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Licensing Sub Committee

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Westminster City Council

64 Victoria Street

London

Dear Sir or Madam

**Buns & Buns, 5 The Market, Covent Garden, WC2E 8RA – New licence application.**

Capital & Counties owns and manages Covent Garden Market, including the site trading as Buns & Buns, 5 The Market, Covent Garden WC2E 8RA. We are aware that Buns & Buns have applied to Westminster City Council for an extension of hours on their premises licence to enable it to operate from 10:00 – 01:00 (Monday-Sunday) with opening hours of 07:30-01:30. We also understand that the operators have agreed to adopt a full “restaurant condition” that will apply to both the ground floor and basement areas, thus surrendering the existing permission for a small bar to operate in the basement until 20:30pm).

On behalf of the management of Covent Garden Market we wish to offer our full support for this particular application.

If granted, it is likely to benefit the Market and locality as a whole by improving the diverse high-quality food we can offer our visitors at night. The premises will now remain food-led at all times since the new licence will ensure that alcohol can only be sold ancillary to food rather than on its own.

Buns & Buns has quickly proven itself to be a very welcome addition to the Market after some issues with previous tenants of this site. Despite its casual surroundings, the quality of the food served is very high indeed and the chefs clearly approach their work with great pride and a sense of art.

Buns & Buns has proved very popular with visitors. Many are looking for a good meal post-theatre but it is clear that the current closing hours restrict the ability of Buns & Buns to properly serve this important market. As a general rule people do not like being rushed to finish their meal. Some post-theatre diners, finding Buns & Buns closed or about to close, will simply go and find food elsewhere in the West End Stress Area. Naturally, we would prefer them to be able to stay in the Market to finish their night before going home. This application, if granted, will help that objective.

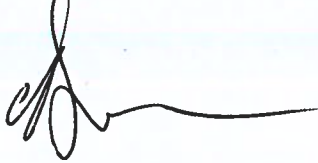
The operators of Buns & Buns have committed themselves to the Market and work well with our community. They have invested a significant amount of money into the refurbishment of the unit. This has benefited the Covent Garden Piazza as a whole and made the experience more enjoyable and attractive for all our visitors.

The operation does not cause any issues or antisocial behaviour and they co-operate fully with our extensive and dedicated 24 hour Covent Garden security and cleaning teams.

The Licensing Sub-Committee should be reassured that we, as the “guardians” of the Covent Garden portfolio, would not tolerate any action or inaction that could result in any detriment to Covent Garden Market or its locality. The lease for Buns & Buns contains strict provisions designed to ensure that the operation of the restaurant do not disturb any local neighbours whether residents or businesses to ensure that all persons can enjoy Covent Garden.

We have full confidence in the Buns & Buns team to operate the restaurant to slightly later hours in a manner that will not cause any negative impact on Covent Garden Market or its surrounding area.

Yours faithfully

A handwritten signature in black ink, appearing to be 'CD', with a long horizontal flourish extending to the right.

Christopher Denness

Director, Asset and Property Management, Capco Covent Garden