

# Licensing Sub-Committee Report

Item No:	
Date:	11 October 2018
Licensing Ref No:	18/09700/LIPN - New Premises Licence
Title of Report:	The Draft House West End Quay South Wharf Road London W2 1LA
Report of:	Director of Public Protection and Licensing
Wards involved:	Hyde Park
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Miss Daisy Gadd Senior Licensing Officer
Contact details	Telephone: 020 7641 2737 Email: dgadd@westminster.gov.uk

## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	17 August 2018		
<b>Applicant:</b>	Draft House Holding Limited		
<b>Premises:</b>	The Draft House		
<b>Premises address:</b>	West End Quay South Wharf Road London W2 1LA	<b>Ward:</b>	Hyde Park
		<b>Cumulative Impact Area:</b>	None
<b>Premises description:</b>	<p>The premises currently has the benefit of a premises licence (18/00550/LIPT) which is conditioned by the Council's model restaurant condition.</p> <p>The proposed operating hours for licensable activities detailed within the application form for this new premises licence application are not an extension of those already permitted on the existing premises licence.</p> <p>The proposed operating schedule for this new premises licence application differs from that which is detailed on existing premises licence 18/00550/LIPT. According to the application form, this application seeks to relax the condition specifying a requirement for alcohol to be served with food.</p> <p>The applicant has stated that the existing premises licence will be surrendered, should this application be granted. A copy of premises licence 18/00550/LIPT can be found at Appendix 6 of the report.</p>		
<b>Premises licence history:</b>	The premises has been licensed since 2005. Full details of the premises licence history can be found at Appendix 3 of the report.		
<b>Applicant submissions:</b>	The applicant has provided a dispersal and smoking policy which can be found at Appendix 2 of the report.		
<b>Application information:</b>	The applicant sought pre-application advice in 2017 to remove the requirement to have alcohol with food both indoors and outdoors. A copy of the pre-application advice report can be found at Appendix 7 of the report.		

1-B Proposed licensable activities and hours							
<b>Films:</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	12:00
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	22:30
<b>Seasonal variations/ Non-standard timings:</b>		None					

<b>Late Night Refreshment:</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	23:00	23:00	23:00	23:00	23:00	23:00	
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	
<b>Seasonal variations/ Non-standard timings:</b>		None					

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

Hours premises are open to the public							
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	12:00
<b>End:</b>	23:30	23:30	23:30	23:30	00:00	00:00	22:30
<b>Seasonal variations/ Non-standard timings:</b>		None					
<b>Adult Entertainment:</b>		None					

## 2. Representations

2-A Responsible Authorities	
<b>Responsible Authority:</b>	Environmental Health
<b>Representative:</b>	Mr Dave Nevitt
<b>Received:</b>	12 September 2018
I wish to make Representations on the following grounds:  Representation is made in relation to the application, as the proposals are likely to increase Public Nuisance and may impact upon Public Safety.	

2-B Other Persons	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
<p>I note the application to change the licensing hours to open and close later than at present. This entails up to 23.30 on weekdays and up to 12 midnight at weekends. I believe that late opening is entirely inappropriate as the premises is located on the ground floor of a residential block of apartments. I believe that 'sociable hours' should end at 22.00 and that 12 midnight is unacceptable for the apartments in the block, particularly those immediately above the premises.</p> <p>Therefore, I do not support this application</p> <p><b>On 13 September 2018, further submissions were provided by this interested party:</b></p> <p>This is a follow-up comment to one previously submitted. The residents have been mistaken as to the nature of the application, thinking that it was to extend late-night opening hours. It now transpires that the application is to relax the restrictions on serving alcohol with food. We understand that at present alcohol can be served by itself up to 5 pm but thereafter must be served accompanied by food at the outside tables. We understand that the application is to extend the period of alcohol without food from 5 pm to 8 pm. We also now understand that there is no application to extend late night closing hours. However, we still object to the proposal since it would tend towards making the Draft House a drinking establishment rather than a licenced eating place. We do not think that this is appropriate for a largely residential development. We also believe that any such extension would add to the noise and disturbance beyond 8 pm into unsociable hours.</p>	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
<p>I am writing to object the current application from The Draft House to extend their licensing hours. My property is tenanted and concerns have been raised that the level of noise has increased. The area is in an echo chamber and the noise especially the end of the week is disruptive. The staff are not managing the current situation with members of the public are not dispersing quietly thus disturbing residents. There is also an outside area and this becomes very busy and noisy, especially in the past few weeks. To extend the licensing hours is unnecessary and will cause further disruption and noise to the residents.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
<p>I am a neighbour of this property and I strongly object to the renewal of this licence. Our property faces the outside area of this pub and we have to have our windows closed because of the constant high levels of noise and also smoke that enters our property on the third floor. Having this large seating area also attracts a lot of anti social behaviour and people sitting outside that do not even drink or eat at the property this is not controlled from staff. I see in the paper work that the landlord mentions door men/women please can they show when these have been present? I have not seen one. This is a mainly residential area and to have this noisy pub at the base of our property is very unfair on residents living in this area. The landlord also has a disrespect for the environment as all the rubbish is just left on the floor to end up in the canal. Please consider this objection. Maybe a coffee shop or shop would be better placed in a residential area as not to disturb residents who will be trying to rest/sleep in there homes.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
<p>I am a resident in the building over Draft House. The pub's clients are often disruptive at night time with noise pollution in a residential area and loud music from inside.</p>	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
<p>As an owner of an apartment in the Peninsula Apartment Block in Praed Street I object to the extension of the opening hours for late night refreshment and the sale of alcohol on a retail basis. I believe that this will lead to attracting individuals to the area that will be to the detriment of the local vicinity. It will also potentially lead to an increase in late night noise and general disturbances.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
<p>The noise from customers represents a considerable disturbance to neighbours especially those who, like myself, overlook the external area of the premises where tables and chairs are placed on WEQ land; I understand that limited permission has been granted for this. But not only is the noise a nuisance, the existence of the premises being open encourages customers to remain within WEQ which is private property. I suggest that the external area of the premises and the entrance/exit from/to WEQ should be closed at 2130/2200; there is another entrance/exit available on Harbet Road. WEQ is a gated development being private property.</p> <p>I would also mention that your letter of 20th August 2018 quoted the incorrect link to access the application; this will not have aided proper consultation and another letter should be issued to ensure that proper consultation does occur.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
<p>I live in an apartment that overlooks the Draft House and already suffers from noise from these premises during their current opening hours. Extension of the hours would increase the nuisance and, given the new times, interfere with sleep.</p> <p>I oppose any extension and would favour a reduction in hours.</p>	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
Too much noise and disturbance for residents.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	3 September 2018
<b>Support/Objection:</b>	Objection
As this is mainly residential the trading hours should not be extended till 2330 on weekdays and midnight on weekends. The neighbourhood should be quiet after 2200 so that residents can peacefully enjoy their evenings at home and sleep.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	4 September 2018
<b>Support/Objection:</b>	Objection
I live above the licensed premises and although I am on the fifth floor the noise generated by the pub can be loud and invasive. At present we are frequently disturbed by the clamour especially on Friday and Saturday nights and sometimes long past 11 o'clock.	
Usually the disruption is caused by people's jollification, but it increasingly emanates from tables and chairs being dragged along the ground. It interferes with conversation and the TV with the windows closed and should we go to bed early and a window is open it is impossible to sleep.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	4 September 2018
<b>Support/Objection:</b>	Objection
I object to the extended hours as this is a high density residential area with mixed use shops. Already I have had to complain on numerous occasions via the Manager of West End Quay re noise at night from drunken persons.	
They congregate outside to drink and the noise is unacceptable. Once drunk and the Draft House closes, they stay around shouting and pretending to throw each other into the water for fun, occasionally actually doing so. Thus they disturb my peace.	

I work full time from 8am so have to get up early and hence go to bed well before midnight and my sleep is disturbed, especially as I am on the first floor which picks up all the sound.

However, I am told by neighbours upstairs that the Basin acts as a funnel and the noise on higher folds is equally disturbing.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

4 September 2018

**Support/Objection:**

Objection

I would like to take this opportunity to express my concerns regarding this. It is a residential area, of which I reside, and the draft house is already a very noisy place. It is not easy to sleep in the weekdays already given the loud noise at closing times, after which the staff also create a lot of noise dragging the tables and chairs. A half hour difference would make a huge difference to those that live in the area.

I cannot stress enough how much it does affect our sleep, and we have not made any formal complaints as legislation states noise can be made before 11pm. I hope this email is strongly considered for the draft house application and I will be taking it further if the application goes through, which due to legislation regarding noise after 11pm, I cannot see how this is possible?

I would be happy to discuss this further if needed.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

4 September 2018

**Support/Objection:**

Objection

I fiercely oppose the Draft House's Application to extend their business hours to 23.30 on weekdays and Midnight at weekends -the resultant noise and disturbance from the already generously extended opening hours can only be appreciated if you live there. Further extended hours will only result in yet more drunken, loud shouting idiots causing pandemonium to all local residents in adjoining or adjacent apartment buildings and particularly to those who have a young family.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

5 September 2018

**Support/Objection:**

Objection

Extending the hours at the Draught House would be to increase an existing problem. The location is surrounded by a number of apartment buildings which create a near 'echo' effect of any noise. With the hospital nearby, many of the flat residents are

working shifts and already struggling with sleep patterns. Extending the hours just extends the problem - noisy customers exiting the building already cause issues - please help protect our sleep.

**Name:**

**Address and/or Residents Association**

**Received:**

6 September 2018

**Support/Objection:**

Objection

The Draft House is in a residential location on the ground floor of residential apartments (Balmoral Apartments) and surrounded by other apartment blocks (West End Quay and Merchant Square).

Whilst the Dispersal Policy reads well, customers leaving by the rear entrance will still be noisy and will be leaving via Praed Street which also has residential apartments and the Metropole Hotel.

With regard to this application, perhaps a compromise would be opening until 23.30 on Fridays and Saturdays only.

Residents have had to accept a lot of noise in the evenings over this hot summer when customers have been drinking and chatting outside, although the staff have to be congratulated on clearing up very quickly and getting the customers inside very quickly at the end of the evening.

**Name:**

**Address and/or Residents Association**

**Received:**

11 September 2018

**Support/Objection:**

Objection

As a resident who sleeps within earshot of The Draft House (flat in Balmoral apartments) I strongly object to extending the opening hours of this public house. In addition to the closeness of the sound emanating from the pub to residents who value their sleep, the entrance to Balmoral apartments is a matter of only a few paces from the outside seating area of The Draft House; it is easy to see that entering and exiting the apartments in proximity to boisterous, or worse, drinkers could be intimidating especially late at night.

**Name:**

**Address and/or Residents Association**

**Received:**

11 September 2018

**Support/Objection:**

Objection

On behalf of the West End Quay RTM Company, representing 67% of the 467 residential apartments, I should like to object to this application on the grounds that it is entirely inappropriate to extend the licensing hours of premises on the ground floor of a

residential block. All the owners of the neighbouring apartments would have bought on the basis of knowing that the licence hours were normal and not extended. An extension would represent a significant change in living conditions with increased noise and disturbance during unsociable hours.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

11 September 2018

**Support/Objection:**

Objection

Draft House already causes noise and disruption to the flats above. The situation can only get worse if licensing hours are extended. This is a residential area and the proposal is entirely inappropriate.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

11 September 2018

**Support/Objection:**

Objection

There is no dispute that noise from well-behaved and managed customers outside the Bar is loud enough to prevent sleep in overlooking bedrooms - even with the double-glazed windows fully closed. Bedrooms simply cannot be kept quiet enough to sleep. On this basis alone, the later hours will be of major impact to the over-looking residents. The curvature of the surrounding buildings makes for an echo chamber and the noise is striking when the outside tables are occupied and during departure of customers at closing time. The proposed outside-use and closing times are later than reasonable bed-times. I doubt whether the Bar management would dispute that the noise level is excessive for sleep. So, the only issue is the ability to sleep, for which 10pm is generally accepted as an acceptable time cut-off for noise. Does City of Westminster have a policy for acceptable times for such matters?

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

11 September 2018

**Support/Objection:**

Objection

This is a residential area and the extended opening time for serving alcoholic beverages will lead to noise and other potential risks associated with alcohol consumption.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>As residents of.900 Balmoral Apartments which directly overlook the Draft House (the applicant for the extension of licensing hours) my wife and I object to this application which seeks to overturn the operating hour constraints that were put in place on the grant of the original license for this location.</p> <p>At the time the Council specifically and repeatedly cited these constraints were invoked to limit noise and air pollution affecting the residents of the multi-storey apartment blocks immediately adjacent to, and on top of, the licensed premises now named Draft House.</p> <p>The original constraints balanced the rights of the occupants with the interests of the operator of the licensed premises and reflected an understanding of the sound funnelling characteristics of the site architecture.</p> <p>Since the original license was granted there has been no change to the architecture or the acoustics and no known change to the auditory condition of the residents - indeed the volume of noise experienced this warm summer arising from clients seated outside the premises reinforced the wisdom of the original operating constraints.</p> <p>I submit there is no basis for changing the balance of interests in favour of the operator. There has been no offer of sound mitigation by limiting the hours permitted for external operation. - or by other means.</p> <p>Furthermore the extension of hours compromises the security arrangements in place to control pedestrian traffic in and out of the Harbet Road entrance to the site (which is closest to the Draft House).</p> <p>On this basis we strongly object to the unmitigated unilateral extension of operating hours to the detriment of the interests of a significant number of residents for whom this would represent substantial additional noise pollution.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<ol style="list-style-type: none"> <li>1. Nothing should be allowed to diminish this essentially residential area.</li> <li>2. Noise and voices carry loudly within the precincts of Paddington Basin.</li> <li>3. Alcohol (&amp; drugs?) consumption is already a problem and has not been effectively dealt with in order to create a safe and pleasant environment.</li> </ol>	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
The peace and quiet of the development will be adversely affected.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>The noise coming from the Draft House pub makes impossible to keep healthy sleep time environment for my children and me as we have to go to bed early (20.00) as children attend school and need to be able to sleep and restore energy.</p> <p>While there are people drinking near the pub, entering the pub and then leaving the pub, the noise prevents children from sleeping.</p> <p>I strongly object to the extension of licensing hours of the pub as that inevitably will attract much more people who shout and drink outside the bar. The Draft house where the crowd usually gathers is directly facing the windows of my flat so the sound pollution is severe and makes all our children have disturbed sleep.</p> <p>I would like to stress that this is a residential area where residents and more importantly their children have the right to have a healthy night rest without hearing the noise of a pub.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>Balmoral apartments is primarily a residential block with people actually living there. The noise from Draft House is already very disturbing for apartments that have windows facing the canal. This applies both to customers sitting at the tables outside but especially at closing times for obvious reasons.</p> <p>Extending the hours of Draft House would make an existing problem even worse.</p>	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>We strongly object to the licensing plans proposed by The Draft House. Firstly, since the Draft House has opened our sleep quality has significantly deteriorated. For example even with ear plugs the sound and lighting is a nuisance. Not only have we found guests to be noisy, we have also found the staff to be a nuisance! I will share two stories as an example, one midweek evening from 11:00 to midnight the staff and I presume friends were in and out of the Draft House making noise, one was skateboarding outside. We had been in bed from 10:00 trying to sleep, the sound had caused us to despair and I had to shout at the people to stop making noise. At first ignored then listened to as I became louder in objection. A second example briefly involved a staff member with an Irish accent, a lady. At a late hour she and her friends (or colleagues) sat outside the Draft House talking loudly and making a fair amount of noise. On this occasion another flat tenant shouted at them, in return she became abusive.</p> <p>These stories are about the staff - please now consider the materially louder noise from The Draft House patronage! TDH does not have security to control guests and remind them to be respectful of nearby residents. Nor does its staff request this, upon our last visit to TDH we saw no notices requesting respect when leaving the venue. Leading us to believe they place no regard on resident neighbours.</p> <p>Ultimately this is a residential area with the benefit of commercial space. Residents should not suffer owing to noise or light nuisance from our commercial neighbours. We have 'put up' with noise from TDH until now, we have considered filing a complaint under 'statutory nuisance' (covered by the Environmental Protection Act 1990). We may do so if noise continues as it has.</p> <p>We have raised the nuisance at a Residents Meeting.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>This would appear to be an application for a licence to watch films and consume speciality beers with a significant extension of the current opening hours. The reality -as a visit to their website (<a href="https://www.drafthouse.co.uk/locations/paddington">https://www.drafthouse.co.uk/locations/paddington</a>) reveals - is that Draft House is a business based on a culture of alcohol-centred late night "Party Party Party" events combined with off-licence sales of food ,wine and beers via services such as Deliveroo and Uber Eats. They already show the Paddington site open till midnight and are stressing the WEQ's waterside facilities are ideal for alfresco drinking, dining and partying.</p>	

I wish to object to the application on the following grounds:

- Increase in Noise disturbance from use of tables and chairs and their storage
- Public health implications of passive smoking
- Disregard for the wellbeing of residents
- Inadequate and ill-conceived policies to mitigate the on-going stress and disruption to the residents
- No offer of compensation to residents for any additional security costs incurred
- Retail off-licence of premium beers and ciders being sold in the proposed external area
- Contradictory Operational Policies "In the external area, all licensable activities shall cease and the area shall cease to be used for drinking and/or dining at 10.30pm daily" Yet "Substantial food and suitable beverages other than alcohol, including drinking water, shall be available during the whole of the permitted hours"

It is also, disturbing to note they expect to have to use SIA staff to control queues of patrons.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

11 September 2018

**Support/Objection:**

Objection

There is no dispute that noise from well-behaved and managed customers outside the Bar is loud enough to prevent sleep in overlooking bedrooms - even with the double-glazed windows fully closed. Bedrooms simply cannot be kept quiet enough to sleep. On this basis alone, the later hours will be of major impact to the over-looking residents. The curvature of the surrounding buildings makes for an echo chamber and the noise is striking when the outside tables are occupied and during departure of customers at closing time. The proposed outside-use and closing times are later than reasonable bed-times.

Furthermore, my property was purchased as an investment and placed on long term lease. I would hate to see bars extending their hours to the detriment of my place losing its appeal to current and future renters, most of whom are students at the nearby colleges and by no means happy to live over a late opening bar.

Would love to see this timing rejecting if only to maintain peace in the area and maintain my return on investment, which is not an unfair thing to expect.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

11 September 2018

**Support/Objection:**

Objection

My family live inevitably above the Draft House. Since the change in licensee the level of noise has risen considerably and has become a nuisance . We believe that the extension of licensing hours will make this intolerable. When we bought the flat the pub had little outside us ena d this has now changed to the detriment of those living in

the flats above the bar. We believe the extension of licensing hours will lead to both excessive noise and disruption on the residential estate of west end quay. We hope the council will reject the application and leave the status quo for no place.

**On 14 September, further submissions were provided by this interested party:**

This is an objection to the modified terms to the Brew House license. My family live in the block above Brew House . Since Brew House took over the property the level of noise has increased markedly. We believe that extending the time when they can serve alcohol alone will increase this disturbance markedly and intolerably for what is primarily a residential location . The noise is magnified by echoes off the surrounding buildings exacerbating the nuisance to the surrounding flats.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
23:00 hours plus associated disbandment of revellers is sufficient. 24:00 will be an unnecessary and unwelcome extension.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
The location of The Draft House is within the curvature of the buildings at the end of the canal and any noise from customers, whether sitting outside the Draft House or leaving the premises, is already echoed and therefore multiplied much more than one can bear every night. If the opening hours are extended, this noise will be extended well past midnight.	
My apartment has 2 bedrooms towards the canal and therefore I do object to the request to extend the opening hours.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
This is a residential area and additional late opening hours will lead to more noise and anti-social behaviour on our door step.	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
It will bring more crowd and noise to the location and feature our privacy.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
My family objects to this application as it will increase the disturbance in the area and lead to anti-social behaviour.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
I am the leaseholder of Flat 507 at Peninsula Apartments at West End Quay. The neighbourhood is a busy one but at night becomes quieter. There are approximately 450 apartments at West End Quay and hundreds more across the basin from us in a very confined area. Having late night revellers would disrupt all our sleep. I appreciate the amenity of the Draft House and other restaurants in the area but the others close earlier and are good neighbours to us all. I hope you will maintain the quality of life at Paddington Basin by denying this application.	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
This application is totally unacceptable. The noise from this establishment is already very loud and intrusive and causes distress to the residents of West End Quay. Patrons often do not leave the area for hours after "closing time" and an extension to the opening hours will only make matters worse for local residents.	
My apartment directly overlooks The Draft House, with my living room and bedroom above the terrace outside the establishment.	
I object strongly to this application to extend the licensing hours at The Draft House.	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>I am concerned that the extended operating hours will mean 'noise' in the late hours of night. A Bar is a place for people to laugh and have a good time socialising and chatting. The patrons may also linger after closing hours in the surrounding area benches to have their last chatter. Their voices will carry, as the way the buildings are arranged throws echoes of their voices around, and becomes 'noise' to nearby residents who wants their peace, quietness, rest or sleep. I think 10 pm Bar closing time is a fair time for all concerned.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>I live on 12th and 13th floors above The Draft House, in Balmoral Apartments.</p> <p>Even so, I still am affected by the noise emanating from the premises, particularly after they have closed and the Staff are dragging (not lifting) the tables back from being scattered around their outdoor space. The tables literally screech as they are moved, making sleep impossible at that stage. To have later hours would be a nightmare; Music has to stop at, for instance, Parties in the Park, by 11 pm., so why should Draft House, attached to a residential block, be authorised to create noise well past that hour? Spare a thought for the babies and young children particularly, living here, being woken past midnight, night after night. We endure enough noise every night during their present opening hours, and the longer customers are allowed to drink, the rowdier they become.</p> <p>Enough is enough. Please, let us have a reasonable night's sleep, not half a night!</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>The location is in a residential setting. By extending the closing times of the venue chances of there being excessive noise and crowds around the site late in the night will then be greater.</p>	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>There is no dispute that noise from well-behaved and managed customers outside the Bar is loud enough to prevent sleep in overlooking bedrooms - even with the double-glazed windows fully closed. Bedrooms simply cannot be kept quiet enough to sleep. On this basis alone, the later hours will be of major impact to the over-looking residents. The curvature of the surrounding buildings makes for an echo chamber and the noise is striking when the outside tables are occupied and during departure of customers at closing time. The proposed outside-use and closing times are later than reasonable bed-times. We doubt whether the Bar management would dispute that the noise level is excessive for sleep. So, the only issue is the ability to sleep, for which 10pm is generally accepted as an acceptable time cut-off for noise.</p> <p>Does City of Westminster have a policy for acceptable times for such matters?</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	11 September 2018
<b>Support/Objection:</b>	Objection
<p>There is no dispute that noise from well-behaved and managed customers outside the Bar is loud enough to prevent sleep in overlooking bedrooms - even with the double-glazed windows fully closed. Bedrooms simply cannot be kept quiet enough to sleep. On this basis alone, the later hours will be of major impact to the over-looking residents. The curvature of the surrounding buildings makes for an echo chamber and the noise is striking when the outside tables are occupied and during departure of customers at closing time. The proposed outside-use and closing times are later than reasonable bed-times. We doubt whether the Bar management would dispute that the noise level is excessive for sleep. So, the only issue is the ability to sleep, for which 10pm is generally accepted as an acceptable time cut-off for noise.</p> <p>Does City of Westminster have a policy for acceptable times for such matters?</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	4 September 2018
<b>Support/Objection:</b>	Objection
<p>I write regarding the subjected application for the extension of the trading hours!</p> <p>The viable reasons for the requested extension are unclear!</p> <p>This extension will however mean more traffic and noise in the unsociable hours, and it</p>	

is going to impact the residents! I therefore want to raise my objection to this application!

Please add my name to the objection list!

**On 11 September 2018, further submissions were provided by this interested party:**

My flat is facing the front entrance to the hotel opposite, and so one can hear the traffic in the early hours. Extending the opening hours will result in more traffic and noise which are unwelcome distraction for the residents. I therefore object to this application.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

11 September 2018

**Support/Objection:**

Objection

My objection to the Draft House application for extended licensing hours (up to midnight at weekends) located on the ground floor of Balmoral apartments is based on late night noise and disturbance in a residential area beside Peninsula apartments block.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

11 September 2018

**Support/Objection:**

Objection

My apartment overlooks South Wharf Road. The high buildings and narrow road mean that sound echoes around the buildings and even talking seems to increase in volume. The application for longer opening hours would mean that the already intrusive noise would continue later into the night meaning that any kind of peaceful existence, let alone sleep, would be difficult. With the windows open it would be worse.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

27 August 2018

**Support/Objection:**

Objection

It has been brought to my attention by Richard Brown of the Licensing Advice Project that The Draft House is applying for a new licence. I believe this follows on from my complaints about the numerous breaches of their licence since they took over the premises and are effectively making it into a "Drinking Premises" with "food" as an extra to get round the present licence (see attached letter from Juliana Dyer-Hall).

The new application would only worsen the existing breaches. The main problem here is that the alcohol consumption is mainly by all the "local" office workers. These start at lunch time and persist till 9-10 pm. The noise levels peak and continue from about 5pm

till 10pm. The existing licence was deliberately meant to ensure that consumption of alcohol outside would be as part of a proper meal and that no drinking alone would take place. By putting back the timing the necessity of being seated will bypass the compulsory need to eat at the same time until most of the harm-i.e noise and bad behavior-has already taken place.

I believe that the existing licence should be retained and no concessions made that will in effect turn this into a Public House.

I was not aware they could sell alcohol for consumption off the premises as this of course allows customers to sidestep the "having to sit, be waitress served and only the obtaining alcohol" restriction.

I do not understand the need for clause 8 of the new application.

This premises are in the middle of a large residential area. The premises are on the ground floor of a 16 story block of flats. On its left are two more blocks (Westcliffe and Peninsula) each of 10 stories and to the right a further 3 blocks of between 16 and 20 stories. Unfortunately because of the U-shaped arrangement of all these residences any noise is "funnelled" upwards to these flats. The nearest offices are nearly 200 yds. away and have several possible drinking /eating venues closer to them.

No notice of this new application has come to our Block and there is no such notice displayed on the said premises. The present owners knew exactly what the existing licence said when they moved in , have flagrantly ignored it and are now trying to legalise their breaches.

I hope the committee will turn down this application as it is against all the guidelines for a strictly residential area.

**On 11 September 2018, further submissions were provided by this interested party:**

I think my objection letter makes it quite clear that it is PUBLIC NUISANCE that is the prime reason for my objection. This is in the form of noise spread of the customers way beyond the demised area and unruly behaviour. I have appeared before the Licensing Committee and appreciate it aims to prevent such Drinking Venues by strictly controlling them in essentially residential areas.

I believe you will have seen Juliana Dyer-Hall report of 26th June back to me supporting my complaints of several breaches of the existing Licence. The present owners cannot be allowed to flagrantly break the Licence, which was in place to protect the residents, and then try to legalise it by altering the Licence.

I hope the committee will not allow any alteration to the existing Licence .Since writing my letter I have been told that they may also be trying to extend the opening hours-again totally unacceptable.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	12 September 2018
<b>Support/Objection:</b>	Objection
<p>This is unacceptable due to increased noise, increased number of drunk people (even more than now), higher risk for parents with kids, bad behaviour by visitors to the restaurant. We have to accept this is a residential area surrounded by many buildings and late night drinking is not acceptable in the area where there are many kids and 2 schools to be opened in the next year.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	12 September 2018
<b>Support/Objection:</b>	Objection
<p>I object! The extended hours will cause a disturbance to residents, at times when we wish to go to sleep. The curvature of Balmoral Apartments and the surrounding buildings makes for an echo chamber and the noise is striking when the outside tables are occupied and during departure of customers at closing time. Most of the bedrooms overlook the basin and the area outside Draffhouse.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	12 September 2018
<b>Support/Objection:</b>	Objection
<p>Please note that I object to this application for an extension of trading hours. As a resident of WEQ affected by the noise I find it rather strange that permission was originally granted to conduct a business of this type in this particular unit whole trading hours and close proximity to residents would almost certainly bring it into conflict with the people living nearby. The noise and activity generated by the business impacts greatly on residents with noise and late night revelry greatly reducing our quality of living in the WEQ development. Currently we are impacted by late night noise from customers who drink in the external areas together with the noise generated by them leaving the premises. I personally have also been affected by the reverberating noise of music which is transmitted through the building structure making it impossible to sleep. This is bad enough but to think that these issues could now be moved on later into the evening and into the early morning at weekends really doesn't bear thinking about. I hope you will take my comments into account when you are making a decision on this application.</p>	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	12 September 2018
<b>Support/Objection:</b>	Objection
<p>The bedroom in my flat is overlooking the Draft House. Even with the double glazed windows shut the noise from customers outside the draft house is loud enough during normal business hours and makes it difficult to sleep. The proposed later closing hours would make it difficult for us to sleep at reasonable bedtimes during the working week.</p> <p>There are many apartments overlooking the canal and I find it unacceptable that the needs of a few late night customers outweighs the right of many residents to get a good nights sleep.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	12 September 2018
<b>Support/Objection:</b>	Objection
<p>We object to the proposal on behalf of our client who is a resident at Balmoral on the basis that there will be excessive noise particularly when closing and also the risk of anti social behaviour. Whilst we accept that it will be well managed and policies are in place, even with the best intentions these are difficult to enforce and can often lead to confrontation.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	12 September 2018
<b>Support/Objection:</b>	Objection
<p>Further to my previous comment. Extending the hours will result in huge hidden problems of sleep deprivation for residents.</p> <p>I have just had my grandchildren to stay and the current noise and behaviour was disturbing enough.</p> <p>Any further extension of the hours of drinking at the Draft House would be intolerable and not conducive to what is still a peaceful residential area in Westminster.</p>	

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	12 September 2018
<b>Support/Objection:</b>	Objection
<p>There is no dispute that noise from well-behaved and managed customers outside the Bar is loud enough to prevent sleep in overlooking bedrooms - even with the double-glazed windows fully closed. Bedrooms simply cannot be kept quiet enough to sleep. On this basis alone, the later hours will be of major impact to the over-looking residents. The curvature of the surrounding buildings makes for an echo chamber and the noise is striking when the outside tables are occupied and during departure of customers at closing time. The proposed outside-use and closing times are later than reasonable bed-times. I doubt whether the Bar management would dispute that the noise level is excessive for sleep. So, the only issue is the ability to sleep, for which 10pm is generally accepted as an acceptable time cut-off for noise.</p> <p>Does City of Westminster have a policy for acceptable times for such matters?</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	13 September 2018
<b>Support/Objection:</b>	Objection
<p>I feel by extending the licensing hours, this would affect my quality of sleep and my subsequent performance at work. I am already disturbed by the crowds in the day and evening time. I would appreciate if their licensing hours are not extended as we live in a residential area.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	13 September 2018
<b>Support/Objection:</b>	Objection
<p>I strongly object to the extension. The crowd is already noisy and disruptive to residents, especially those attempting to sleep at a decent hour.</p> <p>An extension to midnight is unreasonable and totally unacceptable.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	13 September 2018
<b>Support/Objection:</b>	Objection
<p>I would like to object to the new proposed opening hours on the basis of the impact on</p>	

the noise/sleep to residents.

The current noise levels are constantly a problem for over looking residents even with their double glazed windows closed - I believe it would be extremely inconsiderate for residents to tolerate the increased noise until much later at night as there is very much an echo due to the nature of the surrounding buildings when customers are sitting outside and when arriving and departing the public house.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

13 September 2018

**Support/Objection:**

Objection

I object most strongly to the application to extend the opening hours. The undoubted noise which will arise during the extended hours will be detrimental to the comfort and well being of the many residential tenants and will severely prejudice their use and enjoyment of their apartments. The owners of the Draft House knew when they acquired/opened it that it was in a densely populated residential area. The interests of the existing occupiers of the apartments should take precedence over that of the owners of The Draft House.

I would strongly urge rejection.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

13 September 2018

**Support/Objection:**

Objection

I most definitely object! This building is already affected by the level of noise generated by customers and an extension will only magnify the disruption. We are suffering due to the outside tables which prevent us from sleeping at a reasonable hour. An extension should not be allowed.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

14 September 2018

**Support/Objection:**

Objection

SEBRA strongly objects to this application on grounds it will cause substantial harm and possibly crime & disorder issues to adjacent residents in the large blocks of flats immediately adjacent to the premises and to local residents in the general area.

We fully support detailed objection from the PW&MV Society dated 9 September 2018.

We note current hours for 'off sales' longer than hours normally granted by WCC and wish hours to be reduced to line up with standard hours with a restriction on sales

of beer or cider sales of more than 5.5% APV.

We consider if changes proposed to Premises Licence were permitted it would have effect of turning premises into a public house rather than as originally intended for premises to operate primarily as a restaurant.

Of particular concern is use of exterior area and this must be strictly controlled so as to protect residential amenity with special regard to patrons being seated at all times and a dedicated smoking area provided

We trust application will be refused.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

14 September 2018

**Support/Objection:**

Objection

I object to the application. The application, if approved, will cause unnecessary additional noise and disruption to the quiet enjoyment of the significant number of residential premises above and around the premises.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

14 September 2018

**Support/Objection:**

Objection

I have understood that the Applicant wishes to extend hours of alcohol sales only (without food) from 5 pm to 8 pm , and as a consequence in this residential area (Balmoral Apartments) this is expected to generate a lot more noise , and possible unruly behavior , which is not acceptable in this location . Apart from the alcohol only extended hours, I also understand the Applicant is applying to extend licensing hours to 23.30-00.00 hours, and again this will give rise to unreasonable noise levels , and on both counts I object, and request rejection of the application on the current basis. I have also understood that the Applicant is planning to operate a cinema club , and I trust the Authorities have satisfied themselves as to the proposed content /type of film , so as to ensure this does not create an undesirable type of clientele in this location.

**Name:**

[REDACTED]

**Address and/or Residents Association**

[REDACTED]

**Received:**

14 September 2018

**Support/Objection:**

Objection

It's already noisy enough at the moment during late hours and we're afraid that this licence will only add to the problem.

<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association</b>	[REDACTED]
<b>Received:</b>	14 September 2018
<b>Support/Objection:</b>	Objection
<p>There is no dispute that noise from well-behaved and managed customers outside the Bar is loud enough to prevent sleep in overlooking bedrooms - even with the double-glazed windows fully closed. Bedrooms simply cannot be kept quiet enough to sleep. On this basis alone, the later hours will be of major impact to the over-looking residents. The curvature of the surrounding buildings makes for an echo chamber and the noise is striking when the outside tables are occupied and during departure of customers at closing time. The proposed outside-use and closing times are later than reasonable bed-times. I doubt whether the Bar management would dispute that the noise level is excessive for sleep. So, the only issue is the ability to sleep, for which 10pm is generally accepted as an acceptable time cut-off for noise.</p> <p>Does City of Westminster have a policy for acceptable times for such matters?</p>	
<b>Name:</b>	Councillor Antonia Cox Chairman of City of Westminster Pension Fund Committee
<b>Address and/or Residents Association</b>	Member of Hyde Park Ward
<b>Received:</b>	14 September 2018
<b>Support/Objection:</b>	Objection
<p>Two ward councillors visited the exterior of the site today and would like to object to the proposed application on grounds of reduced residential amenity. The hours are excessive and could contribute to the antisocial behaviour recently witnessed in the area and raised in recent meetings with the police.</p> <p>The design of West End Quay also makes the residents in the flats around it, including those in social housing at 11 and 2 Harbet Road, particularly vulnerable to noise which is channelled upwards from premises around the quay.</p> <p>We hope the committee will bear this objection, supported by all three ward councillors, in mind.</p>	

### 3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy HRS1 applies:</b>	<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><u>For premises for the supply of alcohol for consumption on the premises:</u></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> <p><u>For premises for the supply of alcohol for consumption off the premises:</u></p> <p>Monday to Saturday: 08:00 to 23:00            Sundays: 10:00 to 22:30</p>
<b>Policy PB1 applies:</b>	Applications will only be granted if it can be demonstrated that the proposal meets the relevant criteria in Policies CD1, PS1, PN1 and CH1.

### 4. 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

<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity
<b>Appendix 6</b>	Premises licence reference 18/00550/LIPT
<b>Appendix 7</b>	Pre-application advice report

<b>Report author:</b>	Miss Daisy Gadd Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 2737 Email: dgadd@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**

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	7 <sup>th</sup> January 2016
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
<b>4</b>	Representation Environmental Health	12 September 2018
<b>5</b>	Representation Interested Party	3 September 2018
<b>6</b>	Representation Interested Party	3 September 2018
<b>7</b>	Representation Interested Party	3 September 2018
<b>8</b>	Representation Interested Party	3 September 2018
<b>9</b>	Representation Interested Party	3 September 2018
<b>10</b>	Representation Interested Party	3 September 2018
<b>11</b>	Representation Interested Party	3 September 2018
<b>12</b>	Representation Interested Party	3 September 2018
<b>13</b>	Representation Interested Party	3 September 2018
<b>14</b>	Representation Interested Party	4 September 2018
<b>15</b>	Representation Interested Party	4 September 2018
<b>16</b>	Representation Interested Party	4 September 2018
<b>17</b>	Representation Interested Party	4 September 2018
<b>18</b>	Representation Interested Party	5 September 2018
<b>19</b>	Representation Interested Party	6 September 2018
<b>20</b>	Representation Interested Party	11 September 2018



**GROUND FLOOR PLAN**  
 -481.5 SQM GROSS INTERNAL AREA  
 INTERNAL LICENSED AREA 215 COVERS  
 OUTSIDE AREA 120 COVERS





---

**THE DRAFT HOUSE, WEST END QUAY**

**DISPERSAL POLICY**

---

The purpose of this Dispersal Policy is to ensure, so far as it is possible, that minimum disturbance or nuisance is caused to our neighbours and to ensure that the operation of the premises makes the minimum impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour. This will be achieved by exercising pro-active measures towards and at the end of the evening.

By ensuring that this Dispersal Policy document is brought to the attention of Management and Staff we will seek to encourage the efficient, controlled and safe dispersal of our patrons during our closing period.

1. At the end of the evening management and staff will assist with the orderly and gradual dispersal of patrons.
2. Staff Members (including door personnel when employed) will advise patrons to leave the premises quickly and quietly out of respect for our neighbours.
3. Notices will be displayed requesting our customers to leave quietly and in an orderly manner out of consideration to neighbours and their attention will be drawn to these notices by members of staff.
4. We will ensure the removal of all bottles and drinking receptacles from any patron before exiting the premises (this shall not apply in the case of consumption in any delineated external area or in the case of alcohol sold for the purpose of consumption off the premises).
5. We will actively discourage our customers from assembling outside the premises at the end of the evening.

---

**THE DRAFT HOUSE, WEST END QUAY**  
**SMOKING & AL FRESCO DINING POLICY**

---

1. Any outside area used by customers wishing to dine, drink or smoke shall be clearly delineated and covered by the CCTV system which will be installed at the premises.
2. The outside area shall be monitored by staff or door staff regularly at all times it is in use.
3. The area will be cleaned regularly.
4. Suitable receptacles shall be provided for smokers to dispose of cigarette butts.
5. Signs will be displayed in the area requesting customers keep noise to a minimum.
6. Patrons who disregard signage and verbal instructions regarding noise will be asked to move inside and/or leave the premises.
7. Open containers of alcohol shall not be permitted to be taken beyond the boundary of the outside area.
8. Alcohol consumption in the external area shall only be by patrons seated at tables.
9. The service of alcohol for consumption in the external area shall be by way of waiter/waitress service.
10. After 8pm, the sale by retail of alcohol in the external area must be ancillary to the provision of a table meal.
11. All licensable activities shall cease and the area shall cease to be used for drinking and/or dining at 10.30pm daily.
12. Furniture in the external area shall be removed or made secure by 11pm daily.
13. After 10.30pm daily, a designated smoking area shall be provided on Harbet Road (the specific area to be agreed with the Environmental Health Consultation Team).
14. After 10.30pm daily, the number of patrons permitted to temporarily leave and then re-enter the premises shall be limited to 20 persons at any one time, and those persons shall not be permitted to take any beverages or food outside with them.

# THE DRAFT HOUSE



28 September 2018

Dear Resident,

As Draft House Holding Limited, we are the applicant for a new licence at our property in West End Quay.

The Licensing Authority has passed me a copy of your representation.

Let me emphasise at the outset that we are committed to working in harmony with residents in West End Quay.

It is unfortunate that there appears to be some misunderstanding with regard to the application. As stated both within the application papers and the notice displayed at the premises - there is absolutely no intention to extend licensing hours.

In order to explain our proposals in more detail and how we can offer further reassurance to the community, I would like to invite you to a pre-hearing meeting on Thursday 4<sup>th</sup> October at 6:30pm at the premises.

It would be helpful if you could let me know whether you can attend.

Kind regards

James

P.S. In the event that you are not able to make 4<sup>th</sup> October or wish to discuss this personally, please do not hesitate to call me on 07825648632 or send an email to [jb@brewdog.com](mailto:jb@brewdog.com)

**Licence & Appeal History**

<b>Application</b>	<b>Details of Application</b>	<b>Date Determined</b>	<b>Decision</b>
05/13593/LIPN	New Premises licence application.	09.03.2006	Granted by Licensing Sub-Committee
07/03915/WCCMAP	Master licence	09.03.2006	Granted by Licensing Sub-Committee
07/06419/LIPT	Application to transfer the premises licence from See Woo Foods Ltd to West End Quay Limited.	23.08.2007	Granted under Delegated Authority

**Premises licence 07/06419/LIPT was surrendered on 14 April 2011.**

<b>Application</b>	<b>Details of Application</b>	<b>Date Determined</b>	<b>Decision</b>
06/05549/LIPN	New Premises licence application.	10.08.2006	Granted under Delegated Authority
07/06402/LIPT	Application to transfer the premises licence from See Woo Foods Limited to West End Quay Limited.	25.07.2007	Granted under Delegated Authority
06/07723/WCCMAP	Master licence	11.08.2006	Granted under Delegated Authority
10/03171/LIPVM	Application for a minor variation that sought to modify the plans of the premises, to remove condition 11 and update conditions.	26.05.2010	Granted under Delegated Authority
11/04304/LIPT	Application to transfer the premises licence from West End Quay Limited to Grand Union Company Ltd.	20.06.2011	Granted under Delegated Authority

11/04305/LIPDPS	Application to vary the Designated Premises Supervisor.	20.06.2011	Granted under Delegated Authority
12/00512/LIPDPS	Application to vary the Designated Premises Supervisor.	28.03.2012	Granted under Delegated Authority
13/03223/LIPDPS	Application to vary the Designated Premises Supervisor.	11.06.2013	Granted under Delegated Authority
13/08370/LIPV	Application to vary the premises licence. The variation sought to remove conditions 10, 11, 12, 13, 15 and 17 from the premises licence.	16.01.2014	Granted by Licensing Sub-Committee.
15/03984/LIPDPS	Application to vary the Designated Premises Supervisor.	25.08.2015	Granted under Delegated Authority
15/06728/LIPDPS	Application to vary the Designated Premises Supervisor.	26.08.2015	Granted under Delegated Authority
16/02746/LIPDPS	Application to vary the Designated Premises Supervisor.	01.04.2016	Granted under Delegated Authority
16/08750/LIPDPS	Application to vary the Designated Premises Supervisor.	11.01.2017	Granted under Delegated Authority
17/07149/LIPDPS	Application to vary the Designated Premises Supervisor.	21.07.2017	Granted under Delegated Authority
17/08137/LIPDPS	Application to vary the Designated Premises Supervisor.	04.09.2017	Granted under Delegated Authority
17/09604/LIPVM	Application for a minor variation that sought a variation in the layout of the premises.	20.09.2017	Granted under Delegated Authority
17/10629/LIPDPS	Application to vary the Designated Premises Supervisor. The name of the premises was also updated from Grand Union to The Draft House.	17.10.2017	Granted under Delegated Authority

18/00550/LIPT	Application to transfer the premises licence from Grand Union Company Limited to Draft House Holding Limited.	05.02.2018	Granted under Delegated Authority
---------------	---	------------	-----------------------------------

**There is no appeal history**

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

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

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers 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. Alcohol consumption in the external area shall only be by patrons seated at tables.
10. The service of alcohol for consumption in the external area shall be by way of waiter/waitress service.
11. After 8pm, the sale by retail of alcohol in the external area must be ancillary to the provision of a table meal.
12. In the external area, all licensable activities shall cease and the area shall cease to be used for drinking and/or dining at 10.30pm daily.
13. Furniture in the external area shall be removed or made secure by 11pm daily.
14. The external area shall be clearly delineated by barriers.
15. After 10.30pm daily, a designated smoking area shall be provided on Harbet Road (the specific area to be agreed with the Environmental Health Consultation Team).
16. After 10.30pm daily, the number of patrons permitted to temporarily leave and then re-enter the premises shall be limited to 20 persons at any one time, and those persons shall not be permitted to take any beverages or food outside with them.
17. Substantial food and suitable beverages other than alcohol, including drinking water, shall be available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.
18. All licensable activities shall be on the ground floor only.
19. 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.

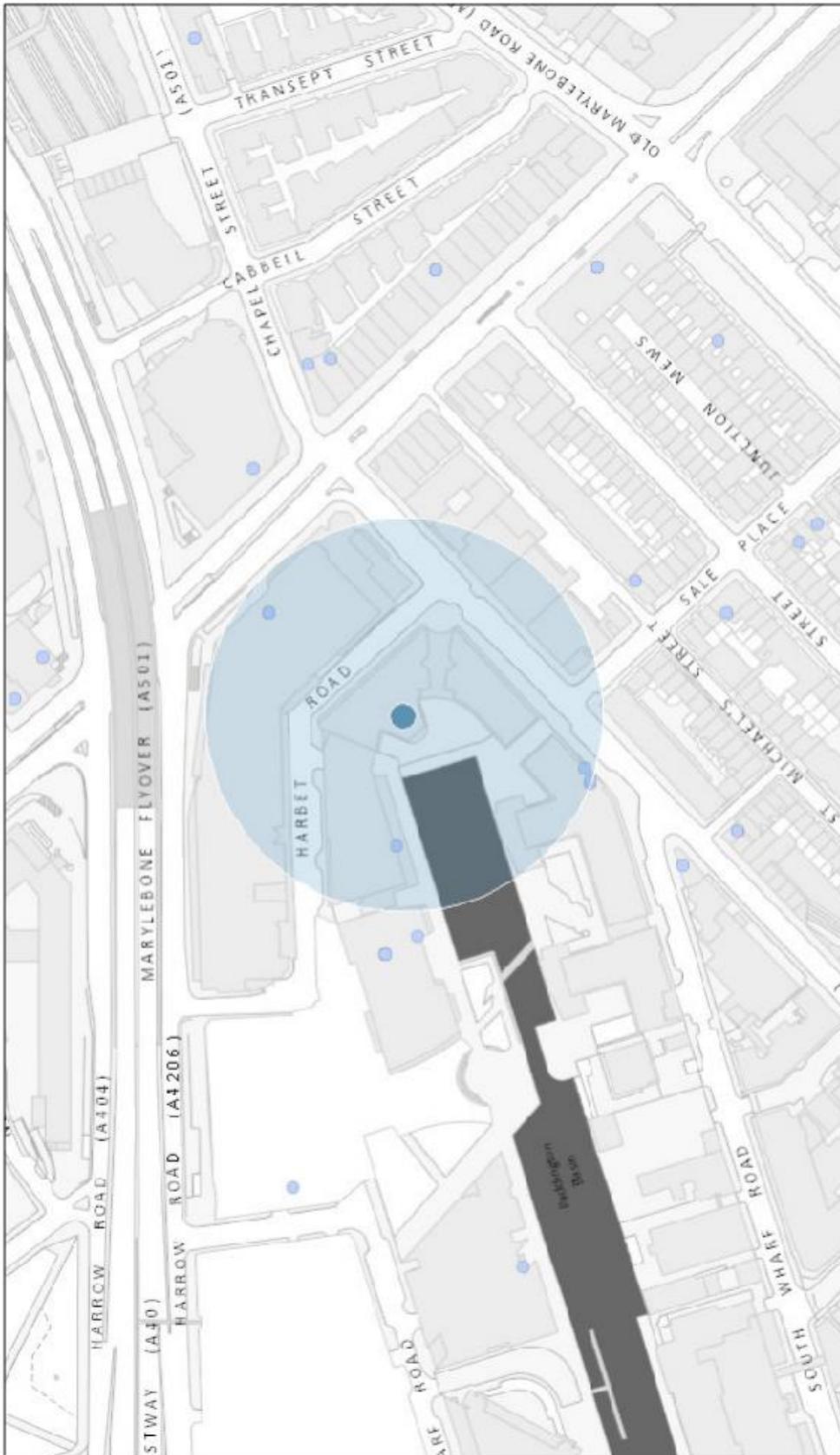
20. A staff member who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
21. A daily log is to be maintained to ensure that any capacity limit set for the premises is recorded and can be properly monitored. Information regarding the capacity will be given to an authorised officer of a responsible authority on request.
22. All entrance doors to be kept closed after 9pm, save for the immediate access and egress of persons.
23. No speakers shall be located in the entrance lobby area or to any external areas of the premises.
24. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
25. Notices will be prominently displayed at exits to the premises warning patrons of the proximity of residential premises, requesting the public to respect the needs of local residents and to leave the premises and the area quietly and in an orderly fashion.
26. All refuse will be properly presented and placed on the street 30 minutes before any agreed collection time. Every endeavour will be made to prevent refuse being left on the street for more than 2.5 hours.
27. No rubbish including bottles will be moved, removed or placed in outside areas between 11pm and 8am daily.
28. No deliveries to the premises shall take place between 11pm and 8am daily.
29. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime).
30. No super-strength beers, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold for consumption off the premises, except for premium beers and ciders.
31. All off sales of alcohol are to be in sealed containers only and for consumption off the premises only (save for consumption in the delineated external area).

32. All SIA registered door staff engaged outside the entrance to the premises, or supervising or controlling queues, shall wear high visibility yellow jackets or vests.
33. SIA licences worn by SIA registered door staff shall be clearly displayed and visible at all times.
34. A daily door supervisor log shall be correctly maintained at the premises and signed at the end of each day by the duty manager. This will include: the print name of the door supervisor, badge number, expiry date of SIA licence and the signature of the door supervisor.
35. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
36. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue Licence.
37. A 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.
38. An incident log shall be kept at the premises, and made available on request to an authorised office of the council or police, which will record the following:
  - (i) All crimes reported to the venue
  - (ii) All ejections of patrons
  - (iii) Any complaints received concerning crime and disorder
  - (iv) Any incidents of disorder
  - (v) All seizures of drugs or offensive weapons
  - (vi) Any faults in the CCTV system or searching equipment or scanning equipment
  - (vii) Any refusal of the sale of alcohol
  - (viii) Any visit by a relevant authority or emergency service
39. The DPS, or another representative of the premises licence holder, shall join and maintain membership of the local pubwatch or other local crime reduction scheme approved by the police, and local radio scheme, if available.
40. The maximum number of persons accommodated at the premises at any one time (including internal and external areas) shall be 335.
41. A Smoking Policy and Dispersal Policy will be implemented and adhered to. **(This is attached at Appendix 2).**

### **Conditions proposed by the Environmental Health**

None

**The Draft House**



September 24, 2018

● Live Licensing Act

© Crown copyright and database rights 2018 OS 100021688

© Crown copyright and database rights 2017. OS 100019597

Resident count = 586

**Premises with 75 metres of The Draft House, West End Quay, South Wharf Road**

<b>Licence Number</b>	<b>Trading Name</b>	<b>Address</b>	<b>Licensable hours</b>
16/01609/LIPN	The Pavilion	Merchant Square City Of Westminster London	Monday to Saturday: 12:00 - 22:00; Sunday: 12:00 - 21:00
17/02372/LIPDPS	Hilton London Metropole	Hilton London Metropole And Conference Centre 225 Edgware Road London W2 1DH	Monday to Sunday: 08:00 - 04:00
17/03789/LIPN	23rd Floor Restaurant	Twenty Third Floor And Twenty Fourth Floor Concession Hilton London Metropole And Conference Centre 225 Edgware Road London W2 1DH	Monday to Saturday: 07:00 - 00:30, Sunday: 07:00 - 00:00
13/00300/LIPT	See Cafe	4D Praed Street London W2 1XJ	Monday to Saturday: 09:00 - 23:00, Sunday: 10:00 - 22:30
18/00550/LIPT	The Draft House	Unit 1 West End Quay South Wharf Road London W2 1LA	Monday to Thursday: 09:00 - 23:30, Friday to Saturday: 09:00 - 00:00, Sunday: 09:00 - 22:30
16/00557/LIPCH	Tesco - Paddington Express	Unit 8 West End Quay South Wharf Road London W2 1LA	Monday to Saturday: 08:00 - 23:00, Sunday: 10:00 - 22:30



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

Schedule 12  
Part A

WARD: Hyde Park  
UPRN: 010033572248

Premises licence

Regulation 33, 34

**Premises licence number:**

**18/00550/LIPT**

Original Reference:

06/05549/LIPN

**Part 1 – Premises details**

**Postal address of premises:**

The Draft House  
Unit 1  
West End Quay  
South Wharf Road  
London  
W2 1LA

**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  
Late Night Refreshment  
Sale by Retail of Alcohol

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

**Performance of Dance**

Monday to Thursday: 09:00 to 23:30  
Friday to Saturday: 09:00 to 00:00  
Sunday: 09:00 to 22:30

**Exhibition of a Film**

Monday to Thursday: 09:00 to 23:30  
Friday to Saturday: 09:00 to 00:00  
Sunday: 09:00 to 22:30

**Performance of Live Music**

Monday to Thursday: 09:00 to 23:30  
Friday to Saturday: 09:00 to 00:00  
Sunday: 09:00 to 22:30

**Playing of Recorded Music**

Monday to Thursday: 09:00 to 23:30  
Friday to Saturday: 09:00 to 00:00  
Sunday: 09:00 to 22:30

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

Monday to Thursday: 09:00 to 23:30  
Friday to Saturday: 09:00 to 00:00  
Saturday: 09:00 to 22:30

<b>Late Night Refreshment</b>	
Monday to Thursday:	23:00 to 23:30
Friday to Saturday:	23:00 to 00:00
<b>Sale by Retail of Alcohol</b>	
Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30

<b>The opening hours of the premises:</b>	
Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30

**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:**

Draft House Holding Limited  
 238 Shepherds Bush Road  
 London  
 W6 7NL  
*Electronic Mail: m.steward@popall.co.uk*

**Registered number of holder, for example company number, charity number (where applicable)**  
 06947531 (PLC)

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

**Name:** Mr Adam Reihan

*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:** LB1WANDS/03523  
**Licensing Authority:** London Borough of Wandsworth

**Date:** 05 February 2018



**Signed:**

**This licence has been authorised by Ms Roxsana Haq 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.

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.

10. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

**Annex 2 – Conditions consistent with the operating Schedule**

None

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

#### **Outside Area:**

11. Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables.
12. The service of alcohol for consumption in the outside area, shall be by way of waiter/waitress service.
13. After 5pm, the sale by retail of alcohol must be ancillary to the provision of a table meal.
14. All outside Licensable Activities shall cease and any furniture shall be made secure by 11pm Monday to Saturday and 10:30pm Sunday.

#### **Ground Floor Restaurant:**

15. The premises shall only operate as a restaurant (i) in which customers are shown to their table, (ii) where the supply of alcohol is by waiter or waitress service only, (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery, (iv) which do not provide any take away service of food or drink for immediate consumption, (v) which do not provide any take away service of food or drink after 23.00, and (vi) where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are seated in the premises and bona fide taking substantial table meals there and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.
16. The provision of live music and dancing shall be restricted to those areas delineated and called the Restaurant Area on the plan (as amended) dated 6th May REV B numbered 602 LC01.

#### **All of the Premises:**

17. Substantial food and suitable beverages other than alcohol, including drinking water, shall be available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.
18. All licensable activities shall be on the ground floor only
19. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
20. A daily log is to be maintained to ensure that any capacity limit set for the premises is recorded and can be properly monitored. Information regarding the capacity will be given to an authorised officer or Police Officer on request.
21. A noise limiter located in a separate and remote lockable cabinet from the volume control must be fitted to the musical amplification system set at a level determined by and to the satisfaction of an authorised officer of the Environmental Health Service's Community Protection Department so as to ensure that no noise nuisance is caused to local residents or businesses. The operational panel of the noise limiter shall then be secured to the satisfaction of officers from the Environmental Health Service. The keys securing the noise limiter cabinet shall be held by the applicant only, and shall not be accessed by any other person.

The limiter shall not be altered without prior agreement with the Environmental Health Service.

22. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Health Service.
23. No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.
24. All entrance doors to be kept closed after 21.00 or when the provision of regulated entertainment is taking place, for the immediate access and egress of persons.
25. No speakers shall be located in the entrance lobby area or to any external areas of the premises.
26. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
27. Notices will be prominently displayed at exits requesting the public to respect the needs of local residents and to leave the premises and the area quietly.
28. All refuse will be paid, properly presented and placed on the street 30 minutes before any agreed collection time. Every endeavour will be made to prevent refuse being left on the street for more than 2.5 hours.
29. No rubbish including bottles will be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
30. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.

NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.

31. The approved arrangements at the premises, including means of escape provisions, fire warning and fire fighting equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
32. The certificates listed below shall be submitted to the Licensing Authority upon written request: Any emergency lighting, battery or system, any electrical installation, or any fire alarm system
33. 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.
34. No changes shall be made to the approved layout of the premises without the consent of the Licensing Authority.
35. All exit doors shall be available at all material times without the use of a key, code, card or similar means.
36. All fire doors shall be maintained effectively self closing and not held open other than by an approved device.
37. Fire resisting doors to ducts, service shafts and cupboards shall be kept locked shut.
38. The edges of the treads of steps and stairways shall be maintained so as to

be conspicuous.

39. Only hangings, curtains, upholstery and temporary decorations, complying with the relevant British (or where appropriate European) Standard shall be used. Where necessary these shall be periodically tested for flame resistance and re-treated as necessary.
40. Curtains and hangings shall be arranged so as not to obstruct fire safety signs, fire extinguishers or other fire fighting equipment.
41. Staff with specific responsibilities in the event of fire or other emergency, together with deputies, shall receive training and written instruction appropriate to their role.
42. Ventilation air filters shall be cleaned or changed for new filters periodically as may be necessary to maintain a satisfactory flow of air supply.
43. All interior surfaces of extract ventilation ducting serving kitchens and serveries shall be thoroughly cleaned at least annually.
44. Any special effects or mechanical installations 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 on 10 days prior notice being given to the Licensing Authority where consent has not previously been given.  
 dry ice and cryogenic fog  
 smoke machines and fog generators  
 pyrotechnics including fire works  
 firearms  
 lasers  
 explosives and highly flammable substances. real flame.  
 strobe lighting.
45. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties (save insofar as they are necessary for the prevention of crime).
46. No unauthorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or is distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
47. No striptease, no nudity and all persons to be decently attired at all times.
48. Silence notices to be placed by the exits warning patrons leaving the premises of the proximity of residential premises and requesting an orderly exit.

#### For Alcohol Sold off the Premises

49. No super strength lager or ciders to be sold by retail at these premises. The definition of super strength beer or cider for the purposes of this assurance is on having an ABV of 5.5 % or above.
50. Off sales of alcohol to be in sealed containers only and for consumption off the premises
51. All off sale of alcohol can only be supplied with a take a way food. (No food no alcohol)
52. 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.

53. All SIA staff engaged outside the entrance to the premises, or supervising or controlling queues, shall wear high visibility yellow jackets or vests.
54. SIA licences worn by door staff shall be clearly displayed and visible at all times.
55. A daily Door Supervisor Log shall be correctly maintained at the premises and signed at the end of each day by the duty Manager. This will include: The printed name of the Door Supervisor/Badge number/Expiry date of SIA Licence and a signature of the Door Supervisor.
56. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents and businesses in the vicinity.
57. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.
58. A 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.
59. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received concerning crime and disorder
  - (d) any incidents of disorder
  - (e) all seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system or searching equipment or scanning equipment
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
60. As soon as possible, and in any event within one month from the grant of this licence, the premises shall join the local pubwatch or other local crime reduction scheme approved by the police, and local radio scheme if available.
61. The maximum number of persons accommodated on the premises at any one time
62. A designated smoking area shall be provided which shall be agreed with the Environmental Health Consultation Team.
63. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall be limited to 20 persons at any one time and smokers shall not take any beverages or food outside with them.
64. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.

**Annex 4 – Plans**

**Attached**



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

Schedule 12  
Part B

WARD: Hyde Park  
UPRN: 010033572248

Premises licence  
summary

Regulation 33, 34

**Premises licence number:**

**18/00550/LIPT**

**Part 1 – Premises details**

**Postal address of premises:**

The Draft House  
Unit 1  
West End Quay  
South Wharf Road  
London W2 1LA

**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  
Late Night Refreshment  
Sale by Retail of Alcohol

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

**Performance of Dance**

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30

**Exhibition of a Film**

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30

**Performance of Live Music**

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30

**Playing of Recorded Music**

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30

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

Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Saturday:	09:00 to 22:30

**Late Night Refreshment**

Monday to Thursday:	23:00 to 23:30
Friday to Saturday:	23:00 to 00:00
<b>Sale by Retail of Alcohol</b>	
Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30

<b>The opening hours of the premises:</b>	
Monday to Thursday:	09:00 to 23:30
Friday to Saturday:	09:00 to 00:00
Sunday:	09:00 to 22:30

**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:**

Draft House Holding Limited  
238 Shepherds Bush Road  
London  
W6 7NL

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

06947531 (PLC)

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

Name: Mr Adam Relihan

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

Restricted

Date: 05 February 2018



Signed:

This licence has been authorised by Ms Roxsana Haq on behalf of the Director - Public Protection and Licensing.



**City of Westminster**

Office Name: Ian Watson  
Designation: Senior Practitioner  
Environmental Health (Licensing)  
Date: 14/9/17  
Contact number: 020 7641 3183  
Email:  
iwatson@westminster.gov.uk  
Signed: Ian Watson  
Uniform Ref Number:  
17/08954/PREAPM

Trading name of business and Address:  
Grand Union, West End Quay, South Wharf Road, W2  
Reference Number if Applicable: 17/08954/PREAPM

Licence: Yes 16/08750/LIPDPS	Applicant/Solicitor: Clare Eames. Poppleston Allen	Cumulative Impact Area: No
------------------------------	--	----------------------------

Type of Business: Restaurant/Bar  
Licensed Areas: Ground and Basement Floors  
Activities: Supply of Alcohol (Off and On), Late Night Refreshment, Regulated Entertainment.  
Alcohol Hours: Monday to Thursday 09.00 to 23.30. Friday to Saturday 09.00 to 00.00. Sunday 09.00 to 22.30.

**Pre application advice purpose:** To assess the proposed alterations to the ground floor and change of conditions to remove the requirement to have alcohol with food both indoors and outdoors. Advise on both minor variation and new licence applications and technical suitability and policy implications.

Visit carried out by Ian Watson (Environmental Health – EH) to fully assess the proposed plans and activities. The findings are detailed below.

**Proposed Alterations.**  
The proposed changes to the layout are;

- Reconfiguration of the bar servery
- Creation of a new wash-up area
- New fixed seating
- Provision of handrails to rear raised areas

Such changes can be dealt with by way of a minor variation.

**Proposed Hours and Activities:**

Due to the considerable number of conditions to be removed or varied it is proposed that a new application is made for the same licensable hours but with no regulated entertainment.

It was stated that only the following licensable activities would be sought. Supply of Alcohol, Late

## Night Refreshment.

As the premises are not located within any recognised cumulative impact area then there is no presumption to refuse an application, subject to appropriate conditions being included on the premises licence to address the licensing objectives.

The proposed hours of operation would reflect the current permitted hours with the addition of Bank holiday Sunday.

This being

Supply of Alcohol 'On' and 'Off'

Monday to Thursday 09.00 – 23.30 hours.

Friday and Saturday 09.00 – 00.00 hours. (Midnight)

Sunday 09.00 – 22.30 hours.

Sunday before a Bank Holiday Monday 09.00 – 00.00 hours (Midnight)

Late Night Refreshment (Indoors)

Monday to Thursday 23.00 – 23.30 hours.

Friday and Saturday 23.00 – 00.00 hours. (Midnight)

Sunday before a Bank Holiday 23.00 – 00.00. (Midnight)

New Year's Eve end of permitted hours to start of permitted hours on New Year's Day for all licensable activities.

The opening hours of the premises, especially the earlier hours, may be considerably longer than the licensing hours stated above to allow the premises to trade outside their licensable activities for such activities as breakfast/coffee etc. An opening time following the proposed trading hours may need to be considered to permit customers to finish their drinks/food. It is suggested 30 minutes would seem reasonable.

## Means of Escape:

It is suggested that the following key points are included in the means of escape strategy:

- Means of escape from the premises should be based on a simultaneous evacuation upon activation of the fire detection and alarm system and the system should ideally be a minimum L2 system in line with BS5839 part 1
- Travel distances are to be in line with both Approved Document B and Technical Standards for Places of Entertainment, (18m in one direction and 45m in two).
- Appropriate floor space factors in line with the Technical Standards for Places of Entertainment should be applied and see table below for guidance.
- The premises are provided with four large escapes of 1800mm wide plus a single escape by the public toilets of 900mm. Such escapes would support a capacity in excess of 1000 persons. Therefore the limitation on capacity would be the available floor space.

## General Advice

- All protected exit routes to be provided with a minimum of 30 minutes fire separation to other parts of the premises
- Fire detection and alarm system within the premises is in accordance with BS 5839 Part 1 2002 Category L2 protection (this is advisory but this would give good flexibility with

capacities).

- All Fire doors protecting escape routes will be provided with intumescent strips and smoke seals and all fire doors will comply with the relevant provisions of Table B1 of ADB.
- Every escape route (other than those in ordinary use) will be marked by emergency exit signs complying with BS 5499: Part 1 and these will be located in accordance with the recommendations of BS 5499: Part 4
- It is recommended that a fire suppression system be provided to the open kitchen to prevent the spread of flame/smoke and for building protection.

It is recommended that a fire risk assessment is provided to detail and justify a safe capacity that could be used to support the new application.

**Floor Space Factors:**

The premises will operate as a bar/restaurant and ADB (Table 1) and the Technical Standards (Table 3) detail the relevant floor space factors applicable for these various types of use and Table 1 details this information purposes and to assist the operators design calculations moving forward. When detailed floor layout plans are available for each licensed space we will be able to carry out a full calculation and advise further.

**Table 1: Floor Space Factor Calculator**

Area	Overall area M <sup>2</sup> (approx)	Capacity at 0.3 M <sup>2</sup> per person (live music/ within 2m of bar)	Capacity at 0.5 M <sup>2</sup> per person (club/dancing/ reception)	Banquette style seating at 0.45m per person	Loose Seats	Capacity at 1.0-1.5 M <sup>2</sup> per person (dining)	Max operational capacity
e.g Ground Floor	TBC	$TBC \div 0.3 =$	$TBC \div 0.5 =$	$TBC \div 0.45 =$	TBC	$TBC \div 1 =$	TBC

**NB: Any additional infrastructure introduced that imposes upon the available floor space as detailed in the plans above should be measured and the appropriate corresponding number taken off the maximum capacity**

**Public Nuisance and Licensing Policy:**

It is advised that the current time restriction on the use of the outside area is maintained albeit that there would be no proposed restriction on seating or provision of food. A suitable time should be proposed for clearing this area of customers except for smokers.

No loudspeakers should be placed external to the building or in any external area no matter how low the volume of any music may be.

The toilet provision is 5 x WC's female, 4 x WC's and 5 person slab urinal male plus 1 disabled toilet. Separate staff facilities are provided.

Whilst the premises are not located within any cumulative impact area it is advisable to condition a minimum number of covers/seats so that it is not perceived as vertical drinking premises.

**Proposed Conditions:**

To address the licensing objectives with regard to the Licensing Policy the following conditions are proposed.

- A minimum of 200 seats shall be provided at all times within the premises.
- A minimum of 60 seats shall be provided at all times in the external area.
- A waiter/waitress service shall be provided.
- The number of persons permitted on the premises at any one time (excluding staff) shall not exceed xxx persons.
- Substantial food and non-intoxicating beverages, including drinking water, shall be available up to 22.00 hours each day in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
- 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.
- 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.
- Loudspeakers shall not be located in the entrance lobby or outside the premises building.
- The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
- 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 premise 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.
- An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received concerning crime and disorder
  - (d) any incidents of disorder
  - (e) all seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system or searching equipment or scanning equipment
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
- All external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
- There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

- Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
- Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
- 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.
- All tables and chairs shall be removed from the outside area by 23.00 hours.
- There shall be no sales of alcohol for consumption 'Off' the premises after 23.00 hours.
- All sales of alcohol for consumption 'Off' the premises shall be in sealed containers only, and shall not be consumed on the premises.
- 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.
- 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.
- All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
- Licensable activities are permitted from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.
- All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
- No waste or recyclable materials, including bottles, shall be moved, removed or placed in outside areas between 23.00 hours and 08.00 hours.
- The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the highway.
- There shall be no sales of hot food or hot drink for consumption off the premises after 23.00 hours.
- Excluding fresh produce, no deliveries to the premises shall take place between 23.00 and 08.00 hours.

The premises have a history of noise complaints from either external drinking or loud music with the following complaints/visits made during the last two years.

**3/10/16** at 13:00 hours. Meeting with DPS Joshua Bouaouni and Ops Manager Mark Whitmore to highlight suspected licence breaches. Photographs were attached to the complaint from resident but no times or dates were included. The timings stated on the complaint were contradictory. The management has repeatedly offered to meet with him to resolve any and every issue he may have but he has refused to engage directly.

**6/05/17** at 13:24 hours. Visited location following a recent noise complaint, and also to check that the following conditions were being adhered to;

- Outside Area:
- Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables.
- The service of alcohol for consumption in the outside area, shall be by way of waiter/waitress service.
- After 5pm, the sale by retail of alcohol must be ancillary to the provision of a table meal.
- All outside Licensable Activities shall cease and any furniture shall be made secure by 11pm Monday to Saturday.

At the time of visit all of the conditions were being complied and there was only one person outside who was smoking. There was no noise emanating from the building.

**10/06/17** at 21:15 hours. Monitored over the weekend to assess alleged poor management practices following complaint from local resident.

The following conditions were checked for compliance

- Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables.
- The service of alcohol for consumption in the outside area, shall be by way of waiter/waitress service.
- After 5pm, the sale by retail of alcohol must be ancillary to the provision of a table meal.
- All outside Licensable Activities shall cease and any furniture shall be made secure by 11pm Monday to Saturday and 10:30pm Sunday.
- All entrance doors to be kept closed after 21.00 or when the provision of regulated entertainment is taking place, for the immediate access and egress of persons.

No breaches were found at the time of visit.

**15/06/17** Observations between 18:40 - 19:25 hours of outside area of premise following on-going reports of breaches to licence conditions;

Approx 32 customers at the tables - either currently eating food or with empty food dishes at the tables.

Approx 8 customers standing at the edge of outside area talking with drinks, later transpired they were part of the large group seated around tall tables.

Waitress/waiter service seen in full affect; taking orders, bringing out drinks and food to tables.

On two occasions customer seen leaving seating area entering premise then returning with a drink in their hands.

One SIA at the main entrance door. Not wearing a high viz jacket however he did not leave the lobby area to main entrance.

Smokers exiting main door - no drinks brought out with them.

Satisfied area being managed on this occasion in accordance with licence conditions.

**25/07/17** at 12:50 hours. Meeting with manager Tom, meeting to be arranged with representative of new company who've taken over the pub to discuss previous issues, complaints and how best to manage and minimise them.

## **Conclusions**

It is advised that a new premises licence is considered to operate the existing hours without any regulated entertainment and reduced conditions. It is advised that a capacity is included on the licence to address public safety only. Conditions are proposed to allow a flexible operation both inside and outside the premises although good management of the outside area is essential to minimise nuisance. It is likely that due to the location any application will attract residential objections and additional conditions may be required.

The past noise/nuisance history is not extensive with the majority of visits to the premises to check compliance with existing conditions regarding the external area.

It is advised that conditions are applied to provide for a minimum number of seats both internal and external to demonstrate that the premises will not be vertical drinks led.

As part of the application process it is advised that the other responsible authorities will also need to assess the proposals and may wish to make additional comments.

**Please note that any advice given will not guarantee that your application will be granted by the Licensing Service and the Environmental Health Consultation Team may still choose to make a representation to the application submitted.**