



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	24 June 2021
Licensing Ref No:	21/01924/LIPV - Premises Licence Variation
Title of Report:	Chucs 25 Eccleston Street London SW1W 9NP
Report of:	Director of Public Protection and Licensing
Wards involved:	Knightsbridge And Belgravia
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Kevin Jackaman Senior Licensing Officer
Contact details	Telephone: 0207 641 6500 Email: kjackaman@westminster.gov.uk

1.	Application		
1-A	Applicant and premises		
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	13 March 2021		
Applicant:	Chucs Restaurant Ltd		
Premises:	Chucs		
Premises address:	25 Eccleston Street London SW1W 9NP	Ward:	Knightsbridge And Belgravia
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	The premises trade as an Italian inspired restaurant		
Variation description:	<ol style="list-style-type: none"> 1. Remove Condition 10 on the licence so that tables and chairs can be left on the forecourt until the premises closing time. 2. Amend opening hours to benefit from breakfast trade Monday to Saturday- 8am Sunday - 10am 		
Premises licence history:	<p>The premises have had the benefit of a licence since 2009. The premises also have the benefit of a tables and chairs licence valid until 30th September 2021. A copy of the current premises licence and the tables and chairs licence can be found at Appendix 1.</p> <p>A full licence history for the premises appears at appendix 3.</p>		
Applicant submissions:	None		
Applicant amendments:	Following consultation, the applicant has amended the application so that the variation will be for a time limited period until 30th September 2021		

1-B	Current and proposed licensable activities, areas and hours					
Late night refreshment						
Indoors, outdoors or both			Current :		Proposed:	
			Both		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	23:30	No change		Basement and ground floor	No change
Tuesday	23:00	23:30				
Wednesday	23:00	23:30				
Thursday	23:00	23:30				
Friday	23:00	00:00				
Saturday	23:00	00:00				
Sunday	N/A					
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	None				No change	

Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			Both		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No change		Basement and ground floor	No change
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	The hours for sale of alcohol may be extended from the end of permitted hours on New Year's Eve to the start of 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:
Monday	10:00	23:30	08:00	23:30	Basement and ground floor	No change
Tuesday	10:00	23:30	08:00	23:30		
Wednesday	10:00	23:30	08:00	23:30		
Thursday	10:00	23:30	08:00	23:30		
Friday	10:00	00:00	08:00	00:00		
Saturday	10:00	00:00	08:00	00:00		
Sunday	12:00	22:30	10:00	22:30		
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	None				No change	

1-C	Layout alteration
No change of layout is sought	

1-D	Conditions being removed
Condition	Proposed variation
The tables and chairs shall be removed from the forecourt by 20:30 each evening	Up to and including 30th September 2021, the tables and chairs on the forecourt shall be rendered unusable by 23:00 each evening. From 1st October 2021, the tables and chairs on the forecourt shall be rendered unusable by 20:30 each evening
Adult entertainment:	Current position:
	None
Proposed position:	No change

2.	Representations
2-A	Responsible Authorities
Responsible Authority:	Environmental Health
Representative:	Ian Watson
Received:	13 April 2021
<p>I refer to the application for a variation of the Premises Licence. This representation is based on the operating schedule submitted. The applicant is seeking the following</p> <ol style="list-style-type: none"> 1. To remove condition 10 so that tables and chairs can be left on the forecourt until the premises close. 2. To extend the commencement opening hours to Monday to Saturday 08.00 hours and Sunday 10.00 hours. <p>I wish to make the following representation</p> <ol style="list-style-type: none"> 1. The additional hours and use of the tables and chairs will have the likely effect of causing an increase in Public Nuisance within the area. 2. No objection. <p>The applicant has not proposed any conditions to minimise the potential for nuisance into the later trading hours. Should you wish to discuss the matter further please do not hesitate to contact me.</p>	

2-B	Other Persons
Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	19 March 2021 (withdrawn 11 May 2021)
<p>I reside in [REDACTED] [REDACTED] [REDACTED].</p> <p>I originally did not object to the establishment of the new restaurant, as there was Condition 10 on the license that stated that "all tables and chairs are to be removed from the forecourt at 20:30 each night". This is earlier than the closing time for inside dining, which is 23:30 weekdays and 00:00 on weekends. With some exceptions of loud music, we have not been disturbed by the indoor dining. We are disturbed on many occasions by drunken patrons leaving the restaurant and lingering on the street next to our premises.</p> <p>The removal of Condition 10 of the license would mean that outside tables would be used until 23:30 to 00:00. This would definitely disturb us as alcohol is allowed to be served until these hours inside, and now would be outside. In particular my son who is in Grade 8 in school goes to bed every night by 20:30 latest. He goes to an academic school Westminster Under School and needs quiet for doing his homework, and then for getting a good night's sleep. This would</p>	

disturb his, as well as my wife and my sleep and right to quiet.

I strongly object to this license amendment, which is not consistent with the original agreement with the restaurant to to restrict late night dining and drinking adjacent to our home.

Following consultation and the amendment of the application to a time limited application, the representation was withdrawn on 11th May 2021

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED]
Received:	18 March 2021

I am writing further to your letter of 16th March 2021. As residents of [REDACTED], we object to the application to vary Chucs' premises license.

This is a residential area and it is not appropriate to have outdoor eating and drinking beyond 8.30pm. Originally, this site was La Bottega and closed at a more reasonable time. We did not object to the change in time to 8.30pm, when Chucs originally took over the site, as it seemed a sensible compromise to help them establish their restaurant. However, this "slow creep" is not acceptable. The noise would carry directly into our homes, as would smoke etc. It would also change the character of this residential area and having people sat outside after dark, within a very short distance from our home, would potentially represent a threat to my own personal safety and that of my daughters.

Please let me know if I need to do anything further to progress this objection.

Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	21 March 2021

My wife and I reside [REDACTED]
[REDACTED]
[REDACTED].

[REDACTED]
[REDACTED].

With regard to the Application:

Firstly, I note that Chucs has applied to remove Condition 10 of the current license ("Condition 10"), so that table and chairs can be left on the forecourt until 22.30 on Sundays, 23.30 on Mondays through Thursdays and until midnight on Fridays and Saturdays. As such, the forecourt tables will be occupied by customers, who will be able to consume food and alcoholic beverages and enjoy the same services as customers inside the restaurant, until these new late hours, whereas currently, Condition 10 requires that all tables and chairs must be removed from the forecourt by 20.30 each evening.

I must stress that it was the existence of Condition 10 that persuaded my wife and I to agree to, or rather not to oppose, the original license application.

Since opening the restaurant our experience with Chucs has been problematic, as we have had reason to complain of strong cooking smells permeating our home, which we believe have been the result of their kitchen staff leaving the basement door, on Ebury Street, open. As a result, the air in the kitchen is not subject to the appropriate filtering process that we have been advised it should be. Whilst I accept that this has not been as much of a problem in the past year, because of reduced activity due to Covid, I have absolutely no doubt that it will become a major problem after lockdown conditions are eased and even more so as activity is increased on the forecourts by the proposed removal of Condition 10.

Added to this, it is my understanding that this kitchen cooks and supplies meals for other Chucs premises, which will only add to the existing problem.

I would further point out that when the restaurant was fully operational, pre Covid, there was a considerable amount of what appeared to be alcohol induced disturbance and noise from customers leaving the premises at closing time. Thus, one can only reasonably assume that this 'nuisance' and 'disturbance' will be multiplied to an unacceptable level if Condition 10 is removed.

Furthermore, I would suggest that Chucs and/or the Council need to ensure that more will be done to prevent such 'public nuisance' than merely displaying a notice to ensure that 'patrons leave the premises quietly at night to prevent disturbance to our neighbours' - as per item Md) on page 11 of the Application.

Secondly, with regard to the Application I note that it also includes the request to amend the current license so as to enable the restaurant to open early to serve breakfast, from 8.00am on Monday through Saturday and from 10.00am on Sundays. Whilst we have no objection to permitting this service inside the premises, we would object to service on the forecourt before 9.00am on Monday through Saturday.

Finally, and in passing I would mention that we suffered, pre Covid, from noise and disturbance as a result of customers coming out of the restaurant to smoke in front of our home, whilst carrying out animated conversation and often leaving cigarette butts outside our front door and occasionally throwing them into our basement area. We expect this behavior would increase if Condition 10 was removed as habitual smokers would prefer the forecourt where we presume smoking would be permitted.

In conclusion, we wish to register our objection to the Application to amend the existing license, as this Application does not honour the undertaking made by the proprietors of Chucs to limit their operations as per Condition 10 and would enable Chucs to provide a full service to customers on the forecourt from early in the morning to late at night with no proven ability to prevent the 'public nuisance', envisaged under item Md) of the Application

3.	Policy & Guidance
The following policies within the City Of Westminster Statement of Licensing Policy apply:	
Policy HRS1 applies	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <p>1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children</p>

	<p>from harm.</p> <ol style="list-style-type: none"> 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation. 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed. 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises. 5. The proposed hours when any music, including incidental music, will be played. 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises. 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity. 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night. 9. The capacity of the premises. 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation. 11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely. 12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises. 13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives. 14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.
<p>Policy RTN1 applies</p>	<p>A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The applicant has taken account of the Special Consideration Zones Policy SCZ1 if the premises are located within a designated zone. 4. The application and operation of the venue meeting the definition of a restaurant as per Clause C. <p>B. Applications inside the West End Cumulative Impact Zone will</p>

	<p>generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities are within the council's Core Hours Policy HRS1. 3. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone. 4. The application and operation of the venue meeting the definition of a restaurant as per Clause C. <p>C. For the purposes of this policy a restaurant is defined as:</p> <ol style="list-style-type: none"> 1. A premises in which customers are shown to their table or the customer will select a table themselves to which food is either served to them or they have collected themselves. 2. Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at a table. 3. Which do not provide any takeaway service of food and/or drink for immediate consumption. 4. Where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. 5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal
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4. Equality Implications

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

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

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

5.	Appendices	
Appendix 1	Premises Licence 20/05519/LIPT and Tables and Chairs Licence 21/01474/STTCPL	
Appendix 2	Applicant supporting documents	
Appendix 3	Premises history	
Appendix 4	Proposed conditions	
Appendix 5	Residential map and list of premises in the vicinity	

Report author:	Kevin Jackaman Senior Licensing Officer
Contact:	Telephone: 0207 641 6500 Email: kjackaman@westminster.gov.uk

If you have any queries about this report or wish to inspect one of the background papers please contact the report author.

Background Documents – Local Government (Access to Information) Act 1972

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health Representation	13 April 2021
5	Interested Party Representation (1)	19 March 2021 (withdrawn 11 May 2021)
6	Interested Party Representation (2)	18 March 2021
7	Interested Party Representation (3)	21 March 2021



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

Schedule 12
Part A

WARD: Knightsbridge
And Belgravia
UPRN: 100023346993

Premises licence
AMENDED

Regulation 33, 34

Premises licence number:

20/05519/LIPT

Original Reference:

09/04838/LIPN

Part 1 – Premises details

Postal address of premises:

Chucs
25 Eccleston Street
London
SW1W 9NP

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Late Night Refreshment
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Late Night Refreshment

Monday to Thursday: 23:00 to 23:30
Friday to Saturday: 23:00 to 00:00

Sale by Retail of Alcohol

Monday to Thursday: 10:00 to 23:30
Friday to Saturday: 10:00 to 00:00
Sunday: 12:00 to 22:30
Non-standard Timings: See condition 37

The opening hours of the premises:

Monday to Thursday: 10:00 to 23:30
Friday to Saturday: 10:00 to 00:00
Sunday: 12:00 to 22:30

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:

Chucs Restaurant Ltd
3 Cadogan Gate
London
SW1X 0AS

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

12570840

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

Name: Avi Jethwa

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:

Licence Number: 18/PSL 02149
Licensing Authority: Cherwell District Council

Date: 23 July 2020

This licence has been authorised by Ola Ajose-Adeogun 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.

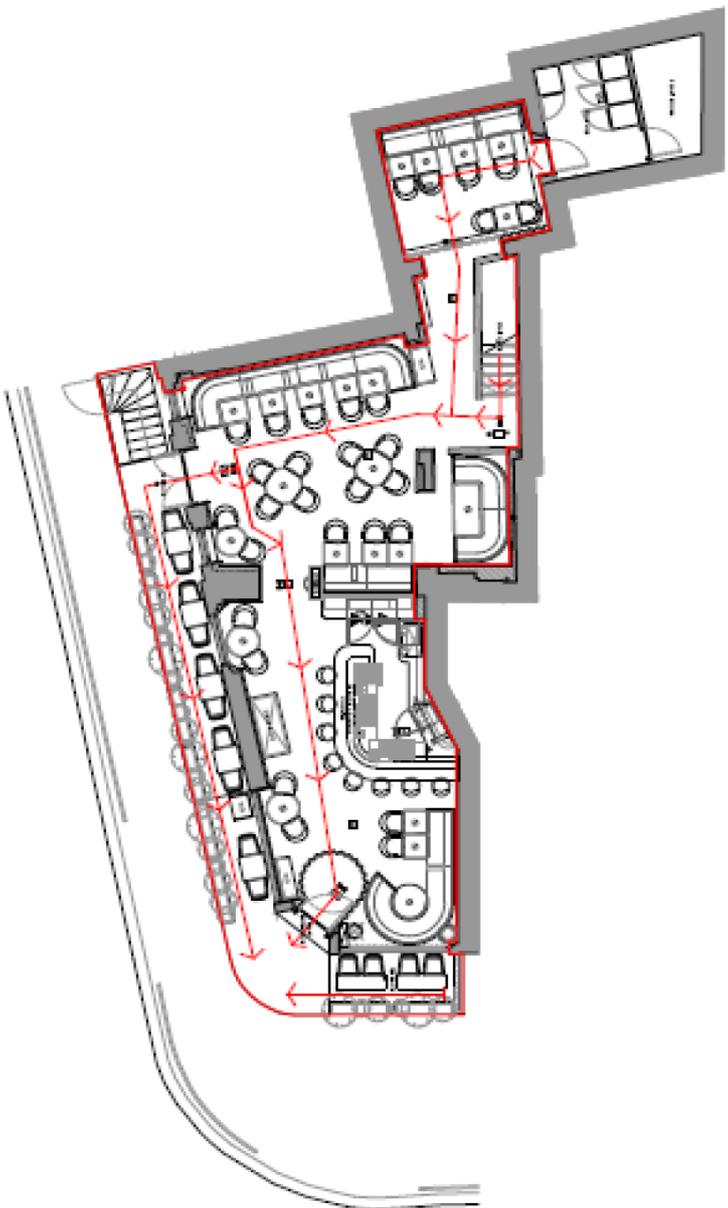
Annex 2 – Conditions consistent with the operating Schedule

9. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
10. The tables and chairs shall be removed from the forecourt by 20:30 each evening.
11. All staff shall be trained in relation to the above of drugs and alcohol on the premises.
12. Outside of the hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within the premises (including alcohol behind the counter) is secured in a locked store room or behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by both customers and staff.
13. Staff shall be trained in relation to Health & Safety and the Fire Safety requirements.
14. The premises shall be equipped with all necessary fire safety fittings and equipment.
15. All sales of alcohol for consumption 'off' the premises shall be in sealed containers only.
16. A Challenge 21 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.
17. The supply of alcohol on the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
18. The supply of alcohol on the premises shall be by waiter or waitress service only.
19. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
20. There shall be no sale of draught beer.
21. No licensable activities or the consumption of alcohol shall take place in the basement.
22. The number of persons accommodated inside the premises at any one time (excluding staff) shall not exceed 100 persons.
23. All refuse must be properly presented and cannot be left on the highway for more than 2.5 hours.
24. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.
25. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.

26. There shall be no self service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
27. No more than 15% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
28. No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
29. 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.
30. Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables.
31. There shall be no sales of alcohol for consumption off the premises after 23.00.
32. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance
33. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
34. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
35. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.
36. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
37. The hours for sale of alcohol may be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

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

None



01 GROUND FLOOR (GROUND FLOOR PLAN)

NO.	DESCRIPTION	UNIT	DESCRIPTION	UNIT	DESCRIPTION	UNIT	DESCRIPTION	UNIT	DESCRIPTION
1	RECEPTION	1	RECEPTION	1	RECEPTION	1	RECEPTION	1	RECEPTION
2	BAR	1	BAR	1	BAR	1	BAR	1	BAR
3	KITCHEN	1	KITCHEN	1	KITCHEN	1	KITCHEN	1	KITCHEN
4	RESTROOM	1	RESTROOM	1	RESTROOM	1	RESTROOM	1	RESTROOM
5	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
6	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
7	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
8	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
9	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
10	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
11	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
12	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
13	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
14	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
15	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
16	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
17	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
18	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
19	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR
20	STAIR	1	STAIR	1	STAIR	1	STAIR	1	STAIR

LEGENDING

1. ALL WORK TO BE COMPLETED BY THE CONTRACTOR.

2. ALL WORK TO BE COMPLETED BY THE CONTRACTOR.

3. ALL WORK TO BE COMPLETED BY THE CONTRACTOR.

4. ALL WORK TO BE COMPLETED BY THE CONTRACTOR.

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20. ALL WORK TO BE COMPLETED BY THE CONTRACTOR.

CLIENT: [REDACTED]
 PROJECT: [REDACTED]
 ADDRESS: [REDACTED]
 CITY: [REDACTED]
 STATE: [REDACTED]
 ZIP: [REDACTED]
 PHONE: [REDACTED]
 FAX: [REDACTED]
 EMAIL: [REDACTED]
 WEBSITE: [REDACTED]
 DATE: [REDACTED]
 SCALE: [REDACTED]
 SHEETS: [REDACTED]
 PROJECT NO.: [REDACTED]
 DRAWING NO.: [REDACTED]
 18116 G44-100 E



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

Schedule 12
Part B

Premises licence
summary

WARD: Knightsbridge
And Belgravia
UPRN: 100023346993

Regulation 33, 34

Premises licence number:

20/05519/LIPT

Part 1 – Premises details

Postal address of premises:

Chucs
25 Eccleston Street
London
SW1W 9NP

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Late Night Refreshment
Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities:

Late Night Refreshment

Monday to Thursday: 23:00 to 23:30
Friday to Saturday: 23:00 to 00:00

Sale by Retail of Alcohol

Monday to Thursday: 10:00 to 23:30
Friday to Saturday: 10:00 to 00:00
Sunday: 12:00 to 22:30
Non-standard Timings: See condition 37

The opening hours of the premises:

Monday to Thursday: 10:00 to 23:30
Friday to Saturday: 10:00 to 00:00
Sunday: 12:00 to 22:30

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:

Chucs Restaurant Ltd
3 Cadogan Gate
London
SW1X 0AS

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

12570840

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

Name: Avi Jethwa

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

Restricted

Date: 23 July 2020

This licence has been authorised by Ola Ajose-Adeogun on behalf of the Director - Public Protection and Licensing.

PAVEMENT LICENCE FURTHER CONDITIONS

National conditions:

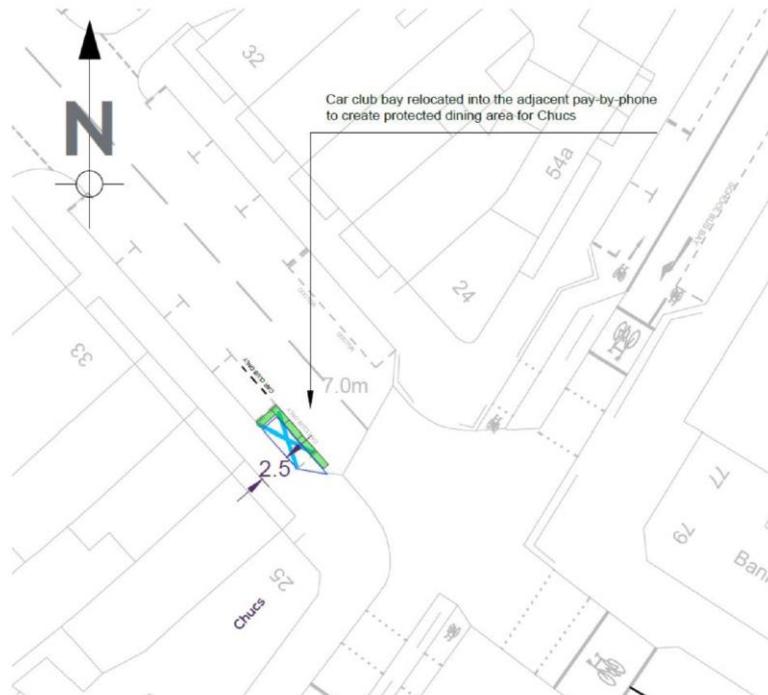
1. The Licensee must ensure that clear routes of access along the highway are maintained, taking into account the needs of disabled people, and the recommended minimum footway widths and distances required for access by mobility impaired and visually impaired persons are provided at all times the licence is in operation.
2. Where the furniture on the relevant highways consists of seating for use by persons, for the purpose of consuming food or drink, the licence holder must make reasonable provision for seating where smoking is not permitted.

Local conditions:

3. All food and beverages (alcoholic and non-alcoholic) for consumption in the licensed area must be supplied by waiter/waitress service to seated customers only.
4. This licence only permits the use of table and chairs or other authorised furniture on the highway in the area designated on the plan attached to the licence.
5. Any tables and chairs or other authorised furniture for use pursuant to this licence is only authorised in connection with an adjacent premise which is to be used for the sale of food or drink for consumption on or off the premises.
6. No alcohol is to be sold or consumed from the designated area identified unless that sale and/or consumption is approved under the Licensing Act 2003 which includes any temporary authorisations for the sale of alcohol permitted pursuant to the Business and Planning Act 2020.
7. No furniture may be placed within the designated area identified on the plan other than that expressly permitted by the licence.
8. This Licence does not allow the use of loudspeakers, amplification or other similar equipment.
9. All furniture approved for use, including tables, chairs, barriers and heaters must be safe for public use and must be kept in good repair and condition.
10. Operators are required to manage their premises and outdoor seating areas in accordance with current social distancing measures and government guidance.
11. The Licensee must ensure that good order and behaviour is maintained at all times by people using any tables and chairs or other authorised furniture pursuant to this licence and that no nuisance is caused to residential or business neighbours.
12. The number of persons seated in the licensed area shall not exceed either the maximum capacity stated in the application form or on the pavement licence or the total number identified in the Covid-19 risk assessment, whichever is the lowest.

13. All customers consuming refreshments within the licensed area shall be seated.
14. The number of tables and chairs or other authorised furniture detailed on the pavement licence shall not be exceeded.
15. If a pavement licence is deemed to be granted, the number of tables and chairs or other authorised furniture shall not exceed the number specified in the application form and the licence must not exceed any other limitations on use that have been specified in the application form.
16. The trading area shall not exceed the dimensions specified on the pavement licence or any limits marked on the ground during trading hours.
17. The layout of tables, chairs and other authorised furniture must be in accordance with the plan appended to the licence at all times that the licence is in use.
18. All tables and chairs and other authorised furniture shall be removed immediately from the highway when reasonably required by the City Council, Metropolitan Police, emergency services, or any statutory undertaker or utility.
19. The tables and chairs and other authorised furniture shall not be placed on the highway before the time specified and is to be removed no later than 23:00 hours. Service at the tables should cease at 22:30 hours in order for this to be achieved. Trading may only take place on the days and during the times specified on the licence.
20. All tables and chairs and other authorised furniture that is used in connection with a pavement licence must be removable which means that it is not a permanent fixed structure and is able to be moved easily, and stored away at the end of use for the day.
21. A copy of the licence shall be displayed during the hours of trading in a prominent position agreed by the Council, either in the front window of the premises or nearby so as to be clearly visible from the outside to anyone wishing to inspect it.
22. No fixtures or excavation of any kind shall be made in the surface of the highway, which shall be left entirely undisturbed.
23. The Licensee shall not use this licence unless it has public liability insurance cover in the sum of not less than £2 million and has provided a copy of that policy to the Licensing Authority.
24. All tables and chairs and other authorised furniture permitted by this licence must be completely removed from the licensed external area by the terminal hour permitted for the licence and stored inside the premises or stored in a designated area away from noise sensitive properties. Tables and chairs and other authorised furniture must be stored in such a way that they cannot be moved or used overnight.
25. Staff must regularly monitor the licensed area to ensure it is kept clean and tidy. Any litter or waste arising from use of the licensed area must be cleared away as soon as is practicable.
26. If a pavement licence is deemed to be granted, it will be subject to these standard local conditions.

27. The Council reserves the right to add additional conditions to individual licence applications where it is appropriate to do so.



Applicant Supporting Documents

Appendix 2

None

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
09/04838/LIPN	New premises licence	21.08.2009	Granted under delegated authority
13/06422/LIPDPS	Variation of DPS	18.09.2013	Granted under delegated authority
13/07893/LIPV	Full variation – Extension of hours/addition of late night refreshment	22.11.2013	Granted under delegated authority
13/08172/LIPT	Transfer of the premises licence - The Belgravia Bottega Limited to LBID (UK) Trading Ltd	22.11.2013	Granted under delegated authority
14/02356/LIPVM	Minor variation – Change of layout	28.04.2014	Granted under delegated authority
14/05161/LIPDPS	Variation of DPS	09.07.2014	Granted under delegated authority
14/07855/LIPDPS	Variation of DPS	06.10.2014	Granted under delegated authority
15/10288/LIPDPS	Variation of DPS	26.11.2015	Granted under delegated authority
16/02083/LIPDPS	Variation of DPS	31.03.2016	Granted under delegated authority
16/08693/LIPDPS	Variation of DPS	13.09.2016	Granted under delegated authority
17/03790/LIPDPS	Variation of DPS	03.05.2017	Granted under delegated authority
19/02929/LIPT	Transfer of the premises licence - LBID (UK) Trading Ltd to Chucs Bar & Grill Limited	09.05.2019	Granted under delegated authority

19/07044/LIPV	Full variation – Change of layout and addition and amendment of conditions	22.07.2019	Granted under delegated authority
19/08753/LIPDPS	Variation of DPS	31.07.2019	Granted under delegated authority
20/05519/LIPT	Transfer of the premises licence - Chucs Bar & Grill Limited to Chucs Restaurant Limited	23.07.2020	Granted under delegated authority

There is no appeal history

Tables and Chairs History

Application	Details of Application	Duration	Decision
21/01474/STTCPL	4 Tables, 8 chairs and 2 umbrellas	11.03.2021 to 30.09.2021	Granted under delegated authority

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. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
10. The tables and chairs shall be removed from the forecourt by 20:30 each evening.

The applicant is proposing the following variation:

Up to and including 30th September 2021, the tables and chairs on the forecourt shall be rendered unusable by 23:00 each evening. From 1st October 2021, the tables and chairs on the forecourt shall be rendered unusable by 20:30 each evening

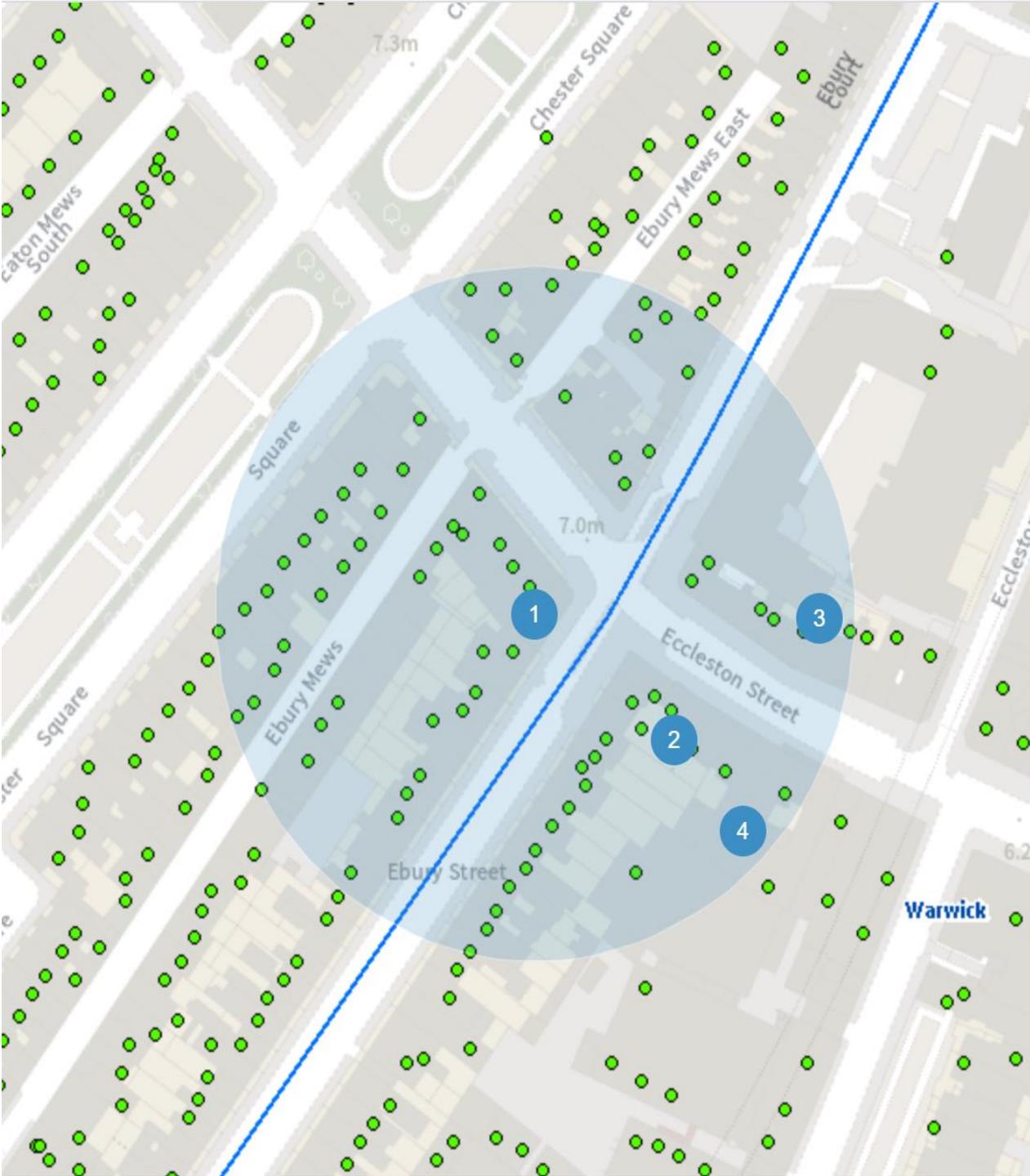
11. All staff shall be trained in relation to the above of drugs and alcohol on the premises.
12. Outside of the hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within the premises (including alcohol behind the counter) is secured in a locked store room or behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by both customers and staff.
13. Staff shall be trained in relation to Health & Safety and the Fire Safety requirements.
14. The premises shall be equipped with all necessary fire safety fittings and equipment.
15. All sales of alcohol for consumption 'off' the premises shall be in sealed containers only.
16. A Challenge 21 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.
17. The supply of alcohol on the premises shall only be to a person seated taking a table meal there and for consumption by such a person as ancillary to their meal.
18. The supply of alcohol on the premises shall be by waiter or waitress service only.
19. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
20. There shall be no sale of draught beer.
21. No licensable activities or the consumption of alcohol shall take place in the basement.
22. The number of persons accommodated inside the premises at any one time (excluding staff) shall not exceed 100 persons.
23. All refuse must be properly presented and cannot be left on the highway for more than 2.5 hours.
24. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.
25. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit

points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.

26. There shall be no self service of spirits on the premises, save for spirit mixtures less than 5.5% ABV.
27. No more than 15% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
28. No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles.
29. 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.
30. Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables.
31. There shall be no sales of alcohol for consumption off the premises after 23.00.
32. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance
33. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
34. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
35. No deliveries to the premises shall take place between 23.00 and 08.00 on the following day.
36. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
37. The hours for sale of alcohol may be extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

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

None



Resident count: 132

Licensed premises with 75m of 25 Eccleston Street, London, SW1

Licence Number	Trading Name	Address	Premises Type	Time Period
14/05018/LIPDPS	Olivo Restaurants	21 Eccleston Street London	Restaurant	Sunday; 12:00 - 23:30 Monday to Saturday; 10:00 - 00:30
14/01917/LIPDPS	Tomtom Mess Hall	14 Eccleston Street London SW1W 9LT	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
20/05481/LIPDPS	Boisdale Of Belgravia	Basement to Ground Floor And Part First Floor 13 Eccleston Street London SW1W 9LX	Restaurant	Sunday; 12:00 - 00:00 Sunday; 09:00 - 00:00 Monday to Saturday; 09:00 - 01:30 Monday to Saturday; 10:00 - 00:30