



City of Westminster

# Licensing Sub-Committee Report

Item No:	
Date:	27 June 2019
Licensing Ref No:	19/03852/LIPV - Premises Licence Variation
Title of Report:	Zebrano 18 Greek Street London W1D 4DS
Report of:	Director of Public Protection and Licensing
Wards involved:	West End
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Kevin Jackaman Senior Licensing Officer
Contact details	Telephone: 020 7641 8094 Email: kjackaman@westminster.gov.uk

## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	Variation of a Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	2 April 2019		
<b>Applicant:</b>	Zebrano Bars _ Clubs Limited		
<b>Premises:</b>	Zebrano		
<b>Premises address:</b>	18 Greek Street London W1D 4DS	<b>Ward:</b>	West End
		<b>Cumulative Impact Area:</b>	West End
<b>Premises description:</b>	The premises currently operate as a bar/restaurant		
<b>Variation description:</b>	<p>The application proposes to regularise changes to the licence plans, namely the introduction of a terrace at the rear of the premises building as shown on the plans appended to the application.</p> <p>The application also proposes to amend the existing capacity condition to fix a capacity limit to the new terrace. The application does not propose an overall increase to the existing total capacity limit of 211 persons excluding staff</p> <p>33.The number of persons accommodated (excluding staff) shall not exceed:</p> <p>Basement 60 Ground Floor 211 First Floor 50 Terrace Area To be agreed with Environmental Health Consultation Team</p> <p>Provided that the overall number of persons accommodated excluding staff shall not exceed 211 persons at any one time.</p> <p>The application follows pre-application advice reference 18/09753/PREAPM.</p> <p>The application does not propose any changes to licensable activities or permitted hours.</p>		
<b>Premises licence history:</b>	The premises has had the benefit of a premises licence since 2017. The current premises licence reference is 17/07375/LIPN which is attached as Appendix 2 of this report. Please see Appendix 4 of the report for a full licence history.		
<b>Applicant submissions:</b>	On submission of the application, the applicant provided the following information: The application does not propose any changes to the licensable activities or permitted hours.		

1-B Current and proposed licensable activities, areas and hours						
Regulated Entertainment						
Performance of dance, Performance of live music, anything of a similar description to live music, recorded music, or performance of dance						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:30	No change		Basement, ground and first floor	No change
Tuesday	09:00	03:30				
Wednesday	09:00	03:30				
Thursday	09:00	03:30				
Friday	09:00	03:30				
Saturday	09:00	03:30				
Sunday	09:00	23:00				
Seasonal variations/ Non-standard timings:	<b>Current:</b>				<b>Proposed:</b>	
	From the end of permitted hours on New Year's Eve until the start of the permitted hours on New Year's Day				No change	

Late night refreshment						
Indoors, outdoors or both			Current :		Proposed:	
			Indoors		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	03:30	No change		Basement, ground and first floor	No change
Tuesday	23:00	03:30				
Wednesday	23:00	03:30				
Thursday	23:00	03:30				
Friday	23:00	03:30				
Saturday	23:00	03:30				
Sunday						
Seasonal variations/ Non-standard timings:	<b>Current:</b>				<b>Proposed:</b>	
	From the end of permitted hours on New Year's Eve until the start of the permitted hours on New Year's Day				No change	

Sale by Retail of Alcohol						
On or off sales			Current :			Proposed:
			On and off			No change
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
<b>Monday</b>	10:00	03:00	No change		Basement, ground and first floor	No change
<b>Tuesday</b>	10:00	03:00				
<b>Wednesday</b>	10:00	03:00				
<b>Thursday</b>	10:00	03:00				
<b>Friday</b>	10:00	03:00				
<b>Saturday</b>	10:00	03:00				
<b>Sunday</b>	12:00	22:30				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		From the end of permitted hours on New Year's Eve until the start of the permitted hours on New Year's Day			No change	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
<b>Monday</b>	09:00	03:30	No change		Basement, ground and first floor	No change
<b>Tuesday</b>	09:00	03:30				
<b>Wednesday</b>	09:00	03:30				
<b>Thursday</b>	09:00	03:30				
<b>Friday</b>	09:00	03:30				
<b>Saturday</b>	09:00	03:30				
<b>Sunday</b>	09:00	23:00				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		From the end of permitted hours on New Year's Eve until the start of the permitted hours on New Year's Day			No change	

1-C    Layout alteration
Introduction of a terrace at the rear of the premises building as shown on the plans appended to the application.

<b>1-D Conditions being varied, added or removed</b>	
<b>Condition 21</b>	<b>Proposed variation</b>
The number of persons accommodated (excluding staff) shall not exceed 60 in the basement, 211 on the ground floor and 50 on the first floor with the overall number of persons accommodated (excluding staff) shall not exceed 211 persons at any one time.	The number of persons accommodated (excluding staff) shall not exceed: -Basement – 60 - Ground Floor - 211 -First Floor - 50 -Terrace Area [To be agreed with Environmental Health Consultation Team] Provided that the overall number of persons accommodated (excluding staff) shall not exceed 211 persons at any one time.

## 2. Representations

<b>2-A Responsible Authorities</b>	
<b>Responsible Authority:</b>	Licensing Authority
<b>Representative:</b>	Karyn Abbot
<b>Received:</b>	26 April 2019
<p>I write in relation to the application submitted for a variation of the premises licence for Zebrano, 18 Greek Street, 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 variations:</p> <ul style="list-style-type: none"> <li>• To amend the licence plans with the introduction of a terrace at the rear of the premises building.</li> <li>• To amend the existing capacity condition (current condition 21) to a fix capacity limit to the new terrace. The application does not propose an overall increase to the existing total capacity limit of 211 persons (excluding staff).</li> <li>• Condition to read as follows:            The number of persons accommodated (excluding staff) shall no exceed:            Basement – 60            Ground Floor – 211            First Floor – 50            Terrace Area (To be agreed with Environmental Health Consultation Team)            Provided that the overall number of persons accommodated (excluding staff) shall not exceed 211 persons at any one time.</li> </ul> <p>The premises is located within the West End Cumulative Impact Area and as such various</p>	

policy points must be considered, namely CIP1, HRS1, RNT2 and PB2.

This application seeks to add a terrace area to the proposed plans. The Licensing Authority requires the applicant to provide further information into the operation of the proposed terrace. The applicant will also have to provide submissions as to how the operation of the proposed terrace area will not add to cumulative impact in the West End cumulative impact area, in accordance with policy CIP1.

The Licensing Authority requires information on the below bullet points.

- Licensable Activities and Operating Hours

The licence already permits:

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

Monday to Saturday 09:00 to 03:30  
Sunday 09:00 to 23:00

Sale by Retail of Alcohol  
Monday to Saturday 10:00 to 03:00  
Sunday 12:00 to 22:30

Opening Hours of Premises  
Monday to Saturday 09:00 to 03:30  
Sunday 09:00 to 23:00

Non-standard Timings: from the end of permitted hour on New Years Eve until the start of permitted hours on New Year's Day.

It is not clear from the application form whether the applicant is seeking for all of the above licensable activities and operating hours to be applied to the terrace area. The Licensing Authority requires the applicant to address this for clarity on what is sought by this application.

- The Licensing Authority notes that no capacity limit has been set for the terrace. However, the premises is subject to various conditions restricting the use of certain areas within the premises. Condition 21 reads as;

In the restaurant area hatched red on the deposited plan the supply of alcohol shall only be to a person seated taking a table meal and for consumption by such a person as ancillary to their meal.

The Licensing Authority would like the applicant to provide further submissions as to how the terrace area is to be operated and controlled, i.e. will the proposed terrace operate by way of waiter/waitress service or as a bar with vertical drinking?

Secondly, the Licensing Authority encourages the applicant to provide further submissions in regards to the proposed plans. Previously the licenced plans had a restaurant area hatched in red on the ground floor, which related to Condition 18, this area isn't specified within the new proposed plans.

- Condition Reads: In the restaurant area hatched red on the deposited plan the supply of alcohol shall only be to a person seated taking a table meal and for consumption by such a person as ancillary to their meal.

The Licensing Authority requires the applicant to confirm whether the applicant is seeking to

remove condition 18 from the premises licence as this has not been applied for as part of this variation application.

Until the applicant provides further submissions to the above, the Licensing Authority believes that this application falls under Policy PB2 which is the Licensing Authorities policy to refuse applications in the Cumulative Impact Areas other than applications to vary hours within the Core Hours under Policy HRS1. Paragraph 2.5.23 of the statement of licensing Policy states that the Licensing Authority considers that the grant of variations should be limited to exceptional circumstances.

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

Please accept this as a formal representation.

<b>Responsible Authority:</b>	Metropolitan Police Service
<b>Representative:</b>	Bryan Lewis
<b>Received:</b>	12 April 2019

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

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

I would like to visit the premises to view the new terrace and consider any potential risk

<b>Responsible Authority:</b>	Environmental Health Service
<b>Representative:</b>	Anil Dryan
<b>Received:</b>	29 April 2019

**I refer to the variation application for the Premises Licence for the above premises which is located in the West End Cumulative Impact Area.**

The applicant has submitted the following new plans of the premises:

- Ground Floor, drawing no. 3000 Rev A, dated 01/04/19
- Upper Ground Floor, drawing no. 3001 Rev A, dated 01/04/19
- First Floor, drawing no. 3002 Rev A, dated 01/04/19

**The applicant is seeking the following:**

1. Add an external terrace and change the layout in accordance with the submitted plans

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

1. The proposed changes and addition of an external terrace may lead to an increase in Public Nuisance in the West End Cumulative Impact Area and impact on Public Safety

The applicant is requested to contact the undersigned to discuss the changes and additional conditions for managing the external terrace that may be necessary to allay Environmental Health concerns.

**Following agreement of additional conditions, Environmental Health withdrew their representation on 14<sup>th</sup> June 2019**

### 3. Policy & Guidance

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

<p><b>Policy CP1 applies</b></p>	<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>
<p><b>Policy HRS1 applies</b></p>	<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>
<p><b>Policy MD2 applies</b></p>	<p>It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas, other than applications to vary hours within the Core Hours, under Policy HRS1.</p>
<p><b>Policy PB2 applies</b></p>	<p>It is the Licensing Authority's policy to refuse applications in the Cumulative Impact Areas other than applications to vary hours within the Core Hours under Policy HRS1.</p>



#### 4. Appendices

<b>Appendix 1</b>	Existing Premises Licence
<b>Appendix 2</b>	Amended premises plans
<b>Appendix 3</b>	Applicant supporting documents
<b>Appendix 4</b>	Premises history
<b>Appendix 5</b>	Proposed conditions
<b>Appendix 6</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Kevin Jackaman Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 1872 Email: msteward1@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 January 2016
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
<b>4</b>	Licensing Authority Representation	26 April 2019
<b>5</b>	Metropolitan Police Service Representation	12 April 2019
<b>6</b>	Environmental Health Service Representation <b>(withdrawn 14 June 2019)</b>	29 April 2019



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

Schedule 12  
Part A

WARD: West End  
UPRN: 010033535314

Premises licence

Regulation 33, 34

Premises licence number:

17/07375/LIPN

Original Reference:

17/07375/LIPN

**Part 1 – Premises details**

**Postal address of premises:**

Zebrano  
Basement And Ground Floor  
18 Greek Street  
London  
W1D 4DS

**Telephone Number:** Not supplied

**Where the licence is time limited, the dates:**

Not applicable

**Licensable activities authorised by the licence:**

Performance of Dance  
Performance of Live 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 Saturday: 09:00 to 03:30  
Sunday: 09:00 to 23:00

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

**Performance of Live Music**

Monday to Saturday: 09:00 to 03:30  
Sunday: 09:00 to 23:00

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

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

Monday to Saturday: 09:00 to 03:30  
Sunday: 09:00 to 23:00

**Late Night Refreshment**

Monday to Saturday: 23:00 to 03:30

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

**Sale by Retail of Alcohol**

Monday to Saturday: 10:00 to 03:00

Sunday: 12:00 to 22:30

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

**The opening hours of the premises:**

Monday to Saturday: 09:00 to 03:30

Sunday: 09:00 to 23:00

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

**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:**

Zebrano Bars & Clubs Limited  
130 Shaftesbury Avenue  
2nd Floor  
London  
W1D 5EU

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

07026627

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

**Name:** Donald James Cameron

**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:**

**Personal Licence Number:** LN/00001550  
**Issuing Authority:** London Borough of Haringey

**Date:** 14<sup>th</sup> December 2017

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

## Annex 1 – Mandatory conditions

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

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

- 7. The responsible person must ensure that -
  - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures -
    - (i) beer or cider: ½ pint;
    - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
    - (iii) still wine in a glass: 125 ml;
  - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
  - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

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

- 8. (i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- (ii) For the purposes of the condition set out in paragraph 8(i) above -
  - (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
  - (b) "permitted price" is the price found by applying the formula -
$$P = D + (D \times V)$$
Where -
    - (i) P is the permitted price,
    - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
    - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
  - (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
    - (i) the holder of the premises licence,
    - (ii) the designated premises supervisor (if any) in respect of such a licence, or

- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
  - (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
  - (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- (iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- (iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

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

9. This licence is subject to all the former Rules of Management for Places of Public Entertainment licensed by Westminster City Council, in force from 4 September 1998 and incorporating amendments agreed by the Council on 25 October 1999, 30 June 2000, 16 January 2001 and 1 October 2001.
10. On New Year's Eve the premises can remain open for the purpose of providing regulated entertainment from the time when the provision of regulated entertainment must otherwise cease on New Year's Eve to the time when regulated entertainment can commence on New Year's Day (or until New Year's Eve where no regulated entertainment takes on New Year's Day).
11. Notwithstanding the provisions of Rules of Management No. 6 the premises may remain open for the purposes of this licence from 23.00 on each of the days Monday to Saturday to 03.30 on the day following.
12. All waste is collected from within the premises and not from the public highway.
13. The highway in the vicinity of the premises is swept at regular intervals whilst customers are queuing to enter the premises and also at the close of business and litter and sweeping collected, stored and disposed of in accordance with the approved refuse storage and disposal arrangements.
14. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
15. 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 on street to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
16. Substantial food and suitable beverages other than intoxicating liquor (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.
17. No payment shall be made by or on behalf of the licensees to any person for bringing customers into the premises.
18. In the restaurant area hatched red on the deposited plan the supply of alcohol shall only be to a person seated taking a table meal and for consumption by such a person as ancillary to their meal.
19. After 23.00 on Mondays to Fridays the sale of alcohol shall at all times be ancillary to the provision of music and dancing and substantial refreshment. The sale of alcohol shall cease when music and dancing ends or is not provided.
20. The terminal hour for late night refreshment on New Year's Eve is extended to 05.00 on New Year's Day.
21. The number of persons accommodated (excluding staff) shall not exceed 60 in the basement, 211 on the ground floor and 50 on the first floor with the overall number of persons accommodated (excluding staff) shall not exceed 211 persons at any one time.
22. 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. Viewings of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.

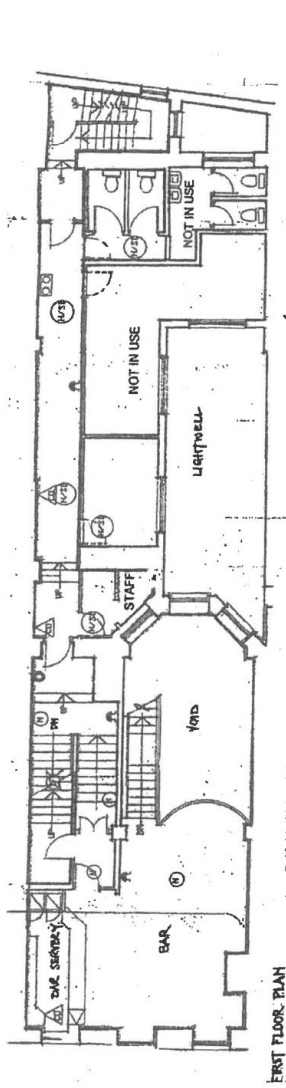
23. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
24. 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 ejection of patrons
  - c) any complaints received
  - d) all incidents of disorder
  - e) any faults in the CCTV system or searching equipment or scanning equipment
  - f) any refusal of the sale of alcohol
  - g) any visit by a relevant authority or emergency service
25. 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.
26. All door supervisors working outside the premises, or supervising or controlling queues and the smoking area, shall wear yellow high visibility jackets, vests or tabards.
27. A sound limiting device must be 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. The operational panel of the noise limiter shall then be secured to the satisfaction of the officers of 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.
28. 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.
29. Any additional sound generating equipment shall not be used on the premises without being routed through the sound limiter device.
30. All glassware used within the premises after 22.00 shall be polycarbonate, save for:
  - a) wine glasses
  - b) champagne bottles and glasses
  - c) spirit bottles
31. Staff shall promptly clear empty champagne, wine and spirit bottles.
32. All management and security staff employed at the premises shall receive regular crime scene preservation training.

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

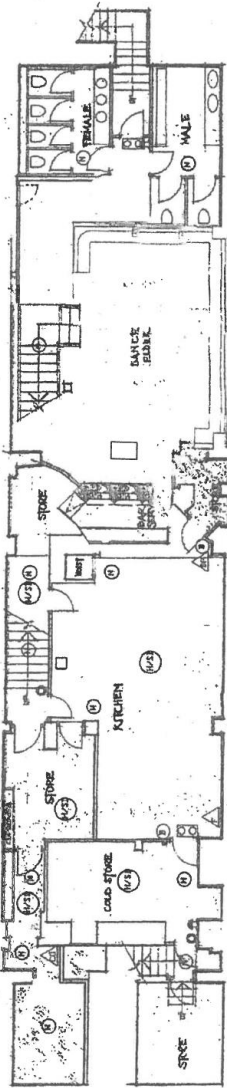
None.

**Annex 4 – Plans**

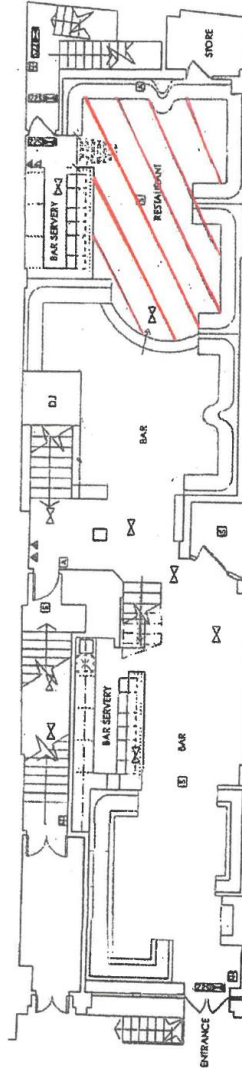
Attached



FIRST FLOOR PLAN



BASEMENT PLAN



GROUND FLOOR  
1:100

<p>SCALE: 1:100</p> <p>DATE: 10/10/2010</p> <p>PROJECT: 10/10/2010</p> <p>PROJECT NAME: 10/10/2010</p> <p>PROJECT ADDRESS: 10/10/2010</p> <p>PROJECT CONTACT: 10/10/2010</p> <p>PROJECT PHONE: 10/10/2010</p> <p>PROJECT FAX: 10/10/2010</p> <p>PROJECT EMAIL: 10/10/2010</p> <p>PROJECT WEBSITE: 10/10/2010</p> <p>PROJECT LOGO: 10/10/2010</p>		<p>PROJECT: 10/10/2010</p> <p>PROJECT NAME: 10/10/2010</p> <p>PROJECT ADDRESS: 10/10/2010</p> <p>PROJECT CONTACT: 10/10/2010</p> <p>PROJECT PHONE: 10/10/2010</p> <p>PROJECT FAX: 10/10/2010</p> <p>PROJECT EMAIL: 10/10/2010</p> <p>PROJECT WEBSITE: 10/10/2010</p>		<p>PROJECT: 10/10/2010</p> <p>PROJECT NAME: 10/10/2010</p> <p>PROJECT ADDRESS: 10/10/2010</p> <p>PROJECT CONTACT: 10/10/2010</p> <p>PROJECT PHONE: 10/10/2010</p> <p>PROJECT FAX: 10/10/2010</p> <p>PROJECT EMAIL: 10/10/2010</p> <p>PROJECT WEBSITE: 10/10/2010</p>	
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**City of Westminster**  
64 Victoria Street, London, SW1E 6QP

Schedule 12  
Part B

WARD: West End  
UPRN: 010033535314

Premises licence  
summary

Regulation 33, 34

Premises licence number:

17/07375/LIPN

### Part 1 – Premises details

#### Postal address of premises:

Zebrano  
Basement And Ground Floor  
18 Greek Street  
London  
W1D 4DS

**Telephone Number:** Not supplied

#### Where the licence is time limited, the dates:

Not applicable

#### Licensable activities authorised by the licence:

Performance of Dance  
Performance of Live 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 Saturday: 09:00 to 03:30  
Sunday: 09:00 to 23:00

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

##### Performance of Live Music

Monday to Saturday: 09:00 to 03:30  
Sunday: 09:00 to 23:00

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

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

Monday to Saturday: 09:00 to 03:30  
Sunday: 09:00 to 23:00

**Late Night Refreshment**

Monday to Saturday: 23:00 to 03:30

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

**Sale by Retail of Alcohol**

Monday to Saturday: 10:00 to 03:00  
Sunday: 12:00 to 22:30

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

**The opening hours of the premises:**

Monday to Saturday: 09:00 to 03:30  
Sunday: 09:00 to 23:00

Non-standard Timings: from the end of permitted hour on new years eve until the start of permitted hours on new years day.

**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:**

Zebrano Bars & Clubs Limited  
130 Shaftesbury Avenue  
2nd Floor  
London  
W1D 5EU

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

07026627

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

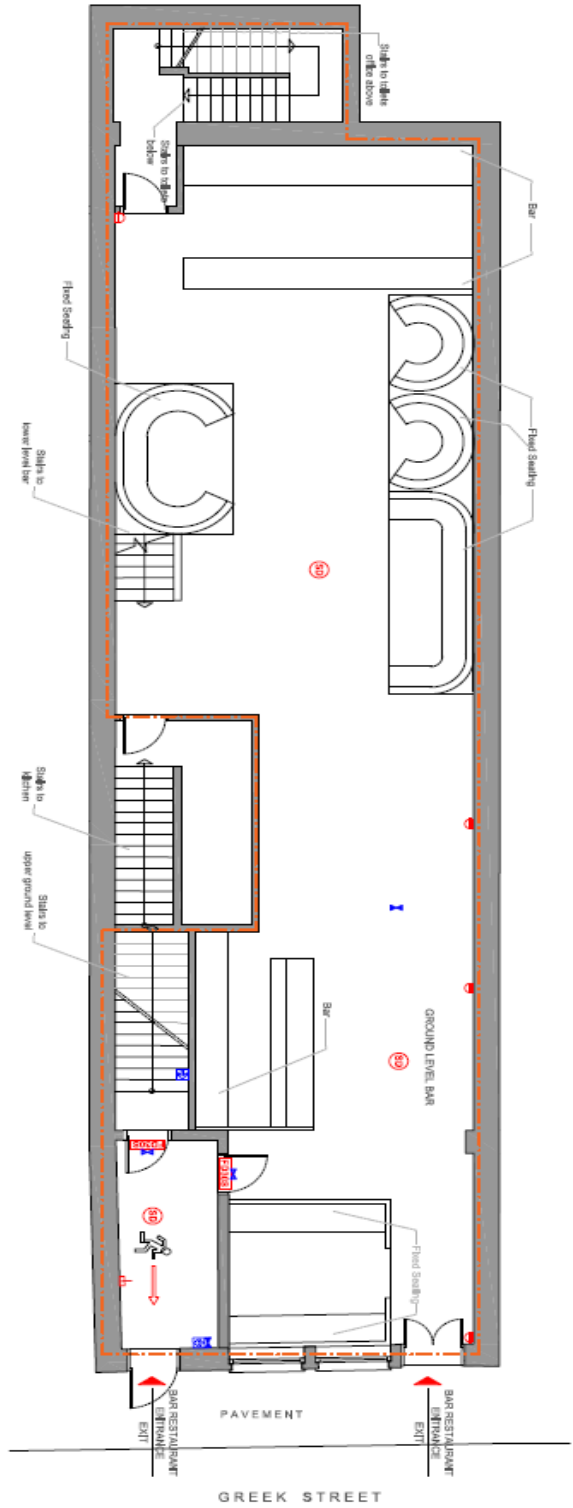
**Name:** Donald Cameron

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

Restricted

**Date:** 14<sup>th</sup> December 2017

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



**LEGEND**

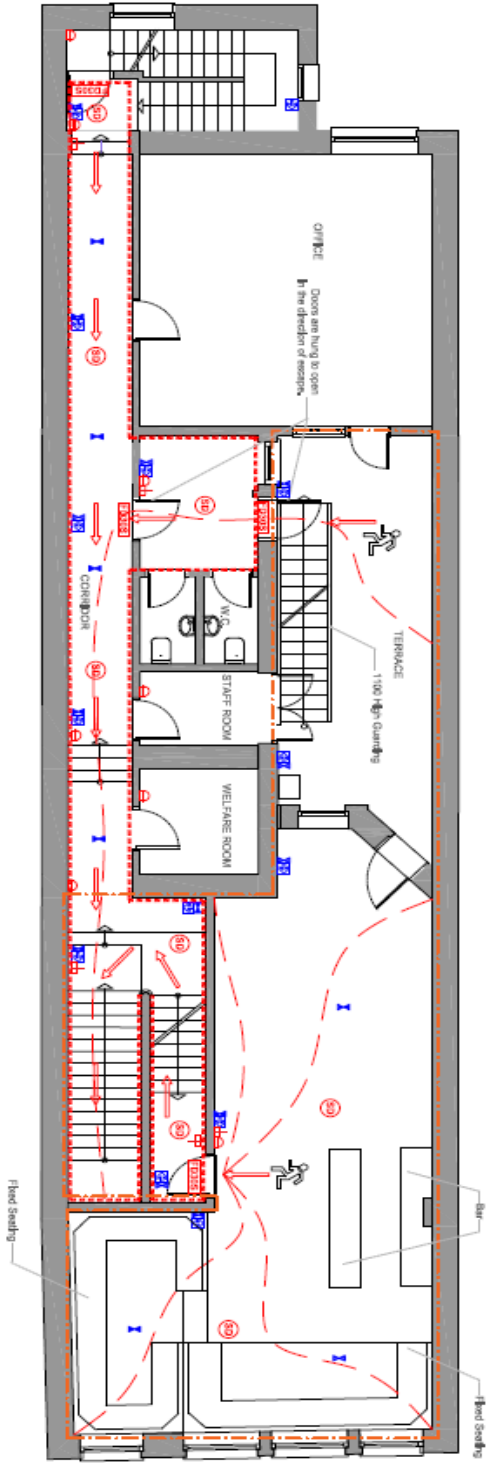
- Outline of the premises
- 20 Minutes Fire Rating Structure
- 30 Minutes Fire Rating Structure
- 60 Minutes Fire Rating Structure
- ① - 30 Minutes Fire Rating Door
- ② - 60 Minutes Fire Rating Door
- ③ - 90 Minutes Fire Rating Door
- ④ - 120 Minutes Fire Rating Door
- ⑤ - 150 Minutes Fire Rating Door
- ⑥ - 180 Minutes Fire Rating Door
- ⑦ - 210 Minutes Fire Rating Door
- ⑧ - 240 Minutes Fire Rating Door
- ⑨ - 270 Minutes Fire Rating Door
- ⑩ - 300 Minutes Fire Rating Door
- ⑪ - 330 Minutes Fire Rating Door
- ⑫ - 360 Minutes Fire Rating Door
- ⑬ - 390 Minutes Fire Rating Door
- ⑭ - 420 Minutes Fire Rating Door
- ⑮ - 450 Minutes Fire Rating Door
- ⑯ - 480 Minutes Fire Rating Door
- ⑰ - 510 Minutes Fire Rating Door
- ⑱ - 540 Minutes Fire Rating Door
- ⑲ - 570 Minutes Fire Rating Door
- ⑳ - 600 Minutes Fire Rating Door
- ⑳ - 630 Minutes Fire Rating Door
- ㉑ - 660 Minutes Fire Rating Door
- ㉒ - 690 Minutes Fire Rating Door
- ㉓ - 720 Minutes Fire Rating Door
- ㉔ - 750 Minutes Fire Rating Door
- ㉕ - 780 Minutes Fire Rating Door
- ㉖ - 810 Minutes Fire Rating Door
- ㉗ - 840 Minutes Fire Rating Door
- ㉘ - 870 Minutes Fire Rating Door
- ㉙ - 900 Minutes Fire Rating Door
- ㉚ - 930 Minutes Fire Rating Door
- ㉛ - 960 Minutes Fire Rating Door
- ㉜ - 990 Minutes Fire Rating Door
- ㉝ - 1020 Minutes Fire Rating Door
- ㉞ - 1050 Minutes Fire Rating Door
- ㉟ - 1080 Minutes Fire Rating Door
- ㊱ - 1110 Minutes Fire Rating Door
- ㊲ - 1140 Minutes Fire Rating Door
- ㊳ - 1170 Minutes Fire Rating Door
- ㊴ - 1200 Minutes Fire Rating Door
- ㊵ - 1230 Minutes Fire Rating Door
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- ㊾ - 1500 Minutes Fire Rating Door
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- Ⓡ - 1710 Minutes Fire Rating Door
- Ⓢ - 1740 Minutes Fire Rating Door
- Ⓣ - 1770 Minutes Fire Rating Door
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- Ⓥ - 1830 Minutes Fire Rating Door
- Ⓦ - 1860 Minutes Fire Rating Door
- Ⓧ - 1890 Minutes Fire Rating Door
- Ⓨ - 1920 Minutes Fire Rating Door
- Ⓩ - 1950 Minutes Fire Rating Door
- ⓐ - 1980 Minutes Fire Rating Door
- ⓑ - 2010 Minutes Fire Rating Door
- ⓒ - 2040 Minutes Fire Rating Door
- ⓓ - 2070 Minutes Fire Rating Door
- ⓔ - 2100 Minutes Fire Rating Door
- ⓕ - 2130 Minutes Fire Rating Door
- ⓖ - 2160 Minutes Fire Rating Door
- ⓗ - 2190 Minutes Fire Rating Door
- ⓘ - 2220 Minutes Fire Rating Door
- ⓙ - 2250 Minutes Fire Rating Door
- ⓚ - 2280 Minutes Fire Rating Door
- ⓛ - 2310 Minutes Fire Rating Door
- ⓜ - 2340 Minutes Fire Rating Door
- ⓝ - 2370 Minutes Fire Rating Door
- ⓞ - 2400 Minutes Fire Rating Door
- ⓟ - 2430 Minutes Fire Rating Door
- ⓠ - 2460 Minutes Fire Rating Door
- ⓡ - 2490 Minutes Fire Rating Door
- ⓢ - 2520 Minutes Fire Rating Door
- ⓣ - 2550 Minutes Fire Rating Door
- ⓤ - 2580 Minutes Fire Rating Door
- ⓥ - 2610 Minutes Fire Rating Door
- ⓦ - 2640 Minutes Fire Rating Door
- ⓧ - 2670 Minutes Fire Rating Door
- ⓨ - 2700 Minutes Fire Rating Door
- ⓩ - 2730 Minutes Fire Rating Door
- ⓪ - 2760 Minutes Fire Rating Door
- ⓫ - 2790 Minutes Fire Rating Door
- ⓬ - 2820 Minutes Fire Rating Door
- ⓭ - 2850 Minutes Fire Rating Door
- ⓮ - 2880 Minutes Fire Rating Door
- ⓯ - 2910 Minutes Fire Rating Door
- ⓰ - 2940 Minutes Fire Rating Door
- ⓱ - 2970 Minutes Fire Rating Door
- ⓲ - 3000 Minutes Fire Rating Door

1	Client	DOV COMMERCIAL
2	Job	RESTAURANT BAR
3	Design	GROUND FLOOR
4	Drawn	FIRE PLANS
5	Client	DOV COMMERCIAL
6	Job	RESTAURANT BAR
7	Design	GROUND FLOOR
8	Drawn	FIRE PLANS
9	Client	DOV COMMERCIAL
10	Job	RESTAURANT BAR
11	Design	GROUND FLOOR
12	Drawn	FIRE PLANS
13	Client	DOV COMMERCIAL
14	Job	RESTAURANT BAR
15	Design	GROUND FLOOR
16	Drawn	FIRE PLANS
17	Client	DOV COMMERCIAL
18	Job	RESTAURANT BAR
19	Design	GROUND FLOOR
20	Drawn	FIRE PLANS
21	Client	DOV COMMERCIAL
22	Job	RESTAURANT BAR
23	Design	GROUND FLOOR
24	Drawn	FIRE PLANS
25	Client	DOV COMMERCIAL
26	Job	RESTAURANT BAR
27	Design	GROUND FLOOR
28	Drawn	FIRE PLANS
29	Client	DOV COMMERCIAL
30	Job	RESTAURANT BAR
31	Design	GROUND FLOOR
32	Drawn	FIRE PLANS
33	Client	DOV COMMERCIAL
34	Job	RESTAURANT BAR
35	Design	GROUND FLOOR
36	Drawn	FIRE PLANS
37	Client	DOV COMMERCIAL
38	Job	RESTAURANT BAR
39	Design	GROUND FLOOR
40	Drawn	FIRE PLANS
41	Client	DOV COMMERCIAL
42	Job	RESTAURANT BAR
43	Design	GROUND FLOOR
44	Drawn	FIRE PLANS
45	Client	DOV COMMERCIAL
46	Job	RESTAURANT BAR
47	Design	GROUND FLOOR
48	Drawn	FIRE PLANS
49	Client	DOV COMMERCIAL
50	Job	RESTAURANT BAR
51	Design	GROUND FLOOR
52	Drawn	FIRE PLANS
53	Client	DOV COMMERCIAL
54	Job	RESTAURANT BAR
55	Design	GROUND FLOOR
56	Drawn	FIRE PLANS
57	Client	DOV COMMERCIAL
58	Job	RESTAURANT BAR
59	Design	GROUND FLOOR
60	Drawn	FIRE PLANS
61	Client	DOV COMMERCIAL
62	Job	RESTAURANT BAR
63	Design	GROUND FLOOR
64	Drawn	FIRE PLANS
65	Client	DOV COMMERCIAL
66	Job	RESTAURANT BAR
67	Design	GROUND FLOOR
68	Drawn	FIRE PLANS
69	Client	DOV COMMERCIAL
70	Job	RESTAURANT BAR
71	Design	GROUND FLOOR
72	Drawn	FIRE PLANS
73	Client	DOV COMMERCIAL
74	Job	RESTAURANT BAR
75	Design	GROUND FLOOR
76	Drawn	FIRE PLANS
77	Client	DOV COMMERCIAL
78	Job	RESTAURANT BAR
79	Design	GROUND FLOOR
80	Drawn	FIRE PLANS
81	Client	DOV COMMERCIAL
82	Job	RESTAURANT BAR
83	Design	GROUND FLOOR
84	Drawn	FIRE PLANS
85	Client	DOV COMMERCIAL
86	Job	RESTAURANT BAR
87	Design	GROUND FLOOR
88	Drawn	FIRE PLANS
89	Client	DOV COMMERCIAL
90	Job	RESTAURANT BAR
91	Design	GROUND FLOOR
92	Drawn	FIRE PLANS
93	Client	DOV COMMERCIAL
94	Job	RESTAURANT BAR
95	Design	GROUND FLOOR
96	Drawn	FIRE PLANS
97	Client	DOV COMMERCIAL
98	Job	RESTAURANT BAR
99	Design	GROUND FLOOR
100	Drawn	FIRE PLANS

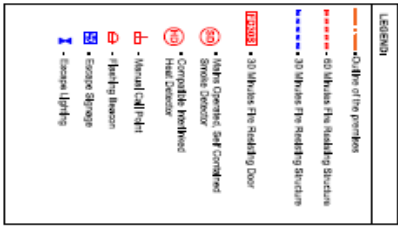
18 CHALK STREET  
LONDON W1D 4DS  
+44(0)20 7271 1325 T  
+44(0)20 7271 7025 F  
info@doghouse.co.uk  
www.doghouse.co.uk

ARCHITECTURE

253 3000 A



PAVEMENT  
GREEK STREET



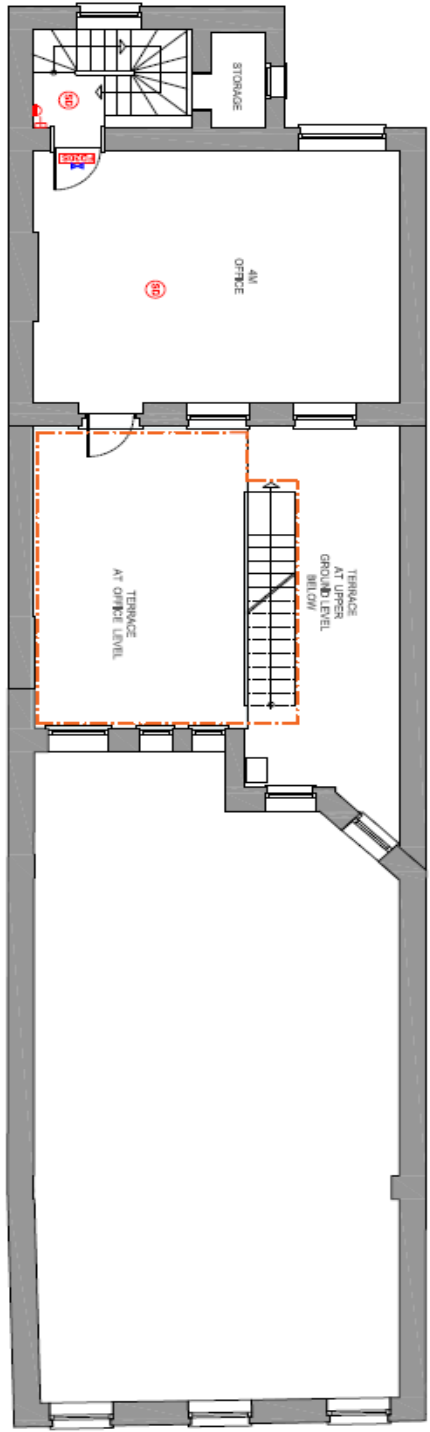
1. The building is a residential building. It is a multi-story building with a total of 10 floors. The ground floor is a commercial space, and the upper floors are residential. The building is located in a high-rise area of the city.
2. The building is a residential building. It is a multi-story building with a total of 10 floors. The ground floor is a commercial space, and the upper floors are residential. The building is located in a high-rise area of the city.
3. The building is a residential building. It is a multi-story building with a total of 10 floors. The ground floor is a commercial space, and the upper floors are residential. The building is located in a high-rise area of the city.
4. The building is a residential building. It is a multi-story building with a total of 10 floors. The ground floor is a commercial space, and the upper floors are residential. The building is located in a high-rise area of the city.

client: DON COOPER  
 job: ZEPHYRUS BAL  
 desc: UPPER CONDO/LO FLOOR  
 FIRE PLANS  
 date: 15/03/2023  
 scale: 1:100

18 Creek Street  
 London W1D 4DS  
 +44(0)20 7291 0200  
 +44(0)20 7291 0200  
 info@zephyrus.co.uk  
 www.zephyrus.co.uk

253 3001 A





PAVEMENT  
G R I D L I N E S

**LEGEND**

- Outline of the perimeter
- - - 60 Minutes Fire Rating Structure
- - - 30 Minutes Fire Rating Structure
- E1020 30 Minutes Fire Rating Door
- ⊙ Mains Operated Air Contingent Smoke Detector Heat Detector
- ⊙ Compulsible Isolating Heat Detector
- ⊙ Manual Call Point
- ⊙ Fitting Reason
- ⊙ Escape Group
- ⊙ Escape Lights

**16. Notes**

1. If building is to be used as a shop, the building should be used for the purpose of a shop and not as a residential building. The building should be used for the purpose of a shop and not as a residential building. The building should be used for the purpose of a shop and not as a residential building.
2. The building should be used for the purpose of a shop and not as a residential building. The building should be used for the purpose of a shop and not as a residential building.

**17. Details**

1. Level 0/000

2. Level 0/000

3. Level 0/000

4. Level 0/000

---

**Client:** DON CAMERON  
**Job:** ZEPHYRUS HALL  
**Design:** FIRST FLOOR  
**Phase:** FIRE PLANS

**Design Team:** ARCHITECTS  
**Design Studio:** BUILDING CONTROL  
**Project No.:** 1501/03  
**Date:** 15/01/03

**18. Check Sheet**  
London W1D 4DS  
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+44(0) 20 7291 0234  
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www.zephyrus.co.uk

**ARCHITECTURE**

253 3002 A

Terrace Management Plan

# **Zebrano**

## **18 Greek Street**



## **TERRACE MANAGEMENT PLAN**



Lower Terrace (capacity 30)

Upper Terrace (capacity 20)

## **1. Introduction**

- 1.1. Zebrano's new terraces will provide an attractive al fresco area for customers to enjoy their food and drink.
- 1.2. The terraces comprise a larger terrace at upper ground floor level and a smaller terrace at first floor level.
- 1.3. The terraces will also become a new controlled designated smoking area within the building curtilage. This will reduce pressure on the existing smoking area on Greek Street.
- 1.4. Comprehensive management controls will be implemented to ensure the safe use of the terraces by customers and at all times ensure the promotion of the Licensing Objectives.

## **2. Licence Conditions**

- 2.1. The following licence conditions apply in respect of the use of the terraces:

*2.1.1. The overall number of persons accommodated (excluding staff) in the whole of the premises shall not exceed 211 at any one with the following local restrictions:*

*Basement – 60*

*Ground floor – 211*

*First floor internal area – 50*

*Lower terrace – 30*

*Upper terrace – 20*

*2.1.2. Staff shall monitor and supervise the terrace areas and institute suitable methods of controlled entry to these areas at any time they are at capacity. From 9.00 pm until close on Thursday, Friday and Saturday the staff shall include a minimum of two SIA registered door supervisors who shall be on duty to supervise the terrace areas, first floor areas and corridors.*

*2.1.3. There shall be no regulated entertainment on the terraces.*

*2.1.4. No licensable activities shall be provided on the upper terrace after 00:00 hours and there shall be no customers on the upper terrace after 00:30 hours*

- 2.2. All staff and SIA supervisors will be trained on premises licence condition compliance.

## **3. Terrace Management**

- 3.1. The terraces will at all times be set out with tables and chairs to encourage customers to remain seated and control the amount of floorspace available for standing. Particularly during daytime hours, customers are expected to use the terraces as a seated area to enjoy Zebrano's food and drinks menu.
- 3.2. Subject to compliance with the capacity limits (the lower terrace 30, upper terrace 20), customers may be permitted to stand. Standing is expected during busier trading periods and when the terraces are used for customer smoking.

- 3.3. Staff and SIA supervisors will continually monitor the number of persons using the terraces to prevent overcrowding and ensure compliance with the premises licence conditions. During busier periods, staff and/or SIA supervisors will use clickers to monitor the terrace capacity. This will safeguard customer safety and keep any noise created by customers under control. The terraces will also be covered by newly installed state of the art HD CCTV cameras.
- 3.4. SIA supervisors will be employed subject to the premises licence conditions. Additional SIA supervisors will be employed during busier trading periods and subject to an ongoing risk assessment. SIA supervisors will be specifically tasked with proactively managing the terraces and adjoining corridors to ensure a professional and responsible management of customers using the terraces.
- 3.5. These team members will also be specifically tasked with ensuring the free movement of customers along the corridors and terrace areas to avoid overcrowding. Customers will not be permitted to loiter in the corridors.
- 3.6. If necessary, colour coded wristbands will be used to identify customers using the terraces and their time of entry.
- 3.7. Although Zebrano is not aware of any local resident accommodation overlooking the terraces, staff and SIA supervisors will be trained to ensure the terraces are used responsibly alongside the area's local residents. Any customer behaviour that may risk causing a nuisance to local residents will not be tolerated.
- 3.8. Licensable activities will cease at midnight on the upper terrace to facilitate a controlled closure of the terraces and reduce customer noise levels later in the evening.

#### **4. Smoking**

- 4.1. A primary objective of the terraces is to provide a new controlled smoking area within the building curtilage that is easier to manage. Demand on the existing smoking area on Greek Street can be high and presents a risk of adversely impacting upon the licensing objectives.
- 4.2. Smokers will be closely supervised to ensure their behaviour does not create a risk of causing a nuisance to neighbours. Smokers will be encouraged to return inside the premises as soon as they have finished smoking during busier trading periods.
- 4.3. As above, staff and SIA supervisors will supervise the use of the terrace, particularly persons smoking, to ensure compliance with premises licence conditions and the promotion of all four Licensing Objectives.

**Licence & Appeal History**

<b>Application</b>	<b>Details of Application</b>	<b>Date Determined</b>	<b>Decision</b>
<b>17/07375/LIPN</b>	<b>New premises licence</b>	<b>11/08/2017</b>	<b>Granted under delegated authority</b>

**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 appropriate for the promotion of the licensing objectives.

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

**Conditions: On Current Licence -**

**Mandatory:**

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

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

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



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

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

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

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

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

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

Where -

(i) P is the permitted price,

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

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

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

(i) the holder of the premises licence,

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

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

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

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

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

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

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

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

9. This licence is subject to all the former Rules of Management for Places of Public Entertainment licensed by Westminster City Council, in force from 4 September 1998 and incorporating amendments agreed by the Council on 25 October 1999, 30 June 2000, 16 January 2001 and 1 October 2001.
10. On New Year's Eve the premises can remain open for the purpose of providing regulated entertainment from the time when the provision of regulated entertainment must otherwise cease on New Year's Eve to the time when regulated entertainment can commence on New Year's Day (or until New Year's Eve where no regulated entertainment takes on New Year's Day).
11. Notwithstanding the provisions of Rules of Management No. 6 the premises may remain open for the purposes of this licence from 23.00 on each of the days Monday to Saturday to 03.30 on the day following.
12. All waste is collected from within the premises and not from the public highway.
13. The highway in the vicinity of the premises is swept at regular intervals whilst customers are queuing to enter the premises and also at the close of business and litter and sweeping collected, stored and disposed of in accordance with the approved refuse storage and disposal arrangements.
14. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
15. 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 on street to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
16. Substantial food and suitable beverages other than intoxicating liquor (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.
17. No payment shall be made by or on behalf of the licensees to any person for bringing customers into the premises.
18. In the restaurant area hatched red on the deposited plan the supply of alcohol shall only be to a person seated taking a table meal and for consumption by such a person as ancillary to their meal.
19. After 23.00 on Mondays to Fridays the sale of alcohol shall at all times be ancillary to the provision of music and dancing and substantial refreshment. The sale of alcohol shall cease when music and dancing ends or is not provided.
20. The terminal hour for late night refreshment on New Year's Eve is extended to 05.00 on New Year's Day.
21. The number of persons accommodated (excluding staff) shall not exceed 60 in the basement, 211 on the ground floor and 50 on the first floor with the overall number of persons accommodated (excluding staff) shall not exceed 211 persons at any one time.

**Alternative wording proposed by Environmental Health and agreed by the applicant so as to form part of the operating schedule:**

**The overall number of persons accommodated (excluding staff) in the whole of the premise shall not exceed 211 at any one time with the following local restrictions:**

**Basement – 60**

**Ground floor – 211**

**First floor internal area – 50**

**Lower terrace – 30**

**Upper terrace – 20**

22. 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. Viewings of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
23. 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.
24. 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 ejection of patrons
  - c) any complaints received
  - d) all incidents of disorder
  - e) any faults in the CCTV system or searching equipment or scanning equipment
  - f) any refusal of the sale of alcohol
  - g) any visit by a relevant authority or emergency service
25. 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.
26. All door supervisors working outside the premises, or supervising or controlling queues and the smoking area, shall wear yellow high visibility jackets, vests or tabards.
27. A sound limiting device must be 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. The operational panel of the noise limiter shall then be secured to the satisfaction of the officers of 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.

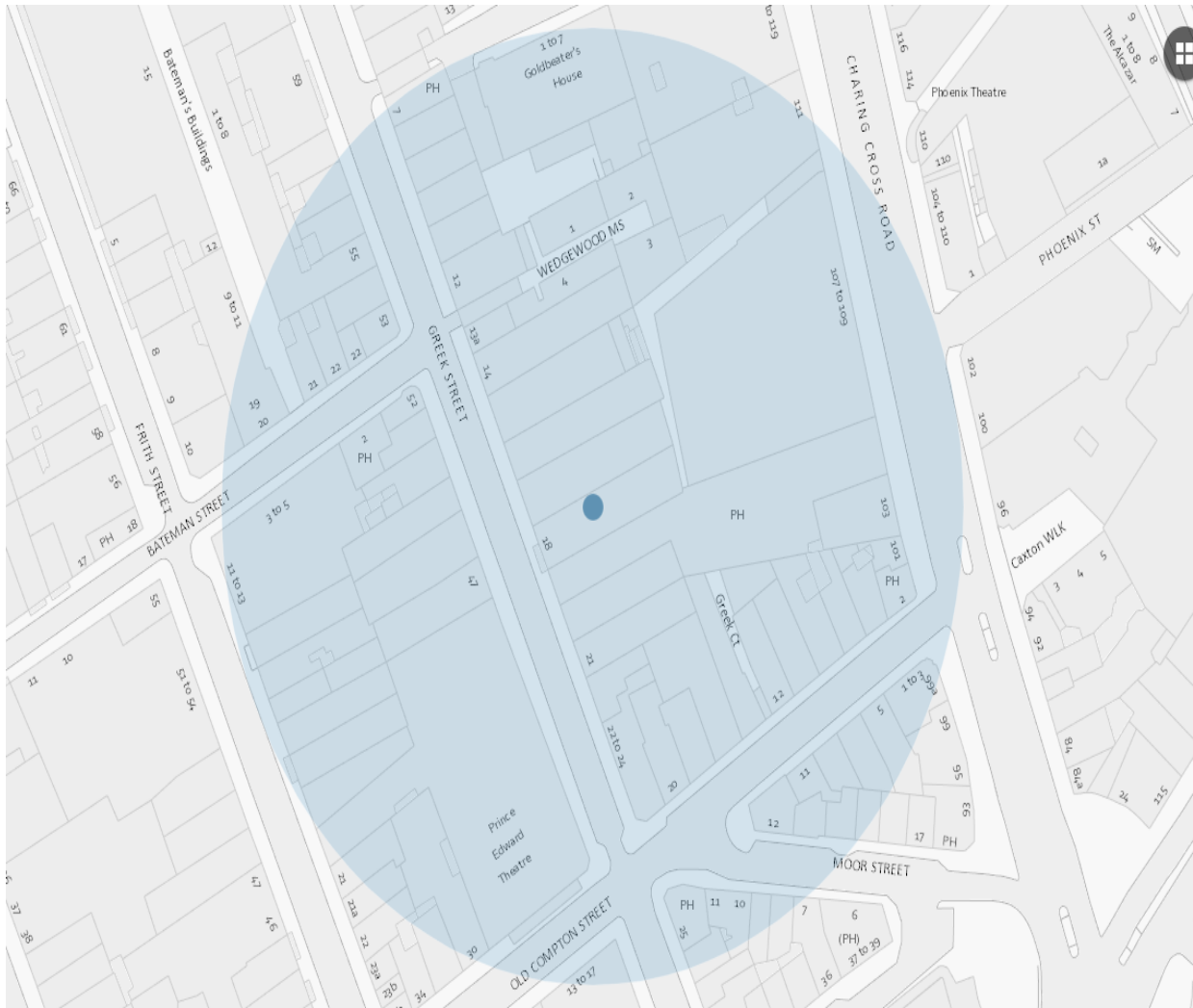
28. No alteration or modification to any existing sound system(s) should be effected without prior knowledge of an authorised Officer of the Environmental Health Service.
29. Any additional sound generating equipment shall not be used on the premises without being routed through the sound limiter device.
30. All glassware used within the premises after 22.00 shall be polycarbonate, save for:
  - a) wine glasses
  - b) champagne bottles and glasses
  - c) spirit bottles
31. Staff shall promptly clear empty champagne, wine and spirit bottles.
32. All management and security staff employed at the premises shall receive regular crime scene preservation training.

**Conditions proposed by Environmental Health and agreed by the applicant so as to form part of the operating schedule.**

33. Staff shall monitor and supervise the terrace areas and institute suitable methods of controlled entry to these areas at any time they are at capacity. From 9.00 pm until close on Thursday, Friday and Saturday the staff shall include a minimum of two SIA registered door supervisors who shall be on duty to supervise the terrace areas, first floor areas and corridors.
34. There shall be no regulated entertainment on the terraces.
35. No licensable activities shall be provided on the upper terrace after 00:00 hours and there shall be no customers on the upper terrace after 00:30 hours
36. No licensable activities shall take place on the terraces until these areas have been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the Licensing Authority.
37. Before the terraces open to the public under the licence, the plans as deposited will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the work carried out. Where minor layout changes have occurred during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.

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

**None**



Resident Count: 100

**Premises within a 75m radius of 18 Greek Street**

14/11103/LIPVM	Zebrano	Basement And Ground Floor 18 Greek Street London W1D 4DS	Public house or pub restaurant	Monday to Saturday; 09:00 - 03:30   Sunday; 09:00 - 23:00
17/07375/LIPN	Zebrano	Basement And Ground Floor 18 Greek Street London W1D 4DS	Night clubs and discos	Monday to Saturday; 09:00 - 03:30   Sunday; 09:00 - 23:00   New Year's Eve; 00:00 - 00:00
19/01681/LIPCH	Be At One	16-17 Greek Street London W1D 4DR	Night clubs and discos	Monday to Saturday; 09:00 - 06:00   Sunday; 09:00

				- 00:00
17/14515/LIPDPS	Pizza Express	Basement And Ground Floor 20 Greek Street London W1D 4DU	Restaurant	Monday to Saturday; 10:00 - 01:30   Sunday; 12:00 - 00:00
16/08065/LIPDPS	Patara	Basement And Ground Floor 15 Greek Street London W1D 4DP	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
14/03170/LIPVM	Londis	21 Greek Street London W1D 4DX	Shop	Monday to Sunday; 08:00 - 03:00
13/01185/LIPVM	Montagu Pyke	Ground Floor 105 Charing Cross Road London WC2H 0DT	Public house or pub restaurant	Monday to Thursday; 07:00 - 23:30   Friday to Saturday; 07:00 - 00:00   Sunday; 07:00 - 22:50   Sundays before Bank Holidays; 07:00 - 00:00
14/09011/LIPDPS	Eat Tokyo	16 Old Compton Street London W1D 4TL	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
14/03450/LIPDPS	L'Escargot	48 Greek Street London W1D 4EF	Restaurant	Monday to Sunday; 10:00 - 01:00
15/03152/LIPVM	Club 49	Basement And Ground Floor 49 Greek Street London W1D 4EG	Restaurant	Monday to Saturday; 10:00 - 03:30   Sunday; 12:00 - 23:00
06/05119/WCCMAP	San Valentino Bar	13A Greek Street London W1D 4DN	Shop	Monday to Saturday; 23:00 - 03:00
16/13059/LIPVM	Union Club	50 Greek Street London W1D 4EQ	Restaurant	Monday to Saturday; 10:00 - 01:30   Sunday; 12:00 - 01:00
18/14724/LIPT	Bun House	23-24 Greek Street London W1D 4DZ	Restaurant	Monday to Sunday; 09:00 - 03:30

17/13849/LIPT	La Porchetta Pizzeria & Pollo Bar	Basement And Ground Floor 20 Old Compton Street London W1D 4TW	Restaurant	Monday to Saturday; 11:00 - 00:30   Sunday; 11:00 - 00:00
17/02045/LIPVM	Prince Edward Theatre	Prince Edward Theatre 28 Old Compton Street London W1D 4HS	Theatre	Monday to Sunday; 09:00 - 01:00
18/04275/LIPDPS	Shackfuyu	Basement And Ground Floor 14 Old Compton Street London W1D 4TH	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
16/02143/LIPRW	Patty & Bun	Basement And Ground Floor 18 Old Compton Street London W1D 4TN	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
18/03606/LIPDPS	Lina Stores	Basement And Ground Floor 51 Greek Street London W1D 4EH	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
17/09330/LIPST	Unit 2	Development Site At 111-119 Charing Cross Road, 1-12 Manette Street, 1-4 Wedgwood Mews And 12 - 14 Greek Street London	Restaurant	Monday to Saturday; 08:00 - 01:00   Sunday; 08:00 - 23:30
17/09323/LIPST	Unit 4	Development Site At 111-119 Charing Cross Road, 1-12 Manette Street, 1-4 Wedgwood Mews And 12 - 14 Greek Street London	Restaurant	Monday to Saturday; 08:00 - 01:00   Sunday; 08:00 - 23:30
16/08954/LIPDPS	Swift	Basement And Ground Floor 12 Old Compton Street London W1D 4TQ	Public house or pub restaurant	Monday to Saturday; 09:00 - 00:30   Sunday; 12:00 - 23:00
17/09067/LIPV	Miabella London	Basement 12-13 Greek Street London W1D 4DL	Restaurant	Monday to Saturday; 09:00 - 03:30   Sunday; 09:00 - 23:00

16/10525/LIDPSR	Miabella	Basement 12-13 Greek Street London W1D 4DL	Restaurant	Monday to Saturday; 09:00 - 03:30   Sunday; 09:00 - 23:00
17/14665/LIPDPS	Temakinho	10 Old Compton Street London W1D 4TF	Restaurant	Monday to Saturday; 10:00 - 23:30   Sunday; 12:00 - 23:00
17/07004/LIPV	Simmons	2 Bateman Street London W1D 4AE	Public house or pub restaurant	Monday to Thursday; 10:00 - 23:30   Friday to Saturday; 10:00 - 00:00   Sunday; 12:00 - 22:30   Sundays before Bank Holidays; 12:00 - 00:00
09/09864/LIPN	Bibimbap Korean Restaurant	11 Greek Street London W1D 4DJ	Restaurant	Monday to Wednesday; 17:00 - 00:00   Monday to Sunday; 12:00 - 15:00   Thursday to Saturday; 17:00 - 02:00   Sunday; 17:00 - 00:00
16/05199/LIPDPS	Piccolo Diavolo	Basement To First Floor 8 Old Compton Street London W1D 4TE	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
16/02606/LIPV	NY Fold	103 Charing Cross Road London WC2H 0DT	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
18/15446/LIPDPS	Foyles Bookshop	107 Charing Cross Road London WC2H 0DT	Cafe within another property	Monday to Saturday; 09:00 - 23:00   Sunday; 10:00 - 22:30   Sundays before Bank Holidays; 10:00 - 23:00
14/02772/LIPV	Thirst	23 - 24 Bateman Street London W1D 3AW	Night clubs and discos	Monday to Saturday; 09:00 - 03:30   Sunday; 12:00 - 23:00



11/08277/LIPN	10 Greek Street	10 Greek Street London W1D 4DH	Restaurant	Monday to Thursday; 11:00 - 23:30   Friday to Saturday; 11:00 - 00:00   Sunday; 11:00 - 22:30
14/07183/LIPDPS	Melanie Restaurant	Basement And Ground Floor 4 - 6 Old Compton Street London W1D 4TB	Restaurant	Monday to Saturday; 10:00 - 01:00   Sunday; 12:00 - 00:00
11/12180/LIPVM	Ceviche	Basement And Ground Floor 17 Frith Street London W1D 4RG	Restaurant	Monday to Saturday; 10:00 - 01:30   Sunday; 12:00 - 01:00
12/07550/LIPDPS	Karaoke Box	Ground Floor 18 Frith Street London W1D 4RQ	Club or institution	Monday to Wednesday; 09:00 - 02:00   Thursday to Saturday; 09:00 - 05:00   Sunday; 09:00 - 23:00
17/11842/LIPDPS	Bonnie Gull	Ground Floor 22 Bateman Street London W1D 3AN	Cafe	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
06/05103/WCCMAP	Jazz After Dark	Ground Floor 9 Greek Street London W1D 4DQ	Night clubs and discos	Monday to Thursday; 09:00 - 02:30   Monday to Saturday; 10:00 - 00:30   Friday to Saturday; 09:00 - 03:30   Sunday; 12:00 - 00:00   Sunday; 12:00 - 00:00
17/10767/LIPDPS	Compton Cross	Molly Moggs 2 Old Compton Street London W1D 4TA	Public house or pub restaurant	Friday to Saturday; 09:00 - 01:30   Sunday to Thursday; 09:00 - 00:30
19/04459/LIPDPS	Compton Cross	Molly Moggs 2 Old Compton Street London W1D 4TA	Public house or pub restaurant	Friday to Saturday; 09:00 - 01:30   Sunday to Thursday; 09:00 - 00:30

18/03718/LIPN	Compton Cross	Molly Moggs 2 Old Compton Street London W1D 4TA	Public house or pub restaurant	Monday to Thursday; 09:00 - 00:30   Friday to Saturday; 09:00 - 01:30   Sunday; 09:00 - 00:30
18/16222/LIPDPS	Chotto-Matte	11-13 Frith Street London W1D 4RB	Restaurant	Monday to Saturday; 10:00 - 01:30   Sunday; 12:00 - 00:30
18/03103/LIPN	Mapa Cafe	3-5 Bateman Street London W1D 4AG	Cafe	Monday to Saturday; 11:00 - 23:00   Sunday; 12:00 - 16:00
13/05652/LIPN	21 Bateman Street	Ground Floor 21 Bateman Street London W1D 3AL	Restaurant	Friday to Saturday; 12:00 - 03:00   Sunday to Thursday; 12:00 - 00:00
14/07710/LIPDPS	La Capannina Club	Basement 21 Bateman Street London W1D 3AL	Night clubs and discos	Monday to Saturday; 09:00 - 03:30   Sunday; 09:00 - 00:30
19/05772/LIPVM	G-A-Y Bar	Basement To First Floor 30 Old Compton Street London W1D 4UR	Restaurant	Monday to Saturday; 09:00 - 01:00   Sunday; 09:00 - 00:30   New Year's Eve; 00:00 - 00:00
19/01539/LIPT	Gourmet Burger Kitchen	15 Frith Street London W1D 4RE	Restaurant	Monday to Saturday; 10:00 - 00:30   Sunday; 12:00 - 00:00
19/01032/LIPDPS	Three Greyhounds Public House	The Three Greyhounds Public House 25 Greek Street London W1D 5DD	Public house or pub restaurant	Monday to Thursday; 07:00 - 00:00   Friday to Saturday; 07:00 - 00:30   Sunday; 07:00 - 23:00   Sundays before Bank Holidays; 07:00 - 00:30

06/07744/WCCMAP	Garlic & Shots	Basement And Ground Floor 14 Frith Street London W1D 4RD	Restaurant	Monday to Saturday; 10:00 - 01:00   Sunday; 12:00 - 23:30
19/05784/LIPCH	Bar Termini	7 Old Compton Street London W1D 5JE	Wine bar	Monday to Thursday; 07:00 - 23:30   Friday to Saturday; 07:00 - 01:00   Sunday; 07:00 - 22:30   Sundays before Bank Holidays; 07:00 - 23:30
06/06142/WCCMAP	Little Italy	21 Frith Street London W1D 4RN	Restaurant	Monday to Sunday; 09:00 - 05:00
19/01678/LIPCH	Bar Hercules	7 Greek Street London W1D 4DF	Pub or pub restaurant with lodge	Monday to Thursday; 10:00 - 23:30   Friday to Saturday; 10:00 - 00:00   Sunday; 12:00 - 23:00   Sundays before Bank Holidays; 12:00 - 00:00
17/03238/LIPCH	Little Italy	21A Frith Street London W1D 4RW	Restaurant	Monday to Sunday; 09:00 - 05:30
06/06245/WCCMAP	Little Italy Two	Ground Floor 21A Frith Street London W1D 4RF	Restaurant	Monday to Saturday; 10:00 - 05:00   Sunday; 12:00 - 05:00
06/06525/WCCMAC	New Evaristo Club	Ground Floor 57 Greek Street London W1D 3DX	Night clubs and discos	Monday to Saturday; 11:00 - 01:30   Sunday; 12:00 - 01:30
18/16088/LIPN	Not Recorded	Basement 57 Greek Street London W1D 3DX	Club or institution	Monday to Sunday; 11:00 - 01:30