated as a restaurant with takeaway service		
Variation description:	<p>To relax condition 24 so as to allow up 12 persons to consume alcohol in the bar area hatched black without a table meal until 21:00 hours.</p> <p>The applicant originally sought so to relax condition 24 to allow 15 persons to consume alcohol in the bar area hatched black without a table meal. Following discussions with the Police and the Environmental Health, the application was amended to its current form and no representation was made by the Police and the Environmental Health.</p> <p>The interested parties have been informed of the revised application. David Brookfield and Vivienne Loesch have confirmed that they wish to maintain their representation against the application.</p>		
Premises licence history:	The premises is currently licensed. The premises licence history is attached at Appendix 3		
Applicant submissions:	The applicant has written to Mr Brookfield to address the concerns raised in his representation. Please see Appendix 2 for details.		

1-B Current and proposed licensable activities, areas and hours	
No application has been sought to vary the permitted hours and the hours the premises is opened to the public	
1-C Conditions being varied	
To relax condition 24 so as to allow up 12 persons to consume alcohol in the bar area hatched black without a table meal until 21:00 hours.	
Condition	Proposed variation
24. The supply of alcohol for consumption on the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.	24. The supply of alcohol for consumption on the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.

	Notwithstanding condition 24, alcohol may be supplied and consumed in the bar area hatched black on the plan, by up to a maximum at any one time, of 12 seated persons by waiter service until 9pm.
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Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			On and Off		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:00	No change		Ground and Basement	No change
Tuesday	10:00	23:00				
Wednesday	10:00	23:00				
Thursday	10:00	23:00				
Friday	10:00	23:00				
Saturday	10:00	23:00				
Sunday	12:00	22:30				
Seasonal variations:	Current:				Proposed:	
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				No change	
Non-standard timings:	Current:				Proposed:	
	N/A				No change	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No change		Ground and Basement	No change
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations:	Current:				Proposed:	
	From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.				No change	
Non-standard timings:	Current:				Proposed:	
	N/A				No change	

2. Representations

2-A Other Persons			
Name:		Cllr Paul Church	
Address and/or Residents Association:		Not stated	
Status:	Ward Councillor	In support or opposed:	Opposed
Received:	26 October 2015		
<p>I would like to officially object to the application. This is in the middle of a very residential part of my Ward and it is, in my opinion, entirely unacceptable for the creation of what is essentially an 'add-on bar' to the current restaurant. I see no reason why the restaurant cannot operate as such.</p>			
Name:		Vivienne Loesch	
Address and/or Residents Association:		19 Balderton Flats Brown Hart Gardens London W1K 6TD	
Status:	Local resident	In support or opposed:	Opposed
Received:	3 November 2015		
<p>License condition 24 makes alcohol sales ancillary to eating, so that the premises is a restaurant where customers can have a drink with their meal or snack. It is a fast food premises that does not offer reservations, so it is conceivable that part of any queue of people waiting for tables could be allowed in to have a drink before a table is free. This might be defined as being ancillary to food, as long as staff are guaranteed to be available to ensure that bar customers do move on to tables to eat. There is nothing in the application explaining how staff will prevent the bar area from being used by people who only want to drink, and I don't see how they could actually prevent people from doing this. If the intention is to have part of any queue use the bar, it is difficult to see how staff will manage this, as there might well be many people in the queue who do not want to drink before eating. Bar customers might also want to drink for several hours before eating a lobster roll - this is food being ancillary to alcohol consumption.</p> <p>On balance, this looks very much like a bar that anyone could go to for a drink, rather than alcohol being ancillary to food.</p> <p>This fast food facility is in a residential location, where residents already suffer too much from the considerable nuisances caused by people who have had a few drinks, or a few too many. These include public urination and/or vomiting, late night noise, full volume late night long drawn-out arguments.</p> <p>This proposed variation would contravene condition 24, and threatens further degradation of residential quality of life, so should not be granted.</p>			

Name:		David Brookfield	
Address and/or Residents Association			
Status:	Local resident	In support of opposed:	Opposed
Received:	9 November 2015		
<p>The Burger Lobster in Binney Street is a restaurant in a highly residential area where residents go to bed and get up for work at various times some rise at 4am after going to bed at 9am. To allow this license change will be allowing a wine bar/pub to operate within the restaurant, 15 people at any one time as stated in the application means as people leave the bar others can enter which amounts to unlimited people during the course of a day, the current licence has a closing time of midnight so there will be a very high chance of people leaving other drinking establishments that close earlier than midnight of going to the Lobster Burger to finish off their night out. Food helps to absorb alcohol and reduces the risk of a person becoming drunk which in turn reduces the risk of any type of anti social behaviour, there is a risk of A.S.B. in the streets if this application is granted and there will be a very high risk of residents being disturbed, I object very strongly to this application being granted.</p>			

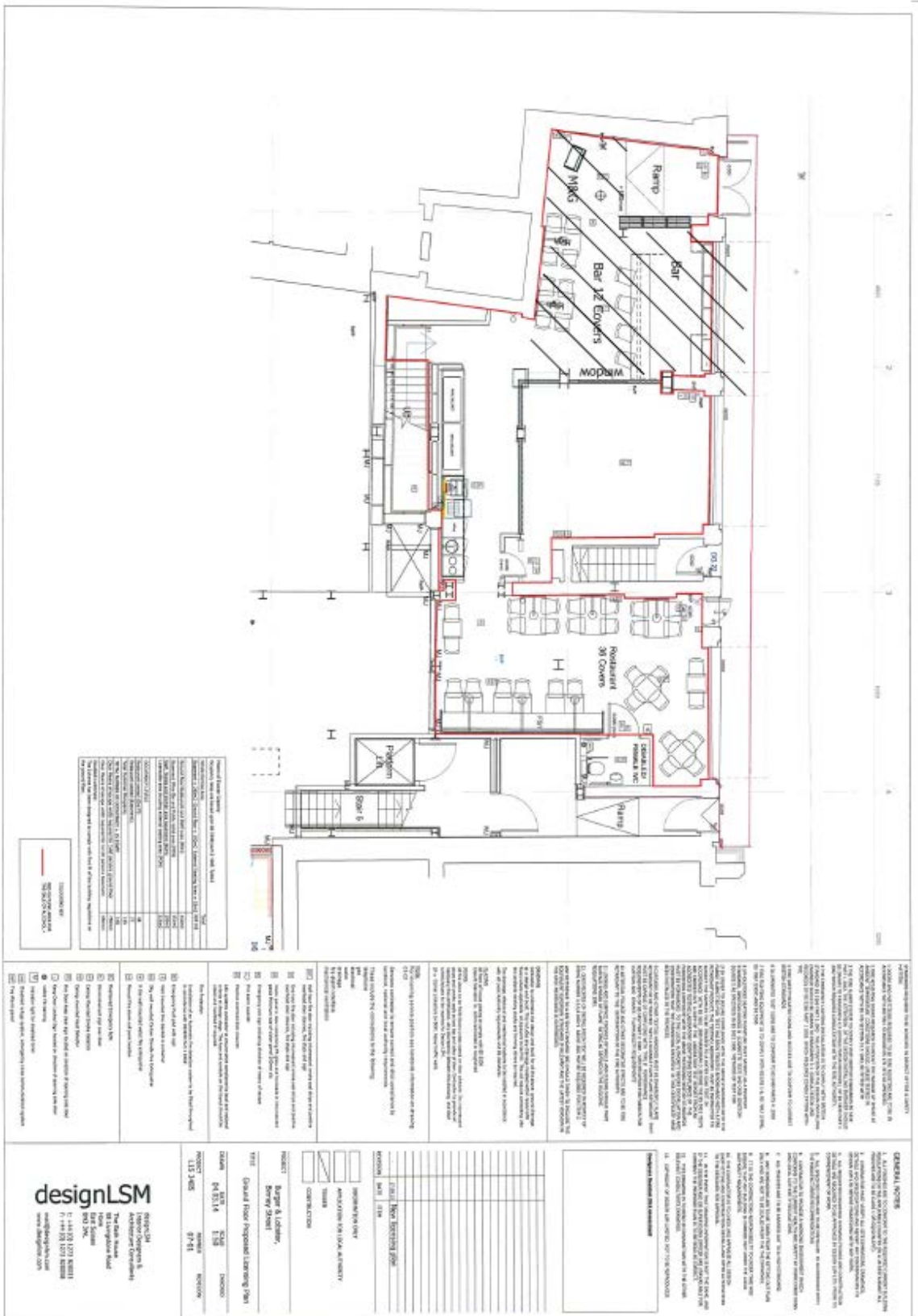
3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy PB1 applies:	Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.

4. Appendices

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

Report author:	Mr Ola Owojori Senior Licensing Officer
Contact:	Telephone: 020 7641 7830 Email: owojori@westminster.gov.uk



NO.	DESCRIPTION	DATE
1	REVISION	
2	REVISION	
3	REVISION	
4	REVISION	
5	REVISION	
6	REVISION	
7	REVISION	
8	REVISION	
9	REVISION	
10	REVISION	

- 1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES SPECIFICATIONS AND THE CALIFORNIA BUILDING CODE.
- 2. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA BUILDING CODE.
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- 10. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF LOS ANGELES ORDINANCES AND THE CALIFORNIA BUILDING CODE.

GENERAL NOTES

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PROJECT: Burger & Lobster, Beverly Hills

CLIENT: Donald Finkel Restaurant/Lounge/Bar

DATE: 04-15-14

SCALE: 1/8" = 1'-0"

PROJECT NO.: 1113-0003

DATE: 04-15-14

SCALE: 1/8" = 1'-0"

PROJECT NO.: 1113-0003

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PROJECT NO.: 1113-0003

DATE: 04-15-14

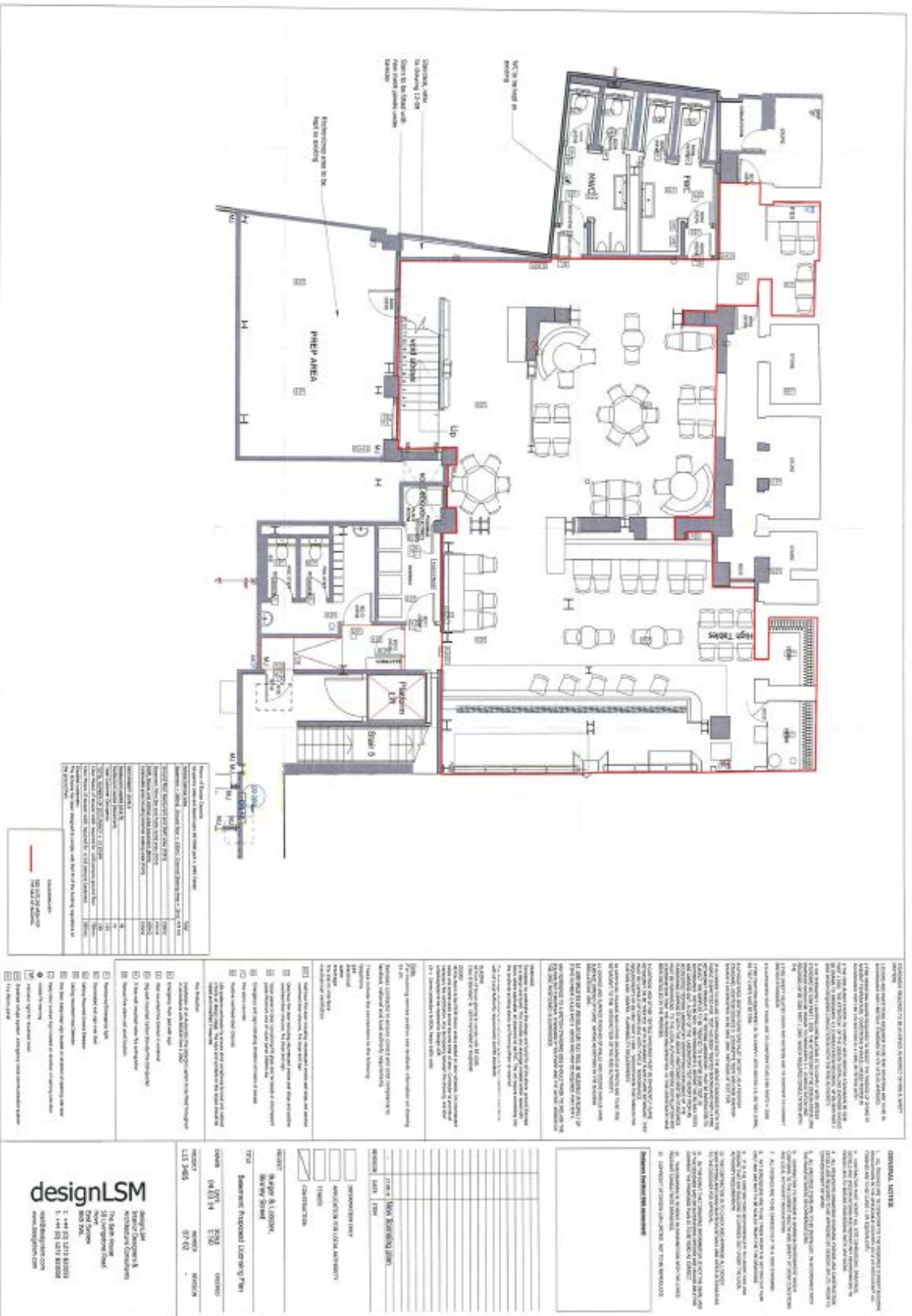
SCALE: 1/8" = 1'-0"

PROJECT NO.: 1113-0003

DATE: 04-15-14

SCALE: 1/8" = 1'-0"

PROJECT NO.: 1113-0003



Room / Area	Area (sq. ft.)	Notes
MEET AREA	1,200	Open-plan meeting area with tables and chairs.
MEETING ROOMS	300	Four individual meeting rooms, each 75 sq. ft.
OFFICES	2,500	Open-plan office area with desks and workstations.
RECEPTION	150	Reception desk and waiting area.
STAIRS	200	Staircase and landing areas.
RESTROOMS	100	Men's, Women's, and Family Restroom.
MECHANICAL	100	Mechanical rooms and equipment.
STORAGE	50	Storage rooms and closets.
ENTRY	100	Building entrance area.
TOTAL	5,500	Total building area.

- 1.00: Overall Building Footprint
- 1.01: Core and Structural Elements
- 1.02: Office and Meeting Room Layout
- 1.03: Reception and Circulation
- 1.04: Staircase and Restroom
- 1.05: Mechanical and Storage
- 1.06: Final Building Outline

NOTES:

1. All dimensions are in feet and inches.
2. Refer to architectural specifications for material and finish details.
3. Structural elements are shown in grey.
4. Electrical and mechanical symbols are shown in blue.
5. Furniture and fixtures are shown in black.

LEGEND:

- Red Line: Proposed Path/Boundary
- Blue Line: Mechanical/Electrical
- Grey Line: Structural

GENERAL NOTES:

1. This drawing is a preliminary design and is subject to change.
2. All work shall be in accordance with the latest editions of the applicable building codes.
3. The contractor shall be responsible for obtaining all necessary permits.
4. The owner shall provide all utility information and easements.
5. The contractor shall coordinate with all other trades.

designLSM

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Interior Design &
Construction Management
1400 14th Street
Suite 1000
Denver, CO 80202
1-480-486-1100
www.designlsm.com

PROJECT: **Wagner & Loomis**
 CLIENT: **Bankwest Financial Group**
 DATE: **04/11/14**
 DRAWN BY: **ESJ**
 CHECKED BY: **AK**

SCALE: **AS SHOWN**

DATE: **07-10-14**

NO.	REVISION	DATE
1	ISSUED FOR PERMIT	07-10-14
2	REVISED PER COMMENTS	08-05-14
3	REVISED PER COMMENTS	08-15-14
4	REVISED PER COMMENTS	08-25-14
5	REVISED PER COMMENTS	09-05-14
6	REVISED PER COMMENTS	09-15-14
7	REVISED PER COMMENTS	09-25-14
8	REVISED PER COMMENTS	10-05-14
9	REVISED PER COMMENTS	10-15-14
10	REVISED PER COMMENTS	10-25-14

REVISIONS:

1. ISSUED FOR PERMIT

2. REVISED PER COMMENTS

3. REVISED PER COMMENTS

4. REVISED PER COMMENTS

5. REVISED PER COMMENTS

6. REVISED PER COMMENTS

7. REVISED PER COMMENTS

8. REVISED PER COMMENTS

9. REVISED PER COMMENTS

10. REVISED PER COMMENTS

Dear Mr Brookfield

I act for Burger & Lobster and Lobster Roll and have been sent a copy of your objection to their recent application to vary the layout of their restaurant. You will hopefully be aware that apart from the refurbishment they do not seek to change anything else on the licence. Quite simply instead of only selling Lobster Rolls they will in the future be selling Burgers too – hence from Lobster Roll to Burger & Lobster.

Whilst we cant have a condition about ASBOs etc. as it would be void for uncertainty we would however be happy to amend condition 33 as you suggest to read “All customers leaving the restaurant will be asked to move away the area between Binney Street and Weighouse Street”.

You have suggested that further conditions could be added but for my part I think this will be very difficult as the licence is already “fully loaded” with relevant conditions (a copy of the licence is attached for your ease of reference)

Of particular note are the following:

1. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly **(CONDITION 16)**
2. 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. **(CONDITION 17)**
3. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by staff so as to ensure that there is no public nuisance or obstruction to the public highway. Any queue that may form will be directed towards Oxford Street. **(CONDITION 18)**
4. 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. **(CONDITION 37)**

In light of the above are you happy to withdraw?

With kind regards
Thomas

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
New	Application for a new premises licence for sale of alcohol	7.8.14	Granted by the Licensing Sub-Committee
Variation	Application to change the layout of the premises	13.10.15	Granted under delegated authority
Transfer	Application to transfer from Lobster Roll Binney Street Ltd to Burger & Lobster Restaurant Group Ltd	Pending	

There is no appeal history

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

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

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

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

Conditions: On Current Licence -

Mandatory:

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

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

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

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

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

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

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

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

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

Where -

(i) P is the permitted price,

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

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

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

(i) the holder of the premises licence,

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

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

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

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

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

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

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

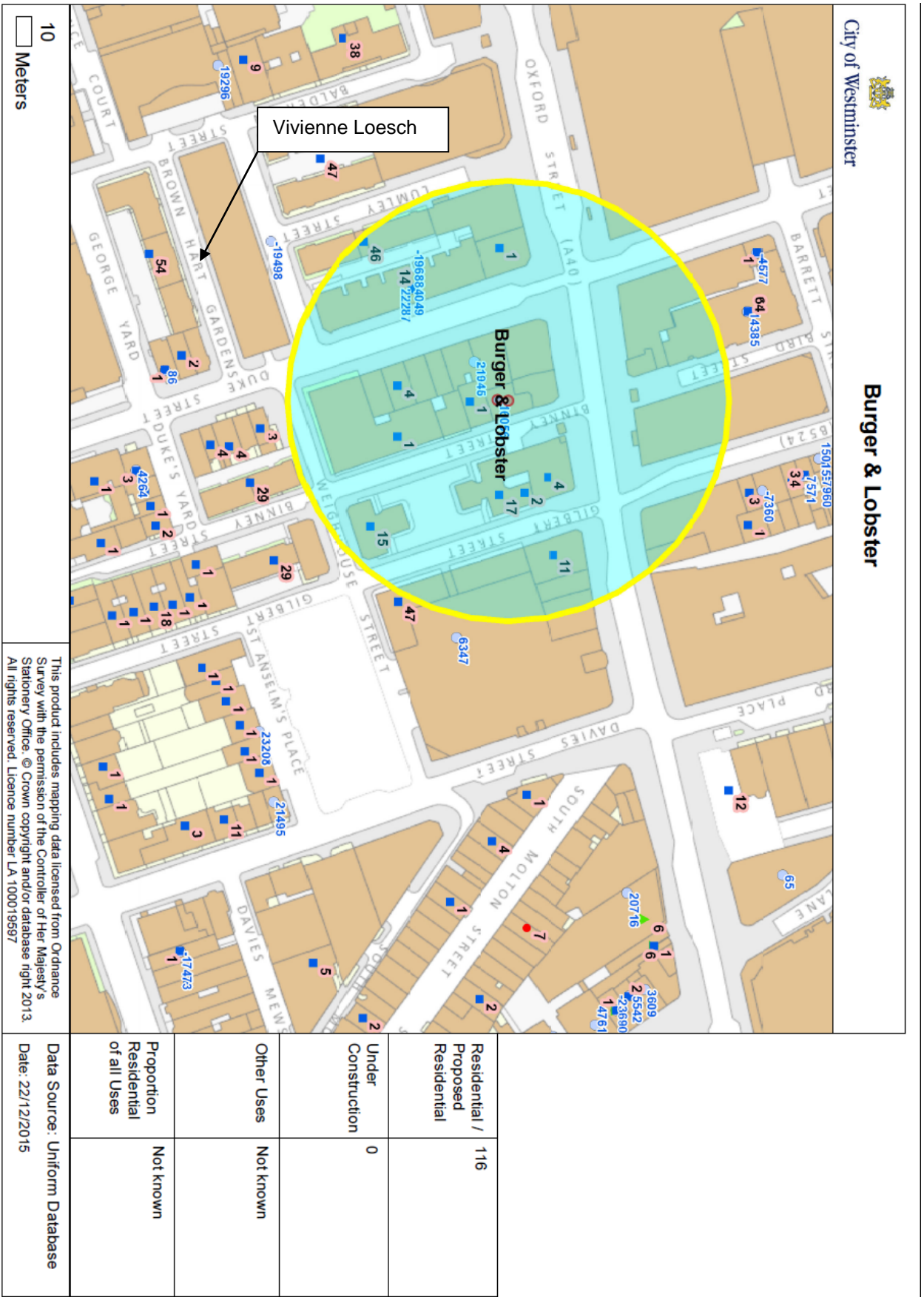
Annex 2 – Conditions consistent with the operating Schedule

None

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

9. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
10. 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.
11. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system or searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
12. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
13. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
14. Sales of alcohol for consumption off the premises shall only be supplied with, and ancillary to a take-away meal.
15. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
16. 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. The telephone number will be advertised in letters of not less than two inches high on the façade of the premises.
17. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by staff so as to ensure that there is no public nuisance or obstruction to the public highway. Any queue that may form will be directed towards Oxford Street.
18. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
19. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 20:00 hours and 08:00 hours on the following day.

20. No collections of waste or recycling materials (including bottles) from the premises shall take place between 20.00 and 08.00 on the following day.
21. No deliveries to the premises shall take place between 20:00 and 08:00 on the following day.
22. The number of persons permitted in the premises at any one time (excluding staff) shall not exceed 120 persons. (to be assessed by the District Surveyor)
23. The supply of alcohol for consumption on the premises shall only be to a person taking a table meal there and for consumption by such a person as ancillary to their meal.
24. The licence holder shall enter into an agreement with a hackney carriage and/or private carriage firm to provide transport for customers, with contact numbers made readily available to customers who will be encouraged to use such services.
25. 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.
26. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
27. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
28. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 5 persons at any one time.
29. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
30. There will be no 'off' sales of alcohol after 20:00 hours.
31. There will be at least one permanent member of staff to supervise the outside area at all times when the restaurant is open.
32. All customers leaving the restaurant will be asked to move away from the area.
33. If there is outside queuing it will be supervised at all times.
34. No queuing will be permitted after 21:00 hours.
35. No more than 20 people will be allowed to queue at any one time.
36. 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
37. All customers shall leave the premises 30 minutes after the last sale of alcohol.



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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	March 2015
4	Lamppost and Public notice	20/11/15
5	Existing licence	20/10/15
6	Plan	20/10/15
7	Application form	20/10/15
8	Application served and acknowledged	20/10/15
9	Residents notification	21/10/15
10	Cllr Church representation	26/10/15
11	Representation response date extended	29/10/15
12	Vivienne Loesch representation	3/11/15
13	David Brookfield representation	9/11/15
14	Police response	17/11/15
15	Environmental Health representation	17/11/15
16	Applicant's correspondence to David Brookfield	18/11/15
17	Hearing notification	18/11/15
18	Vivienne Loesch and David Brookfield maintain representations	04/01/16
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