

WEWORK, 8-14 MEARD STREET FURTHER INFORMATION AND PROPOSED CONDITIONS IN THE EVENT LICENCE IS TO BE GRANTED

On October 29th David Bieda and Peter Schulz met with Lauren Cole from WeWork on Meard Street and were also shown the WeWork premises at 21 Soho Square. It was explained as follows (these things not being evident from the licence application):

1. that the ground floor space facing Meard Street would also be available for 'events';
2. that the provision of alcohol is by use of *self-service* "beer taps" which dispense three or four types of beer without charge (but possibly on an identity card being scanned) between 3pm and 9pm, Monday to Friday;
3. that all WeWork offices are in fact available to be used by all WeWork members, not just those who work at the premises concerned; (we were told by WeWork that this is an important part of WeWork's offering – that "members" whose usual location is elsewhere are entitled to use the facilities at any other WeWork location). This means that this application does not comply with Policy PB2, Section 2.5.23 which states "*The provision of a bar within a workplace **solely for the use of those working there**, and their invited guests, will generally be regarded as an exception to the policy not to grant new bars in the Cumulative Impact Areas*" (emphasis added).

In spite of repeated requests, we have not had a substantive response to the issues we have raised with WeWork concerning this licence application.

Whilst those making Representations feel the PB2 exception should not be made and that the entire manner in which alcohol is dispensed in these places is incapable of complying with the standard conditions of supply and the licensing objectives (as regards supervision of supply, oversight of the premises, that supply is effectively free of charge to members, protection of the public and (query) age verification) were the Committee minded to approve a liquor licence we request that as a minimum the following conditions be applied, taking into account the four Licensing Objectives and the location of these particular premises (in addition to the usual mandatory conditions to the extent not superseded by the following).

1. WeWork be required to remove the (incorrect) use of the name **13 Meard Street** (a shop and residential address unconnected to the application premises) as requested a number of times (as at 19th November this is

- still the advertised address on WeWork's website);
2. The Licence to be for use by WeWork only and to be surrendered when WeWork ceases to occupy the premises or sublets the premises as a whole;
 3. Supply of alcohol to be limited to beer only;
 4. Beer only to be available when WeWork staff are on duty and present on the ground floor of the premises (in the lounge where the beer tap is located);
 5. The hours for the supply of beer to be limited to 4pm – 8pm Monday to Friday;
 6. The consumption of beer to be solely for the use of those working in the premises, and their invited guests as per Policy PB2, Section 2.5.23 and not for WeWork members from other premises;
 7. No drinks (beer or non-alcoholic drinks) to be taken outside the premises nor onto any of the building's terraces;
 8. No smoking, vaping or congregating of people using the premises, or WeWork staff, to take place in Meard Street;
 9. No noise generated on the premises (including music and conversation), or by its associated plant or equipment, shall emanate from the premises, nor shall any vibration be transmitted through the structure of the premises, which in any such case can be heard in any adjacent premises including the flats above and the residential properties opposite, or in the street;
 10. The terraces of the building may only be used/accessed from 10am - 8pm (and not at all on Sundays or bank holidays);
 11. Given the fact that there are 341 workstations plus guests, a limit shall be set as to the number able to use the ground floor lounge area facing Meard Street at any one time;
 12. Deliveries and waste collections shall be from the rear of the premises (via Richmond Mews) only, and only take place between 8am – 8pm and not at all on Sundays or Bank Holidays;
 13. "Events" not to be permitted unless a specific additional licence is obtained.

14. Self-closing entrance doors as per B from the prior planning conditions (as below).
15. In view of the unusual nature of this licence and the fact that Meard Street is Soho's most residential street (by floor area), and that (very unusually for the West End) many of the properties in the street are residential at ground floor and basement levels as well as above (and so are highly susceptible to noise and disturbances (for example from footfall, conversation and smoking), the licence shall be reviewed in the light of actual experience after a period of 12 months.

PRIOR RETAIL PLANNING CONSENT CONDITIONS RELEVANT TO THE LICENSING OBJECTIVES

The lounge area on the ground floor of the premises in this application was originally consented to be used as two separate retail units (A1 only, not to be combined into one, not to be used for food and no delivery service) which were subject to severe conditions (including as to opening hours) due to the residential nature of the street. Whilst we believe these conditions remain in place (as they form part of the planning consent for the entire development) they were not repeated in the consent to change the use of this area to office B3 which was granted earlier this year. For example, the following conditions (amongst others) remain relevant:

A. You must not play live or recorded music in either of the retail (Class A1) units shown on drawing 247.08-14 Rev. P_2 (labelled as "#8 Meard Street" and "#10 Meard Street") which can be heard outside of the premises.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

B. The retail (Class A1) uses and gym (Class D2) use allowed by this permission must not begin until you have fitted self-closing doors at their entrances from Meard Street. You must not leave these doors open except in an emergency or to carry out maintenance.

Reason:

To protect neighbouring residents from noise nuisance, as set out in S24, S29 and S32 of Westminster's City Plan (November 2016) and ENV 6 and ENV 7 of our Unitary Development Plan that we adopted in January 2007. (R13FB)

FROM THE WEWORK WEBSITE

Finding Soho Office Space at **13 Meard St**

Perched above an **archetypal alleyway** in the center of Soho, London, this thoughtfully designed office space caters to businesses of all sizes: Entrepreneurs connect with investors in our light-filled lounges, while growing teams are hard at work in collaborative conference rooms and sleek private offices. Commuting is simple with the underground at Tottenham Court Road within walking distance, plus several buses nearby. **After work, tap into the**

neighbourhood's iconic creative scene—bars, comedy clubs, and a leading selection of theaters make unlocking inspiration easy—or explore the many dining options in Covent Garden. Our office space at 13 Meard St boasts a prime location in the West End, just blocks from Soho House, Soho Square Garden, and the famed Ronnie Scott's jazz club. Join WeWork today.

This **archetypal alleyway** was described by Dr JM Robinson as: “[Meard Street] forms a coherent group of 18th Century houses.... There is nothing else quite like this group surviving in London...”