

# Licensing Sub-Committee Report

Item No:	
Date:	23 May 2019
Licensing Ref No:	19/04141/LIPN - New Premises Licence
Title of Report:	Arro Coffee, 77 Bishop's Bridge Road Bishops Court London W2 6BG
Report of:	Director of Public Protection and Licensing
Wards involved:	Bayswater
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Kevin Jackaman Senior Licensing Officer
Contact details	Telephone: 0207 641 8094 Email: kjackaman@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>	2 April 2019		
<b>Applicant:</b>	Galleria Cafe Limited		
<b>Premises:</b>	Arro Coffee		
<b>Premises address:</b>	77 Bishops Bridge Road London W2 6BG	<b>Ward:</b>	Bayswater Ward
		<b>Cumulative Impact Area:</b>	Bayswater
<b>Premises description:</b>	According to the application form the premises will trade as a coffee shop selling coffee bean, coffee based drinks, savoury/sweet products and panettone. The applicant would like to introduce an opportunity to enjoy an aperitivo, bottle of wine and/or prosecco		
<b>Premises licence history:</b>	This is an application for a new premises licence and therefore has no licence history.		
<b>Applicant submissions:</b>	None submitted		

1-B Proposed licensable activities and hours							
<b>Sale by retail of alcohol:</b>				<b>Indoors, outdoors 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>	08:00	08:00	08:00	08:00	08:00	08:00	08:00
<b>End:</b>	21:30	21:30	21:30	21:30	21:30	21:30	21:30
<b>Seasonal variations/ Non-standard timings:</b>		Sales of alcohol for off sales: 08:00 to 21:30 Monday to Sunday Sales of alcohol for on sales: 11:00 to 21:30 Monday to Sunday					

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>	07:00	07:00	07:00	07:00	07:00	07:00	07:00
<b>End:</b>	22:00	22:00	22:00	22:00	22:00	22:00	22:00
<b>Seasonal variations/ Non-standard timings:</b>		None					

## 2. Representations

2-A Responsible Authorities	
<b>Responsible Authority:</b>	Environmental Health Service
<b>Representative:</b>	Dave Nevitt
<b>Received:</b>	30 April 2019
<p>I wish to make Representations on the following grounds:</p> <p>Representation is made in relation to the application, as the proposals are likely to increase the risk of Public Nuisance.</p> <p>The premises is located in the Queensway/Bayswater Cumulative Impact Area Then application seeks On Sales of alcohol and, although a number of Conditions have been proposed they are not sufficient to prevent bar use.</p> <p>What is sought appears to be against the City Council's Licensing Policy</p>	
<b>Responsible Authority:</b>	Licensing Authority
<b>Representative:</b>	Karyn Abbot
<b>Received:</b>	29 April 2019
<p>Dear Sirs</p> <p>I write in relation to the application submitted for a new premises licence for Arro Coffee, 77 Bishop's Bridge Road, London.</p> <p>As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011, the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the four Licensing Objectives:</p> <ul style="list-style-type: none"> <li>• Public Nuisance</li> <li>• Prevention of Crime &amp; Disorder</li> <li>• Public Safety</li> <li>• Protection of children from harm</li> </ul> <p>The application seeks the following:</p> <ul style="list-style-type: none"> <li>• Supply of Alcohol Off Premises Monday to Sunday 08:00 to 21:30</li> <li>• Supply of Alcohol On Premises Monday to Sunday 11:00 to 21:30</li> <li>• Opening Hours to Public Monday to Saturday 07:00 to 22:00 Sunday 08:00 to 22:00</li> </ul> <p>The premises is located within the Bayswater Cumulative Impact Area and as such various policy points must be considered, namely CIP1, HRS1 and PB2.</p> <p>At present, the operating hours applied for licensable activities currently fall outside of</p>	

Westminster's core hours. For premises for the supply of alcohol for consumption on and off the premises, we request that the applicant reduce the commencement hour on Sunday's to be in line with Westminster's Core hours;

- Supply of Alcohol Off Premises  
Sunday 10:00 to 21:30
- Supply of Alcohol On Premises  
Sunday 12:00 to 21:30

The application and operating schedule currently falls within Westminster's PB2 Policy. In paragraph 2.5.23 the Licensing Authority considers that the grant of new licences for pubs and bars in the Cumulative Impact Areas should be limited to exceptional circumstances.

The Licensing Authority encourages the applicant to provide further submissions in regards to the proposed condition 2 which reads;

- Substantial food and non-toxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.

The Licensing Authority notes that the applicant intends to operate the premises as a coffee shop serving substantial food. The Licensing Authority requests that the applicant provide examples of the types of substantial food available at the premises, in the form of a menu if possible?

Unless further submissions are provided by the applicant on the above point, the Licensing Authority propose that the below conditions be implemented to bring the application in line but not fully compliant with policy RNT2

MC 17 – All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.

MC 36 – Sale of alcohol for consumption off the premises shall only be supplied with, and ancillary to a take-away meal.

MC 38 – The supply of alcohol at the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.

The Licensing Authority notes that amended wording may be proposed subject to the further submissions from the applicant.

Furthermore, it is noted from the application form and plans that the premises will operate with an outside area. The Licensing Authority would encourage the applicant to provide further submissions as to how the outside area is to be operated and controlled?

The Licensing Authority looks forward to receiving further submissions from the applicant in due course.

Please accept this as a formal representation.

**2-B Other Persons****Name:**

[REDACTED]

**Address and/or Residents Association:**[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]**Received:**

17 April 2019

[REDACTED] &amp; [REDACTED]

Association wish to lodge an objection to the above Premises Licence.

The premises are situated in the Queensway / Bayswater Stress Area and residential properties are situated above and opposite the premises and the surrounding area is mainly residential. Our main concerns are that the hours applied for are outside WCC Core Hours and there is no proposed condition stating that sale of alcohol is ancillary to taking of a substantial meal to persons seated and served.

We are also not happy to have another premises having 'off sales' as we have so many in area, but if to be granted we would wish no sale of beer or cider more than 5.5% alcohol content.

We took advice on this application from Richard Brown of WCAB and his suggestions to the conditions etc are set out below.

As always we are more than happy to meet up with applicant and/or their agent or solicitor to discuss matter and this could result in agreement without need to have a licencing hearing.

We are content for this representation to be forwarded to applicant with our contact details.

Condition 1 - Replaced by MC 86: 'The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a coffee shop.

Condition 11 – Replaced by amalgamation of MC 17 and MC70A: 'Save for the sale and supply of alcohol to persons who are seated in an area appropriately authorised for the use of tables and chairs on the highway, all sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.'

Condition 14 – No need for the words 'Whenever regulated entertainment takes place' as no regulated entertainment is applied for.

Condition 24 – will there be queuing??

Condition 25 – no need for the words 'after 20.00 hours daily'?

Possible additional conditions:

MC57 – 'Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke. Shall not be permitted to take drinks or glass containers with them'.

'The sale and supply of alcohol for consumption on the premises shall only be [by waiter or waitress service?] to persons seated'.

'No draught beer, lager or cider shall be sold at the premises.'

### 3. Policy & Guidance

The following policies within the City of Westminster Statement of Licensing Policy apply:	
<b>Policy CP1 applies</b>	<p>(i) It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas for: pubs and bars, fast food premises, and premises offering facilities for music and dancing; other than applications to vary hours within the Core Hours under Policy HRS1.</p> <p>(ii) Applications for other licensable activities in the Cumulative Impact Areas will be subject to other policies, and must demonstrate that they will not add to cumulative impact in the Cumulative Impact Areas.</p>
<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>  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 provision of other licensable activities:</u>  Monday to Thursday: 09:00 to 23.30  Friday and Saturday: 09:00 to midnight  Sundays immediately prior to Bank Holidays: 09:00 to midnight  Other Sundays: 09:00 to 22:30</p>

### 4. Equality Implications

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

- (a) eliminate discrimination harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and
- (c) foster good relations between persons who share a relevant protected characteristics and persons who do not share it.

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

## 5. Appendices

<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>Report author:</b>	Kevin Jackaman Senior Licensing Officer
<b>Contact:</b>	Telephone: 0207 641 8094 Email: kjackaman@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>	Environmental Health Service Representation	30 April 2019
<b>5</b>	Licensing Authority Representation	29 April 2019
<b>6</b>	Interested Party Representation	17 April 2019

# Premises Plans

## Basement

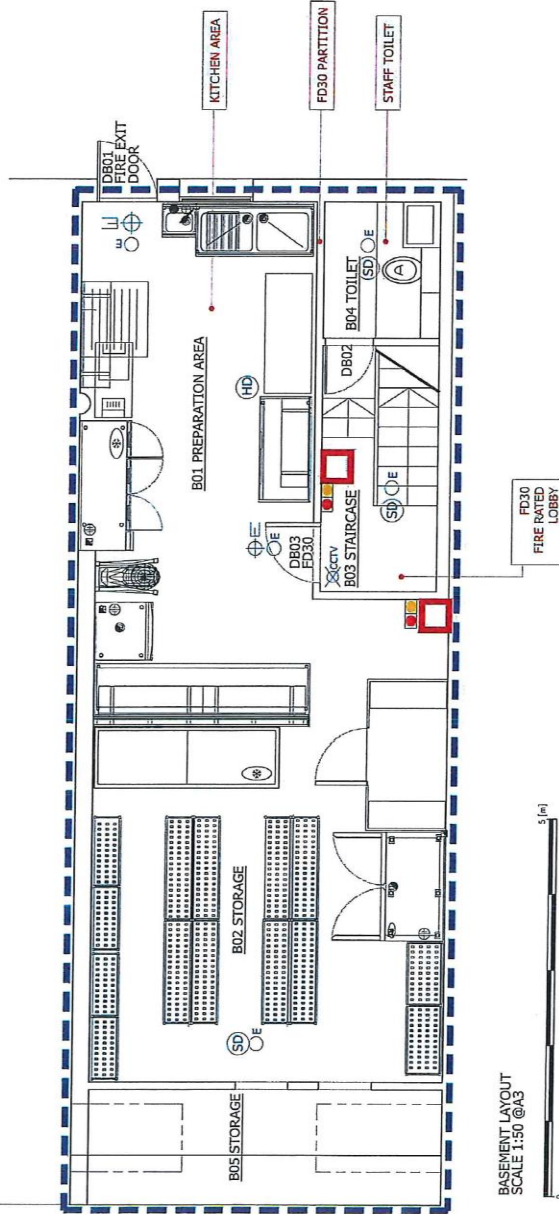
# Appendix 1

<p><b>Area of client's ownership</b></p>	<p><b>Area for the sale and consumption of alcohol</b></p>	<p><b>FIRE EXTINGUISHER</b></p> <p>Carbon dioxide </p> <p>Gas water </p> <p>The current location of fire safety equipment is subject to verification in an agreement with the Fire Officer or after a fire risk assessment.</p> <p>Smoke Detector </p> <p>Heat Detector </p> <p>Running man - Emergency Lighting to BS 5266 Part 2:05 </p> <p>Emergency Lighting </p> <p>CCTV CAMERA </p> <p>Call Point </p>
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**NOTES**

1. ALL FIRE EXTINGUISHERS MUST BE MAINTAINED BY A QUALIFIED PERSON.
2. ALL FIRE EXTINGUISHERS MUST BE MAINTAINED BY A QUALIFIED PERSON.
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10. ALL FIRE EXTINGUISHERS MUST BE MAINTAINED BY A QUALIFIED PERSON.

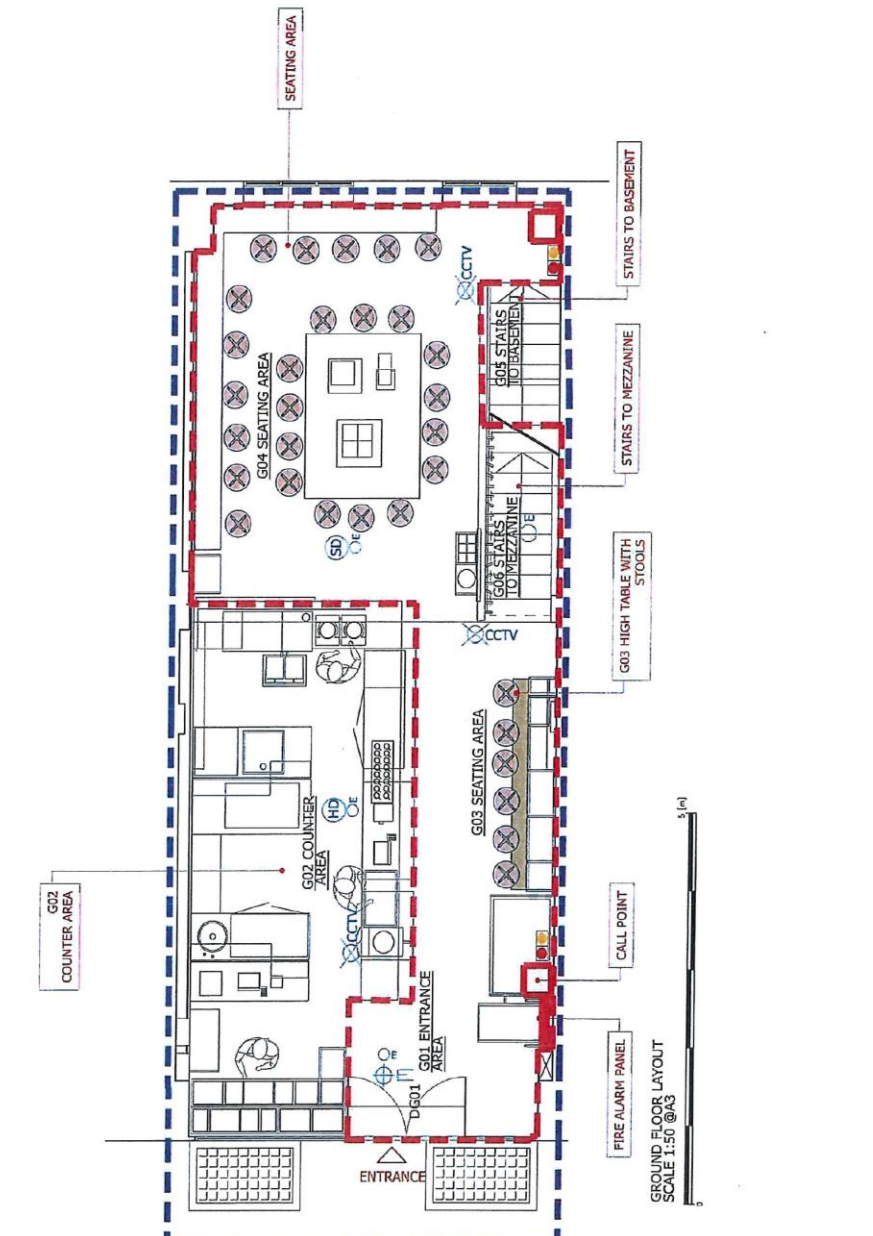
Proposed	Phase
PROPOSED	LICENSING
Job No.	
ADM09910 - 77 BISHOP'S BRIDGE RD	
STREET LONDON W1Z 6GB	
Drawn	Checked / Date
1:50	05-02-19
Scale	Sheet
1:50	05-02-19
<p><b>ADMERLIN DESIGN STUDIO</b></p> <p>Drawing No. <b>ADM09910-ECO1</b></p>	





# Ground Floor

<p>Area of client's ownership</p> <p>Area for the sale and consumption of alcohol</p>	<p><b>FIRE EXTINGUISHER</b></p> <p>Carbon dioxide</p> <p>Gas water</p> <p>This assessment is subject to an assessment in the future with the agreement of the Fire Officer or after a fire risk assessment.</p>	<p><b>NOTES</b></p> <p>1. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING REGULATIONS 2010.</p> <p>2. ALL WORK SHALL BE IN ACCORDANCE WITH THE FIRE ALARMS AND DETECTORS REGULATIONS 2002.</p> <p>3. ALL WORK SHALL BE IN ACCORDANCE WITH THE ELECTRICAL REGULATIONS 2018.</p> <p>4. ALL WORK SHALL BE IN ACCORDANCE WITH THE GAS REGULATIONS 2009.</p> <p>5. ALL WORK SHALL BE IN ACCORDANCE WITH THE LIFTING OPERATIONS REGULATIONS 2007.</p> <p>6. ALL WORK SHALL BE IN ACCORDANCE WITH THE HEALTH AND SAFETY REGULATIONS 2002.</p> <p>7. ALL WORK SHALL BE IN ACCORDANCE WITH THE ENVIRONMENTAL REGULATIONS 2002.</p> <p>8. ALL WORK SHALL BE IN ACCORDANCE WITH THE PLANNING REGULATIONS 2004.</p> <p>9. ALL WORK SHALL BE IN ACCORDANCE WITH THE BUILDING CONTROL REGULATIONS 2010.</p> <p>10. ALL WORK SHALL BE IN ACCORDANCE WITH THE LOCAL AUTHORITY REGULATIONS 2002.</p>
<p>SEATING AREA</p> <p>G02 COUNTER AREA</p> <p>G01 ENTRANCE AREA</p> <p>G03 SEATING AREA</p> <p>G04 SEATING AREA</p> <p>G05 SEATING AREA</p> <p>G06 SEATING AREA</p> <p>STAIRS TO MEZZANINE</p> <p>STAIRS TO BASEMENT</p> <p>G03 HIGH TABLE WITH STOOLS</p> <p>CALL POINT</p> <p>FIRE ALARM PANEL</p>	<p><b>FIRE EXTINGUISHER</b></p> <p>Smoke Detector</p> <p>Heat Detector</p> <p>Running man - Emergency Lighting to BS 5266 Part 1 2005</p> <p>Emergency Lighting</p> <p>CCTV CAMERA</p> <p>Call Point</p>	<p><b>PROPOSED</b></p> <p><b>LICENSING</b></p> <p>STREET LIGHTING AND SIGNAGE</p> <p>ADMERLIN DESIGN STUDIO</p> <p>LICENSING DRAWING GROUND FLOOR LAYOUT</p> <p>DATE: 15/01/2023</p> <p>SCALE: 1:50</p> <p>PROJECT: A.P.M.35718.L.C.02</p>



GROUND FLOOR LAYOUT  
SCALE 1:50 @A3

# Mezzanine Floor

Area of client's ownership	
Area for the sale and consumption of alcohol	
<b>FIRE EXTINGUISHER</b>	<p>Carbon dioxide </p> <p>Cos water </p> <p>The current location of fire safety equipment is subject to verification in the future with the agreement of the Fire Officer or after a fire risk assessment.</p>
<b>Smoke Detector</b>	
<b>Heat Detector</b>	
<b>Running man - Emergency Lighting to BS 5265 Part 1</b>	
<b>Emergency Lighting</b>	
<b>CCTV CAMERA</b>	
<b>Call Point</b>	



**NOTES**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

3. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

4. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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6. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

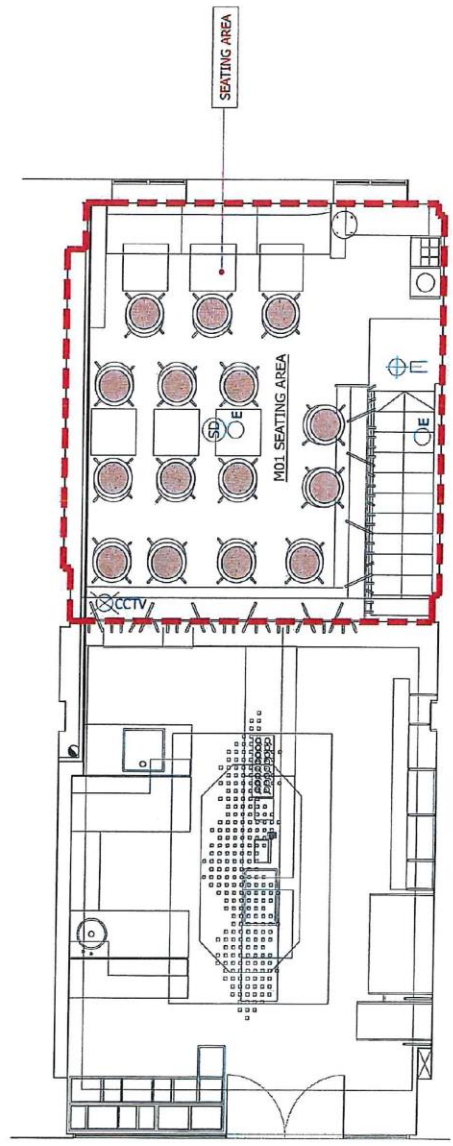
7. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

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9. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

10. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.

Proposed	PROPOSED
Licensing	LICENSING
Address	ADMERLIN DESIGN STUDIO ADMERLIN DESIGN STUDIO 17 BISHOPS BRIDGE RD STREET LONDON W1Z 8BB
Project No.	ADMERLIN DESIGN STUDIO ADMERLIN DESIGN STUDIO 17 BISHOPS BRIDGE RD STREET LONDON W1Z 8BB
Scale	1:50
Date	05-10-18
Drawn By	C.D.M.33.18
Checked By	C.U.3



MEZZANINE LAYOUT  
SCALE 1:50 @A3





The applicant has supplied a menu for the premises. Please see below



## ESPRESSO & COFFEE

			
Espresso/ Macchiato	1.90		
Double/ Macchiato	2.30		
Cortado	2.50		
Bebyccino	0.60		
Flat White	3.00		
Latte	2.70	3.00	3.20
Cappuccino	2.70	3.00	3.20
Americano	2.40	2.70	2.90
Mocha	3.20	3.40	3.60
Filter Coffee		3.10	
French Press		3.10	
Hot Chocolate	3.00	3.40	3.60
Hot Chocolate Meliga	3.20	3.50	3.70
Hot Chocolate Meringa	3.20	3.50	3.70
Traditional Tea		2.60	

## SPECIAL DRINKS

		
Arro Golden	3.50	3.90
Arro Elena	3.90	4.20
Arro Panettone	3.90	4.20
Arro Marroni	4.00	4.30

## SOFT DRINKS

Orange Juice	3.50
Juices	3.90
Still/ Sparkling Water	1.50
Cans	2.00

## ICE DRINKS



Cold Brew	3.50
Espresso Blended/ OTR	2.50
Americano OTR	2.50
Latte Blended	3.00
Cappuccino Blended	3.00
Mocha Blended	3.30
Choco Blended	3.00
Milkshake	4.80
Ice Tea	3.00
Bianco Menta	3.20
Bianco Mandorla	3.30

**Extra** Soya : free Oat , Almond, Coconut : 0.50  
Caramel, Whipped Cream, Extra Shot : 0.50

## ICE CREAM



Ice Cream Cone/ Cup	3.80	4.80	5.90
Choco Cup Gelato	4.90		
Gelato Croissant	3.90		
Affogato	4.80		

## SWEETS

IN

OUT

Plain Croissant	2.20	1.80
Arro Croissant		
<i>Nutella, Pistachio, Raspberry</i>	3.20	3.20
Almond Croissant	2.60	2.00
Multigrain Croissant	2.60	2.00

Vegan Croissant	2.60	2.00
Pain Au Chocolat	2.60	2.00
Pain Au La Creme	2.60	2.00
Cinnamon Swirl	2.60	2.00
Pain Au Raisin	2.60	2.00
Apple Turnover	2.60	2.00
Panettone/ Pandoro Slice	4.10	3.70
Pasticciotto	3.50	3.50
Krapfen		
<i>Nutella, Custard Cream</i>	3.50	3.50
Krapfen Wholemeal		
<i>Orange Cream</i>	3.50	3.50
Plumcake	3.80	3.80
Pasticciotto		
<i>Chocolate, Custard Cream</i>	3.50	3.50
Panettone/ Pandoro	4.10	3.90
Meliga Biscuit	1.60	1.60
Vegan Carrot Cake	3.80	3.80
Strudel Slice	4.50	4.50
Bread And Jam	4.00	

## BREAKFAST

Meaty Morning

Fish and Cheese Lovers

Light Vegetarian

*\* Special Offer : Your Hot Drink For 1 £*

*Tradizional Tea/ Espres so/ Espresso Double*

*S Americano/ S Latte/ S Cappuccino*

## SAVOURY

	IN	OUT
Soup Of The Day	4.00	4.00
Lasagna		
<i>Bolognese/Pesto / Vegan</i>	5.30	5.30
Pasta Tomato/ 4 Cheese	4.90	4.90
Bacon And Eggs Ciabatta	3.60	3.60
Veggie Roll Ciabatta	3.60	3.60
Ham And Cheese Croissant	3.70	3.70
Cheese Croissant	3.20	3.20
Salmon Bagel	3.90	3.90
Grilled Vegetables Bagel	3.90	3.90
Truffle And Parma Ham Bagel	4.10	4.10
Sandwiches	4.20	3.90
Focaccia	3.50	3.50
Focaccia Farcita		4.10
<i>Tomato &amp; Mozzarella</i>	4.10	4.10
<i>Ham &amp; Cheese</i>	4.10	
Rustica		3.80
<i>Ham &amp; Cheese</i>	3.80	3.80
<i>Spinach &amp; Ricotta/ Chard</i>	3.80	4.50
Spinach Pie	4.50	4.50
Valdostana Pie	4.50	4.50
Artichocke Pie	4.50	4.50
Round Pizza	4.50	4.50
Sorrentina	4.50	6.60
Big Salad	6.60	

## MENU RETAIL

Panettone/ Pandoro	from 16.90
Peccatucci 100 g	4.60
Peccatucci Ricoperti 100 g	5.60
Meliga 120 g/ 270g	
<i>Traditional/ Sugar Free/ Wholemeal</i>	5.50/ 9.90
Honey Jars	8.50
Plumcake 350 g	
<i>Lemon/ Chocolate &amp; Figs/ Amaretto</i>	9.80
Torrone	
<i>Chocolate Pistachio/ Almond</i>	6.30
Modica Chocolate Bars	4.20
Dried Fruits	4.80
Chocolate Mix 250 g	6.50
Coffee Beans	from 24 for Kg





## **Premises History**

## **Appendix 3**

There is no licence or appeal history for the premises.

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

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

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

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

### **Mandatory Conditions**

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
  - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
  - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
    - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
      - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
      - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
    - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
    - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or

less in a manner which carries a significant risk of undermining a licensing objective;

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

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

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

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

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

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

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

Where -

(i) P is the permitted price,

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

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

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

(i) the holder of the premises licence,

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

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

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

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

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

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

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

## Conditions consistent with the operating schedule

9. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
10. Locations of fire safety and other safety equipment subject to change in accordance with the requirements of the responsible authorities or following a risk assessment.
11. Any detail shown on the plan that is not required by the licensing plans regulations is indicative only and subject to change at any time.
12. A thirty minute drinking up time following the last permitted sale of alcohol shall be in place, to ensure a smooth and orderly cooling off period leading up to the closing of the premises
13. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31 day period.
14. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises 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.
15. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
  - a. all crimes reported to the venue
  - b. all ejections of patrons
  - c. any complaints received concerning crime and disorder
  - d. any incidents of disorder
  - e. all seizures of drugs or offensive weapons
  - f. any faults in the CCTV system, searching equipment or scanning equipment
  - g. any refusal of the sale of alcohol
  - h. any visit by a relevant authority or emergency service.
16. The Premises Licence Holder shall display crime prevention posters/material aimed at preventing the theft or loss of personal possessions. These posters/materials will be affixed/displayed in prominent positions to be agreed between the Premises Licence Holder and the Westminster Police Licensing Team within the premises.
17. Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying this application
18. 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.
19. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.

20. Whenever regulated entertainment takes place, all windows and external doors shall be kept closed after 20:00 hours except for the immediate access and egress of persons.
21. 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.
22. 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.
23. No collections of waste or recycling materials (including bottles) from the premises shall take place between 20:00 and 08:00 on the following day.
24. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 21:30 and 08:00 hours on the following day.
25. No deliveries to the premises shall take place between 20:00 and 08:00 on the following day.
26. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
27. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
28. 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.
29. The premises licence holder shall ensure that any patrons 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 public highway.
30. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by staff so as to ensure that there is no public nuisance or obstruction to the public highway.
31. The Premises Licence Holder shall not permit a queue to form outside the premises after 20:00 hours daily.
32. No person on behalf of the premises or on behalf of a person carrying or attempting to carry on a licensable activity shall cause, permit, employ or allow, directly or indirectly, whether on payment or otherwise, any person(s) to importune, solicit or tout members of the public on any public highway within the specified area outlined below for the purpose of bringing customers to the premises. The distribution of leaflets or similar promotional material is also prohibited within the immediate vicinity outside the premises.

For the purpose of this section:

'Directly' means:- employ, have control of or instruct. 'Indirectly' means allowing / permitting the service of or through a third party.

There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises

33. The number of seated persons inside the premises (excluding staff) shall not exceed 45 persons.

34. 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
35. 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.
36. The Premises Licence Holder shall arrange staff training in relation to underage sales and refusal of service. This training shall include how to seek ID in accordance with the Challenge 25 proof of age scheme. All staff training shall be documented and made available to the Responsible Authorities on request.
37. 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.
38. There shall be no self-service of alcohol at the premises.

**Conditions proposed by the Police and agreed by the Applicant so as to form part of the operating schedule**

39. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as a coffee shop.
40. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises
41. Patrons permitted to temporarily leave and then re-enter the premises, eg to smoke, shall not be permitted to take drinks or glass containers with them.
42. Prominent signage indicating the permitted hours for the sale of alcohol shall be displayed so as to be visible before entering the premises, where alcohol is on public display, and at the point of sale.
43. No super strength beer or lagers of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
44. No draft beer shall be sold at the premises
45. The consumption of alcohol in the premises shall only be by persons seated



Resident count: 151

**Licensed premises within 75 metres of 77 Bishop's Bridge Road**

Licence Number	Trading Name	Address	Premises Type	Time Period
17/08404/LIPDPS	Bishop Cut Price	81 Bishop's Bridge Road London W2 6BG	Shop	Monday to Sunday; 06:00 - 22:00
17/00015/LIPT	Masala Zone Bayswater	71 - 75 Bishop's Bridge Road London W2 6BG	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
18/04828/LIPCHD	Italian Pizza Connection	94 Bishop's Bridge Road London W2 5AA	Restaurant	Monday to Saturday; 11:30 - 00:00   Sunday; 11:30 - 23:30
16/03978/LIPDPS	The Porchester	88 Bishop's Bridge Road London W2 5AA	Public house or pub restaurant	Monday to Thursday; 10:00 - 23:30   Friday to Saturday; 10:00 - 00:00   Sunday; 12:00 - 22:30



18/09357/LIPDPS	The Redan Public House	The Redan 1 Westbourne Grove London W2 4UA	Public house or pub restaurant	Monday to Thursday; 07:00 - 23:30   Friday to Saturday; 07:00 - 00:00   Sunday; 07:00 - 22:30
06/10131/WCCMAP	Tawana Thai Restaurant	3 Westbourne Grove London W2 4UA	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
13/09244/LIPN	Sweetbury	2 - 4 Westbourne Grove London W2 5RA	Shop	Monday to Sunday; 08:00 - 23:30
17/09086/LIPCHD	Sainsbury's	169 - 171 Queensway London W2 4SB	Food store	Monday to Sunday; 00:00 - 00:00
16/12377/LIPN	Churreria Espanola	177-179 Queensway London W2 5HL	Restaurant	Monday to Sunday; 07:00 - 21:00
14/02177/LIPVM	Bestone	5-7 Westbourne Grove London W2 5RU	Shop	Monday to Saturday; 08:00 - 23:00   Sunday; 10:00 - 22:30