



City of Westminster

Licensing Sub-Committee Report

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| Item No: | |
| Date: | 2 August 2018 |
| Licensing Ref No: | 18/05443/LIPV - Premises Licence Variation |
| Title of Report: | London Zoo Outer Circle Regents Park London NW1 4RY |
| Report of: | Director of Public Protection and Licensing |
| Wards involved: | Regent's Park |
| Policy context: | City of Westminster Statement of Licensing Policy |
| Financial summary: | None |
| Report Author: | Mrs Shannon Pring Senior Licensing Officer |
| Contact details | Telephone: 020 7641 3217 Email: spring3@westminster.gov.uk |

1. Application

| 1-A Applicant and premises | | | |
|-----------------------------------|--|--------------------------------|---------------|
| Application Type: | Variation of a Premises Licence, Licensing Act 2003 | | |
| Application received date: | 14 May 2018 | | |
| Applicant: | Zoo Enterprises Limited | | |
| Premises: | London Zoo | | |
| Premises address: | London Zoo Outer Circle Regents Park London | Ward: | Regent's Park |
| | | Cumulative Impact Area: | No |
| Premises description: | The premises currently operates as a zoological park within Regent's Park. | | |
| Variation description: | <p>The application seeks to vary condition 43 to remove the restrictions on the number of outside events attended by more than 1000 persons after 6pm.</p> <p>If granted this will remove the current restriction which only allows up to 10 events per calendar year with a maximum capacity of 5000 persons per event.</p> | | |
| Premises licence history: | The premises currently benefits from a premises licence (16/05727/LIPCH). The full details of the premises history can be found at Appendix 3. | | |
| Applicant submissions: | The applicant's submissions can be found at Appendix 2. | | |

| 1-B Current and proposed licensable activities, areas and hours | | | | | | |
|---|---|-------|----------------|------|------------------|-----------|
| Regulated Entertainment | | | | | | |
| Exhibition of films, Performance of Dance, Performance of Live Music, Playing of Recorded Music, Performance of a Play and Anything if a similar description. | | | | | | |
| | Current Hours | | Proposed Hours | | Licensable Area | |
| | Start: | End: | Start: | End: | Current: | Proposed: |
| Monday | 08:00 | 02:00 | No change | | Whole premises | No change |
| Tuesday | | | | | | |
| Wednesday | | | | | | |
| Thursday | | | | | | |
| Friday | | | | | | |
| Saturday | | | | | | |
| Sunday | | | | | | |
| Non-standard timings: | Current: | | | | Proposed: | |
| | New Years Eve From 08:00 to 08:00 on New Years Day. | | | | No change | |

| Late night refreshment | | | | | | |
|------------------------------|---|-------|----------------|------|------------------|-----------|
| Indoors, outdoors or both | | | Current : | | Proposed: | |
| | | | Both | | No change | |
| | Current Hours | | Proposed Hours | | Licensable Area | |
| | Start: | End: | Start: | End: | Current: | Proposed: |
| Monday | 23:00 | 02:00 | No change | | Whole premises | No change |
| Tuesday | | | | | | |
| Wednesday | | | | | | |
| Thursday | | | | | | |
| Friday | | | | | | |
| Saturday | | | | | | |
| Sunday | | | | | | |
| Non-standard timings: | Current: | | | | Proposed: | |
| | New Years Eve From 08:00 to 08:00 on New Years Day. | | | | No change | |

| Sale by Retail of Alcohol | | | | | | |
|------------------------------|---|-------|----------------|------|------------------|-----------|
| On or off sales | | | Current : | | Proposed: | |
| | | | | | | |
| | Current Hours | | Proposed Hours | | Licensable Area | |
| | Start: | End: | Start: | End: | Current: | Proposed: |
| Monday | 08:00 | 02:00 | No change | | Whole premises | No change |
| Tuesday | | | | | | |
| Wednesday | | | | | | |
| Thursday | | | | | | |
| Friday | | | | | | |
| Saturday | | | | | | |
| Sunday | | | | | | |
| Non-standard timings: | Current: | | | | Proposed: | |
| | New Years Eve From 08:00 to 08:00 on New Years Day. | | | | No change | |

| Hours premises are open to the public | | | | | | |
|---------------------------------------|---|-------|----------------|------|------------------|-----------|
| | Current Hours | | Proposed Hours | | Premises Area | |
| | Start: | End: | Start: | End: | Current: | Proposed: |
| Monday | 07:00 | 03:00 | No change | | Whole premises | No change |
| Tuesday | | | | | | |
| Wednesday | | | | | | |
| Thursday | | | | | | |
| Friday | | | | | | |
| Saturday | | | | | | |
| Sunday | | | | | | |
| Non-standard timings: | Current: | | | | Proposed: | |
| | New Years Eve From 08:00 to 08:00 on New Years Day. | | | | No change | |

| | |
|------------|--------------------------|
| 1-C | Layout alteration |
| None | |

| | | |
|---|--|--|
| 1-D | | Conditions being varied, added or removed |
| Condition | Proposed variation | |
| <u>Condition 43:</u> After 18:00 the provision of licensable activity at outside events attended by more than 1000 persons shall be limited to no more than 10 events per calendar year and have a maximum capacity of 5000 persons excluding staff at any one time. | <u>Condition 43:</u> After 18:00 the provision of licensable activity at outside events attended by more than 1000 persons shall be subject to consultation with the licensing authority. | |

2. Representations

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|---|------------------------------|--------------------------------|
| 2-A | | Responsible Authorities |
| Responsible Authority: | Environmental Health Service | |
| Representative: | Mrs Sally Fabbricatore | |
| Received: | 03 July 2018 | |
| <p>I refer to the application for variation of a Premises Licence (16/05727/LIPCH), issued under the Licensing Act 2003.</p> <p>This representation is based on the Operating Schedule and the current plans.</p> <p>The applicant is seeking to amend condition 43 from the current wording <i>'After 18:00 the provision of licensable activity at outside events attended by more than 1000 persons shall be limited to no more than 10 events per calendar year and have a maximum capacity of 5000 persons excluding staff at any one time.'</i> to <i>"After 18:00 the provision of licensable activity at outside events attended by more than 1000 persons shall be subject to consultation with the licensing authority"</i></p> <p>I wish to make the following representations in relation to the above application:</p> <p>The amendment to condition 43 may have the likely effect of causing an increase in Public Nuisance in the area and may impact on Public Safety.</p> <p>The granting of the variation Premises Licence as presented may have the likely effect of causing an increase in Public Nuisance in the area and may impact on Public Safety.</p> | | |

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| Responsible Authority: | Metropolitan Police Service |
| Representative: | PC Reaz Guerra |
| Received: | 05 June 2018 |

With reference to the above application I am writing to inform you that the Police, as a Responsible Authority, object to your application for the transfer of this Premises Licence as it is our belief that if granted the application would undermine the Crime Prevention and protection of children from harm objectives.

The application seeks to amend condition 43, from the current wording *'After 18:00 the provision of licensable activity at outside events attended by more than 1000 persons shall be limited to no more than 10 events per calendar year and have a maximum capacity of 5000 persons excluding staff at any one time.'* to *"After 18:00 the provision of licensable activity at outside events attended by more than 1000 persons shall be subject to consultation with the licensing authority"*

It is our belief that if granted the application could undermine the Crime Prevention and protection of children from harm licensing objectives.

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| 2-B | Other Persons |
|------------|----------------------|

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| In support or opposed: | Opposed |
| Received: | 02 July 2018 |

As one of the local councillors for the Camden Town with Primrose Hill ward which abuts the border with Westminster, I am writing to ask for clarification of the proposed change to Clause 43. As this is written in the application it is very confusing as it doesn't state how many other days the applicant is planning to have events. It could be 365 days a year, or when the event's organiser chooses. This oversight is very concerning, and I am asking for clarification as to the actual proposals. In consultation with the licensing authority, is not consultation with the community, who will be on the front line of the noise breakout, and have their sleep disturbed at 3-4am by the time the staff finally leave after the event. Also workers and schoolchildren who have to get up early to start their day will feel the impact, if the events are frequently held.

The health of the animals can also be adversely affected.

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| In support or opposed: | Opposed |
| Received: | 11 June 2018 |

There will there be more noise and more traffic in the neighbourhood whose peace and tranquility is more than valuable to all those who live here - I live across the road from the Zoo.

But I also have great concern for the welfare of the animals. Their sense of noise and smell is very different to ours so that loud music , and crowds of people partying and eating food whose smells might be offensive to the animals , are going to disturb the scant peace they have at the moment. They cannot escape to quiet corners away from what they might perceive as a threat . So increasing the number of parties and events throughout the year is inevitably going to add to their distress .

Zoos are inappropriate places for wild animals , but whatever welfare is offered to them should be the priority of the zoo. Increasing the number of nights it become available for parties is increasing the risk to that welfare.

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| In support or opposed: | Opposed |
| Received: | 06 June 2018 |
| <p>I object to changing the premises licence to one that is potentially open ended. I believe that it is unkind to keep animals in unnatural and cramped conditions. Late night events further disturb and disrupt any daily rhythm that the animals have. They are living beings and should not be treated as a relentless source of entertainment to generate income.</p> <p>I believe the animals should come first. Do not make it possible for there to be more frequent late night events.</p> | |
| In support or opposed: | Opposed |
| Received: | 02 July 2018 |
| <p>I am writing on behalf of the Freehold Company of Ormonde Terrace, a block of 70 apartments situated at the (bottom) South West corner of Primrose Hill Park. The Freehold Company, having consulted with its Leaseholders, does not have an objection in principle to the requested License variation, but, given Ormonde Terrace's location as one of the nearest apartment blocks to the Zoo, requests that meaningful noise tests are conducted in order to reassure us that no event would take place that would cause any significant noise nuisance.</p> <p>The tests would presumably need to involve the creation of noise levels to be expected from the kind of events that might take place, in the area(s) of the Zoo where the events are likely to take place, with sound levels measured at the bottom of Primrose Hill, including the South West corner, and near Ormonde Terrace itself.</p> | |
| In support or opposed: | Opposed |
| Received: | 05 July 2018 |
| <p>We act on behalf of Twenty Three Prince Albert Road (Management) Limited, who in turn represent the interests of 12 residential flats on Prince Albert Road, in the immediate vicinity of London Zoo.</p> <p>Our client is aware of the variation application (158/05443/LIPV) in respect of the premises licence for London Zoo. Our client has instructed us to submit this representation objecting to the variation application on their behalf.</p> <p>Our client submits that if their application is granted it would adversely affect the licensing objectives, in particular the prevention of public nuisance, the prevention of crime and disorder, public safety and the protection of children from harm.</p> <p>The application seeks to amend condition 43 on the premises licence relating to "outside events".</p> <p>Existing condition 43 imposes the following restrictions on outside events attended by more than 1,000 persons after 18:00 hours:</p> <ol style="list-style-type: none"> 1. No more than 10 events in a calendar year; and 2. A maximum capacity of 5,000 persons excluding staff at any one time. <p>If the application is granted in its current form, then the above restrictions would be removed and the premises would be permitted to hold an unlimited number of outside events attended by more than 5,000 guests.</p> | |

The existing operation of the outside events to which condition 43 relates creates a nuisance for my client, the residents of 23 Prince Albert Road. The noise generated by the events, especially the music, is very loud and continues late into the night. The events are clearly audible from all parts of the residential properties, not just those facing the zoo.

Although our client is disturbed by the current operation of events and is aware that condition 21 on the premises licence states that "no noise generated from the provision of licensable activities on the premises... shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance", the existing events are tolerated by our client in the spirit of partnership. Our client's tolerance is tempered by the fact that the events can only happen up to 10 times a year and the capacity is never more than 5,000 people.

Given that our client is already compromising the peaceful enjoyment of their homes as a result of the outside events that currently take place, our client submits that it would be unreasonable for any more events to take place at the premises, or for the capacity of these events to increase.

Our client notes the applicant's proposal within the application to work proactively with the local residents during the planning of events. However the residents are disappointed that no attempt was made to consult with them prior to the submission of this application, especially given the significant alterations proposed.

Furthermore, we wrote to the applicant on behalf of our client on 5th June 2018 inviting the applicant to withdraw their applications and consult with our client on the proposed variations prior to another application being submitted. The applicant responded on 7th June 2018 stating that they would not be withdrawing the application and did not make an attempt to discuss the application further with our client. We subsequently wrote to the applicant on 21st June 2018 and on 29th June 2018 the applicant responded with an invitation to meet with them. A meeting has been scheduled on 12 July 2018. You will find enclosed to this letter a copy of our correspondence to London Zoo and their responses.

Our client did not receive any information leaflet regarding the application referred to in the Zoo's letter of 7th June nor were they made aware of any meeting on 9th May 2018. For the avoidance of doubt, we do not accept that the correspondence from London Zoo in any way mitigates against the adverse impact that this application will have if granted in its current form.

Our client has noted the following additional steps the applicant proposes to take, as detailed in section M of the application:-

- A customer dispersal policy to be put in place to minimise noise disturbance as customers leave the premises.
- The display of notices close to the exit of the venue, requesting customers to leave the premises quickly and quietly.
- Staff and contractors who depart late at night when events have ceased, will be instructed to conduct themselves in such a manner as to avoid causing disturbance to nearby residents.
- Customers will not be allowed to exit the venue with alcohol they have purchased on the premises.

Our client will request copies of the noise management plan and dispersal policy to further understand how the applicant proposes to improve on the current operation of outside events to reduce the negative impact on residents.

In addition to the concerns outlined above our client submits that the proposed amendment to condition 43 would render the condition vague and unenforceable.

If the application is granted in its current form then the premises could potentially operate large scale events until 02:00am seven nights a week by simply "consulting with the Licensing Authority". The proposed condition as drafted does not provide the Licensing Authority with the power to stop an event from taking place where they have concerns following consultation with the Licence Holder. Given the nature and location of the applicant's premises, our client believes it would be unacceptable for the premises to be able to host these events unrestricted.

Furthermore, our client submits that the potential increase in the number of large scale events hotel at the premises would compromise the primary use of the premises as a zoological park and the fact that any licensable activities should be incidental to that use, as required under conditions 12 on the premises licence.

In light of the above, our client submits that if this application is granted it will adversely affect the licensing objectives and therefore, the application should be refused.

As a result of our client not being provided with the relevant documentation referred to in this application nor having had an opportunity to understand how the Responsible Authorities view the application, our client fully reserves their position to raise additional matters at Committee.

PopplestonAllen

Mr C Webb
Ivy Cottage
54 Grove Road
Chertsey
Surrey
KT16 9DL

Date: 05 June 2018
Our ref: CE/RTO/L12284-1
Doc Ref: 2146447641
Your ref:
E-mail: c.eames@popall.co.uk
Direct line: 0203 859 7750

By email and post

Dear Sir,

London Zoo – Application to Vary Premises Licence

We act on behalf of [REDACTED] who in turn represent the interests of 12 residential flats [REDACTED], in the immediate vicinity of London Zoo.

Our client is aware of the variation application (reference number 18/05443/LIPV) in respect of the premises licence for London Zoo.

We have reviewed the application that has been submitted along with the public notice and we note that there are some deficiencies within the application. In particular the notice has the incorrect correspondence address for Westminster City Council and further we consider that the Operating Schedule is ambiguous and provides insufficient information for our client to understand the nature and extent of the application.

On first reading, we note that Condition 43 of the premises licence imposes restrictions on use for outside events attended by more than 1000 persons after 18:00 to:

1. No more than 10 events in a calendar year; and
2. A maximum capacity of 5000 persons excluding staff at any one time.

If the application were to be granted in its current form, then the above restrictions would be removed in totality and the premises would be permitted to hold an unlimited number of outside events attended by more than 5000 guests.

Our client, the residents of [REDACTED] are disappointed that no attempt was made to consult with them prior to the submission of the application given the significant alterations proposed. In light of the lack of pre consultation and our opinion regarding the deficiencies of the application, we would request that you immediately withdraw the

Partners • James R D Anderson Ltd • Nlok Aron Ltd • Graeme Oushion Ltd • Clare Eames Ltd • Andy Grimsey Ltd • Lisa Inzani Ltd
Lisa Shankay Ltd • Jonathan M Smith Ltd • Associates • Hannah Price • Sarah Taylor
The Stanley Building, 7 Pancras Square, London N1C 4AG • T 0203 859 7760 • W popall.co.uk
Principal Office in Nottingham

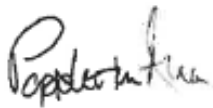
Authorised and Regulated by the Solicitors Regulation Authority (SRA no. 78244)

application with a view to meeting with our client as part of a pre consultation process prior to any further application being submitted.

Our client does suffer from public nuisance disturbances in relation to the events that currently take place at London Zoo and has serious concerns regarding any amendments to the licence. However in the spirit of partnership, our client would be willing to explore how the licence could be amended, albeit it not to the extent proposed, in such a way that would promote the Licensing Objectives and ensure that our client is not adversely impacted.

We would be grateful if you could contact the Solicitor dealing with this matter, Clare Eames on 020 3859 7750 or 07866 436 464 to confirm that you will withdraw your application this week. Once we have received notification from Westminster City Council that the application has been withdrawn, as indicated, we would be willing to arrange a meeting with you. Alternatively, if you are not minded to withdraw the application then we are instructed to submit a representation in relation to the application which would include legal submissions surrounding deficiencies within the application.

Yours faithfully,

A handwritten signature in black ink, appearing to read 'Poppleston Allen', written in a cursive style.

Poppleston Allen

By email only to: c.eames@popall.co.uk

7th June 2018

Dear Ms Eames,

London Zoo – Application to Vary Premises Licence

Thank you for your letter to my colleague Chris Webb dated 5th June 2018 which has been passed to me due to the legal elements within it. I have now had the chance to consider your points and to discuss them with relevant colleagues here.

I can see that your client has a number of concerns with the recent variation application we have submitted. I consider that these can be summarised as follows:

- technical deficiencies in the notice due to incorrect correspondence address for Westminster City Council;
- ambiguities in the Operating Schedule; and
- concern that we would be able to hold an unlimited number of events each year, all of which could potentially have over 5,000 people in attendance.

Before responding to these specific concerns, it may be of assistance to outline the process we have followed in submitting this application. We had 3,000 information leaflets distributed to local residents (including those at [REDACTED]) inviting them to a meeting on 9th May to discuss the proposed winter event this year. We understand that front desks in some blocks of flats did not permit direct distribution to letterboxes but instead retained leaflets themselves for onward distribution to residents. We also then followed the Council's usual process for this type of application, including using its standard template notice (available to download from its website).

In terms of the specific concerns you have raised (using the order above for ease of reference):

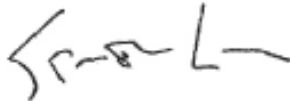
- we used the template notice provided by Westminster City Council. Therefore, if the address in it is incorrect, then this is something that would need to be amended on their template and is not something that we typed in to the application ourselves;
- in the section of the application regarding the Operating Schedule, the form asks us to write in where the effect of the application being granted would be to amend what is in our existing Operating Schedule. In this particular case, it is only condition 43 that we are seeking to amend and, as a result, much of the Operating Schedule has been left blank. Section L states that we are asking for 'clause' 43 to be amended and the wording of the proposed variation is set out at page 2 of the form. Section M then sets out further details of how we propose to consult with the licensing authority for any event for over 1,000 people, to work alongside key stakeholders for the event management plan, and to also work proactively with local residents. It also then details our

proposals to prevent crime and disorder, manage public safety, prevent public nuisance, and protect children from harm; and

- if the amendment is accepted as submitted then we would be required to consult with the licensing authority for any outside event planned to be attended by more than 1,000 people. It is therefore not a blanket permission, either in terms of the overall number of events in any one year or in terms of the number of attendees. We consider that this, along with the proposed mitigations set out at Section M of the application form will prevent any potential abuse by us of the change to condition 43 (if it is granted in its current form).

As a result of the above we are not looking to withdraw our application this week as requested and therefore will leave it to you to discuss with your client whether or not you wish to submit a representation and, if so, on what grounds.

Yours sincerely



Simon Lee

Head of Legal, Governance, and Risk Management

Direct dial: +44 (0)20 7449 6479

Email: Simon.Lee@zsl.org

PopplestonAllen

Mr Simon Lee
Head of Legal, Governance and Risk Management
Regent's Park
London
NW1 4RY

Date: 21 June 2018
Our ref: CE/RTO/L12284-1
Doc Ref: 2148460990
Your ref:
E-mail: c.eames@popall.co.uk
Direct line: 0203 859 7750

Dear Mr Lee

London Zoo – Application to Vary Premises Licence

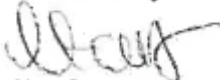
I write further to my letter of 5th June 2018 and your response dated 7th June 2018 in relation to the above variation application.

In view of Westminster City Council requiring the consultation period to be restarted, I once again request a meeting with you and my clients in order to discuss the variation application.

I have spoken to other parties who have shown interest in the application, including a local Ward Councillor who was not aware of the application, along with other members of the local community.

I look forward to hearing from you.

Yours sincerely



Clare Eames
Poppleston Allen

David Inzani

From: Simon Lee <Simon.Lee@zsl.org>
Sent: 22 June 2018 09:14
To: Clare Eames
Subject: RE: [EXT]: London Zoo - Application to Vary Premises Licence

Dear Ms Eames,

Thank you for your letter. I have discussed with the relevant colleagues here and they would be happy to meet with you. To this end, I will pass on your contact details to the colleague who has been asked to coordinate the relevant diaries. If you have any queries in the meantime, please let me know.

Yours sincerely

Simon

Simon Lee
Head of Legal, Governance, and Risk Management
Zoological Society of London
Regent's Park
London NW1 4RY
Direct dial: +44 (0)20 7449 6479
Email: Simon.Lee@zsl.org

www.zsl.org

From: Clare Eames [<mailto:C.Eames@popall.co.uk>]
Sent: 21 June 2018 10:33
To: Simon Lee
Subject: [EXT]: London Zoo - Application to Vary Premises Licence
Importance: High

Dear Mr Lee

Please find attached correspondence for your information.

Yours sincerely

Clare

Clare Eames | Partner

Poppleston Allen

E: C.Eames@popall.co.uk | T: 0203 859 7750 | M: 07868 438 464 | W: www.popall.co.uk

London Office: The Stanley Building, 7 Pancras Square, London, N1C 4AG

David Inzani

From: Kathryn Allix <Kathryn.Allix@zsl.org>
Sent: 29 June 2018 10:31
To: Clare Eames
Subject: London Zoo - Application to Vary Premises Licence

Good morning Clare,

Further to your email correspondence with Simon Lee I have been asked to arrange a meeting between yourselves and ZSL.

We'll try to be as flexible as possible with regards to dates so would you mind letting me have your availability? Please also let me know who would be attending.

I'm unsure where the meeting is to take place but we can certainly host if you wish to come to the zoo?

I look forward to hearing from you.

Kind regards,
Kat

Kathryn Allix
Commercial and Communications Administrator &
PA to the Commercial and Communications Director

Zoological Society of London
Regent's Park, London NW1 4RY
Telephone: 020 7449 6363

ZOOLOGICAL SOCIETY OF LONDON
Let's Work for Wildlife
www.zsl.org
Registered Charity no 208728



The Zoological Society of London is incorporated by Royal Charter
Principal Office England. Company Number RC000749
Registered address:
Regent's Park, London, England NW1 4RY
Registered Charity in England and Wales no. 208728

3.

Policy & Guidance

| The following policies within the City Of Westminster Statement of Licensing Policy apply: | |
|--|--|
| Policy HRS1 applies: | <p>(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.</p> <p>(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.</p> |
| 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. |
| Policy MD1 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. |
| Policy COMB1 applies: | <p>(i) Where a premises proposes to operate as a combined use premises applications will be considered on their merits with regard to each of the relevant policies e.g. Policies CD1, PS1, PN1 CH1 CIP1 and HRS1.</p> <p>(ii) The Licensing Authority will take into account the current and proposed use of the premises when considering what weight is to be given to the relevant uses and policies. It will take into account what is the primary use of the premises, if any, and which licensable activities are proposed outside the core hours (see policy HRS1).</p> <p>(iii) It will consider any premises which include any pub or bar use or provide facilities for fast food and drink or for music and dancing primarily under the policies specific to those uses e.g. PB1&PB2, FFP1 & FFP2, MD1 & MD2.</p> |

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 | Premises plans |
| Appendix 2 | Applicant supporting documents |
| Appendix 3 | Existing Premises Licence - 16/05727/LIPCH |
| Appendix 4 | Premises history |
| Appendix 5 | Proposed conditions |
| Appendix 6 | Residential map and list of premises in the vicinity |

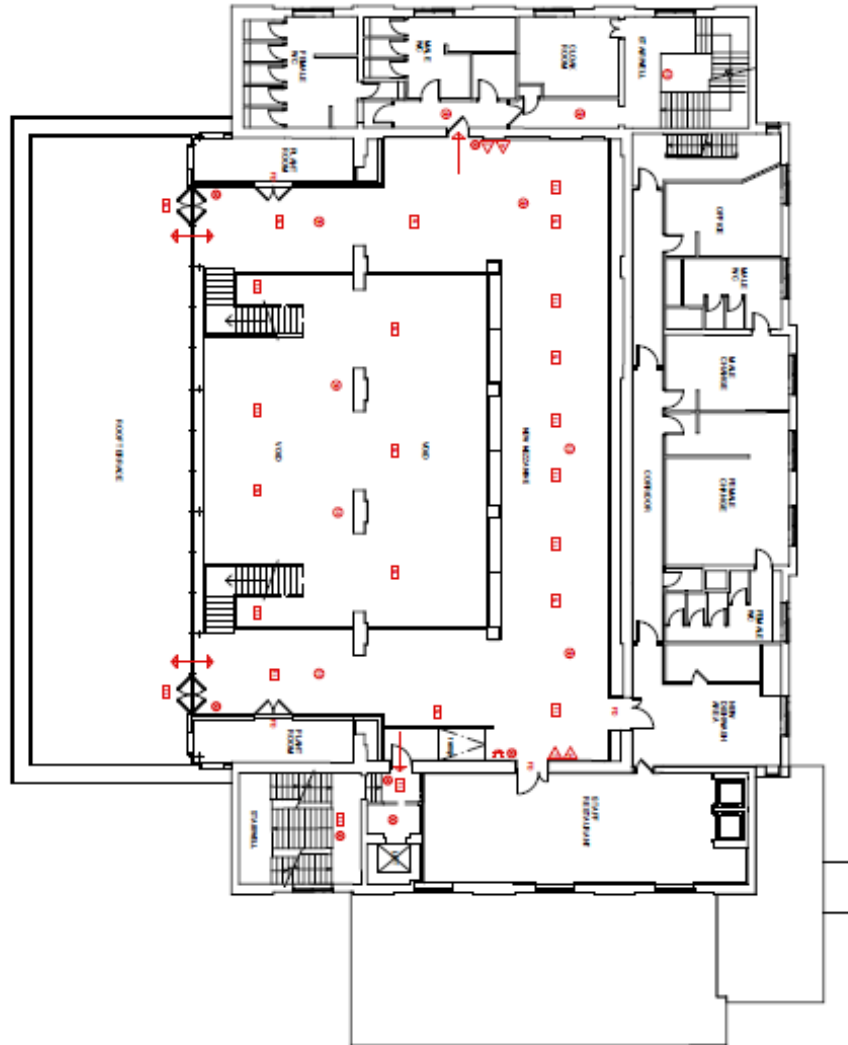
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|-----------------------|---|
| Report author: | Mrs Shannon Pring Senior Licensing Officer |
| Contact: | Telephone: 020 7641 3217 Email: spring3@westminster.gov.uk |

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

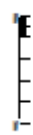
Background Documents – Local Government (Access to Information) Act 1972

| | | |
|-----------|---|------------------------------|
| 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 | March 2015 |
| 4 | Environmental Health Service | 03 July 2018 |
| 5 | Metropolitan Police Service | 05 June 2018 |
| 6 | Cllr Pat Callghan representation | 02 July 2018 |
| 7 | Resident representation 1 | 11 June 2018 |
| 8 | Resident representation 2 | 06 June 2018 |
| 9 | Resident representation 3 | 02 July 2018 |
| 10 | Resident representation 4 | 05 July 2018 |

MEZZANINE - Overall arrangement

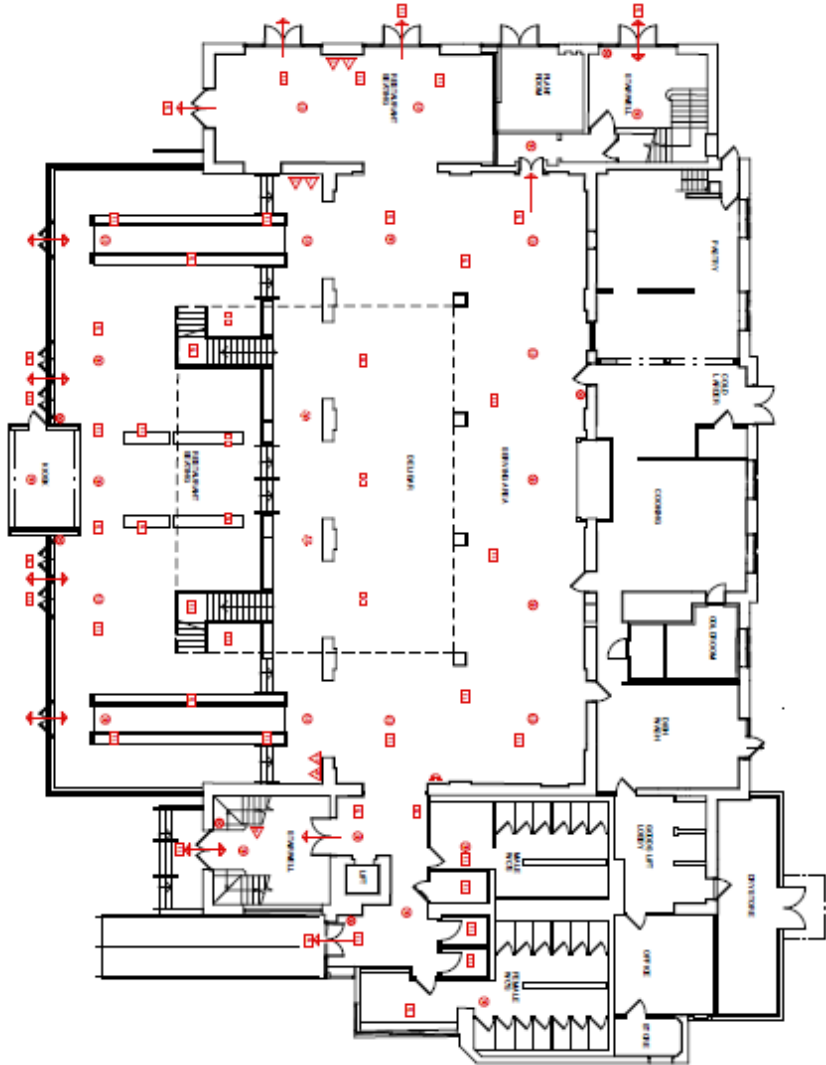


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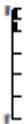




GROUND FLOOR - General arrangement



- ① Access to the building
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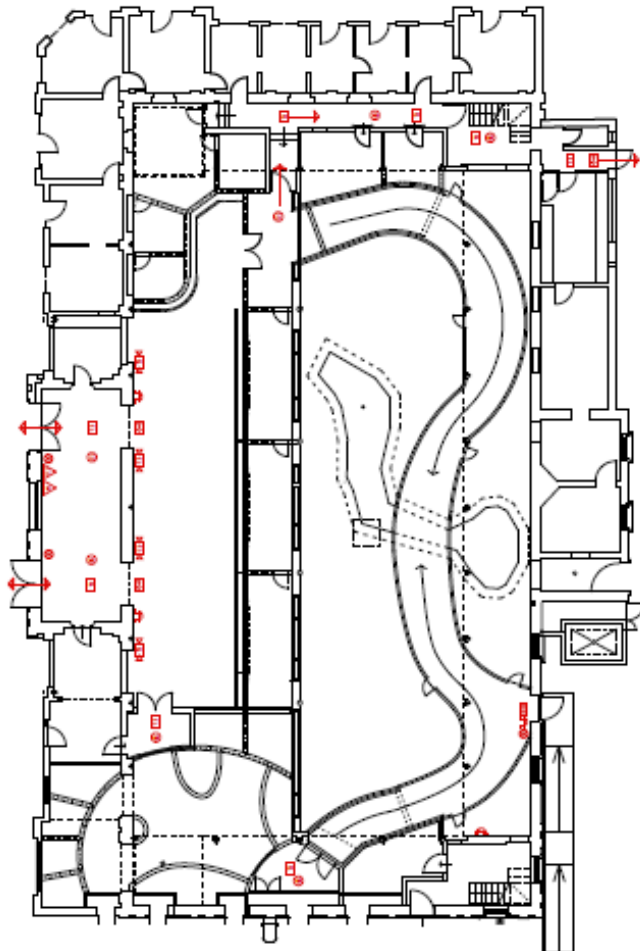
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LONDON ZOO

251.
LONDON ZOO

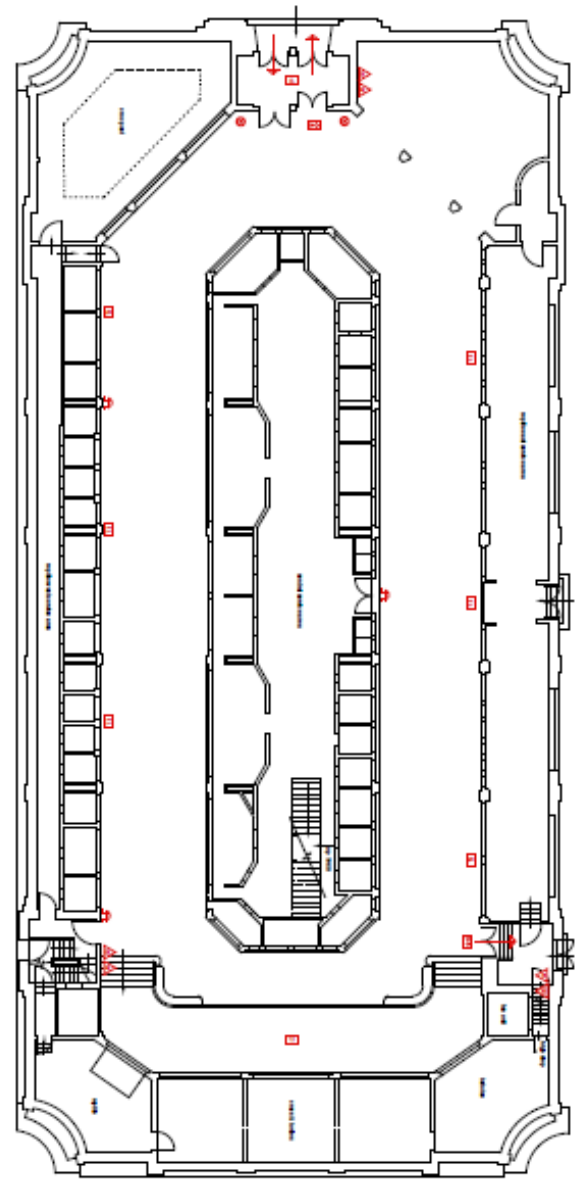
REDACTION
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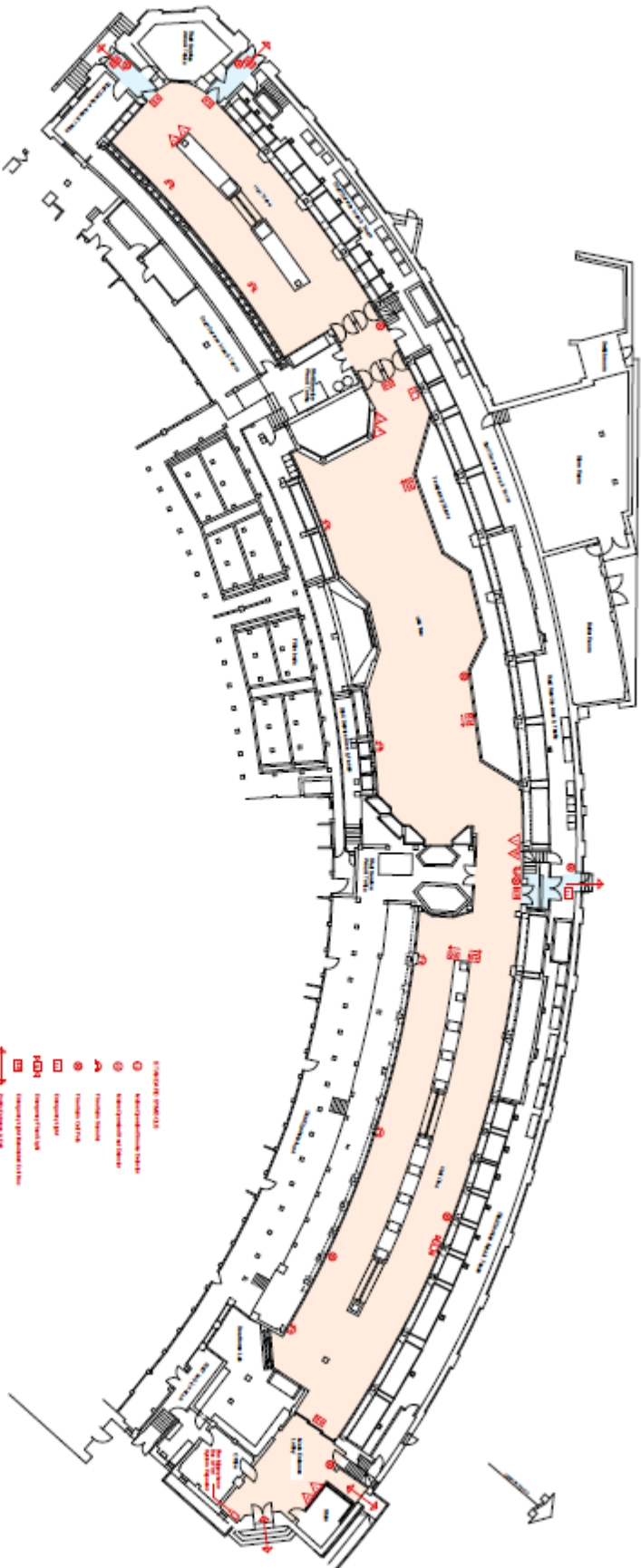
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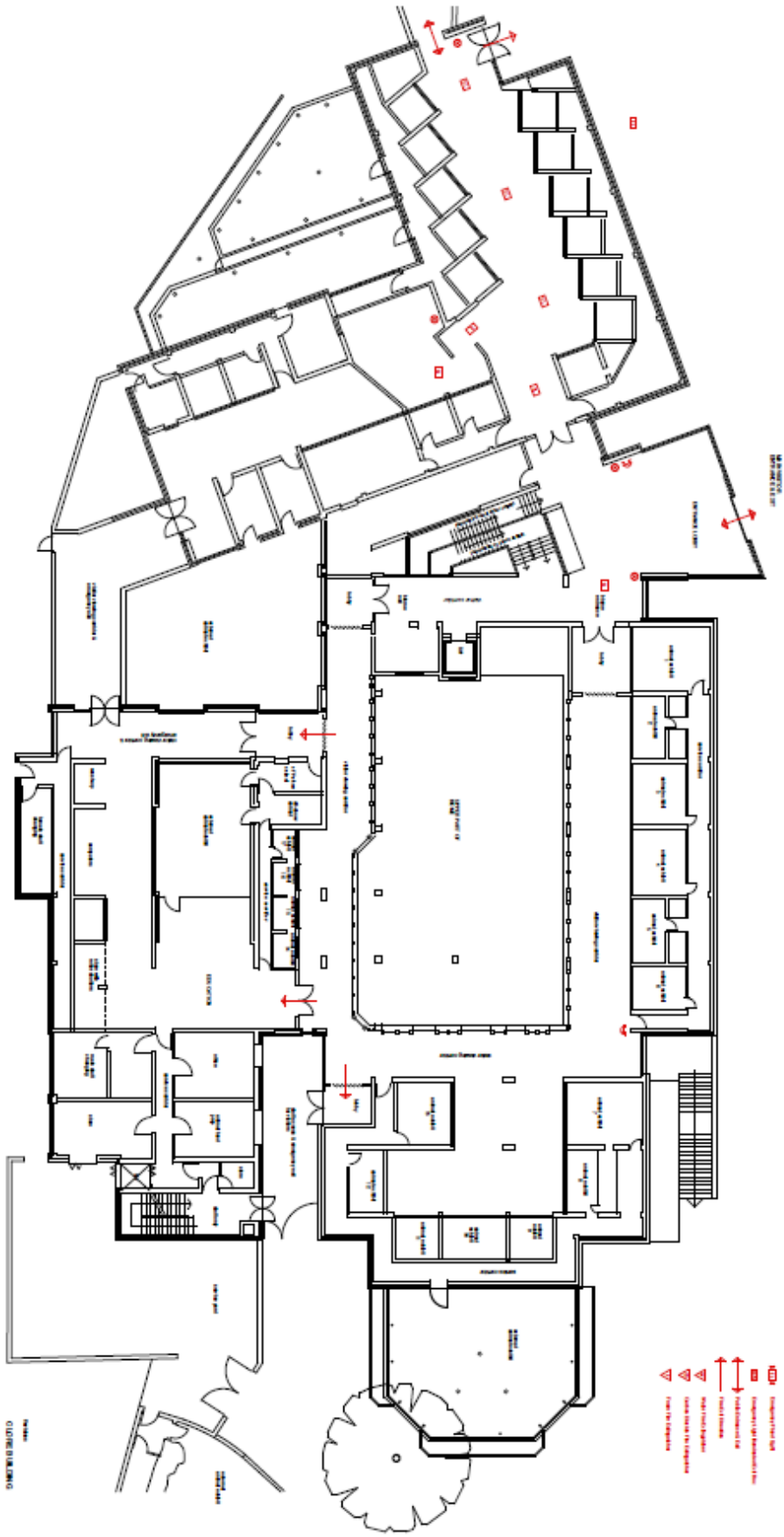


- OF FIRE ALARMS**
- ① Alarm point (hand call point)
 - ② Alarm point (push call point)
 - ③ Fire extinguisher
 - ④ Fire door
 - ⑤ Fire escape route
 - ⑥ Fire exit
 - ⑦ Fire exit (door)
 - ⑧ Fire exit (staircase)
 - ⑨ Fire exit (lift)
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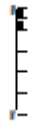


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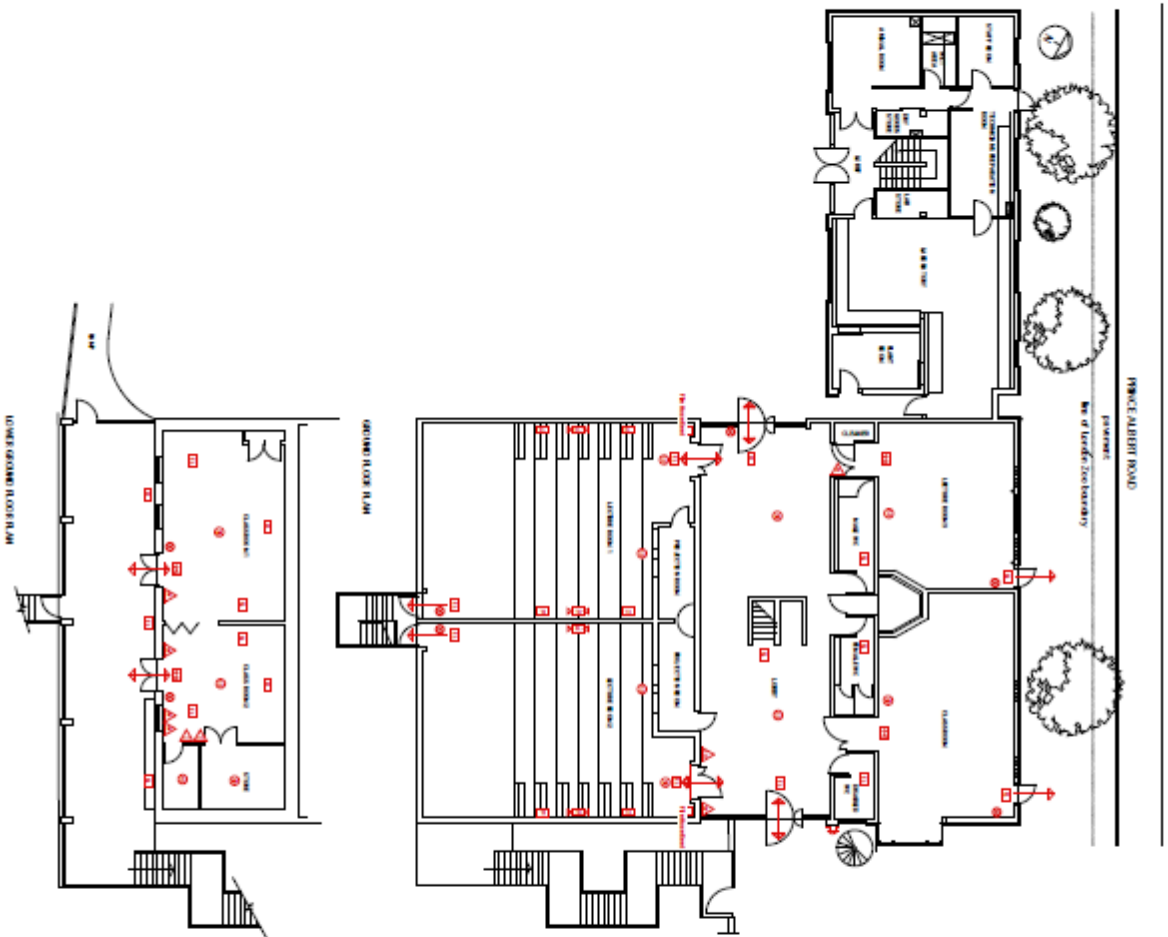




OLD BLENHEIM PALACE
ARCHITECTURAL FLOOR PLAN
 2015
 Copyright © 2015
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ZSL
LONDON ZOO



PARCEL ALBERT ROAD

PARCELS No. of Trade/Inc boundary

- EXTINGUISHERS**
- ① Water extinguisher
 - ② Dry powder extinguisher
 - ③ Extinguisher
 - ④ Extinguisher
 - ⑤ Extinguisher
 - ⑥ Extinguisher
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- SMOKE DETECTORS**
- ① Smoke detector
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- ALARM POINTS**
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- EXIT DOORS WITH ALARM POINTS**
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- EXIT DOORS WITH EXTINGUISHERS**
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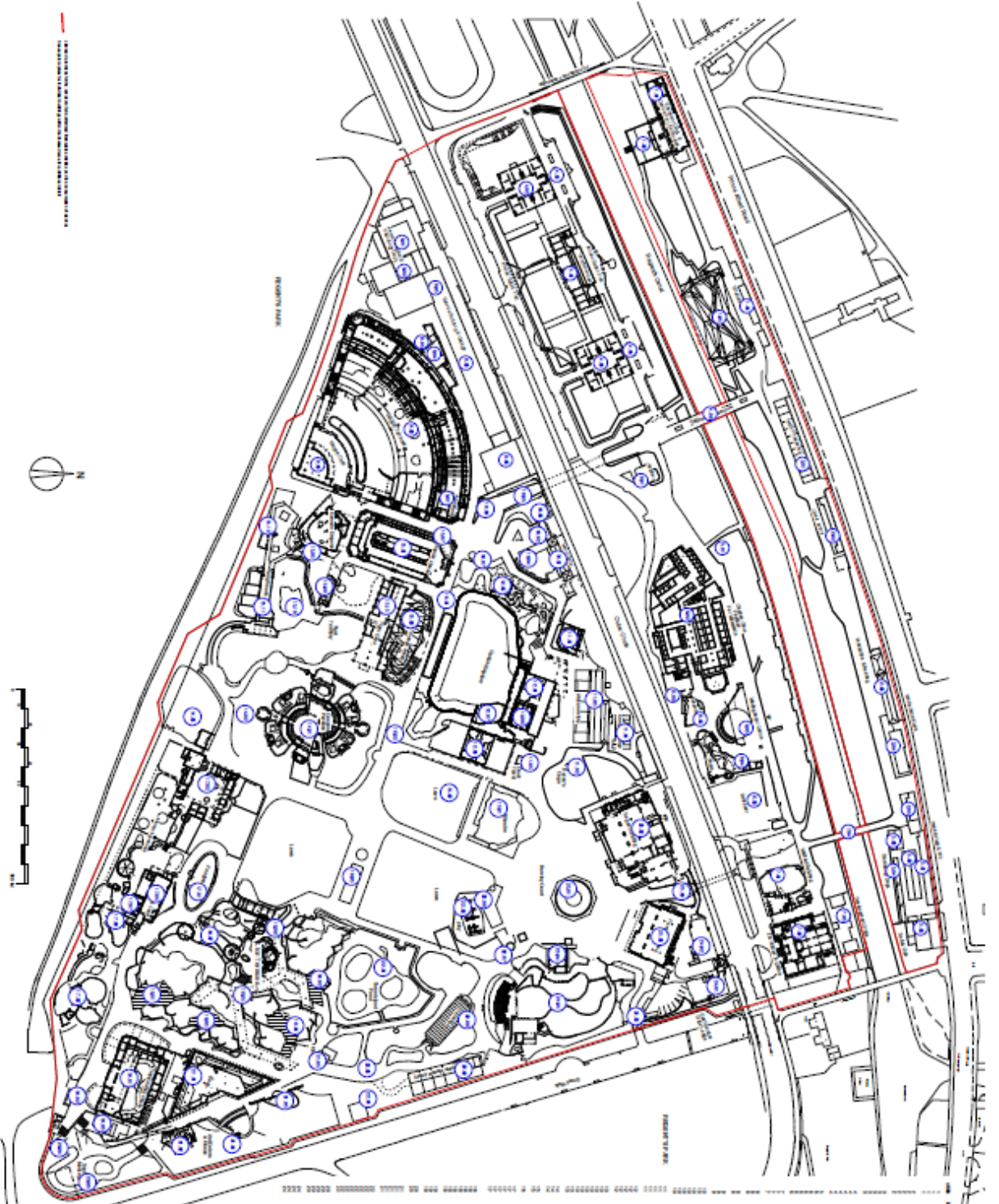
EDUCATION CENTRE
LONDON ZOO
ZSL
LONDON ZOO
1801-1803 PARCEL ALBERT ROAD
LONDON N16 7RA
TEL: 020 8996 7500
WWW.ZOOEDUCATION.CO.UK



FIRST FLOOR - Overall arrangement

- STAIRCASE
- EXIT
- SEATING
- TOILET
- OFFICE
- RECEPTION
- NEW SPACE
- CORRIDOR
- OFFICE
- STAIRS
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT
- EXIT





— SITE BOUNDARY



| NO. | DESCRIPTION |
|-----|---------------|
| 001 | ENCLOSURE 1 |
| 002 | ENCLOSURE 2 |
| 003 | ENCLOSURE 3 |
| 004 | ENCLOSURE 4 |
| 005 | ENCLOSURE 5 |
| 006 | ENCLOSURE 6 |
| 007 | ENCLOSURE 7 |
| 008 | ENCLOSURE 8 |
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LONDON ZOO - LICENCE SITE PLAN
 DRAWING NO. LSP 101
 March 2015
 ZSL
 LONDON ZOO
 ANIMARUM GELUK ARCHITECTS - LONDON IER
 020 7520 1181 | www.zsl.com

The applicant has provided the additional steps that they intend to take to promote the licensing objectives:

a) General – all four licensing objectives

- ZSL to work in consultation with the licensing authority in the planning of events for over 1,000 persons.
- ZSL to submit formal proposals to the licencing authority for new events over 1,000 persons.
- ZSL to work alongside key stakeholders such as the Local Licensing Authority, Police, Fire and Royal Parks to develop a comprehensive event management plan demonstrating clear mitigations intended to uphold the four licensing objectives.
- ZSL to work proactively with local residents during the planning of events.

b) The prevention of crime and disorder

- Security systems to be put in place, including the hiring of specialist security and stewarding teams to manage visitors at events.
- Comprehensive event management plan and risk assessment to be completed for events by the licence holder.
- Events to be appropriately managed for capacities to prevent overcrowding. The capacity is to be set below the total number that can be safely accommodated on site.
- Search and removal policies to be put in place to minimise the opportunity for drugs and weapons to be brought into the premises.
- Events where there is the sale of alcohol, ZSL shall be socially responsibly and not in any way encourage excessive drinking. Challenge 21 scheme to be put in place at events to prevent underage drinking.

c) Public Safety

- Comprehensive event management plan and risk assessment to be completed for events by the licence holder.
- Event management plan and risk assessment to include emergency management and evacuation procedures in the event of fire, bomb threats or suspect packages and animal escapes.
- Adequate first aid provisions to be provided for the scale of event.
- Security and stewarding staff to be fully briefed in providing customers with safe options for travelling home. Information should include access to licensed taxi cabs and the location of taxi ranks and public transport facilities.
- Stewards to assist with helping visitors safely exit the venue and cross the Outer Circle road.

d) The prevention of public nuisance

- A noise management policy to be put in place that sets out measures to prevent sound impacts on the zoos living collections as well as overspill from the premises.

- Staff and contractors who depart late at night when events have ceased, will be instructed to conduct themselves in such a manner as to avoid causing disturbance to nearby residents.
- A customer dispersal policy to be put in place to minimise noise disturbance as customers leave the premises.
- Security and stewards to be fully briefed in providing customers with clear directions to public transport.
- The display of notices close to the exit of the venue, requesting customers leave the premises quickly and quietly.
- Customers will not be allowed to exit the venue with alcohol they have purchased on the premises.

e) The protection of children from harm

- Children and young adults under the age of 16, only to be admitted onto the premises during events with a responsible adult.
- Challenge 21 scheme to be put in place at event bars to prevent underage drinking.
- ZSL's Safeguarding policy to be adhered to during events.

Current Premises Licence - 16/05727/LIPCH



Schedule 12
Part A

WARD: Regent's Park
UPRN: 010033539882

City of Westminster

64 Victoria Street, London, SW1E 6QP

Premises licence

Regulation 33, 34

Premises licence number:

16/05727/LIPCH

Original Reference:

15/04108/LIPN

Part 1 – Premises details

Postal address of premises:

London Zoo
Outer Circle
Regents Park
London
NW1 4RY

Telephone Number: Not supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Anything of a similar description to Live Music, Recorded Music or Performance of Dance
Performance of a Play
Late Night Refreshment
Sale by Retail of Alcohol

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

Performance of Dance

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Exhibition of a Film

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Performance of Live Music

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Playing of Recorded Music

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Anything of a similar description to Live Music, Recorded Music or Performance of Dance

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Performance of a Play

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Late Night Refreshment

Monday to Sunday: 23:00 to 02:00
Non-standard Timings: In addition : New Years Eve From 23:00 to 05:00 on New Years Day

Sale by Retail of Alcohol

Monday to Saturday: 08:00 to 02:00
Sunday: 08:00 to 01:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

The opening hours of the premises:

Monday to Saturday: 07:00 to 03:00
Sunday: 07:00 to 02:00

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:

Zoo Enterprises Limited
London Zoo
Outer Circle
Regents Park
London
NW1 4RY
Electronic Mail : Chris.webb@zsl.org
Business Phone Number : 07975 233 142
Business Phone Number : +44 020 7449 6375

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

01178687

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

Name: Mr Christopher Webb

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: PA107349

Licensing Authority: Royal Borough Of Windsor And Maidenhead

Date: 6th June 2016

This licence has been authorised by Miss Heidi Lawrance on behalf of the Director - Public Protection and Licensing.

Annex 1 – Mandatory conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

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

- 7. The responsible person must ensure that—
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;

 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

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

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

- (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.
9. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

Annex 2 – Conditions consistent with the operating Schedule

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

10. All staff will be provided with training in relation to the licensing objectives that are commensurate with their duties. This will include the individual's responsibilities, age verification and licensing offences, as appropriate. Details of the training will be recorded in a personnel file or log book and will be refreshed at regular intervals.
11. No licensable activities shall be undertaken on the Outer Circle under the terms of this licence.
12. The primary use of the premises shall be a Zoological Park and any licensable activity shall be incidental to this use.
13. 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.
14. 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 are 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.
15. An incident log shall be kept at the premises and made available on request to an authorised officer of the 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 identified in the CCTV system
 - (g) any refusal of the sale of alcohol.
16. After 18.00 hours at least one Personal Licence Holder shall be present during the whole time alcohol is sold.
17. After 18.00 hours all licensable activities shall only be provided to members of the Zoological Society of London or for pre-booked functions only.
18. After 22.00 hours all licensable activities in the outdoor areas shall cease, including the consumption of alcohol, except in the following buildings: Regent Building (1st Floor [Prince Albert], Mezzanine and Roof Terrace, Ground Floor), Mappin Café (Ground Floor) , Nuffield Building (Ground Floor and Mezzanine) and Education Centre (Ground Floor) and their associated terraces.
19. No alcohol purchased on site shall be removed from site, with the exception of alcoholic gifts in a sealed container for consumption off site.
20. There shall be no self-service of alcohol except in the restaurant of the Regent Building.
21. No noise generated from the provision of licensable activities on the premises, or by associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

22. Licensable activities and the consumption of alcohol are permitted in the outdoor areas and those buildings listed below.
 - o Regent Building 1st floor (Prince Albert) - 300
 - o Regent Building Mezzanine and roof terrace - 300
 - o Regent Building ground floor - 500
 - o Mappin Café ground floor - 200
 - o Bugs Building (includes ground and lower ground) - 350
 - o Blackburn Pavilion ground floor - 150
 - o Reptile House ground floor (includes Kiosk) - 300
 - o Aquarium ground floor - 500
 - o Clore Building ground floor - 80
 - o Nuffield Building ground floor and mezzanine - 300
 - o Education Centre ground floor - 200
23. Emergency and primary lighting shall be provided throughout the means of escape routes in the absence of adequate daylight.
24. All parts of the licensed area intended to be used in the absence of adequate daylight and all essential safety signage shall be suitably illuminated.
25. 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.
26. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
27. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
28. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
29. Any special effects or mechanical installations used for a licensable activity shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used upon 10 days prior written notice being given to the Licensing Authority and clearance by the London Fire and Emergency Planning authority and the Environmental Health Consultation Team, Westminster City Council:
 - a. Dry ice and cryogenic fog
 - b. Smoke machines and fog generators
 - c. Pyrotechnics including fireworks
 - d. Firearms
 - e. lasers
 - f. explosives and highly flammable substances
 - g. Real flame
 - h. Strobe lighting.
30. Sufficient staff shall be engaged to ensure that the public can be evacuated from any building being used for a licensable activity in the case of an emergency.
31. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
32. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.

33. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
34. Emergency exits and entrances to the event area must be kept clear at all times and must be provided with clearly visible signage.
35. Flashing or particularly bright lights used in conjunction with a licensable activity on or outside the premises or used in events shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime or public safety).
36. The certificates listed below shall be submitted to the Licensing Authority upon written request:
 - a. Any emergency lighting battery or system
 - b. Any electrical installation
 - c. Any emergency warning system
37. All staff engaged in supervising or controlling queues outside the entrance to the licensed premises shall wear high visibility jackets or vest.
38. 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.
39. Unless the premises are operating under the benefit of a Sexual Entertainment Venue licence there shall be no striptease, no nudity and all persons to be decently attired at all times.
40. Unless otherwise agreed in writing with the Licensing Authority, and except at private or pre-booked events or intended as a gift for another person, the sale of alcohol in glassware shall be limited to the Regent Building and this shall not be taken outside of this building. All alcoholic drinks in all other areas shall be served in vessels or containers of polycarbonate or other shatterproof material.
41. All doors and windows of buildings shall be kept closed after 22.00 hours when used for a licensable activity, except for immediate access and egress.
42. The current Event Management Plan for the premises shall be made available to the Police and an authorised Council Officer on request.
43. After 18:00 the provision of licensable activities at outside events attended by more than 1000 persons shall be limited to no more than 10 events per calendar year and have a maximum capacity of 5000 persons excluding staff at any one time.
44. No licensable activities shall take place at the premises until the current premises licence [13/09950/LIPDPS] has been surrendered.

Annex 4 – Plans

Attached



Schedule 12
Part B

WARD: Regent's Park
UPRN: 010033539882

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

**Premises licence
summary**

Regulation 33, 34

Premises licence number:

16/05727/LIPCH

Part 1 – Premises details

Postal address of premises:

London Zoo
Outer Circle
Regents Park
London
NW1 4RY

Telephone Number: Not supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Anything of a similar description to Live Music, Recorded Music or Performance of Dance
Performance of a Play
Late Night Refreshment
Sale by Retail of Alcohol

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

Performance of Dance

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Exhibition of a Film

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Performance of Live Music

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Playing of Recorded Music

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Anything of a similar description to Live Music, Recorded Music or Performance of Dance

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Performance of a Play

Monday to Sunday: 08:00 to 02:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

Late Night Refreshment

Monday to Sunday: 23:00 to 02:00
Non-standard Timings: In addition : New Years Eve From 23:00 to 05:00 on New Years Day

Sale by Retail of Alcohol

Monday to Saturday: 08:00 to 02:00
Sunday: 08:00 to 01:00
Non-standard Timings: In addition :New Years Eve From 08:00 to 08:00 on New Years Day

The opening hours of the premises:

Monday to Saturday: 07:00 to 03:00
Sunday: 07:00 to 02:00

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:

Zoo Enterprises Limited
London Zoo
Outer Circle
Regents Park
London
NW1 4RY

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

01178687

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

Name: Mr Christopher Webb

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

Restricted

Date: 6th June 2016

**This licence has been authorised by Miss Heidi Lawrance on behalf of the Director -
Public Protection and Licensing.**

Appendix 4

Licence & Appeal History

| Application | Details of Application | Date Determined | Decision |
|-----------------|---|-----------------|------------------------------------|
| 15/04108/LIPN | Application for a new premises licence | 05/11/2015 | Granted by Licensing Sub-Committee |
| 16/02121/LIPDPS | Application to vary the designated premises supervisor | 10/03/2016 | Granted under delegated authority |
| 16/04354/LIPVM | Application for a minor variation | 24/05/2016 | Refused under delegated authority |
| 16/05727/LIPCH | Application to change the premises licence holder details | 06/06/2016 | Granted under delegated authority |
| 18/05443/LIPV | Current application | | |

There is no appeal history

| Application | Duration of event | Date Determined | Decision |
|-----------------|-------------------------------|-----------------|--------------------------|
| 16/04741/LITENP | 18:00 – 22:00 on 15 July 2016 | 27/05/2016 | Event allowed to proceed |
| 16/04739/LITENP | 18:00 – 22:00 on 03 June 2016 | 20/05/2016 | Event allowed to proceed |
| 16/04729/LITENP | 18:00 – 22:00 on 08 July 2016 | 18/05/2016 | Event allowed to proceed |
| 16/04717/LITENP | 18:00 – 22:00 on 01 July 2016 | 18/05/2016 | Event allowed to proceed |
| 16/04713/LITENP | 18:00 – 22:00 on 24 June 2016 | 18/05/2016 | Event allowed to proceed |
| 16/04709/LITENP | 18:00 – 22:00 on 17 June 2016 | 18.05.2016 | Event allowed to proceed |
| 16/04702/LITENP | 18:00 – 22:00 on 10 June 2016 | 18.05.2016 | Event allowed to proceed |
| 16/03424/LITENN | 18:00 – 22:00 on 18 May 2016 | 19.04.2016 | Event allowed to proceed |

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.

9. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

Annex 2 – Conditions consistent with the operating Schedule

None

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

10. All staff will be provided with training in relation to the licensing objectives that are commensurate with their duties. This will include the individual's responsibilities, age verification and licensing offences, as appropriate. Details of the training will be recorded in a personnel file or log book and will be refreshed at regular intervals.
11. No licensable activities shall be undertaken on the Outer Circle under the terms of this licence.
12. The primary use of the premises shall be a Zoological Park and any licensable activity shall be incidental to this use.
13. 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.
14. 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 are 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.
15. An incident log shall be kept at the premises and made available on request to an authorised officer of the 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 identified in the CCTV system
 - (g) any refusal of the sale of alcohol.
16. After 18.00 hours at least one Personal Licence Holder shall be present during the whole time alcohol is sold.
17. After 18.00 hours all licensable activities shall only be provided to members of the Zoological Society of London or for pre-booked functions only.
18. After 22.00 hours all licensable activities in the outdoor areas shall cease, including the consumption of alcohol, except in the following buildings: Regent Building (1st Floor [Prince Albert], Mezzanine and Roof Terrace, Ground Floor), Mappin Café (Ground Floor) , Nuffield Building (Ground Floor and Mezzanine) and Education Centre (Ground Floor) and their associated terraces.
19. No alcohol purchased on site shall be removed from site, with the exception of alcoholic gifts in a sealed container for consumption off site.
20. There shall be no self-service of alcohol except in the restaurant of the Regent Building.

21. No noise generated from the provision of licensable activities on the premises, or by associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
22. Licensable activities and the consumption of alcohol are permitted in the outdoor areas and those buildings listed below.
 - o Regent Building 1st floor (Prince Albert) - 300
 - o Regent Building Mezzanine and roof terrace - 300
 - o Regent Building ground floor - 500
 - o Mappin Café ground floor - 200
 - o Bugs Building (includes ground and lower ground) - 350
 - o Blackburn Pavilion ground floor - 150
 - o Reptile House ground floor (includes Kiosk) - 300
 - o Aquarium ground floor - 500
 - o Clore Building ground floor - 80
 - o Nuffield Building ground floor and mezzanine - 300
 - o Education Centre ground floor - 200
23. Emergency and primary lighting shall be provided throughout the means of escape routes in the absence of adequate daylight.
24. All parts of the licensed area intended to be used in the absence of adequate daylight and all essential safety signage shall be suitably illuminated.
25. 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.
26. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
27. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
28. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
29. Any special effects or mechanical installations used for a licensable activity shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used upon 10 days prior written notice being given to the Licensing Authority and clearance by the London Fire and Emergency Planning authority and the Environmental Health Consultation Team, Westminster City Council:
 - a. Dry ice and cryogenic fog
 - b. Smoke machines and fog generators
 - c. Pyrotechnics including fireworks
 - d. Firearms
 - e. lasers
 - f. explosives and highly flammable substances
 - g. Real flame
 - h. Strobe lighting.

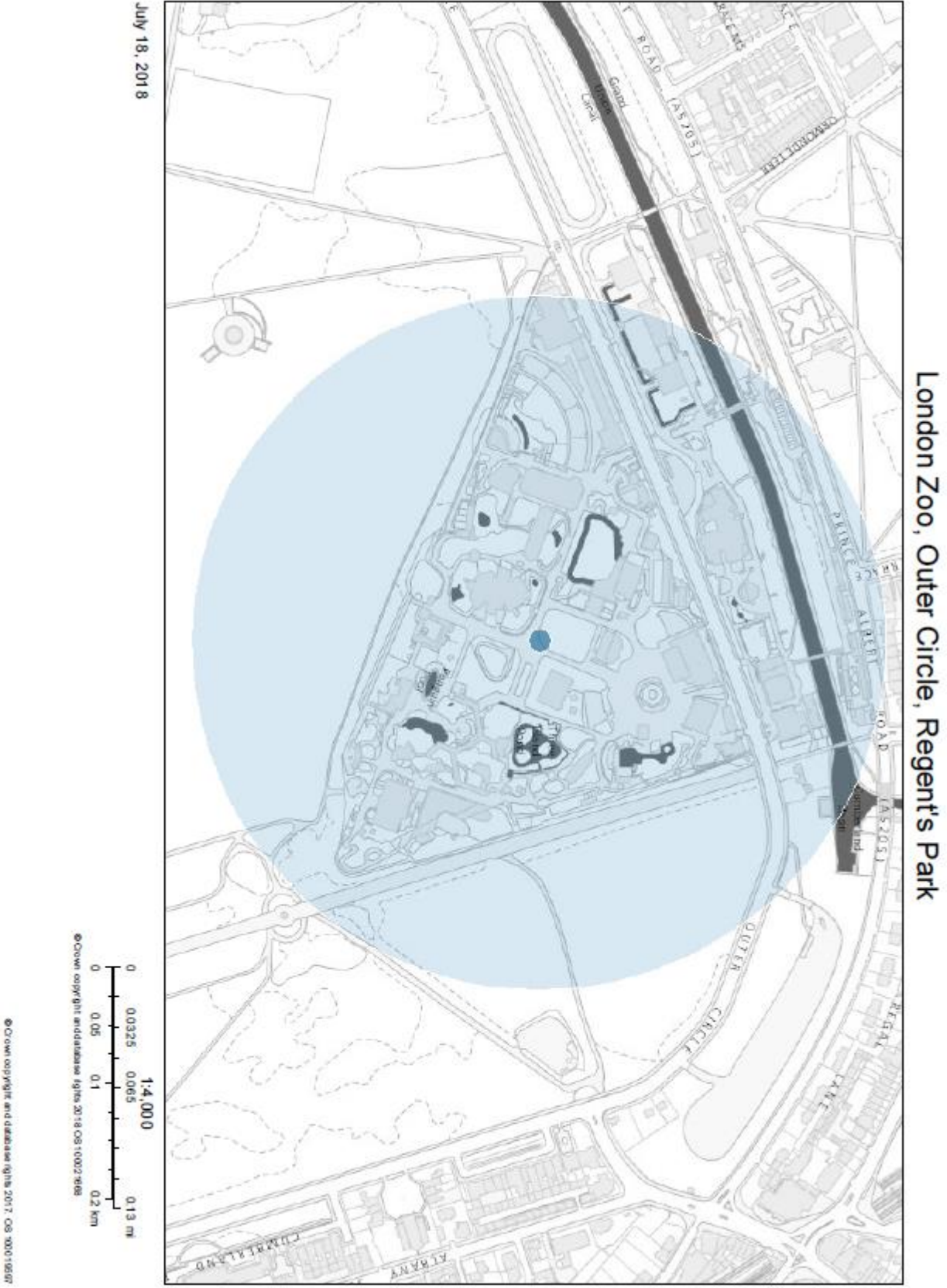
30. Sufficient staff shall be engaged to ensure that the public can be evacuated from any building being used for a licensable activity in the case of an emergency.
31. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
32. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
33. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
34. Emergency exits and entrances to the event area must be kept clear at all times and must be provided with clearly visible signage.
35. Flashing or particularly bright lights used in conjunction with a licensable activity on or outside the premises or used in events shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime or public safety).
36. The certificates listed below shall be submitted to the Licensing Authority upon written request:
 - a. Any emergency lighting battery or system
 - b. Any electrical installation
 - c. Any emergency warning system
37. All staff engaged in supervising or controlling queues outside the entrance to the licensed premises shall wear high visibility jackets or vest.
38. 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.
39. Unless the premises are operating under the benefit of a Sexual Entertainment Venue licence there shall be no striptease, no nudity and all persons to be decently attired at all times.
40. Unless otherwise agreed in writing with the Licensing Authority, and except at private or pre-booked events or intended as a gift for another person, the sale of alcohol in glassware shall be limited to the Regent Building and this shall not be taken outside of this building. All alcoholic drinks in all other areas shall be served in vessels or containers of polycarbonate or other shatterproof material.
41. All doors and windows of buildings shall be kept closed after 22.00 hours when used for a licensable activity, except for immediate access and egress.
42. The current Event Management Plan for the premises shall be made available to the Police and an authorised Council Officer on request.
43. After 18:00 the provision of licensable activities at outside events attended by more than 1000 persons shall be limited to no more than 10 events per calendar year and have a maximum capacity of 5000 persons excluding staff at any one time.

Applicant's proposed amendment of Condition 43:

After 18:00 the provision of licensable activity at outside events attended by more than 1000 persons shall be subject to consultation with the licensing authority.

44. No licensable activities shall take place at the premises until the current premises licence [13/09950/LIPDPS] has been surrendered.

(To be removed)



Resident count: 1

Premises within 300 metres of London Zoo, Outer Circle, Regent's Park

| Licence Number | Trading Name | Address | Premises Type | Time Period |
|-----------------------|---------------------|--|-------------------------|------------------------------------|
| 17/10887/ LIPDPS | Regents Park | Concession 1 Outer Circle Regents Park London NW1 4RY | Park / Open Space | Monday to Sunday; 05:00 - 22:30 |