



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	7 October 2021
Licensing Ref No:	21/04974/LIPV - Premises Licence Variation
Title of Report:	Development Site At 1 Lees Place, 43 North Audley Street And 22 Grosvenor Square London W1K 6DT
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:	Karyn Abbott Senior Licensing Officer
Contact details	Telephone: 07866 019698 Email: kabbott@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	20 May 2021		
Applicant:	Audley Grosvenor Ltd		
Premises address:	Development Site At 1 Lees Place, 43 North Audley Street And 22 Grosvenor Square London W1K 6DT	Ward:	West End
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	The premises is currently licensed as a Hotel, Restaurant and Member's Club.		
Variation description:	<p>This variation application seeks to permit the following:</p> <p>To update the plans to reflect changes in the course of construction. Proposed Plans can be found at Appendix 1.</p> <p>To update the operation of the hotel to allow for:</p> <ol style="list-style-type: none"> 1. Films and Mini Bars in Hotel Bedrooms 2. Off sales to customers seated in external area(s) appropriately authorised for the use of tables and chairs on the highway, limited to 23:00. 		
Premises licence history:	The premises has had the benefit of a premises licence since August 2019. The current premises licence (21/04705/LIPDPS) can be viewed at Appendix 3 of this report.		
Applicant submissions:	An Application Summary was provided by the applicant and this can be found at Appendix 2 .		

1-B Current and proposed licensable activities, areas and hours						
Regulated Entertainment						
Performance of Dance						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	07:00	00:00	No Change		Lower Ground Floor and Ground Floor	Lower Ground Floor
Tuesday	07:00	00:00				Ground Floor
Wednesday	07:00	00:00				First Floor
Thursday	07:00	00:00				Mezzanine Floor
Friday	07:00	00:00				Second Floor
Saturday	07:00	00:00				Third Floor
Sunday	07:00	00:00				Fourth Floor Fifth Floor
Seasonal Variations/	Current:				Proposed:	
	From the end of permitted hours on				No Change	

Non-standard timings:	New Year's Eve to the start of permitted hours on New Year's Day. 24 hours for hotel residents, members and their bona fide guests. An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the same as permitted hours on Fridays and Saturdays	
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Films						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	07:00	00:00	No Change		Lower Ground Floor and Ground Floor	Lower Ground Floor Ground Floor First Floor Mezzanine Floor Second Floor Third Floor Fourth Floor Fifth Floor
Tuesday	07:00	00:00				
Wednesday	07:00	00:00				
Thursday	07:00	00:00				
Friday	07:00	00:00				
Saturday	07:00	00:00				
Sunday	07:00	00:00				
Seasonal variations/ Non-standard timings:	Current: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. 24 hours for hotel residents, members and their bona fide guests. An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the same as permitted hours on Fridays and Saturdays				Proposed: No Change	

Performance of live music						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	07:00	00:00	No Change		Lower Ground Floor and Ground Floor	Lower Ground Floor Ground Floor First Floor Mezzanine Floor Second Floor Third Floor Fourth Floor Fifth Floor
Tuesday	07:00	00:00				
Wednesday	07:00	00:00				
Thursday	07:00	00:00				
Friday	07:00	00:00				
Saturday	07:00	00:00				
Sunday	07:00	00:00				
Seasonal variations/ Non-standard timings:	Current: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. 24 hours for hotel residents, members and their bona fide guests.				Proposed: No Change	

	An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the same as permitted hours on Fridays and Saturdays	
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Playing of Recorded Music						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	07:00	00:00	No Change		Lower Ground Floor and Ground Floor	Lower Ground Floor Ground Floor First Floor Mezzanine Floor Second Floor Third Floor Fourth Floor Fifth Floor
Tuesday	07:00	00:00				
Wednesday	07:00	00:00				
Thursday	07:00	00:00				
Friday	07:00	00:00				
Saturday	07:00	00:00				
Sunday	07:00	00:00				
Seasonal variations/ Non-standard timings:	Current: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. 24 hours for hotel residents, members and their bona fide guests. An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the same as permitted hours on Fridays and Saturdays				Proposed: No Change	

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	07:00	00:00	No Change		Lower Ground Floor and Ground Floor	Lower Ground Floor Ground Floor First Floor Mezzanine Floor Second Floor Third Floor Fourth Floor Fifth Floor
Tuesday	07:00	00:00				
Wednesday	07:00	00:00				
Thursday	07:00	00:00				
Friday	07:00	00:00				
Saturday	07:00	00:00				
Sunday	07:00	00:00				
Seasonal variations/ Non-standard timings:	Current: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. 24 hours for hotel residents, members and their bona fide guests. An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the				Proposed: No Change	

	same as permitted hours on Fridays and Saturdays	
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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	00:00	No Change		Lower Ground Floor and Ground Floor	Lower Ground Floor
Tuesday	23:00	00:00				Ground Floor
Wednesday	23:00	00:00				First Floor
Thursday	23:00	00:00				Mezzanine Floor
Friday	23:00	00:00				Second Floor
Saturday	23:00	00:00				Third Floor
Sunday	23:00	00:00				Fourth Floor
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. 24 hours for hotel residents, members and their bona fide guests. An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the same as permitted hours on Fridays and Saturdays			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	07:00	00:00	No Change		Lower Ground Floor and Ground Floor	Lower Ground Floor
Tuesday	07:00	00:00				Ground Floor
Wednesday	07:00	00:00				First Floor
Thursday	07:00	00:00				Mezzanine Floor
Friday	07:00	00:00				Second Floor
Saturday	07:00	00:00				Third Floor
Sunday	07:00	00:00				Fourth Floor
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. 24 hours for hotel residents, members and their bona fide guests. An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the			No Change	

	same as permitted hours on Fridays and Saturdays	
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Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	07:00	00:00	No Change		Lower Ground Floor and Ground Floor	Lower Ground Floor Ground Floor First Floor Mezzanine Floor Second Floor Third Floor Fourth Floor Fifth Floor
Tuesday	07:00	00:00				
Wednesday	07:00	00:00				
Thursday	07:00	00:00				
Friday	07:00	00:00				
Saturday	07:00	00:00				
Sunday	07:00	00:00				
Seasonal variations/ Non-standard timings:	Current: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. 24 hours for hotel residents, members and their bona fide guests. An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the same as permitted hours on Fridays and Saturdays				Proposed: No Change	

1-C Layout alteration
To update the plans to reflect changes in the course of construction by adding the First Floor, Mezzanine Floor, Second Floor, Third Floor, Fourth Floor and Fifth Floor.

1-D Conditions being varied	
Condition	Proposed variation
10. Licensable activities shall only be provided to: (a) members of a private club and their bona fide guests (not exceeding 4 guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission; or (b) persons attending a pre- booked and bona fide private function or event to which members of the public are not admitted. A register of persons attending the event shall be kept at the premises for 31 days and made available for immediate inspection by police or an authorised officer of the Council; or (c) persons served by waiter/waitress service	10. Licensable activities shall only be provided to: (a) members of a private club and their bona fide guests (not exceeding 4 guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission; or (b) persons attending a pre- booked and bona fide private function or event to which members of the public are not admitted. A register of persons attending the event shall be kept at the premises for 31 days and made available for immediate inspection by police or an authorised officer of the Council; or (c) persons served by waiter/waitress service

in the ground floor restaurant seated taking a table meal there and for consumption by such a person as ancillary to their meal; or (d) residents and their guests; or (e) bona fide guests of the management	in the ground floor restaurant seated taking a table meal there and for consumption by such a person as ancillary to their meal; or (d) persons served by waiter/waitress service seated in an external area(s) appropriately authorised for the use of tables and chairs on the highway; or (e) residents and their guests; or (f) bona fide guests of the management
15. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.	15. Save for sales to persons seated in an external area(s) appropriately authorised for the use of tables and chairs on the highway, all sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
31. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.	31. Other than in hotel bedrooms, there shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

1-D Conditions being added		
Proposed Condition		
All outside tables and chairs shall be rendered unusable by 23:00 each day.		
Adult entertainment:	Current position:	Proposed position:
	None	No Change

2. Representations

2-A Other Persons	
Name:	[REDACTED]
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]
Received:	11 June 2021
<p>There is no plan showing where the proposed tables & chairs will be outside the premises, and no indication of how many outdoor covers there will be.</p> <p>I am objecting to the proposal to having outdoor alcohol drinking at this location as it is hard enough to walk along North Audley Street already because there are so many tables and chairs on the pavements. Once people have had one or two drinks they talk more loudly and become careless. The pavement is not wide enough here to permit full social distancing from passers-by, who will be put at risk of catching Covid via droplet as well as aerosol transmission from tipsy diners.</p>	

3. Policy & Guidance

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

Policy HRS1 applies

- 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.
- 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:
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 from harm.
 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

	<p>applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for this application for each premises use type as defined within this policy are:</p> <p>3. Hotels</p> <p>Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.</p>
Policy HOT1 applies	<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 sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel. 4. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone. 5. The application and operation of the venue meeting the definition of a Hotel as per Clause C. <p>B. Applications inside 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 are within the council's Core Hours Policy HRS1. 3. The sale by retail of alcohol, regulated entertainment and late-night refreshment must be an ancillary function to the primary purpose of the venue as a hotel. 4. The applicant has demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone. 5. The application and operation of the venue meeting the definition of a Hotel as per Clause C. <p>C. For the purposes of this policy a Hotel is defined as a premises that is primarily used as an establishment providing overnight accommodation for customers.</p>

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 plans
Appendix 2	Applicant supporting documents
Appendix 3	Current Premises Licence 21/04705/LIPDPS
Appendix 4	Premises history
Appendix 5	Proposed conditions
Appendix 6	Residential map and list of premises in the vicinity

Report author:	Karyn Abbott Senior Licensing Officer
Contact:	Telephone: 07866 019698 Email: kabbott@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	Representation 1	11 th June 2021



NOTES

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LEGEND

- ① ALARM DETECTOR
- ② ALARM DETECTOR (SMoke SENSOR)
- ③ ALARM DETECTOR (HEAT)
- ④ ALARM DETECTOR (SMoke SENSOR)
- ⑤ ALARM DETECTOR (HEAT)
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FOR INFORMATION

KNIGHTBUILD

KNIGHTBUILD GROUP
 22 GROSVENOR SQUARE
 LONDON W1A 3AE
 TEL: 020 7493 4000
 WWW.KNIGHTBUILD.COM

22 GROSVENOR SQUARE

LICENSING PLAN - FOURTH FLOOR

NO. 1

DATE: 11/08

SCALE: 1:200

PROJECT NO: NB44KS-XX-XX-OR-M-5008

PH

Application for Variation of Premises Licence 19/07887/LIPN

**Development Site at 1 Lees Place,
43 North Audley Street and 22 Grosvenor Square
London W1K 6DT**

APPLICATION SUMMARY

Hotel, restaurant and member's club. Current licence permits, inter alia, licensable activities for hotel residents, members and their bona fide guests for a 24 hour operation. The proposed variation is to reflect changes to plans in the course of construction and updated operation of the hotel, allowing for:

- (i) Films and mini bars in the hotel bedrooms; and
- (ii) Off sales to customers seated in external area(s) appropriately authorised for the use of tables and chairs on the highway, limited to 23:00.

Proposed Conditions/amends to existing conditions:

Amend existing conditions as per the track-changes below:

10. Licensable activities shall only be provided to:

- (a) members of a private club and their bona fide guests (not exceeding 4 guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission; or
- (b) persons attending a pre- booked and bona fide private function or event to which members of the public are not admitted. A register of persons attending the event shall be kept at the premises for 31 days and made available for immediate inspection by police or an authorised officer of the Council; or
- (c) persons served by waiter/waitress service in the ground floor restaurant seated taking a table meal there and for consumption by such a person as ancillary to their meal; or
- (d) persons served by waiter/waitress service seated in an external area(s) appropriately authorised for the use of tables and chairs on the highway; or
- (e) residents and their guests; or
- (f) bona fide guests of the management.

15. Save for sales to persons seated in an external area(s) appropriately authorised for the use of tables and chairs on the highway, all sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.

31. Other than in hotel bedrooms, there shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

Proposed Condition:

MC19. All outside tables and chairs shall be rendered unusable by 23:00 each day.

Correspondence between Applicant and Representation 1

From: [Holly McColgan](#)
To: [REDACTED]
Cc: [Alun Thomas](#); [Pring, Mary](#); [WCC](#)
Subject: Re: Variation of Premises Licence Application - Development Site at 1 Lees Pl, 43 North Audley St, & 22 Grosvenor Sq (AUD.1.1)
Date: 06 September 2021 16:59:30
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[Application Summary \(Final\) \(20.05.21\).pdf](#)

Dear [REDACTED]

Many thanks for your detailed comments and your patience in our reply.

The issues you raise are all noted.

In terms of the variation application, if I can refer you to the proposed conditions submitted with that application (attached for ease of reference), you will note that the use of the external area is governed by proposed condition 10(d). This requires the area to be appropriately authorised for the use of tables and chairs on the highway. This can be achieved through either a Pavement Licence under the temporary provisions in the Business & Planning Act 2020 (as amended) or by a standard Tables and Chairs licence and associated planning permission.

Both the pavement licence and the tables and chairs licence in Westminster have strict measurement provisions which must be complied with before an application can be granted. Our client's application for the use of tables and chairs on the highway will only be granted upon compliance with Westminster's guidelines (see [here](#) in relation to Pavement Licences - note the requirement for a minimum of 2 metres pedestrian clearway along the length of the proposed site - and [here](#) for Tables and Chairs licences – note the 1.8m minimum clearway from obstructions). If our client is unable to meet the specific requirements required by the council a permission will not be granted and the external area would be rendered unusable.

Therefore, whilst we understand and appreciate the concerns you have raised, these will be dealt with under the tables and chairs regime, not as part of the premises licence variation process. We understand that your representation was the only one received against the application and hope this explanation provides you with the reassurance you require to consider withdrawing it, in the knowledge that the issues you have raised will be properly dealt with in the application for use of the external area on the highway.

If we can assist you any further in clarifying the position, please do let us know.

Kind regards

Holly McColgan
Associate

Thomas & Thomas Partners LLP
38a Monmouth Street
London WC2H 9EP

DDI: 020 7042 1224
M: 07519 119068
E: hmccolgan@tandtp.com
W: www.tandtp.com

Please note my working days are Monday, Tuesday, Thursday & Friday



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From: [REDACTED]
Date: Friday, 2 July 2021 at 20:59
To: Holly McColgan <hmccolgan@tandtp.com>
Subject: Re: Variation of Premises Licence Application - Development Site at 1 Lees Pl, 43 North Audley St, & 22 Grosvenor Sq (AUD.1.1)

Dear Holly McColgan,

Thank you for sending the indicative plans of the proposed seating area.

I am concerned because along most of North Audley Street, because of the pandemic, tables and chairs and decorative planters have taken over walking space on the pavements. It is currently difficult for anyone using a wheelchair to get along the street, for one thing, and impossible to safe-distance for another.

There needs to be more than 2 metres between the alfresco diners and the kerb, and plenty of space at corners where pedestrians gather to cross the road so more space is needed.

There are also problems because pedestrians are forced by the tables and planters to either walk too close to those coming in the opposite direction, or to wait where there is more space until the way past is free of oncoming 'traffic'. Or they have to walk in the road.

There is more space outside this premises, but it looks to me from the corner plan that there is a bottleneck at the north eastern part of the seating area (pavement just over 2m wide here) where people would have to walk in single file along at the kerb to safe distance from diners.

Might I suggest that the eastern line of tables should be omitted, so that the boundary of the seating area at the corner is in line with the actual facade of the building?

With regards,

[REDACTED]

From: [Holly McColgan](#)
Sent: Monday, June 28, 2021 9:19 AM
To: [REDACTED]
Cc: [Pring, Mary: WCC](#); [Alun Thomas](#)
Subject: Variation of Premises Licence Application - Development Site at 1 Lees Pl, 43 North Audley St, & 22 Grosvenor Sq (AUD.1.1)

Dear [REDACTED]

Application for Variation of Premises Licence
Development Site At 1 Lees Place, 43 North Audley Street & 22 Grosvenor Square, London
W1K 6DT
Reference: 21/04974/LIPV

Thank you for your comments in relation to the application made by our client.

We note you are concerned with one element of the application, namely the use of the public highway to serve seated customers. In order to utilise a space outside of our client's demise, our client will separately require a licence from the council for use of the public highway. It will be in that application that our client will be required to provide scaled plans evidencing compliance with the council's requisite spatial dimensions.

In the meantime, and to assist your understanding of the space our client envisages using, we enclose two indicative plans of the proposed area. The large plan shows the intended area and the smaller plan shows the current indicative set up. You will note that the space in question is the large corner area at Upper Brook Street/North Audley Street which is currently behind hoardings as part of the building work at the premises.

We hope this further information alleviates your concerns about the application. We would be happy to discuss further if that would be helpful?

Yours sincerely

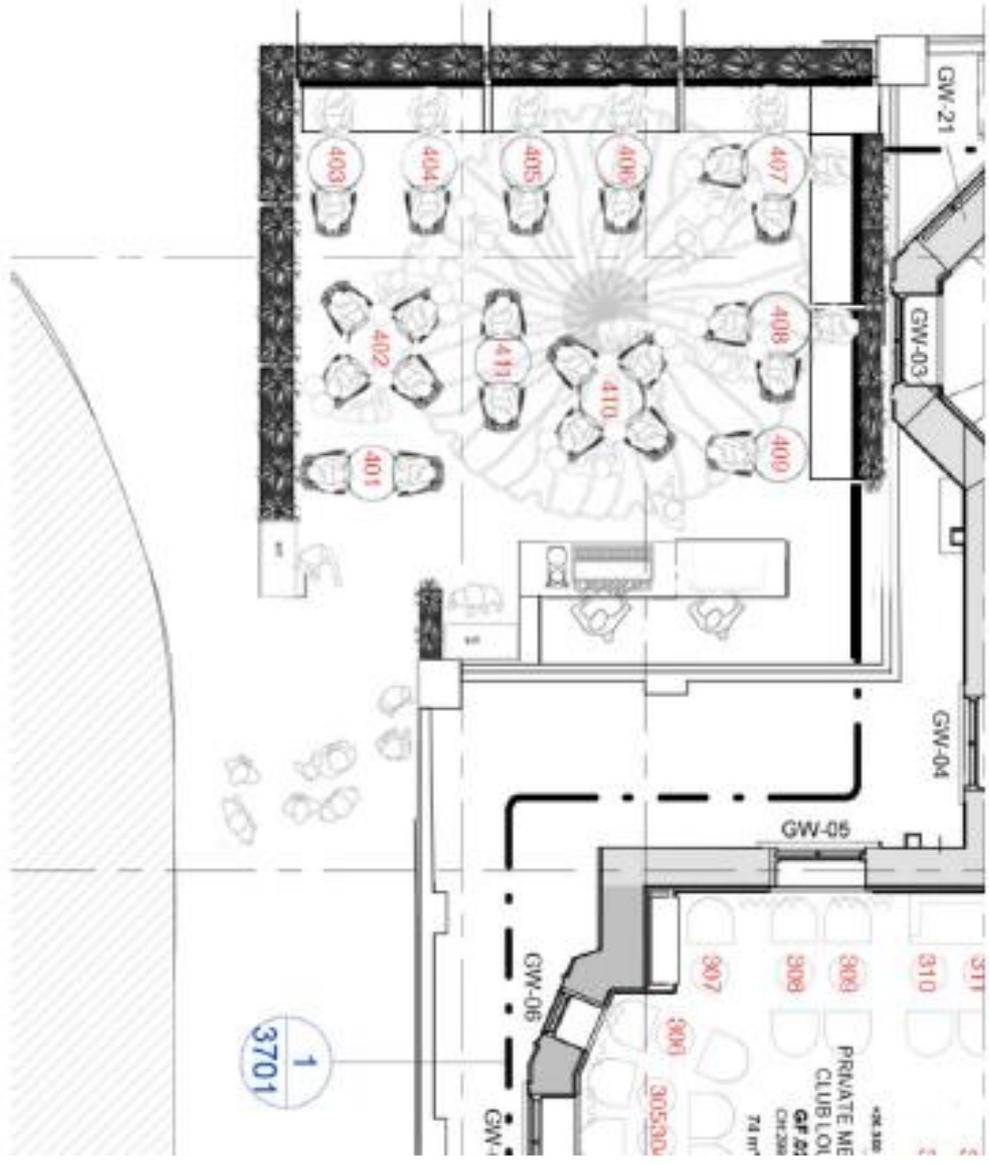
Holly McColgan
Associate

Thomas & Thomas Partners LLP
38a Monmouth Street
London WC2H 9EP

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City of Westminster

64 Victoria Street, London, SW1E 6QP

Schedule 12
Part A

WARD: West End
UPRN: 010033634526

Premises licence

Regulation 33, 34

Premises licence number:	21/04705/LIPDPS
Original Reference:	19/07887/LIPN

Part 1 – Premises details

Postal address of premises:

Development Site At 1 Lees Place, 43 North Audley Street And
22 Grosvenor Square
London
W1K 6DT

Telephone Number:

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded 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 Sunday:	07:00 to 00:00
Exhibition of a Film	
Monday to Sunday:	07:00 to 00:00
Performance of Live Music	
Monday to Sunday:	07:00 to 00:00
Playing of Recorded Music	
Monday to Sunday:	07:00 to 00:00
Anything of a similar description to Live Music, Recorded Music or Performance of Dance	
Monday to Sunday:	07:00 to 00:00
Late Night Refreshment	

Monday to Sunday: 23:00 to 00:00

Sale by Retail of Alcohol

Monday to Sunday: 07:00 to 00:00

Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

24 hours for hotel residents, members and their bona fide guests.

An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the same as permitted hours on Fridays and Saturdays

The opening hours of the premises:

Monday to Sunday: 07:00 to 00:00

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:

Audley Grosvenor Ltd
First Floor
7 Esplanade
St Helier
Jersey
JE2 3QA

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

N/A

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

Name: Darius Namadar

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: 2015/00215/LAPER
Licensing Authority: London Borough of Hammersmith and Fulham

Date: 15 June 2021

This licence has been authorised by Emanuela Meloyan 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.

- 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.
9. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

Annex 2 – Conditions consistent with the operating Schedule

10. Licensable activities shall only be provided to:
 - (a) members of a private club and their bona fide guests (not exceeding 4 guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission; or
 - (b) persons attending a pre- booked and bona fide private function or event to which members of the public are not admitted. A register of persons attending the event shall be kept at the premises for 31 days and made available for immediate inspection by police or an authorised officer of the Council; or
 - (c) persons served by waiter/waitress service in the ground floor restaurant seated taking a table meal there and for consumption by such a person as ancillary to their meal; or
 - (d) residents and their guests; or
 - (e) bona fide guests of the management
11. A list of the names and addresses of members of the Club shall be kept on the premises at all times together with a book showing the names and dates of attendance of any guests introduced by members. Both the list and the book shall be produced on demand for inspection by the police or an authorised officer of the Council.
12. 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 entire 31 day period.
13. 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.
14. 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. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
15. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.

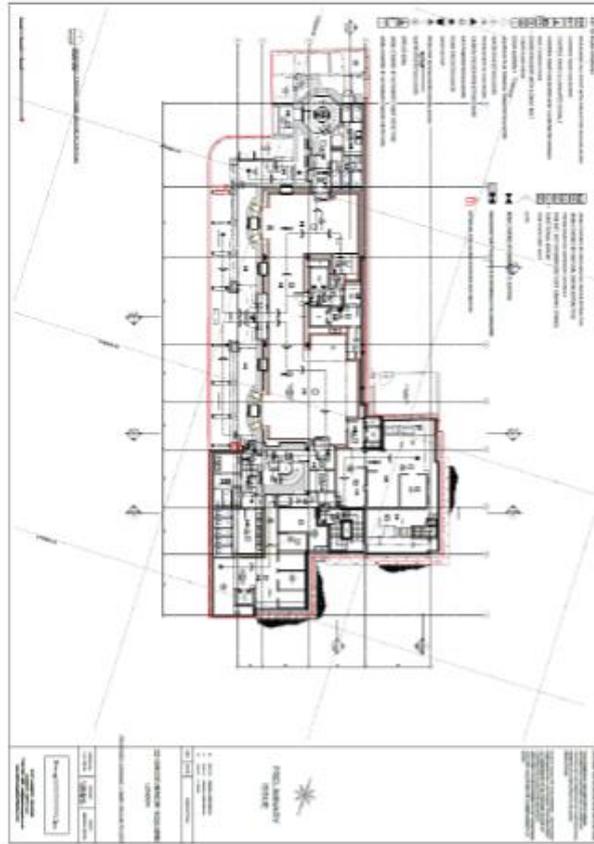
16. There shall be no sales of alcohol for consumption off the premises after 23:00 hours.
17. All windows and external doors shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
18. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
19. 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.
20. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
21. 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.
22. 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.
23. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.
24. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
25. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
26. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
27. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
28. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
29. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
30. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
31. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

32. No licensable activities shall take place at the premises until the premises has 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.
33. The Licence will have no effect until the works as shown on the deposited plans (or subsequently substituted plans) 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.
34. Before the premises open to the public, the plans as deposited (or subsequently substituted plans) will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.
35. No licensable activities shall take at the premises until the capacity of the premises has been determined by the Environmental Health Consultation Team and the licensing authority has replaced this condition on the licence with a condition detailing the capacity so determined.

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

None

Annex 4 – Plans





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

Schedule 12
Part B

Premises licence
summary

WARD: West End
UPRN: 010033634526

Regulation 33, 34

Premises licence number:

21/04705/LIPDPS

Part 1 – Premises details

Postal address of premises:

Development Site At 1 Lees Place, 43 North Audley Street And
22 Grosvenor Square
London
W1K 6DT

Telephone Number: Not Supplied

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded 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 Sunday:	07:00 to 00:00
Exhibition of a Film Monday to Sunday:	07:00 to 00:00
Performance of Live Music Monday to Sunday:	07:00 to 00:00
Playing of Recorded Music Monday to Sunday:	07:00 to 00:00
Anything of a similar description to Live Music, Recorded Music or Performance of Dance Monday to Sunday:	07:00 to 00:00
Late Night Refreshment	

Monday to Sunday: 23:00 to 00:00

Sale by Retail of Alcohol
Monday to Sunday: 07:00 to 00:00

Non-standard Timings: From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

24 hours for hotel residents, members and their bona fide guests.

An additional hour when British Summertime Commences Permitted hours on Sundays immediately before Bank Holiday Mondays the same as permitted hours on Fridays and Saturdays

The opening hours of the premises:

Monday to Sunday: 07:00 to 00:00

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:

Audley Grosvenor Ltd
First Floor
7 Esplanade
St Helier
Jersey
JE2 3QA

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

N/A

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

Name: Darius Namadar

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

Restricted

Date: 15 June 2021

This licence has been authorised by Emanuela Meloyan on behalf of the Director - Public Protection and Licensing.

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
17/12480/PREAPM	Pre-Application Advice	3 December 2017	Granted under Delegated Authority
19/07887/LIPN	Application for a New Premises Licence – Performance of Dance, Films, Live Music, Recorded Music, anything of similar description to Live, Recorded Music and Performance of Dance Monday to Sunday 07:00 to 00:00 Late Night Refreshment Monday to Sunday 23:00 to 00:00 Retail Sale of Alcohol Monday to Sunday 07:00 to 00:00	12 August 2019	Granted under Delegated Authority
21/04705/LIPDPS	Designated Premises Supervisor Variation	28 May 2021	Granted under Delegated Authority

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.

9. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

Annex 2 – Conditions consistent with the operating Schedule

10. Licensable activities shall only be provided to:
- (a) members of a private club and their bona fide guests (not exceeding 4 guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission; or
 - (b) persons attending a pre- booked and bona fide private function or event to which members of the public are not admitted. A register of persons attending the event shall be kept at the premises for 31 days and made available for immediate inspection by police or an authorised officer of the Council; or
 - (c) persons served by waiter/waitress service in the ground floor restaurant seated taking a table meal there and for consumption by such a person as ancillary to their meal; or
 - (d) persons served by waiter/waitress service seated in an external area(s) appropriately authorised for the use of tables and chairs on the highway; or
 - (e) residents and their guests; or
 - (f) bona fide guests of the management

Condition 10 (d) has been proposed to be added by the applicant as above.

11. A list of the names and addresses of members of the Club shall be kept on the premises at all times together with a book showing the names and dates of attendance of any guests introduced by members. Both the list and the book shall be produced on demand for inspection by the police or an authorised officer of the Council.
12. 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 entire 31 day period.
13. 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.
14. 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. It must be completed within 24 hours of the incident and will record the following:
- (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.

15. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.

Condition 15 has been proposed to be varied by the applicant as follows:

Save for sales to persons seated in an external area(s) appropriately authorised for the use of tables and chairs on the highway, all sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.

16. There shall be no sales of alcohol for consumption off the premises after 23:00 hours.
17. All windows and external doors shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
18. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
19. 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.
20. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
21. 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.
22. 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.
23. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.
24. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
25. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
26. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
27. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
28. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

29. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
30. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes (other than foyers), entertainment areas or function rooms, shall be non-combustible.
31. There shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

Condition 31 has been proposed to be varied by the applicant as follows:

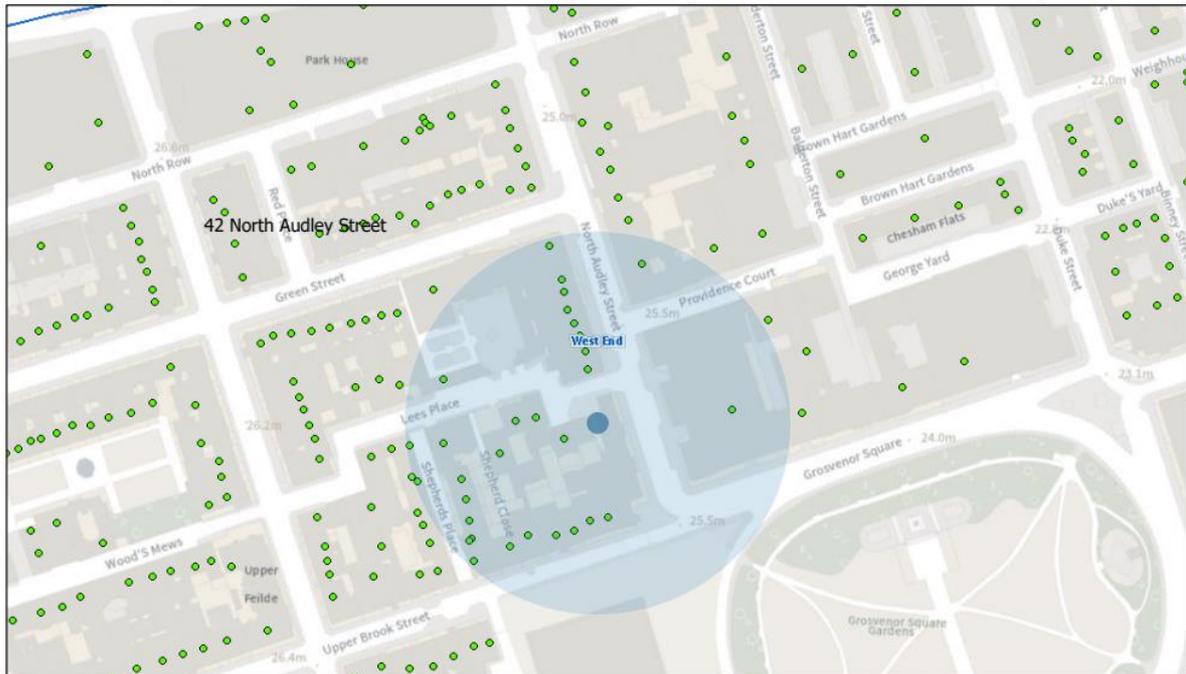
Other than in hotel bedrooms, there shall be no striptease or nudity, and all persons shall be decently attired at all times, except when the premises are operating under the authority of a Sexual Entertainment Venue licence.

32. No licensable activities shall take place at the premises until the premises has 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.
33. The Licence will have no effect until the works as shown on the deposited plans (or subsequently substituted plans) 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.
34. Before the premises open to the public, the plans as deposited (or subsequently substituted plans) will be checked by the Environmental Health Consultation Team to ensure they are an accurate reflection of the premises constructed. Where the premises layout has changed during the course of construction new plans shall be provided to the Environmental Health Consultation Team and the Licensing Authority.
35. No licensable activities shall take at the premises until the capacity of the premises has been determined by the Environmental Health Consultation Team and the licensing authority has replaced this condition on the licence with a condition detailing the capacity so determined.

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

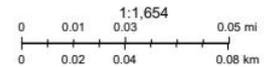
None

Development Site At 1 Lees Place, 43 North Audley Street And 22 Grosvenor Square



22/09/2021, 10:06:43

- Property Mailing List
- Ward Labels
- Stress Areas
- Borough Boundary - Mask
- Borough Boundary - Detailed
- Ward Boundaries
- Special Consideration Zones



Resident Count = 93

Licensed premises within 75 metres of Development Site At 1 Lees Place, 43 North Audley Street And 22 Grosvenor Square				
Licence Number	Trading Name	Address	Premises Type	Time Period
17/06324/LIPDPS	Truc Vert	Ground Floor 42 North Audley Street London W1K 6ZR	Restaurant	Sunday; 12:30 - 23:00 Monday to Saturday; 10:00 - 23:30
21/08307/LIPDPS	Bibi	42 North Audley Street London W1K 6WG	Restaurant	Sunday; 07:30 - 22:30 Monday to Saturday; 07:30 - 00:00
18/04306/LIPV	North Audley Canteen	41 North Audley Street London W1K 6ZP	Wine bar	Sunday; 10:00 - 23:30 Monday to Thursday; 10:00 - 00:00 Friday to Saturday; 10:00 - 00:30 Sundays before Bank Holidays; 10:00 - 00:30
21/04705/LIPDPS	Not Recorded	Development Site At 1 Lees Place, 43 North Audley Street	Not Recorded	Monday; 07:00 - 00:00 Tuesday; 07:00 - 00:00

		And 22 Grosvenor Square London W1K 6DT		Wednesday; 07:00 - 00:00 Thursday; 07:00 - 00:00 Friday; 07:00 - 00:00 Saturday; 07:00 - 00:00 Sunday; 07:00 - 00:00
19/06122/LIPN	Not Recorded	33 North Audley Street London W1K 6ZQ	Not Recorded	Monday; 07:00 - 22:00 Tuesday; 07:00 - 22:00 Wednesday; 07:00 - 22:00 Thursday; 07:00 - 22:00 Friday; 07:00 - 22:00 Saturday; 07:00 - 22:00 Sunday; 07:00 - 22:00
09/00662/LIPDPS	La Genova Restaurant	32 North Audley Street London W1K 6ZG	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
19/08010/LIPVM	Caprice Café	8-10 North Audley Street London W1K 6ZD	Restaurant	Monday; 10:00 - 01:30 Tuesday; 10:00 - 01:30 Wednesday; 10:00 - 01:30 Thursday; 10:00 - 01:30 Friday; 10:00 - 01:30 Saturday; 10:00 - 01:30 Sunday; 10:00 - 01:30
20/07358/LIPDPS	Roka Mayfair	30 North Audley Street London W1K 6ZF	Restaurant	Monday to Sunday; 07:30 - 01:30