

Licensing Sub-Committee Report

Item No:	
Date:	22 February 2018
Licensing Ref No:	17/14596/LIPN - New Premises Licence
Title of Report:	Wasabi, Unit 12 The Lawn Paddington Station Praed Street London W2 1HA
Report of:	Director of Public Protection and Licensing
Wards involved:	Hyde Park
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Yolanda Wade Senior Licensing Officer
Contact details	Telephone: 020 7641 1872 Email: ywade@westminster.gov.uk

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:00	07:00	07:00	07:00	07:00	07:00	07:00
End:	23:00	23:00	23:00	23:00	23:00	23:00	23:00

2. Representations

2-A Responsible Authorities	
Responsible Authority:	The Environmental Health Service(withdrawn)
Representative:	Mr Anil Drayan
Received:	28 th December 2017

The applicant has submitted a Licensing Plan, drawing no 152-W-500-E Rev B, dated 23.11.2017.

The applicant is seeking the following:

1. Supply of Alcohol 'on' and 'off' the premises on Monday to Sunday from 07:00 to 23:00 hours.

I wish to make the following representations based on the operating schedule and plans submitted:

1. The supply of alcohol and for the hours requested may have the likely effect of causing an increase in Public Nuisance in the area

The applicant has provided some conditions which are under consideration.

However clarification is needed on how the service of alcohol will be carried out. In particular will it be self-service or service by staff only and will it available be with food only or can it bought without food etc.

Also for patrons provided 'on' sale of alcohol the arrangement for sanitary accommodation is requested ie are the station facilities provided free or is there a charge.

The applicant is requested to contact the undersigned to arrange a site visit to discuss appropriate conditions and also to assess the premises with regards to Public Safety particularly if there have been significant layout changes from that of the previous occupier.

Following the agreement of conditions and amended hours, Environmental Health have withdrawn their representation.

Responsible Authority:	The Metropolitan Police Service (withdrawn)
Representative:	PC Bryan Lewis
Received:	21 st December 2017
<p><u>Re Premises licence application for Wasabi, Unit 12, Paddington Station, W2</u></p> <p>Our objections relate to the following:</p> <ul style="list-style-type: none"> • Insufficient control measures offered to prevent crime and disorder • Times applied for are beyond WCC core hours 	

2-B Other Persons	
Received:	22 Dec 2017
<p>South East Bayswater Residents' Association (SEBRA) has concerns over this application, particularly in respect of hours proposed for sale of alcohol so we object to application.</p> <p>We would wish hours of alcohol sales to be no more than WCC Core Hours Policy and for any supply of alcohol to be ancillary to taking of food with all customers seated etc Not sure if 'off-sales' requested but if so would wish all sales to be in sealed containers, no beer/ cider over 5.5% APV , Challenge 21 in operation and no 'off-sales' after 23.00 with Sundays and Bank Holidays 22.30.</p>	
Received:	22 December 2017
<p>Our comments are made as an Amenity Society recognised by Westminster City Council. We are officially charged with working towards the preservation and enhancement of the architectural and environmental quality of Little Venice, Maida Vale and the Paddington Waterway area (including planning and licensing issues). We are concerned with the well-being and sense of community of its residents, including those who live in the vicinity of Paddington Station and those who use the station either for travel or for passing through.</p> <p>Bothered about potential noise, crime and disorder, we are very concerned at the concept of this application for extended hours and feel that this should only operate within core hours both for on and off sales.. Alcohol should not be served without food and customers should be seated. No beers nor ciders should be sold above 5.5%APV.</p> <p>Our concern centres on the common issues associated with fast food premises, no matter how well they are managed. Dispersal is often a source of noise nuisance to residents and this may become even more of an issue in the light of likely future further policing cuts.</p>	

Received:

19 December 2017

Alcohol for sale must be kept in a fridge / cabinet behind the tills. Due to the layout of the shop being open plan, all fridges are on the public side, staff would not be able to see who is taking alcohol and there is a risk of current fridges being accessed by minors.

All Alcohol must be secured at night, as the shop is open plan. Alcohol to be secured at night either in locked cabinets or moved off shop floor and locked away else where.

As long as these conditions are imposed then BTP will not object to these conditions of licence.

3. Policy & Guidance

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

Policy HRS1 applies:	(i) Applications for hours within the core hours set out below in this policy will generally be granted, subject to not being contrary to other policies in the Statement of Licensing Policy. (ii) Applications for hours outside the core hours set out below in this policy will be considered on their merits, subject to other relevant policies.
Policy PB1 applies:	Applications will only be granted if it can be demonstrated that the proposal meets relevant criteria in Policies CD1, PS1, PN1, and CH1.

4. Equality Implications

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

(a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;

(b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and

(c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

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

5. Appendices

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




Report author:	Miss Yolanda Wade Senior Licensing Officer
Contact:	Telephone: 020 7641 1872 Email: ywade@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2016
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2017
4	Application Form	7 th December 2017
5	The Environmental Health Service- Representation (withdrawn)	28 th December 2017
6	The Metropolitan Police Service- Representation (withdrawn)	21 st December 2017
7	John Zamit (SEBRA)- Representation	22 December 2017
8	Mrs Elizabeth Virgo (PMMVS)- Representation	22 Dec 2017
9	Mr Alan Gore- Representation	19 December 2017

Applicant Supporting Documents

			Challenge 25 Age Verification Policy to Staff Declaration
CURRENT EMPLOYMENT DETAILS			
BRANCH:	_____		
JOB TITLE:	_____		
STATEMENT			
<p>The sale of alcohol to a child or young person (that is to say, a person aged under 18) or to someone whom intends to supply a person aged under 18 is an offence which may lead to a fine of up to £5,000 and/or a term of imprisonment not exceeding three months for the employee. Such a sale will also lead to a review of the premises licence and could result in the license being suspended or revoked from the company.</p> <p>Wasabi Co Ltd, Kimchee Restaurants & Soboro Bakery operate an 'age verification policy', in terms of which must require production of an acceptable proof-of-age document if you are in any doubt as to whether a person seeking to buy alcohol is less than 25 years of age.</p> <p>Only the following documents are acceptable for proof-of-age purposes:</p> <ul style="list-style-type: none"> • A passport • A European Union photocard driving license • A proof of age card, including: <ul style="list-style-type: none"> - PASS card from the national Proof of Age Standards Scheme - CitizenCard bearing holographic PASS mark • A Ministry of Defence Form 90 (Defence Identity Card) • A photographic identity card issued by a European Union member state • A biometric immigration document. <p>If no such document is produced or if you have a suspicion that the document presented is not genuine, or has been tampered with or has been altered, then you must refuse the sale or refuse to authorise the sale.</p>			
SIGNATURE			
<p>Declaration: I have read and understood the foregoing policy. I understand that failure to comply with its terms will be treated as gross misconduct and may lead to my dismissal from my employment.</p>			
EMPLOYEE SIGN:	_____		
PRINT NAME:	_____		
DATE:	____ / ____ / ____		

LICENCING LAW & TRADING STANDARDS



NO Regrets!

wasabi
sushi & bento

25 CHALLENGE

soboro
BAKERY

LICENCING LAWS

We must be seen to promote the following on licensed premises:

- ✓ Prevention of crime and disorder
- ✓ Prevention of public nuisance
- ✓ Public safety
- ✓ Protection of children from harm

It is against the law to sell alcohol in the following situations:

- ✓ Outside of permitted hours
- ✓ To anyone under the age of 18
- ✓ To someone who is buying for another person under the age of 18 to consume
- ✓ To someone who is under the influence of drugs or alcohol (eg: they have had 'too much')

NO Regrets!

CHALLENGE 25

If you're lucky enough to look under 25, please be prepared to provide proof that you're aged

18

or over when you buy alcohol



It is an offence for a person under 18 to buy, or try to buy, alcohol

wasabi
sushi & bento

25 CHALLENGE

soboro
BAKERY

Trading Standards & Weights & Measures

- ✓ Alcohol must be sold in the correct measure, not over or under dispensed
- ✓ It is an offence to sell alcohol with a different content than that advertised to the customer
- ✓ Draught beer, cider and lager must be sold in pint or half pint glasses with a maximum of 5% head - you must top up the glass if requested by the customer
- ✓ Pint and half pint glasses, optics and thimble measures must have a government crown stamp on them

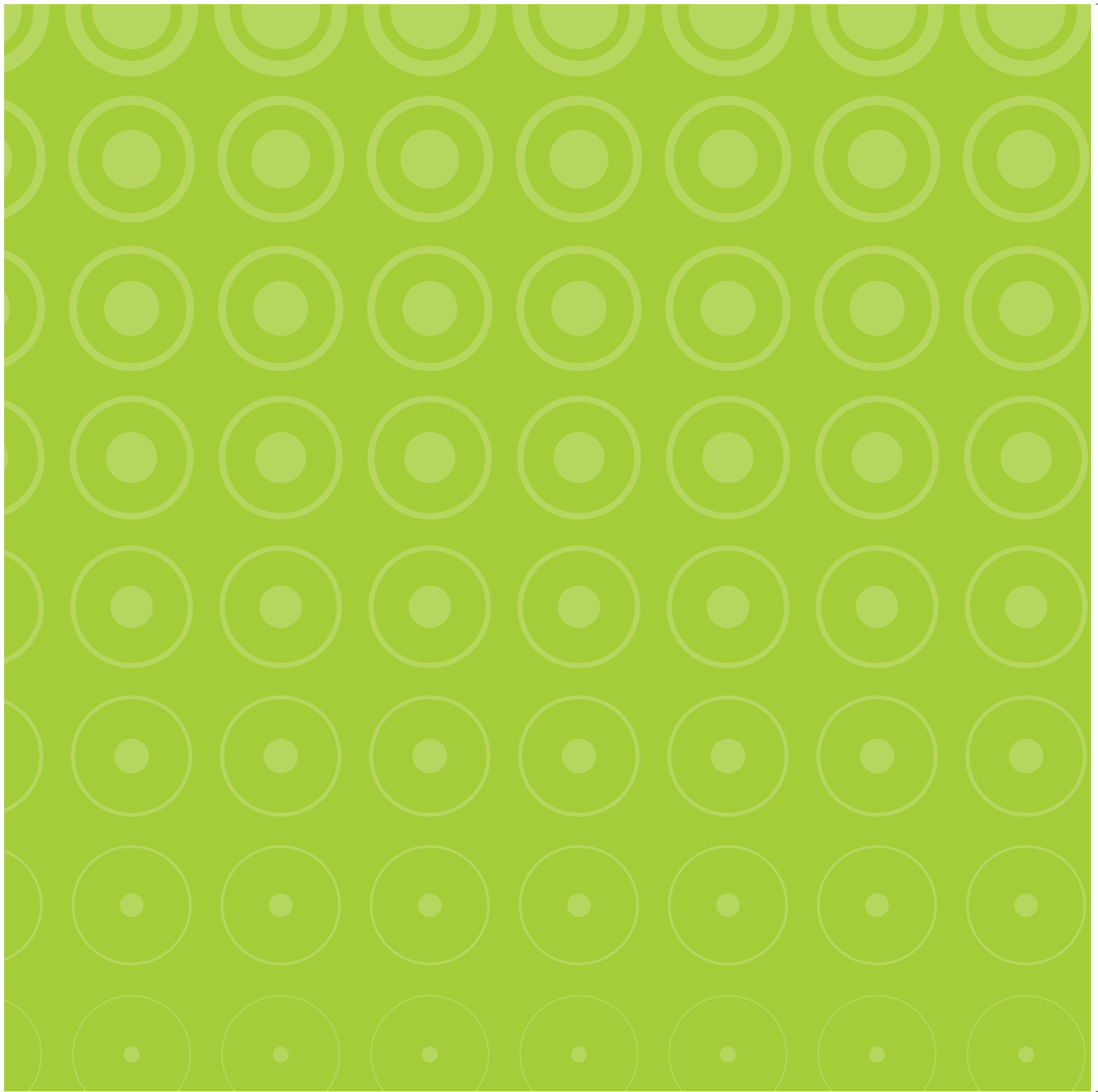
NO Regrets!



わさび
wasabi
sushi & bento

25
ANNIVERSARY
2019

soboro
BAKERY



わさび
wasabi
sushi & bento

serving authentic sushi
and hot bento since 2003



- 
- The background of the slide is a photograph of a Wasabi restaurant storefront. The building has large glass windows and a dark facade. The word 'Wasabi' is written in large, green, stylized letters on the glass, with 'sushi & bento' in smaller, orange and green letters below it. Inside the restaurant, a person is visible at a counter, and there are tables and chairs. The overall scene is brightly lit, suggesting daytime.
-  We make our sushi fresh in store every day.
 -  Our prices are competitive. Our range is designed to suit the tastes and budget of a broad range of customers and includes a mix of healthy, indulgent and filling options.
 -  We pay competitive rents.
 -  We can accommodate extremely high customer volumes. However, during shoulder periods our restaurants adapt and become places to dwell.
 -  An international business, Wasabi currently has five prime sites in New York, demonstrating a robust business model that translates to international markets.
 -  Founder Dong Hyun Kim has a driving principle; to make each cutting-edge restaurant better than the last.



contents

our story // 7

our food and drink // 10

made from scratch // 12

finances // 19

wasabi as a business // 21

wasabi as a tenant // 21

site requirements // 22

our skilled staff // 24

our customers // 24

international wasabi // 26



our story



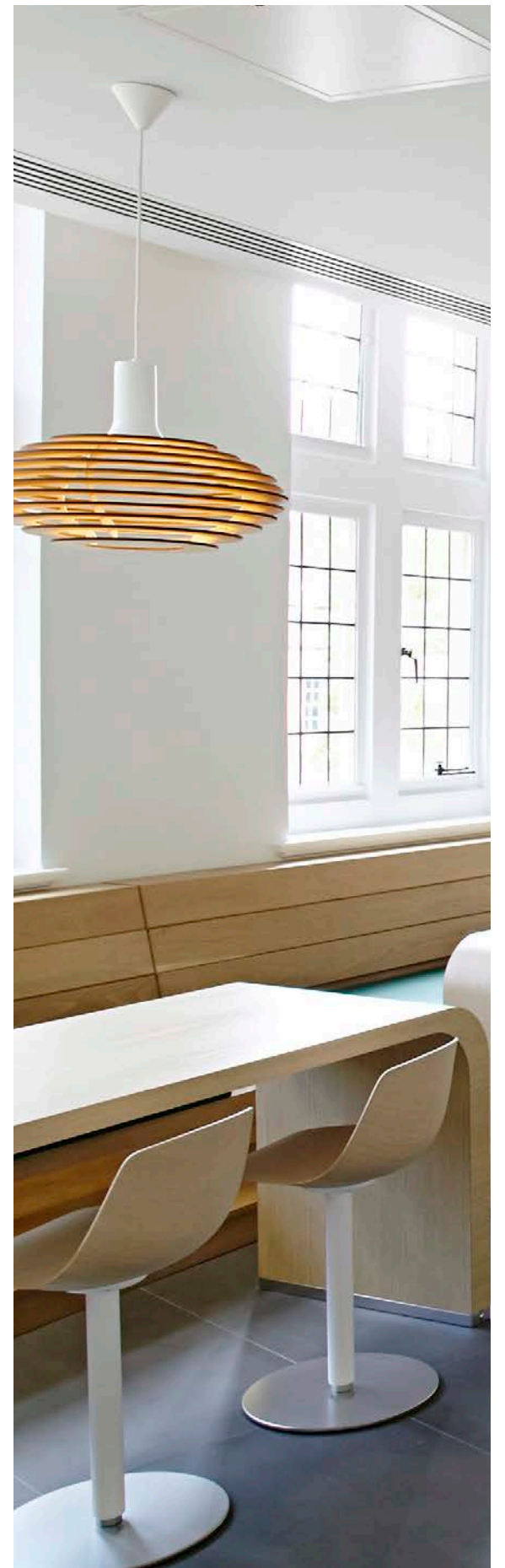
Food has always been my greatest passion. It's therefore my pleasure to take you through the journey I have been on so far with Wasabi, and to show you that through hard work and the ceaseless desire to succeed, Wasabi has developed from one small store to multiple branches throughout London, the UK and internationally.

Wasabi is my life – I live and breathe it every day; from creating unique, exciting interiors to developing wonderful new food products. It gives me great satisfaction to be highly involved in every aspect of my company and to see how this has a positive effect on the growth and success of the Wasabi brand.

Food is at the heart of what makes Wasabi unique and special. My food vision is simple – to provide the freshest, handmade, authentic Japanese sushi and bento possible, at an affordable price.

Wasabi is 13 years old and I am honoured to say that without my dedicated specialist team who have worked alongside me from the beginning, Wasabi would not be where it stands today. The Wasabi team helps to keep our heritage and culture very much alive and I hope our unique spirit shines through in this pack.

Dong Hyun Kim
Chairman & CEO





our food and drink

made fresh daily

**Inspired by
authentic
Japanese food,
our sushi and
salads are made
fresh every day in
our own kitchens.**

We're passionate about Japanese food. We source the best ingredients, train the best staff, and equip our stores and kitchens with the best equipment. We handle our own production. It's never easy, but is essential to achieve the highest of standards.

Our range extends to over 100 dishes; from healthy salads and low-carb sushi sets, to comforting rice dishes and warming noodle soups.

We have a range of 20 hot bento bowls, all of which are served in round tubs from heated cabinets. They're filling and substantial dishes; either as a sizeable lunch or an evening meal. Our Chicken Katsu Curry weighs in at 450 grams and continues to be our biggest selling hot bento. It's made with breaded deep-fried chicken, rice, Japanese curry sauce, edamame beans and salad.

Our food is complemented by a range of authentic snacks, bubble teas and Japanese drinks. We continue to actively balance our drinks range with healthy cold-pressed juices and coconut water, as well as offering a selection of alcoholic beverages to complement our food such as Japanese beers, sake and other UK market favorites.



made from scratch

- Our new 65,000² ft central production unit (CPU) is based in Park Royal, London. All UK Wasabi stores will benefit from the production capabilities of this site, which will specifically handle hot food production.
- Our sushi is made fresh in store every day, though many of the ingredients are prepared at the CPU, which reduces waste in store.
- Our range is designed to appeal to a broad range of customers in terms of both dietary preferences and budget. Our signature individually-wrapped sushi pieces start at 65p. Our highest selling product is the Chicken Katsu Curry, of which we sold over 1.6 million in 2016.



individually wrapped sushi



Salmon nigiri



Avocado hosomaki ✓



California roll ✓



California hand roll



Yasai kakiage gunkan ✓



Chicken teriyaki onigiri

sushi box sets



Harmony set



Hana set



Mini hosomaki set



Chumaki set



Mini veg set ✓



Wasabi classic

brown rice sushi box sets



Harmony set



Rainbow set



Salmon nigiri set



Chumaki set



Yasai roll set ✓

hot bento bowls



Chicken katsu curry



Sweet chilli chicken



Spicy chicken



Salmon teriyaki



Chicken teriyaki



Sweet chilli chicken yakisoba

snacks



Popcorn



Potato sticks



Chocolate drops



Pepero biscuit sticks



Dorayaki



Mochi





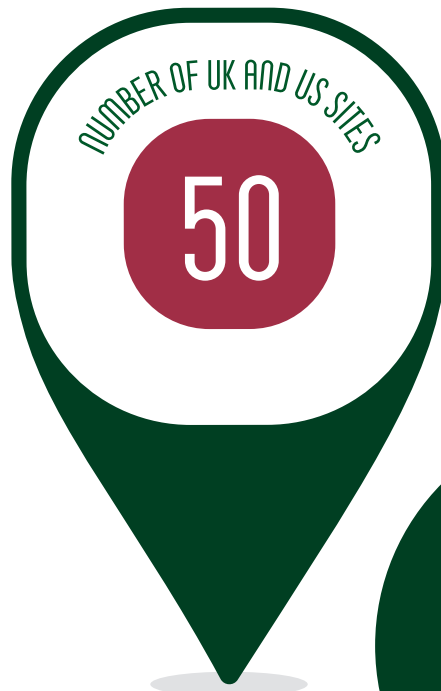
**in 2
hours**

our Canary Wharf
branch served

1,324

customers*

(one every 5.4 seconds)



average 2016
site capex
£854k



average revenue per branch

£34,615

EACH WEEK IN 2016

1.6
MILLION
chicken katsu
curries
served in
2016



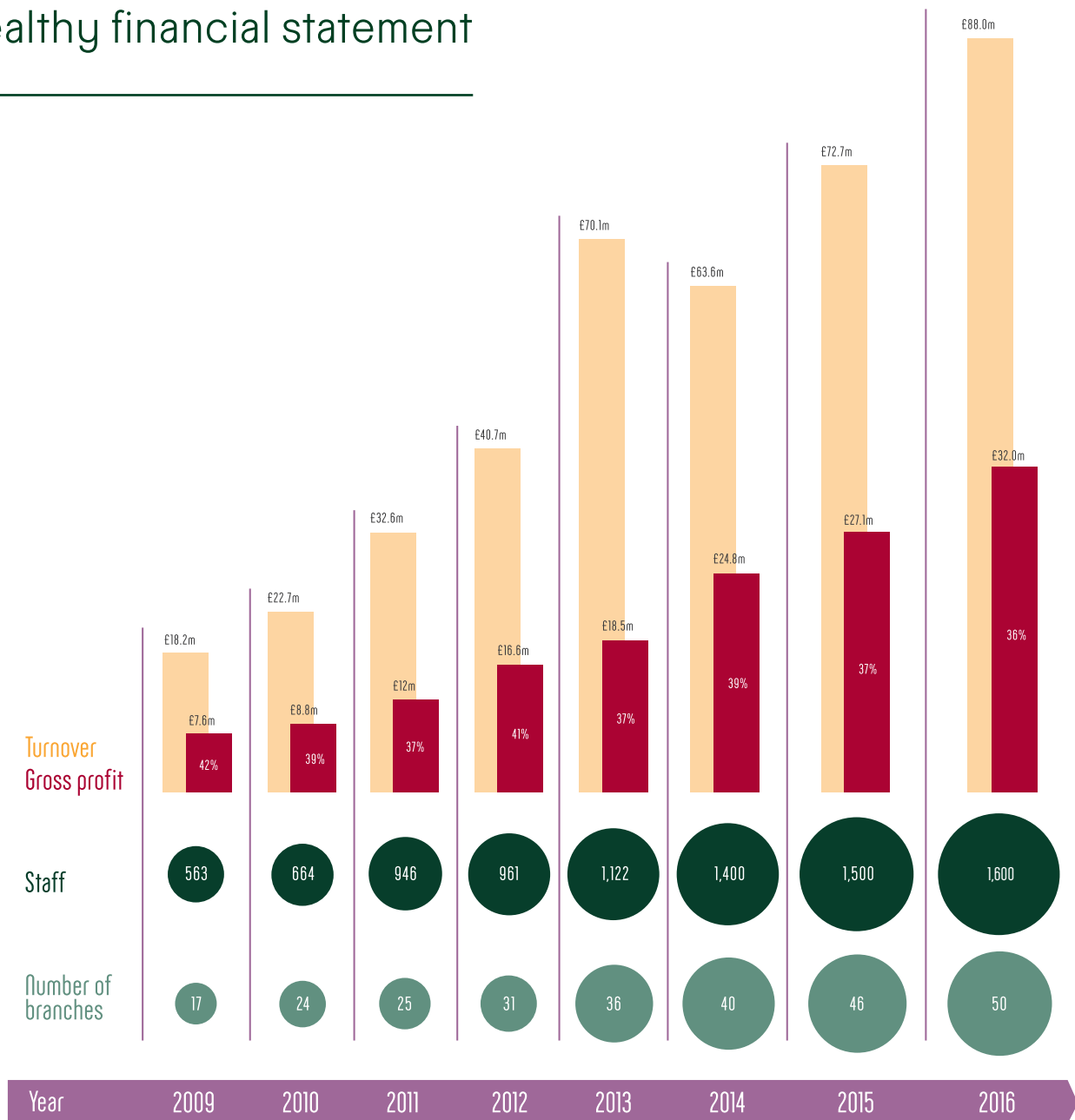
*at lunchtime on 11/11/2016





finances

a healthy financial statement





わ

さ

び

Wasabi

Sushi & Bento

wasabi as a business

The Wasabi Leadership Team has a wealth of industry experience spanning Tesco, The Yum Group, Pret A Manger and Casual Dining Group. Our founder, Dong Hyun Kim, continues to be very involved and ensures that store builds, in particular, are built to exacting standards.

The Wasabi 'group' comprises Wasabi, Kimchee (Korean concept) and Soboro (Asian bakery). This provides a continuous stream of innovation, supported by a dedicated development kitchen in the Park Royal CPU.

wasabi as a tenant

We invest heavily in new stores. This provides exceptional build quality which enhances any property; new-build sites, existing sites and heritage sites. Average store build capital expenditure in 2016 was £854k.

Our materials are high quality; we're currently cladding walls with 12mm HI-MACS (by LG), routed and trimmed to an exact spec'. The walls are lined with metres of the state-of-the-art LED lighting. Our furnishings are contract quality and Italian built, and our flooring is solid porcelain. We believe our new store builds are the best in the industry.

site requirements

High footfall sites from 250 sqft up to 4,500 sqft

A1 or A3 Use

locations

- All central London
- All major UK cities
- Prime residential London
- South England towns
- Prime European sites



Office Developments



Retail Malls



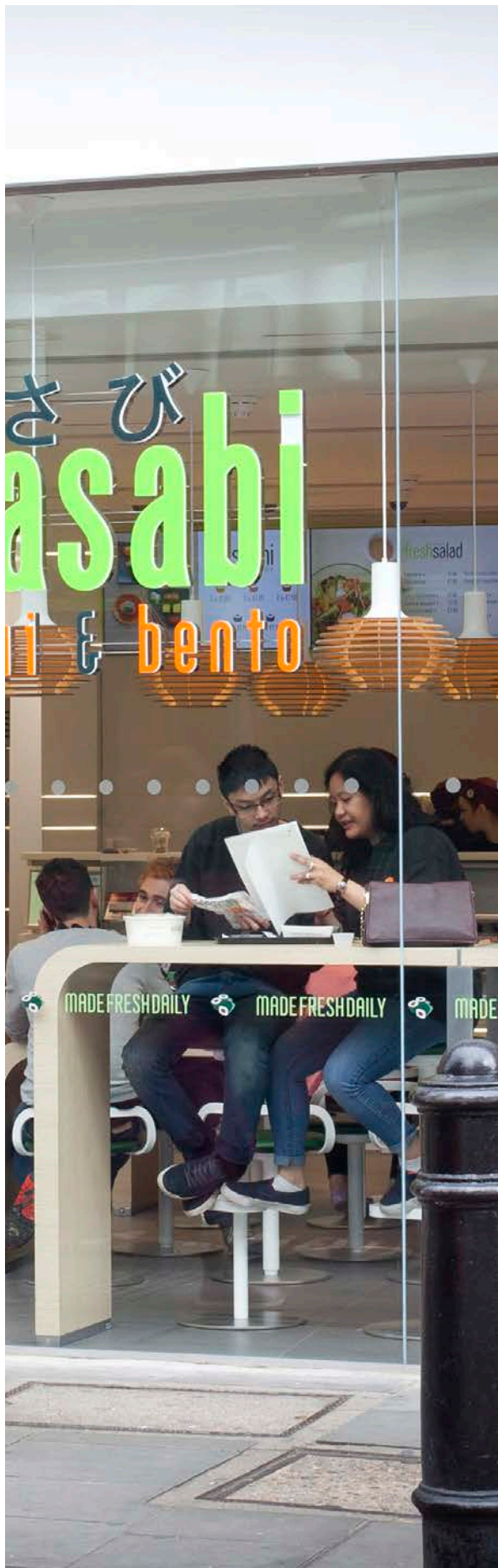
Transport Hubs



High Street

わさび
wasabi
sushi & bento

MADEFRESHDAILY



our skilled staff

Our Wasabi people have made us the business we are today. Their skill allows us to handle most processes in-house, ensuring quality of product and absolute freshness.

As an example, here's the journey of a seemingly simple Salmon Nigiri. Our salmon is delivered whole to our London-based central kitchen. It's here that it's filleted before being delivered to Wasabi stores. Used the same day, it's sliced by our store-based chefs using the sharpest of Japanese knives, and rolled onto beds of rice with absolute precision. The rice, always made onsite, is an art in itself to get perfect; we wash, soak (for exactly 20 min) and cook, before adding our own seasoning and vinegar mix.

our customers

Our customers appreciate the convenience, quality and health benefits that sushi and Wasabi's Japanese food provides.

They're from all walks of life; whether they're rushing for a train, shopping, or enjoying a sit-down meal with a colleague. Wasabi is able to provide a service to cater for them all. We operate a range of models which enable us to tailor our service to location and customer needs.

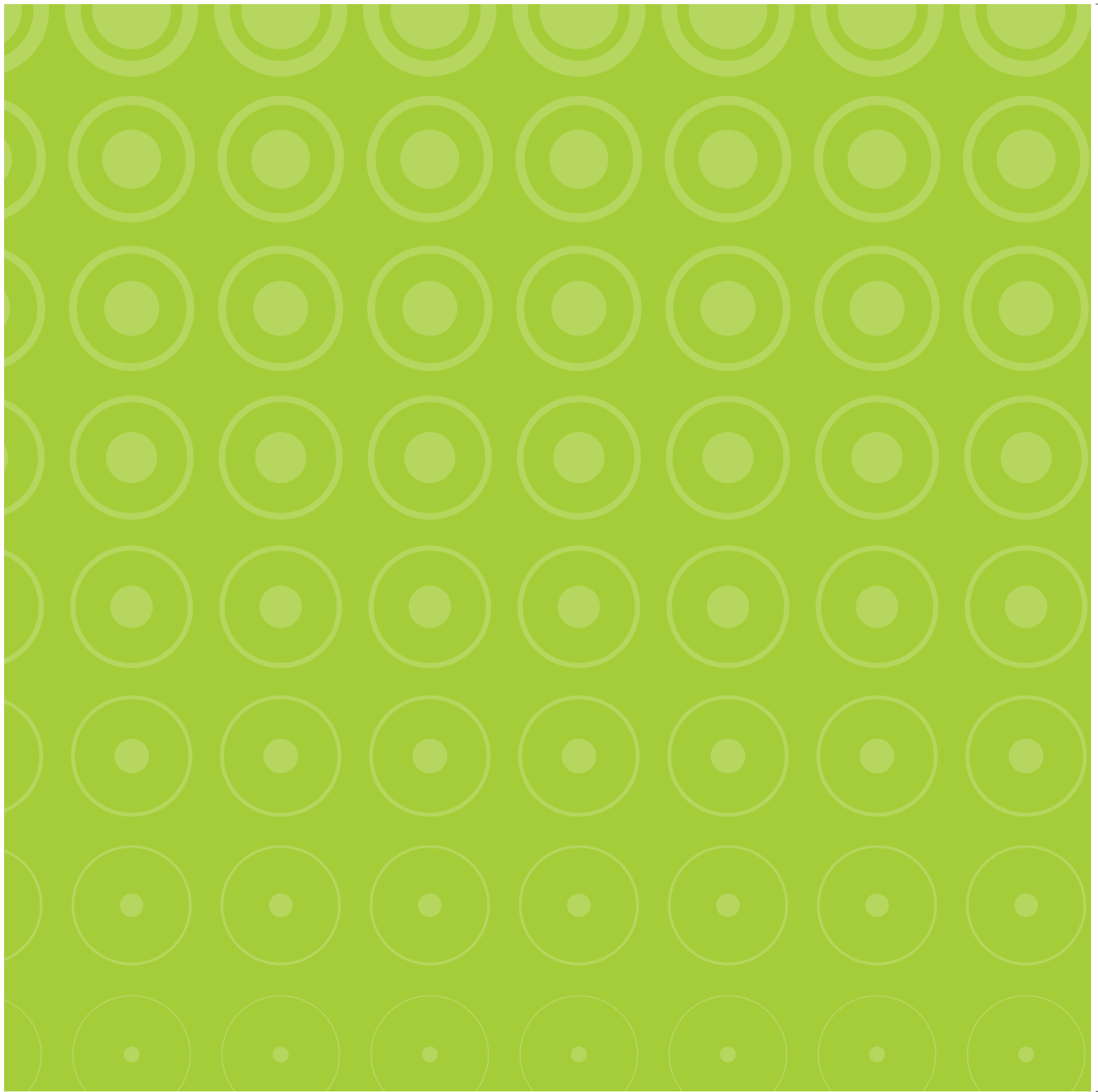
All of our sites are in high-density areas where the focus is on speed of service. Our operating model is geared towards it. As an example, during a particularly normal two-hour lunch period on Friday 11th November, our Lime Street store processed 918 transactions, High Holborn 922 transactions, and Canary Wharf 1324 transactions. The majority of these transactions were hot food.

わさび
wasabi
sushi & bento



international wasabi

An international business, Wasabi currently has five prime sites in New York, demonstrating a robust business model that translates to international markets. The sites, situated in Manhattan, include Penn Station, 6th and 7th Avenue and the World Trade Centre. The New York business arm benefits from the UK business's scale and influence; many of Wasabi's UK processes, methods, design, development and materials are exported. However, the food range is tweaked to accommodate local market requirements. 7th Avenue store sales often exceed \$140K weekly, demonstrating a commercially successful and scalable business.



Premises History

Appendix 2

There is no licence or appeal history for the premises.

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

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

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

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

Mandatory Conditions

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

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

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

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

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

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

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

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

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

Where -

(i) P is the permitted price,

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

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

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

(i) the holder of the premises licence,

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

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

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

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

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

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

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

Conditions consistent with the operating schedule

9. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
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. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
12. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.
13. All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale.
14. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

15. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
16. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
17. 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.
18. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection time.
19. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23.00 and 08.00 on the following day.
20. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.
21. There shall be no self-service of alcohol.
22. Outside of hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within the premises (including alcohol behind the counter) is secured in a locked store room or behind locked grilles, locked screens or locked cabinet/fridge doors so as to prevent access to the alcohol by both customers and staff.
23. No super-strength beers, lagers, ciders or spirit mixtures of 5.5% ABV or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
24. No more than 15% of the sales area shall be used at any one time for the sale, exposure for sale or display of alcohol.
25. The supply of alcohol on the premises shall only be to a person seated taking a table meal there and for consumption by such a person as an ancillary to their meal (subject to the condition relating to the sale of alcohol for consumption off the premises).
26. Sales of alcohol for consumption off the premises shall only be supplied with and ancillary to a take-away meal.

Proposed Conditions by The Environmental Health Service and agreed by the Applicant

21. All sales of alcohol for consumption off the premises shall be in sealed containers only and shall not be consumed on the premises.
22. The public toilets at the station shall be available free of charge to patrons at all time when the premises is carrying out licensable activities.
23. The premises must close for trading at any time when requested to do so by the Station Manager, Transport for London or the Police.

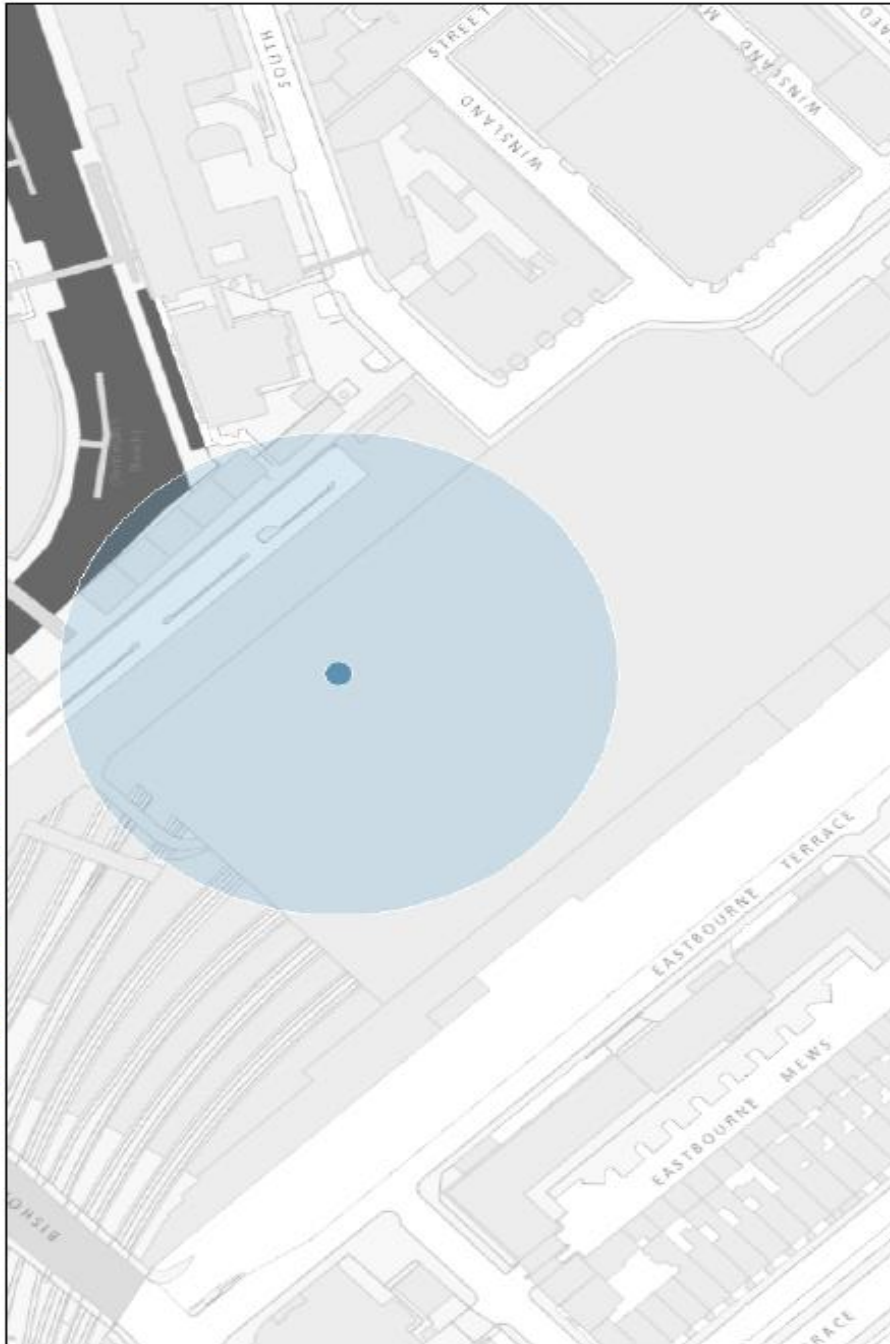
Proposed Conditions by SEBRA

24. Hours of alcohol sales to be no more than WCC Core Hours Policy and for any supply of alcohol to be ancillary to taking of food with all customers seated.
25. 'Off-sales' to be in sealed containers.
26. No beer/ cider over 5.5%.
27. No 'off-sales' after 23.00 with Sundays and Bank Holidays 22.30.

Proposed Conditions by British Transport Police

28. When the premises are trading alcohol must be kept in fridge or cabinet by tills.
29. Alcohol must be secured when the premises is not trading, either in locked cabinets or by been moved away from the premises.

Wasabi, Unit 12 The Lawn Paddington Station Praed Street



February 8, 2018

© Crown copyright and database rights 2017. OS 100016297

DISTANCE	OBJECTID	Licence Number	Trading Name	Address	Premises Type	Time Period
0.374075	16240	12/04944/LIPV	Pasty Shop	Unit 39 Paddington Station Praed Street London W2 1RH	Kiosk within another property	Monday to Sunday; 00:00 - 00:00
0.374075	25365	17/04598/LIPDPS	Whistlestop	Paddington Station Platform 1 Praed Street London W2 1RH	Shop	Monday to Sunday; 06:00 - 23:00
0.374075	73591	16/12735/LIPN	Leon	Paddington Station Praed Street London W2 1RH	Restaurant	
0.374075	73601	17/09425/LIPDPS	Hotel Chocolat (Unit 20)	Paddington Station Praed Street London W2 1RH	Shop	Monday to Sunday; 08:00 - 23:00
48.75183	36598	16/12828/LIPVM	Barburrito - Unit 18	The Lawn Paddington Station Praed Street London W2 1RL	Restaurant	Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sunday; 12:00 - 22:30