



# City of Westminster

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Uniform Reference: 18/14401/PREAPM

Trading name of business and Address: <b>SOHO THEATRE, 21 DEAN STREET</b>		
Licence: <b>18/06728/LIPV</b>	Applicant: T&T LLP Alun Thomas <Athomas@tandtp.com>	Cumulative Impact Area: <b>WEST END</b>
Type of Business: <b>THEATRE</b>		
<p><b><u>PROPOSED:</u></b></p> <p>As stated by the applicant:</p> <p><i>The intention is to convert part of the back of house and storage area behind the bar counter into a green room, for use by members, patrons, performers and for private functions.</i></p> <p><i>The capacity will be limited to 20, at any time.</i></p> <p><i>In terms of the use, because it will be ancillary to the theatrical function, it is not believed to be contrary to policy but please could advice be given by the district surveyor in relation to:</i></p> <ul style="list-style-type: none"><li><i>a.means of escape of travel distances;</i></li><li><i>b.whether the secondary means of escape is required ;</i></li><li><i>c.any other works or comments arising?</i></li></ul> <p><b><u>EH COMMENTS:</u></b></p> <p>Following a site meeting the applicant submitted the following information by way of confirmation:</p> <p><i>As discussed, it is proposed to introduce a “green room”, in place of part of the existing back-of-house area behind the bar. This is fully separated for fire purposes. Adjacent to it will be a re-located storage area and there will be a solid door used purely for service with inspection glass built therein.</i></p> <p><i>It is not proposed to have a secondary means of escape because of the limited capacity of that area, being no more than 25 customers at any time. On that basis, I understand that you’re satisfied with the existing sanitary accommodation.</i></p> <p><i>We will submit a full variation, a draft of which is below:</i></p>		

*“To change the layout of the premises as shown on the existing and proposed drawings to create a green room, the capacity of which will be restricted to no more than 25 persons (excluding staff) at any time.*

*The following condition in respect of that area is proposed:*

***The area marked green room on the approved plans will only be used by the following categories of persons –***

***patrons of the Soho Theatre, staff or performers employed at the theatre, their bona fide guests and registered friends of the Soho Theatre and their bona fide guests.***

*There are no other proposed changes to either the conditions or the layout”.*

The issued Licence already includes the following Condition:

***15. Alcohol shall not be supplied on the ground floor on any day after Core Hours unless it is ancillary to a table meal, except to patrons of the Soho Theatre, staff or performers employed at the theatre, their bona fide guests and registered friends of the Soho Theatre and their bona fide guests.***

***Core Hours means:***

***23:30 Monday to Thursday; 00:00 Friday, Saturday and Sundays before bank holidays; and 22:30 on Sunday***

The capacity of the premises is regulated in respect of the Basement only (Condition 19). The GF is not regulated in terms of capacity as is usual in these circumstances.

The additional room on the GF for up to 25 persons is technically an increase in the licenced area and could result in a slight increase in numbers of persons at the premises from time to time. However, given that the GF is not currently regulated in terms of capacity, and given that the use of the Green Room is to be restricted by a specific Condition, the EH position is that in practise this is not likely to add to Cumulative Impact and is not likely to have an adverse impact on the Licensing Objectives.

The existing sanitary provision is sufficient to allow the proposed variation.

In terms of Public Safety I recommend that specific advice is sought from the District Surveyor, Alan Lynagh, or the LFB, David Doyle. A copy of this pre-app report has been sent to Alan Lynagh for his information.

**THE APPLICATION MAY BE ADJUDICATED AT A HEARING OF THE LICENSING SUB COMMITTEE. IN THESE CIRCUMSTANCES THE APPLICATION WILL BE JUDGED IN THE LIGHT OF THE POLICIES RELATING TO CUMULATIVE IMPACT AREAS AS SET OUT IN THE CITY COUNCIL’S LICENSING POLICY.**

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

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