

Licensing Sub-Committee Report

Item No:	
Date:	20 September 2018
Licensing Ref No:	18/08115/LIPN - New Premises Licence
Title of Report:	Avobar 23 - 24 Henrietta Street London WC2E 8ND
Report of:	Director of Public Protection and Licensing
Wards involved:	St James's
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Sam Eaton Senior Licensing Officer
Contact details	Telephone: 020 7641 2700 Email: seaton@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	11 July 2018		
Applicant:	Avobar Ltd		
Premises:	Avobar		
Premises address:	23 - 24 Henrietta Street London WC2E 8ND	Ward:	St James's
		Cumulative Impact Area:	West End
Premises description:	The application form describes the premises as a fresh and healthy drinks bar, offering fresh juices, smoothies and a small selection of cocktails and organic wines.		
Premises licence history:	This is an application for a new premises licence and as such there is no previous licensing history.		
Applicant submissions:	The applicant has supplied a menu which can be found in Appendix 2.		

1-B Proposed licensable activities and hours							
Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	23:00	23:00	23:00	23:00	23:00	23:00	22:30
Seasonal variations/ Non-standard timings:		None.					

Sale by retail of alcohol - AMENDED				On or off sales or both:			On the premises
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00
End:	23:00	23:00	23:00	23:00	23:00	23:00	22:30
Seasonal variations/ Non-standard timings:		None.					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	23:30	23:30	23:30	23:30	23:30	23:30	23:00
Seasonal variations/ Non-standard timings:		None.					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Anil Drayan
Received:	6 th August 2018
<p>I refer to the application for a new premises licence for the above premises which is located in the West End Cumulative Impact Area.</p> <p>The applicant has submitted plans of the premises showing the ground floor, drawing no 07-01, revision B, dated 04/18 and the basement floor, drawing no 07-02, revision B, dated 04/18.</p> <p>The following licensable activities are being sought:</p> <ol style="list-style-type: none">1. To provide for the Supply of Alcohol 'On' and 'Off' the premises between 10:00 and 23.00 Monday to Saturday and 10:00 to 22:30 Sunday <p>I wish to make the following representations based on the plans submitted and the supporting operating schedule:</p> <ol style="list-style-type: none">1. The hours requested for and the Supply of Alcohol 'On' and 'Off' the premises may lead to an increase in Public Nuisance in the West End Cumulative Impact Area <p>Environmental Health also makes the following comments:</p> <ol style="list-style-type: none">i. Some undertakings have been offered in the operating schedule and these are under consideration as to whether they there are sufficient to allay Environmental Health concerns.ii. It is noted that the proposal is largely consistent with operating under Model Condition 66 (see list of model conditions on the Council's website) for the provision of alcohol 'on' the premises but has not provided conditions for the 'off' sales.iii. The applicant is also advised that operating largely under Model Condition 66 may then require the premises to also apply for a planning change of use to an A3 Use premises if that is not its current designation. Advice on this should be sought from the Council's Planning Department. Should such a change of use be necessary then one of the principal requirements for a new premises seeking this change of use would be to provide a 'full height' or an 'approved re-circulation' system for the kitchen extract ventilation.iv. The premises will in any case need to be assessed for its food preparation/cooking facilities in order to evaluate whether Public Nuisance may arise from cooking odour and/or from the operation of any plant and machinery.v. It is unclear from the application if the premises have already undergone refurbishment for the proposed use. It will nevertheless need to be inspected for Public Safety prior to commencement of any licensable activities.vi. The provision of sanitary accommodation for any proposed capacity must be in line with at least the minimum requirements as set out in British Standard 6465 in order to help with preventing an increase in Public Nuisance in the West End Cumulative Impact	

Area. In addition compliance with Food Hygiene standards will also require separate facilities for staff if the overall capacity at the premises is more than 25 persons.

The applicant is therefore requested to contact the undersigned to discuss the above issues and arrange a site visit after which Environmental Health may propose additional conditions for the proposed use.

Responsible Authority:	Metropolitan Police Service (<i>withdrawn</i>)
Representative:	PC Caroline Cockshull
Received:	23 rd July 2018

With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, will be objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives in relation to Crime and Disorder.

The venue is situated in the West End Cumulative Impact Area, a locality where there is traditionally high crime and disorder. We have concerns that this application will cause further policing problems in an already demanding area.

- The hours requested for On Sales of alcohol on a Sunday are outside of Westminster City Council Core Hours
- Further clarification required of nature of off sales

I will be in touch shortly to discuss this further.

On 9th August 2018 the applicant responded as follows:

No off sales are required as such.

There could be tables and chairs within the red lined licensed area so would not constitute off sales.

We have also provided for customers to be able to take part consumed bottles of wines supplied ancillary to their meal.

Following the applicant withdrawing the application for the sale of alcohol to be consumed off the premises the Metropolitan Police Service withdrew their representation.

Responsible Authority:	Licensing Authority
Representative:	Roxanna Haq
Received:	8 th August 2018

I write in relation to the application submitted to vary a Premises Licence for the following premises:

23 - 24 Henrietta Street, London WC2E 8ND

As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011 the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the Licensing Objectives:

- Public Nuisance

- Prevention of Crime & Disorder
- Public Safety
- Protection of Children from harm

This application seeks the following:

The retail of alcohol both on and off the premises;

Monday to Saturday	10:00 - 23:00
Sunday	10:00 - 22:30

The premises is located within the West End Cumulative Impact area and as such a number of policy points must be considered, namely PB2 and CIP1.

Currently the application does not restrict the operation of the premises as a restaurant therefore this application will be considered within policy PB2 and as such please be aware that it is the Licensing Authorities policy to refuse applications in the cumulative impact areas where premises are seen to being used primarily for the supply of alcohol. Additionally, paragraph 2.5.23 of the Councils Statement of Licensing Policy 2016 states that the 'grant of new licences for pubs or bars in the Cumulative Impact Area should be limited to exceptional circumstances'. Therefore, it is for the applicant to demonstrate that this application can be regarded as an exception to policy.

The list of examples of what may be considered an exceptional circumstance can be found at paragraphs 2.4.2 - 2.4.13 of the Council's Statement of Licensing Policy.

Following your submissions with Environmental Health it is noted that the proposal is largely consistent with operating under Model Condition 66 (see list of model conditions on the Council's website) for the provision of alcohol 'on' the premises. However, the applicant has not provided conditions for the 'off' sales. The application at this stage does not provide sufficient details of the nature of the provision, which would deem the alcohol ancillary to those undertakings.

In consideration to policy CIP1, paragraph 2.4.21 of the Licensing Policy states applications will be considered that;

" (i) are appropriately conditioned so that the consumption of alcohol is not, and cannot become, a significant part of the operation of the premises and is regulated to promote responsible drinking;

(ii) where the character of the premises is such that its customers are not likely to be involved in sustained or heavy drinking at later hours; and

(iii) when the sale of alcohol is not permitted beyond 20:00 hours; then permitting the sale of alcohol for consumption on the premises is unlikely to add to cumulative impact in the cumulative impact area"

Therefore, we encourage the applicant to consider reducing the terminal hours of alcohol sales as proposed to 20:00 hours.

The above, alongside with any exceptions to policy can be submitted by the applicant for consideration to demonstrate that the granting of this new licence in the West End Cumulative Impact Area will not add to cumulative impact.

Further discussions will be held with the applicant prior to the hearing and any further submissions will be forwarded on for Members information. Please accept this as a formal representation and we look forward to receiving any further submissions.

2-B Other Persons

Name:	[REDACTED]
Address and/or Residents Association:	Covent Garden Community Association [REDACTED] [REDACTED] [REDACTED]

Received:	30 th July 2018
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The CGCA objects to this application on the grounds that it will harm all 4 Licensing Objectives.

This Representation is being made as although the Application was registered on 11/7 no documents are available on the Register and so we are unable to understand what is being applied for. Once we have the benefit of the detailed application we will consider modifying this representation.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]

Received:	7 th August 2018
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The information available on this application is quite limited on the website and it is impossible to understand what the operation conditions of this licence will be.

As far as can be gleaned from the documentation Avobar is applying for a license for the general sale of alcohol operating as a bar.

"A fresh and healthy drinks bar, offering fresh juices, smoothies and a small selection of cocktails and organic wines"

There is no condition of the sale of food alongside any alcohol and there is no requirement for it operate with waitress service or for clients to be seated on the premises whilst consuming the alcohol. (Reference is made to an operating schedule but this does not appear to be on the website)

We have been concerned about the creep of licensed premises in Henrietta Street. Until now this has always been in a restaurant type environment. We do not want Henrietta Street to become another Maiden Lane with noisy behaviour in the street until quite late at night.

Avobar appears to be operating as a bar with a request for a license 10.00am (inc Sunday) until 23.00pm (except Sunday 22.30). (Opening hours 8.00am (inc Sunday) to 23.30 (23.00 Sunday)) Westminster Council has specific policies on late night drinking establishments which do not seem to have been addressed.

We strongly object to this application until more information is provided about how the business will run.

If a license is to be granted to go alongside a "juice bar" then we request that the terminal hour for licensing activities and the closing time to be 8pm.

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> <p>For premises for the supply of alcohol for consumption on the premises:</p> <p>Monday to Thursday: 10:00 to 23:30 Friday and Saturday: 10:00 to midnight Sundays immediately prior to Bank Holidays: Midday to midnight Other Sundays: Midday to 22:30</p>
Policy CIP1 applies:	<p>(i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1.</p> <p>(ii) Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.</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	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	Miss Sam Eaton Senior Licensing Officer
Contact:	Telephone: 020 7641 2700 Email: seaton@westminster.gov.uk

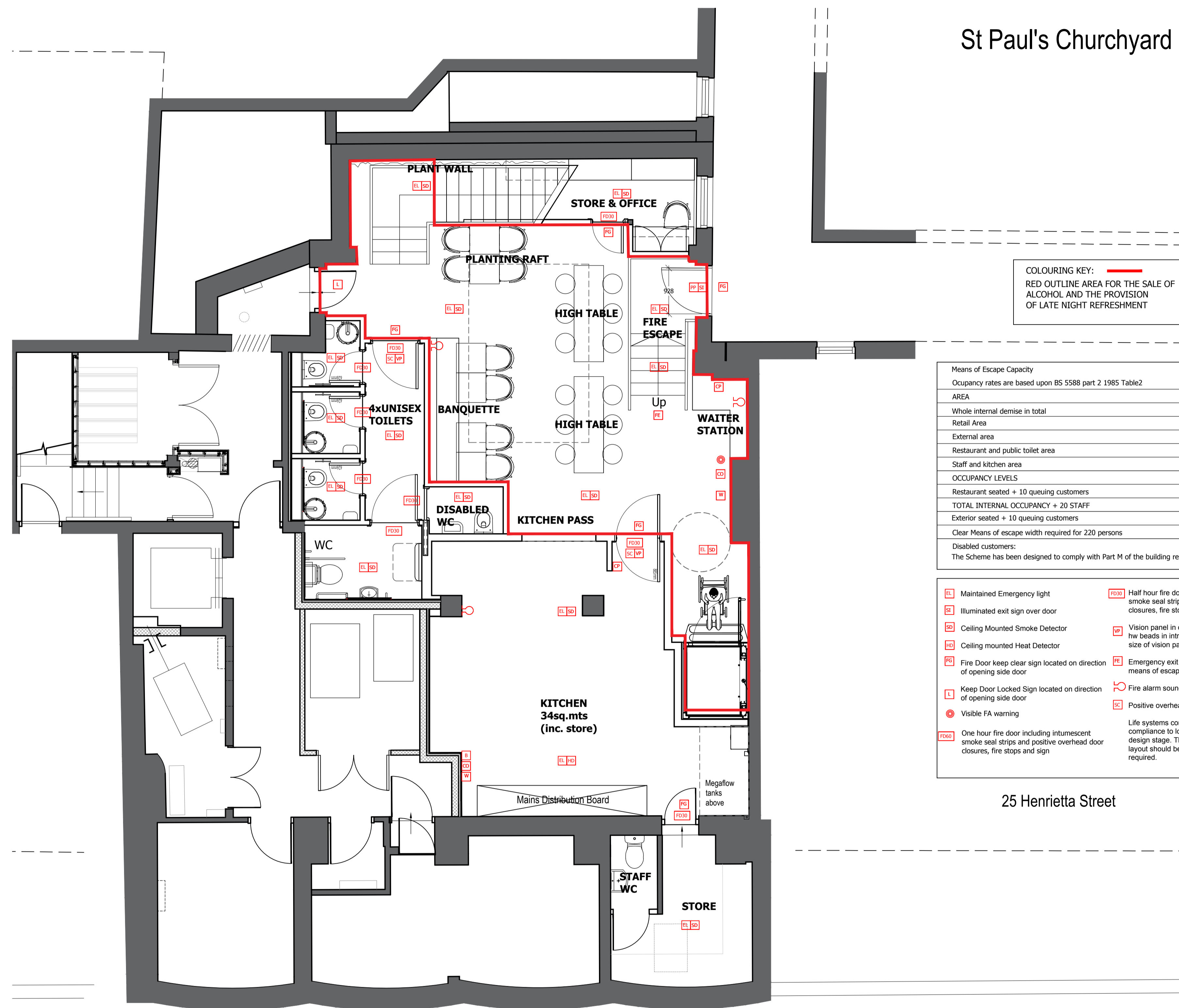
If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

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 2018
4	Environmental Health Service Representation	6 th August 2018
5	Metropolitan Police Representation (<i>Withdrawn</i>)	23 rd July 2018
6	Licensing Authority Representation	8 th August 2018
7	Representation	30 th July 2018
8	Representation	7 th August 2018

Plans

As attached.



St Paul's Churchyard

COLOURING KEY:
 RED OUTLINE AREA FOR THE SALE OF ALCOHOL AND THE PROVISION OF LATE NIGHT REFRESHMENT

Means of Escape Capacity
 Occupancy rates are based upon BS 5588 part 2 1985 Table2

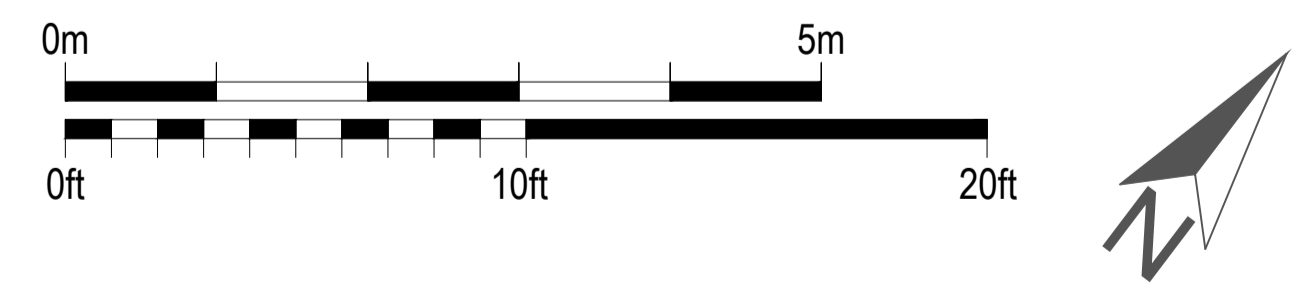
AREA	Total
Whole internal demise in total	224 m sq
Retail Area	26m sq
External area	7m sq
Restaurant and public toilet area	185m sq
Staff and kitchen area	34m sq
OCCUPANCY LEVELS	
Restaurant seated + 10 queuing customers	84
TOTAL INTERNAL OCCUPANCY + 20 STAFF	104
Exterior seated + 10 queuing customers	6
Clear Means of escape width required for 220 persons	1050mm

Disabled customers:
 The Scheme has been designed to comply with Part M of the building regulations.

- | | | |
|---|---|--|
| <ul style="list-style-type: none"> EL Maintained Emergency light ES Illuminated exit sign over door SD Ceiling Mounted Smoke Detector HD Ceiling mounted Heat Detector FD Fire Door keep clear sign located on direction of opening side door L Keep Door Locked Sign located on direction of opening side door V Visible FA warning FD30 One hour fire door including intumescent smoke seal strips and positive overhead door closures, fire stops and sign | <ul style="list-style-type: none"> FD30 Half hour fire door including intumescent smoke seal strips and positive overhead door closures, fire stops and sign VP Vision panel in door comprising FR glass and hw beads in intumescent paste Minimum size of vision panel 250mm dia. PE Emergency exit sign indicating direction of means of escape FAS Fire alarm sounder POD Positive overhead door closures | <p>Fire Protection</p> <ul style="list-style-type: none"> Installation of an Automatic fire detection system to be fitted throughout in accordance with BS5839 Part 1 2002 Emergency Push pad with sign Wall mounted Fire blanket in container 2Kg wall mounted Carbon Dioxide Fire Extinguisher 9 litre wall mounted water fire extinguisher Manual Fire alarm call point location <p>The fire alarm system is to be linked to the shopping centre system. Contractor to ensure integration of the 2 systems to the satisfaction of the centre and Building Control.</p> |
|---|---|--|

25 Henrietta Street

Henrietta Street Above



The entire store is to be licensed for the sale of alcohol

GENERAL NOTES

1. ALL FINISHES ARE TO CONFORM TO THE REQUIRED CURRENT BUILDING REGULATIONS IN THE APPLICABLE COUNTRY (IN A UK RESTAURANT ALL FINISHES ARE TO BE CLASS 1 OR EQUIVALENT).
2. CONTRACTOR MUST VERIFY ALL SITE DIMENSIONS, DRAWINGS, DETAILS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO DESIGN LSM LTD BEFORE PROCEEDING WITH ANY WORK.
4. ALL REQUESTED DRAWINGS SHOWING FIXINGS AND CONSTRUCTION DETAILS ARE REQUIRED TO BE APPROVED BY DESIGN LSM LTD. PRIOR TO COMMENCEMENT OF WORK.
5. ALL SPECIFIED ITEMS ARE TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS.
6. CONTRACTOR TO PROVIDE A WORKING ENVIRONMENT WHICH CONFORMS TO THE CURRENT HEALTH AND SAFETY AT WORK CONDITIONS AND LOCAL AUTHORITY REGULATIONS.
7. ALL FINISHES ARE TO BE CARRIED OUT TO A HIGH STANDARD.
8. ANY DIMENSIONS ARE TO BE TAKEN FROM THE SETTING OUT PLAN ONLY AND ARE NOT TO BE SCALED FROM THE DRAWINGS.
9. IT IS THE CONTRACTORS RESPONSIBILITY TO UNDER TAKE AND ENSURE THAT ANY BUILDING IS CARRIED OUT UNDER THE LOCAL AUTHORITY REQUIREMENTS.
10. THE CONTRACTOR IS TO CHECK AND APPRAISE ALL DESIGN SHOP-FITTING AND CONSTRUCTION DETAILS AND OFFER ALTERNATIVES TO THE DESIGNER FOR APPROVAL.
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12. THIS DRAWING IS TO READ IN CONJUNCTION WITH THE OTHER RELEVANT CONSULTANTS DRAWINGS.
13. COPYRIGHT OF DESIGN LSM LIMITED. NOT TO BE REPRODUCED.

Designers Residual Risk assessment

REVISION	DATE	ITEM
B	23.05.18	ISSUED FOR CONSTRUCTION
A	24.04.18	ISSUED FOR TENDER

- INFORMATION ONLY
- APPLICATION FOR LOCAL AUTHORITY
- TENDER
- CONSTRUCTION
- AS BUILT

PROJECT
AvoBar
 23-24 Henrietta Street

TITLE
 Basement Licensing Plan

DRAWN	DATE	SCALE	CHECKED
AH	04/18	1:50	
PROJECT	NUMBER	REVISION	
01589	07-02	B	

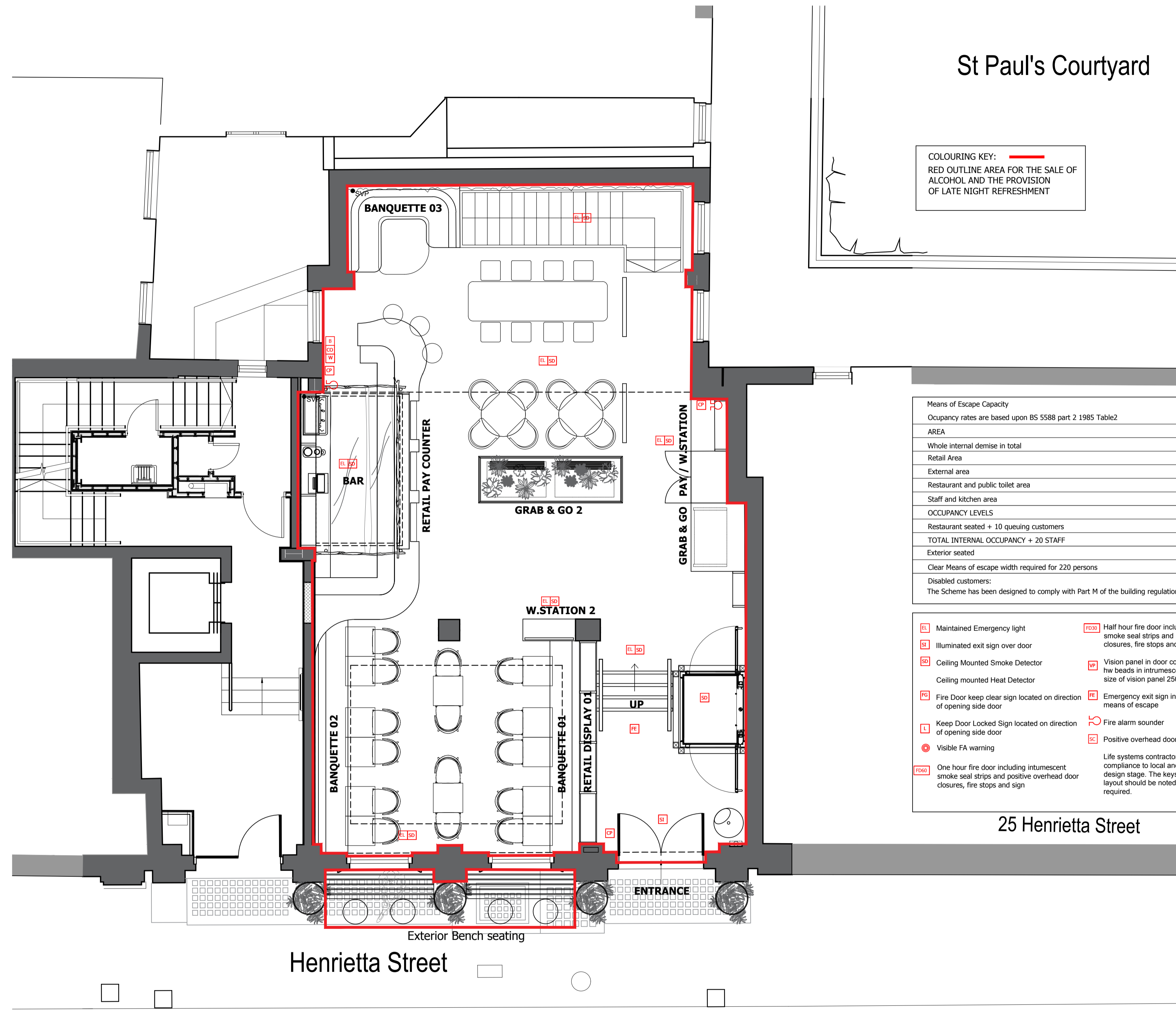
DESIGNLSM

Strategy Branding Interiors Architecture

+44 (0)1273 820 033

93 Islingword Road, Brighton,
 East Sussex UK BN2 9SJ

www.designlsm.com | hello@designlsm.com



St Paul's Courtyard

COLOURING KEY:
 RED OUTLINE AREA FOR THE SALE OF ALCOHOL AND THE PROVISION OF LATE NIGHT REFRESHMENT

Means of Escape Capacity	
Occupancy rates are based upon BS 5588 part 2 1985 Table2	
AREA	Total
Whole internal demise in total	224 m sq
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<ul style="list-style-type: none"> EL Maintained Emergency light SI Illuminated exit sign over door SD Ceiling Mounted Smoke Detector CHD Ceiling mounted Heat Detector FD Fire Door keep clear sign located on direction of opening side door KLD Keep Door Locked Sign located on direction of opening side door VFA Visible FA warning FDD One hour fire door including intumescent smoke seal strips and positive overhead door closures, fire stops and sign 	<ul style="list-style-type: none"> FDD Half hour fire door including intumescent smoke seal strips and positive overhead door closures, fire stops and sign VP Vision panel in door comprising FR glass and hw beads in intumescent paste Minimum size of vision panel 250mm dia. EES Emergency exit sign indicating direction of means of escape FAS Fire alarm sounder POD Positive overhead door closures <p>Life systems contractor to ensure strict compliance to local and national criteria at design stage. The keys and symbols on this layout should be noted and modified if required.</p>	<p>Fire Protection</p> <ul style="list-style-type: none"> AFD Installation of an Automatic fire detection system to be fitted throughout in accordance with BS5839 Part 1 2002 EPP Emergency Push pad with sign WFB Wall mounted Fire blanket in container CCE 2Kg wall mounted Carbon Dioxide Fire Extinguisher W9 9 litre wall mounted water fire extinguisher MFC Manual Fire alarm call point location <p>The fire alarm system is to be linked to the shopping centre system. Contractor to ensure integration of the 2 systems to the satisfaction of the centre and Building Control.</p>
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- GENERAL NOTES**
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- INFORMATION ONLY
- APPLICATION FOR LOCAL AUTHORITY
- TENDER
- CONSTRUCTION
- AS BUILT

PROJECT
AvoBar
 23-24 Henrietta Street

TITLE
Ground Floor Licensing Plan

DRAWN	DATE	SCALE	CHECKED
AH	04/18	1:50	

PROJECT	NUMBER	REVISION
01589	07-01	B

DESIGNLSM
Strategy Branding Interiors Architecture

+44 (0)1273 820 033
 93 Islingword Road, Brighton,
 East Sussex UK BN2 9SJ
 www.designlsm.com | hello@designlsm.com

The entire store is to be licensed for the sale of alcohol

Applicant Supporting Documents

Menu.

TOASTS

Smashed Chilli Avo ^{DF VG}

served on sweet potato 'toast'
with coconut labneh

Beetroot Hummus ^V

with feta, avo & beetroot pearls
on sourdough

Eggs Benny Toast

with grilled bacon & avodaise
on sourdough

Eggs Royale Toast

with house cured pastrami salmon
& avodaise on sourdough

Eggs Florentine Toast ^V

with sautéed baby spinach & avodaise
on sourdough

The Fundamental ^V

classic avo toast served deconstructed,
choose your base & top it up with the add ons:

ADD ON:

avocado / poached egg / bacon /	2
sourdough toast	2
sun blushed tomatoes	3
cured salmon / prawns	4

*We source all of our ingredients from farmers
& producers who do things the right way!
The all-important avos are brought to us from
ethical farmers based all over the world by
The Avocado Company*

GF - GLUTEN FREE

DF - DAIRY FREE

PLATES

9.7 Avo Bun Burger ^{DF VG GF}

with a sweet potato & red lentil patty

8.4 Grilled Cheese Kimchi Sandwich ^V

with avo & kewpie mayo

10.9 Green Shakshuka ^{V GF}

Classic N.African style with okra & courgette

11.9 Huevos Rancheros ^{V GF}

Mexican style tomato & black bean dish with a kick,
served on fortilla chips, with an egg, guac & sour cream

9.9 Avo Tuna Pokè ^{DF}

served on spicy jasmine rice

SIDES

Avobar Guac	5.6
Baked Tortilla Chips	4.5
Dressed Avo	4.7

*Our Cacklebean eggs are from the lovely people at
Cacklebury Farm, with our cheese etc coming in from
Neal 's Yard. Sourdough & brioche buns are from
Borough Market's Bread Ahead & Cool Chilli supply
us with the tortilla chips*

V - VEGETARIAN

VG - VEGAN

BOWLS & SALADS

14.4 Avobar Cobb Salad ^{DF} 14.2
The Californian classic

9.2 Halloumi & Crispy Kale ^{V GF} 11.9
with quinoa & soft boiled egg

11.7 Green Bowl ^{DF VG GF} 9.6
A mixture of green veg & leafy salad,
in a coconut dressing topped with walnuts

DESSERTS

12.6 Avo Cheesecake ^{DF VG GF} 6.3
made with vegan 'white chocolate'
& a touch of lime

Choc Avo Brownie ^{DF V} 4.9
with sweet potato syrup

Avocado Ice cream 4.5
soft serve with lime



*Please speak to a member of our team about any allergies or intolerances before placing your order
A discretionary service charge of 12.5% will be added to your bill*

Premises History

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. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
12. All windows and external doors shall be kept closed after 21:00 hours except for the immediate access and egress of persons.
13. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
14. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
15. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23:00 hours and 08:00 hours on the following day.
16. 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.
17. 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 or such other form of identification that complies with any mandatory condition that may apply to this licence.
18. 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.
19. No licensable activities shall take place at the premises until the licensing authority are satisfied that the premises is constructed or altered in accordance with the appropriate provisions of the District Surveyor's Association – Technical Standards for Places of Entertainment and the reasonable requirements of Westminster Environmental Health

Consultation Team, at which time this condition shall be removed from the licence by the licensing authority.

20. 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.
21. There shall be no sales of hot food or hot drink for consumption off the premises after 23.00.
22. The sale and supply of alcohol for consumption on the premises shall be restricted to alcohol consumed at tables, shall be by waiter or waitress service, served only to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.

Notwithstanding this condition customers are permitted to take from the premises part consumed and resealed bottles of wine supplied ancillary to their meal

Conditions proposed by the Environmental Health Service:

None.

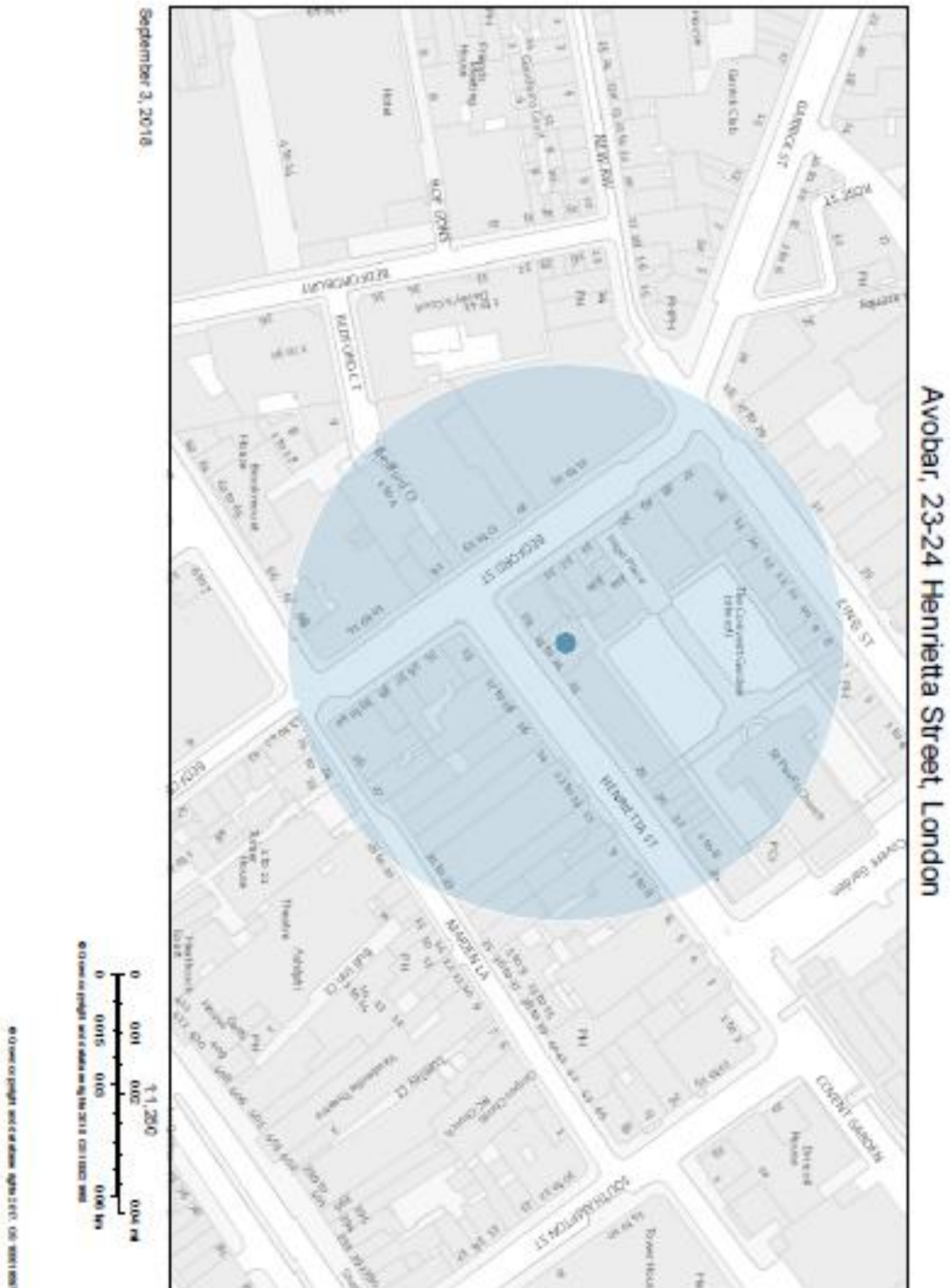
Conditions proposed by the Metropolitan Police Service:

None.

Conditions proposed by the Licensing Authority:

None.

Residential Map and List of Premises in the Vicinity



Premises within 75 metres of: Avobar, 23-24 Henrietta Street, London			
Reference	Name of Premises	Premises Address	Licensed Hours
18/03619/LIPN	Z Hotel	31-32 Bedford Street London WC2E 9ED	Monday to Sunday; 07:00 - 23:00
06/08066/WCCMAP	Pasta Brown	31 Bedford Street London WC2E 9EH	Monday to Saturday; 10:00 - 00:30 Sunday; 12:00 - 00:00
18/00408/LIPV	Henrietta Street Hotel	15 Henrietta Street London WC2E 8QG	Not Recorded; Monday – Sunday 00:00 to 00:00
17/06583/LIPDPS	Flat Iron	17-18 Henrietta Street London WC2E 8QH	Monday to Saturday; 10:00 - 00:30 Sunday; 12:00 - 00:00
17/15068/LIPVM	All Bar One	Basement And Ground Floor 35-36 Bedford Street London WC2E 9EN	Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 08:00 - 00:00 Sunday; 08:00 - 22:50 Sundays before Bank Holidays; 08:00 - 00:00
18/06136/LIPDPS	Frenchie	Basement And Ground Floor 16 Henrietta Street London WC2E 8QH	Monday to Saturday; 10:00 - 00:30 Sunday; 12:00 - 00:00
16/04228/LIPVM	Paul Patisserie	Ground Floor Inigo House 29 Bedford Street London WC2E 9ED	Monday to Saturday; 07:30 - 23:30 Sunday; 09:00 - 23:00
17/02090/LIPRW	Wagamama	17 Bedford Street London WC2E 9HP	Monday to Saturday; 09:00 - 00:00 Sunday; 09:30 - 23:00
18/06209/LIPVM	Cora Pearl	30 Henrietta Street London WC2E 8NA	Monday to Saturday; 10:00 - 01:00 Sunday; 12:00 - 00:00
16/01870/LIPN	Not Recorded	38 Bedford Street London WC2E 9EU	Monday to Saturday; 09:00 - 23:00 Sunday; 10:00 - 22:30
16/11291/LIPDPS	Cinnamon	28 Maiden Lane London WC2E 7JS	Monday to Saturday; 10:00 - 00:30 Sunday; 12:00 - 00:00
16/04275/LIPCH	La Perla	28 Maiden Lane London WC2E 7JS	Monday to Thursday; 10:00 - 00:00 Friday to Saturday; 10:00 - 00:30 Sunday; 10:00 - 23:00 Sundays before Bank Holidays; 12:00 - 00:00
16/11322/LIPDPS	Cinnamon	28 Maiden Lane London WC2E 7JS	Monday to Thursday; 10:00 - 00:00 Friday to Saturday; 10:00 - 00:30 Sunday; 10:00 - 23:00 Sundays before Bank Holidays; 12:00 - 00:00
17/08902/LIPN	Host Coffee	31 Henrietta Street London WC2E 8NA	Monday to Wednesday; 07:30 - 21:00 Thursday to Friday; 07:30 - 22:00 Saturday; 08:30 - 22:00 Sunday; 10:00 - 19:00
06/08725/WCCMAP	Covent Garden News	31 Henrietta Street London WC2E 8NA	Monday to Saturday; 08:00 - 23:00 Sunday;

			10:00 - 22:30
17/05529/LIPN	Not Recorded	32 Henrietta Street London WC2E 8NA	Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 08:00 - 00:00 Sunday; 10:00 - 22:30 Sundays before Bank Holidays; 08:00 - 00:30
17/11012/LIPT	Mabel's	29-30 Maiden Lane London WC2E 7JS	Wednesday to Saturday; 09:00 - 01:30 Sunday to Tuesday; 09:00 - 01:00
16/12562/LIPDPS	Sticks 'n' Sushi	11 Henrietta Street London WC2E 8PY	Monday to Thursday; 10:00 - 00:00 Friday to Saturday; 10:00 - 00:30 Sunday; 12:00 - 22:50
06/13626/WCCMAC	Concert Artistes Association	20 Bedford Street London WC2E 9HP	Monday to Saturday; 11:00 - 01:00 Sunday; 12:00 - 22:30
18/09557/LIPCHT	Blame Gloria	Ground Floor And Basement 20 Bedford Street London WC2E 9HP	Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sunday; 12:00 - 22:30 Sundays before Bank Holidays; 12:00 - 00:00
16/00472/LIPCH	Tesco	22-25 Bedford Street London WC2E 9EQ	Monday to Saturday; 08:00 - 23:00 Sunday; 10:00 - 22:30
17/01116/LIPDPS	Fire And Stone	31-32 Maiden Lane London WC2E 7JS	Monday to Sunday; 00:00 - 00:00
16/08818/LIPV	Christie's	8 King Street Covent Garden London WC2E 8HN	Monday to Saturday; 08:00 - 23:30 Sunday; 10:00 - 23:00
18/01407/LIPVM	Nandos	67-68 Chandos Place London WC2N 4HG	Monday to Saturday: 07:30 to 00:30 Sunday: 10:00 to 00:30
17/12525/LIPDPS	La Goccia, The Petersham & The Deli	King Street Covent Garden London	Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sunday; 08:00 - 22:30