



City of Westminster

Licensing Sub-Committee Report

Item No:

Date:

28 April 2022

Licensing Ref No:

21/12679/LIPN - New Premises Licence

Title of Report:

St George Market
112 St Martin's Lane
London
WC2N 4BD

Report of:

Director of Public Protection and Licensing

Wards involved:

St James's

Policy context:

City of Westminster Statement of Licensing Policy

Financial summary:

None

Report Author:

Kevin Jackaman
Senior Licensing Officer

Contact details

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1. Application

1-A	Applicant and premises		
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	9 November 2021		
Applicant:	Tocqueville Library Ltd		
Premises:	St George Market		
Premises address:	112 St Martin's Lane London WC2N 4BD	Ward:	St James's
		Cumulative Impact Area:	West End
		Special Consideration Zone:	None
Premises description:	According to the application from the premises intend to trade as a licensed premises.		
Premises licence history:	<p>The premises have had the benefit of a premises licence since May 2015. The current premises licence (licence number 21/07527/LIPVM) is attached at Appendix 2 of this report.</p> <p>A full licence history for the premises appears at Appendix 3.</p>		
Applicant submissions:	The application is submitted following pre application advise for Westminster Environmental Health Consultation Team. A copy of the pre application report appears at Appendix 2 .		
Applicant amendments:	The sale of alcohol to customers who are seated on ground floor will be ancillary to a full table meal after 21:00 hours Monday to Sunday except for 30 persons.		

1-B	Proposed licensable activities and hours						
Films, live music, recorded music, performance of dance and anything of a similar description:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00
	00:00	00:00	00:00	00:00	00:30	00:30	23:30
Seasonal variations/ Non-standard timings:	<p>Sundays prior to a Bank Holiday Monday 12:00 hours to 00:30 hours.</p> <p>From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.</p>						

Late Night Refreshment:				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	00:00	00:00	00:00	00:00	00:30	00:30	23:30
Seasonal variations/ Non-standard timings:		Sundays prior to a Bank Holiday Monday 23:00 hours to 00:30 hours. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day					

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	12:00
End:	00:00	00:00	00:00	10:00	00:30	00:30	23:30
Seasonal variations/ Non-standard timings:		Sundays prior to a Bank Holiday Monday 12:00 hours to 23:30 hours. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	07:00	07:00	07:00	07:00	07:00	07:00	07:00
End:	00:00	00:00	00:00	00:00	00:30	00:30	23:30
Seasonal variations/ Non-standard timings:		Sundays prior to a Bank Holiday Monday 08:00 hours to 00:30 hours. From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.					
Adult Entertainment:		None					

2. Representations

2-A	Responsible Authorities
Responsible Authority:	Metropolitan Police Service (<i>Withdrawn 12 April 2022</i>)
Representative:	Bryan Lewis
Received:	03 December 2021
<p>With reference to the above application, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, is objecting to this application as it is our belief that if granted this application may undermine the Licensing Objectives.</p> <p>The venue is located in the West End Cumulative Impact Area, a locality where there is traditionally high levels of crime and disorder.</p> <p>Following an agreement of conditions with the applicant, the Metropolitan Police Service withdrew their representation on 12 April 2022. Please see the agreed conditions at Appendix 4.</p>	

Responsible Authority:	Licensing Authority
Representative:	Roxsana Haq
Received:	06 December 2021

I write in relation to the application (**21/12679/LIPN**) submitted for a new Premises Licence for:

112 St Martin's Lane, London WC2N 4BD

As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011 the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the Licensing Objectives:

Prevention of Public Nuisance
Prevention of Crime & Disorder
Public Safety
Protection of children from harm

This application seeks to permit the following licensable activities:

Regulated entertainment (Indoors)

Monday to Thursday 10:00 to 00:00
Friday to Saturday 10:00 to 00:30
Sundays 12:00 to 23:30

Late night refreshment (both indoors and outdoors)

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

Supply of alcohol (on and off the premises)

Monday to Thursday 10:00 to 00:00
Friday to Saturday 10:00 to 00:30
Sundays 12:00 to 23:30

Seasonal variations for all the above are:

Sundays prior to a Bank Holiday Monday 12:00 hours to 23:30 hours
From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

The premises are located within the West End Cumulative Impact Area and as such a number of policy points must be considered, namely CIP1, HRS1 and PB1.

As indicated in the applicant submissions and plans the first floor of the premises intend to operate as a restaurant. However the ground floor is not subject to the same conditions therefore it must be considered under the Councils Pubs and Bars Policy PB1.

Policy PB1(B) states:

It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone other than:

1. Applications to vary the existing licence hours within the council's Core Hours Policy HRS1.
2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises.

For the purposes of this policy a Public House or Bar is defined as a premises, or part of a premises that's primary use is the sale or supply of alcohol for consumption on those premises and/or for consumption off the premises for consumption outside the venue.

Policy CIP1 states:

A. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone for: pubs and bars, fast food premises, and music and dancing and similar entertainment, other than applications to:

1. Vary the hours within Core Hours under Policy HRS1, and/or
2. Vary the licence to reduce the overall capacity of the premises.

C. Applications for other premises types within the West End Cumulative Impact Zones will be subject to other policies within this statement and must demonstrate that they will not add to cumulative impact.

D. For the purposes of this policy the premises types referred to in Clause A are defined within the relevant premises use policies within this statement.

The applicant is seeking hours in excess of core hours in the West end cumulative impact zone, therefore the applicant must demonstrate exceptional circumstances to allow a departure from the Policy. The Licensing Authority have noted that the applicant is seeking to surrender a Premises Licence (21/07257/LIPVM) should this application be granted

The Licensing Authority's policies, in relation to the Cumulative Impact Areas, are directed at the global and cumulative effects of licences on the area as a whole. The Licensing Authority encourages the applicant to provide further submissions as to how the premises will not add to cumulative impact in the cumulative impact area, as per policy CIP1 and PB1.

It will be for Licensing Sub-Committee Members to determine this application, given its location within the West End Cumulative Impact area and the proposed hours of operation.

The Licensing Authority looks forward to receiving further submissions from the applicant in due course.

Please accept this as a formal representation.

2-B Other Persons	
Name:	██████████ – Covent Garden Community Association (<i>Withdrawn 12 April 2022</i>)
Address and/or Residents Association:	██████████ ██████████ ██████████
Received:	06 December 2022
<p>This is an application for a 1st floor restaurant and ground floor bar use with the sale of alcohol and other licensable activities between 10:00 and 00:00 Monday to Thursday, 10:00-00:30 Friday and 12:00-23:30 on Sunday.</p> <p>The same premises held a licence for similar hours with both a restaurant and bar use. However the premises operated as a hotel and private members club and the bar use was restricted to residents and their bona-fide guests, members of the club and private events. The restaurant use was open to members for the public.</p> <p>We are content with the proposed operations and conditions which apply on the 1st floor of the premises.</p> <p>The CGCA's view is that the change to the ground floor bar use from one for residents, members and guests to one open to the public is a substantial change and is likely to add to the level of public nuisance in the West End CIA, especially if open after the end of Core Hours. A bar open after the time when most other licensed premises have closed will retain people in the area, allow them to drink more alcohol and then cause a greater level of public nuisance as they leave the area.</p> <p>We believe that the operation of the ground floor should be subject to full restaurant conditions</p>	

after 21:00, at the latest. This would allow it to operate into the evening but would reduce the likely impact on the Public Nuisance Licensing Objective in the later part of the evening. There is the possibility of conditions which have this effect but are not the full MC66 conditions and this was clearly suggested in the Pre-App discussions but the applicant has chosen not to suggest any of these.

We therefore ask the Licensing Authority to extend Condition 1 proposed by the applicant so that it applies on the 1st floor at any time and on the ground floor between 21:00 and the time of the end of licensable activities on all days.

The other concern is that of noise escape from the premises. The previous premises had a reception area/lobby and cloak room between the main entrance and the bar areas, which was behind a set of doors. In this proposal the area immediately inside the entrance door. We therefore believe that the condition regarding doors and windows closed (Condition 10) should be amended to be effective from 21:00 and not 23:00.

We hope that this representation is clear and ask that you advise us well in advance of any meeting at which this application will be discussed.

Following an agreement of conditions with the applicant, the Interested Party withdrew their representation on 12 April 2022. Please see the agreed conditions at Appendix 4.

3. Policy & Guidance

The following policies within the City of Westminster Statement of Licensing Policy apply:	
Policy CIP1 applies	<p>A. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone for: pubs and bars, fast food premises, and music and dancing and similar entertainment, other than applications to:</p> <ol style="list-style-type: none"> 1. Vary the hours within Core Hours under Policy HRS1, and/or 2. Vary the licence to reduce the overall capacity of the premises. <p>C. Applications for other premises types within the West End Cumulative Impact Zones will be subject to other policies within this statement and must demonstrate that they will not add to cumulative impact.</p> <p>D. For the purposes of this policy the premises types referred to in Clause A are defined within the relevant premises use policies within this statement.</p>
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> <ol style="list-style-type: none"> 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

	<p>home safely.</p> <p>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.</p> <p>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.</p> <p>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>
<p>Policy RNT(B) applies</p>	<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 operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 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 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, except if provided via an ancillary delivery service to customers at their residential or workplace address. 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.

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	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

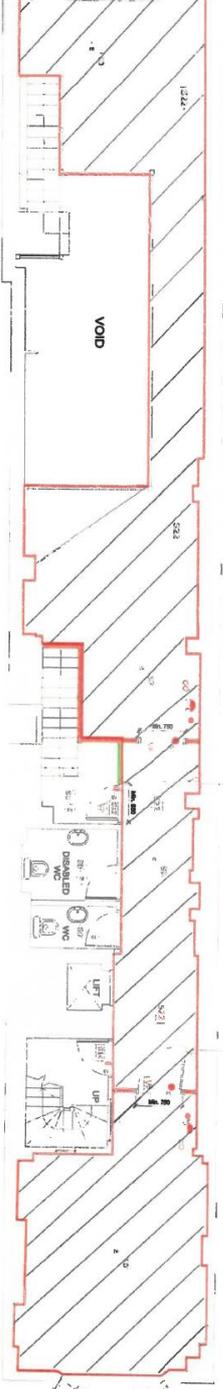
Report author:	Kevin Jackaman Senior Licensing Officer
Contact:	Telephone: 0207 641 6500 Email: kjackaman@westminster.gov.uk

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

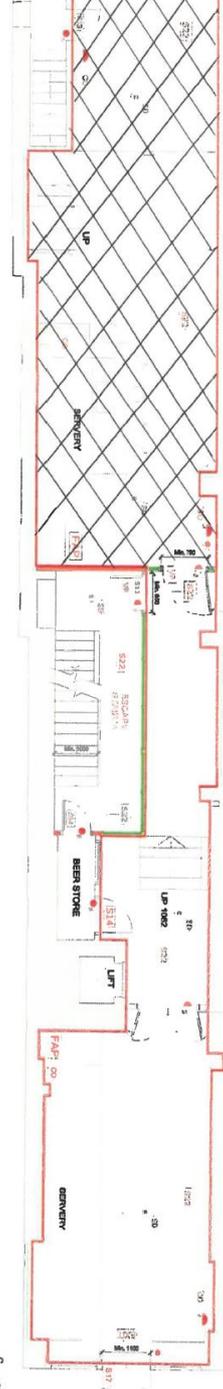
1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	01 October 2022
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Metropolitan Police Service representation <i>(Withdrawn 12 April 2022)</i>	03 December 2022
5	Licensing Authority representation	12 December 2022
6	Interested Party representation <i>(Withdrawn 12 April 2022)</i>	06 December 2022

FIRST FLOOR PLAN
Scale: 1:50 (B1)



Legend
 The following is a summary of the symbols and abbreviations used in this plan. For a complete list of symbols and abbreviations used in this plan, please refer to the 'Legend' section of the 'Architectural Drawing Standards' document.
 Symbols:
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GROUND FLOOR PLAN
Scale: 1:50 (B1)



Legend
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- GENERAL NOTES**
1. All dimensions are in millimeters unless otherwise stated.
 2. All work shall be in accordance with the latest editions of the British Standards Institution (BSI) standards.
 3. The contractor shall be responsible for obtaining all necessary permits and approvals.
 4. The contractor shall be responsible for the safety of the site and the public.
 5. The contractor shall be responsible for the protection of the existing structures and services.
 6. The contractor shall be responsible for the disposal of all waste materials.
 7. The contractor shall be responsible for the completion of the project within the agreed time and budget.
 8. The contractor shall be responsible for the maintenance of the site during the construction period.
 9. The contractor shall be responsible for the provision of all necessary site facilities.
 10. The contractor shall be responsible for the provision of all necessary site security.
 11. The contractor shall be responsible for the provision of all necessary site insurance.
 12. The contractor shall be responsible for the provision of all necessary site records.
 13. The contractor shall be responsible for the provision of all necessary site reports.
 14. The contractor shall be responsible for the provision of all necessary site drawings.
 15. The contractor shall be responsible for the provision of all necessary site photographs.
 16. The contractor shall be responsible for the provision of all necessary site videos.
 17. The contractor shall be responsible for the provision of all necessary site audio recordings.
 18. The contractor shall be responsible for the provision of all necessary site documents.
 19. The contractor shall be responsible for the provision of all necessary site data.
 20. The contractor shall be responsible for the provision of all necessary site information.

KEY

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Applicant Submissions to Licensing Authority

From: [Kerry McGowan](#)
To: [Kerry McGowan](#)
Subject: FW: 21/12679/LIPN: 112 St Martin's Lane, London WC2N 4BD
Attachments: [09112021_14464937Y25M8W17C99_Attachment-6.pdf](#)
[SLondon_Sca22040510070.pdf](#)
[Proposed conditions - 13.04.22.docx](#)
Importance: High

Dear Roxsana,

I hope you are well.

Further to your representation below, I set out our submissions in line with Westminster Licensing Policies, PB1 and CIP1.

Westminster Licensing Policy PB1

-

As stated in your objection, applications which are within Westminster's cumulative impact area can be granted if the application is to reduce the overall capacity of the premises.

As you are aware this premises already benefits from a premises licence, premises licence number 21/07257/LIPVM. If our application is granted then we will be surrendering premises licence number 21/07257/LIPVM.

In relation to premises Licence 21/07257/LIPVM the basement, ground floor, first floor, second floor, third floor, fourth floor and fifth are all licensed. Our application is only in relation to the ground floor and first floor therefore, we are reducing the licensed area by 52% therefore, half of what is currently licensed. In relation to the overall capacity of the premises, the current premises licence permits 300 persons within the premises. I attach a copy of Ian Watson's and Alan Lynagh's pre-application report which states that the proposed capacity is 120 persons excluding staff. This is to be agreed at the premises licence sign-off meeting however, as you will see there is a reduction of over 50% in relation to the overall capacity.

The proposed hours of our application are slightly more than Westminster Core Hours however, as stated in Ian Watson's and Alan Lyngah's pre-application report our proposed hours are generally associated with restaurant use. Our proposed hours are also the same hours our current premises licence has. As we are surrendering the current premises licence, 21/07257/LIPVM, our proposed hours within the application are not adding to the cumulative impact area as there will only be 1 premises licence at these premises, with a 51% reduction in surface licensed area and in excess of 50% reduction in capacity.

Following discussions with [REDACTED] Chair of the Covent Garden Residents Association, the use of the ground floor of the premises has now been amended. I set out below the condition agreed with [REDACTED]

1. The premises shall only operate as a restaurant in the areas on the ground floor from 21:00 hours Monday to Sunday: -
 - (i) in which customers make their food and drinks orders at a counter to a member of staff or at a table offered by a member of staff

- (ii) in which all meals and drinks will be consumed whilst customers are seated.
- (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery (unless disposable crockery is specifically requested by the guest)
- (iv) where intoxicating liquor 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 intoxicating liquor by such persons is ancillary to taking such meals.
Except for 30 persons in the area crosshatched on the ground floor.

This means that from 9pm Monday to Sunday the entire premises will operate with a restaurant condition except for the 30 persons in the area crosshatched on the ground floor. I attach a copy of the amended licensing layout drawing.

Due to the above points we believe that our application is an exception to Policy PB1.

Westminster Licensing Policy CIP1

-

In relation to Policy CIP1, applications can be granted within West End's cumulative impact area if they show exceptional circumstances to allow a departure from the policy.

I set out below how our application demonstrates exceptional circumstances which can allow a departure from the policy.

1. D17 states that if the application can reduce the extent of opportunities for vertical drinking then this can address the underlying reasons for the special policies for cumulative impact. The first floor of our premises will operate with a restaurant condition at all times therefore, customers must be seated in order to purchase and consume alcohol at the premises.

In relation to the ground floor as set out above the application has now been amended so that from 9pm Monday to Sunday all customers consuming alcohol at the premises must be seated and having a full table meal except for 30 persons in the area crosshatched on the ground floor. The current premises licence, 21/07257/LIPVM, was operated as a private members club/hotel however, there was no restriction on people vertically drinking. Customers were able to stand whilst drinking except for customers in the basement. As previously advised, the capacity on the current premises licence will be reduced by over 50% therefore, this application significantly reduces the extent of opportunities for vertical drinking.

2. D18 states that the Council will consider where offers to reduce capacities effectively address the underlying reasons for cumulative impact and that there would have to be a substantial reduction in the overall capacity. The capacity is being substantially reduced by over 50% and therefore, there will a significant reduction in the footfall from the premises when it closes at night. Following discussions with Westminster Police Licensing the applicant has agreed to have 1 SIA Registered Door Supervisor at the premises on Thursdays, Fridays and Saturdays evenings therefore the premises will be proactive in ensuring that there is no public nuisance from the customers dispersing from the

premises at night.

3. Finally, Policy CIP1 states that applications within Westminster's cumulative impact area can be granted if they are to reduce the overall capacity. We have already addressed this point at Policy PB1 and therefore, we reiterate that our application is significantly reducing the size of the licensed area and the overall capacity of the premises.

To assist, I also attach a composite set of conditions which include all the conditions which have been agreed with [REDACTED] Chair of Covent Garden Residents Association and Bryan Lewis, Westminster Police Licensing Officer. As you will be aware both have now withdrawn their objections to our application.

In view of the evidence provided above we are of the view that this application can be granted as an exception to policy.

I am grateful for your time on the call today and I look forward to hearing from you.

Many thanks

Kind Regards

Lisa

From: Haq, Roxsana: WCC <rhaq@westminster.gov.uk>

Sent: 06 December 2021 20:28

To: Kerry McGowan <K.McGowan@popall.co.uk>

Cc: Licensing: WCC <licensing@westminster.gov.uk>; Jackaman, Kevin: WCC <kjackaman@westminster.gov.uk>

Subject: 21/12679/LIPN: 112 St Martin's Lane, London WC2N 4BD

Dear Kerry

I write in relation to the application (**21/12679/LIPN**) submitted for a new Premises Licence for:

112 St Martin's Lane, London WC2N 4BD

As a responsible authority under section 13 (4) of the Licensing Act 2003 as amended under the Police and Social Responsibility Act 2011 the Licensing Authority have considered your application in full. The Licensing Authority has concerns in relation to this application and how the premises would promote the Licensing Objectives:

Prevention of Public Nuisance

Prevention of Crime & Disorder
Public Safety
Protection of children from harm

This application seeks to permit the following licensable activities:

Regulated entertainment (Indoors)

Monday to Thursday 10:00 to 00:00
Friday to Saturday 10:00 to 00:30
Sundays 12:00 to 23:30

Late night refreshment (both indoors and outdoors)

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

Supply of alcohol (on and off the premises)

Monday to Thursday 10:00 to 00:00
Friday to Saturday 10:00 to 00:30
Sundays 12:00 to 23:30

Seasonal variations for all the above are:

Sundays prior to a Bank Holiday Monday 12:00 hours to 23:30 hours
From the end of permitted hours on New Year's Eve to the start of
permitted hours on New Year's Day.

The premises are located within the West End Cumulative Impact Area and as such a number of policy points must be considered, namely CIP1, HRS1 and PB1.

As indicated in the applicant submissions and plans the first floor of the premises intend to operate as a restaurant. However the ground floor is not subject to the same conditions therefore it must be considered under the Councils Pubs and Bars Policy PB1.

Policy PB1(B) states:

It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone other than:

1. Applications to vary the existing licence hours within the council's Core Hours Policy HRS1.

2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises.

For the purposes of this policy a Public House or Bar is defined as a premises, or part of a premises that's primary use is the sale or supply of alcohol for consumption on those premises and/or for consumption off the premises for consumption outside the venue.

Policy CIP1 states:

A. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone for: pubs and bars, fast food premises, and music and dancing and similar entertainment, other than applications to:

1. Vary the hours within Core Hours under Policy HRS1, and/or
2. Vary the licence to reduce the overall capacity of the premises.

C. Applications for other premises types within the West End Cumulative Impact Zones will be subject to other policies within this statement and must demonstrate that they will not add to cumulative impact.

D. For the purposes of this policy the premises types referred to in Clause A are defined within the relevant premises use policies within this statement.

The applicant is seeking hours in excess of core hours in the West end cumulative impact zone, therefore the applicant must demonstrate exceptional circumstances to allow a departure from the Policy. The Licensing Authority have noted that the applicant is seeking to surrender a Premises Licence (21/07257/LIPVM) should this application be granted

The Licensing Authority's policies, in relation to the Cumulative Impact Areas, are directed at the global and cumulative effects of licences on the area as a whole. The Licensing Authority encourages the applicant to provide further submissions as to how the premises will not add to cumulative impact in the cumulative impact area, as per policy CIP1 and PB1.

It will be for Licensing Sub-Committee Members to determine this application, given its location within the West End Cumulative Impact area and the proposed hours of operation.

The Licensing Authority looks forward to receiving further submissions from

the applicant in due course.

Please accept this as a formal representation.

Kind regards

Roxsana

Ms Roxsana Haq
Senior Licensing Officer

Licensing Service
Public Protection & Licensing
Westminster City Council

15th Floor
Westminster City Hall
64 Victoria Street
London SW1E 6QP

Tel: 07866 019 701

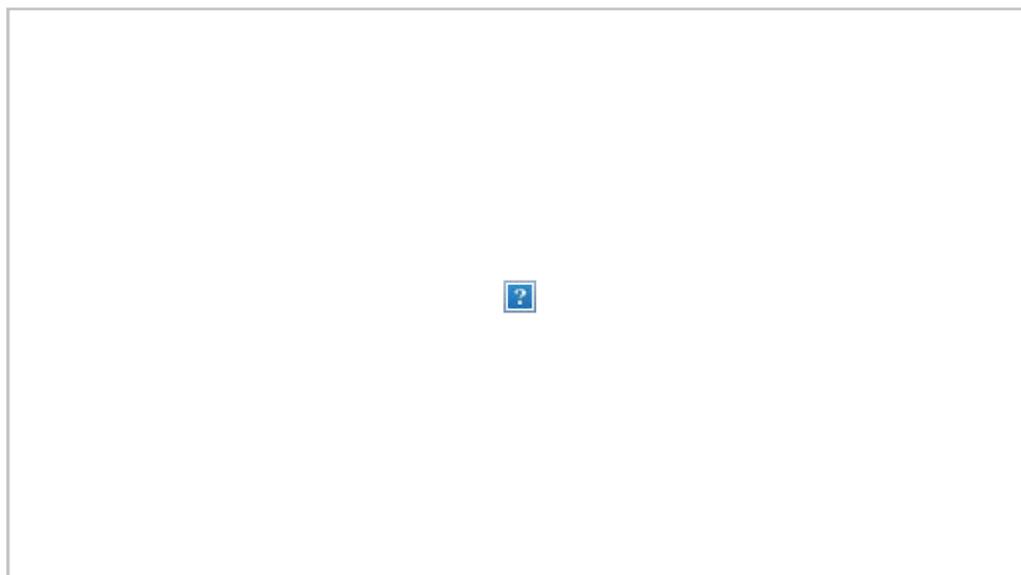
E-mail: rhaq@westminster.gov.uk

General Licensing Enquires Telephone: 020 7641 6500

Web: www.westminster.gov.uk/licensing [westminster.gov.uk]

You can now apply online for the majority of licensing regimes that the authority is responsible for. Please visit www.westminster.gov.uk/licensing [westminster.gov.uk] and following the relevant links to apply.

 Please consider the environment and do not print this email unless you really need to.



Current premises licence



City of Westminster

64 Victoria Street, London, SW1E 6QP

Schedule 12
Part A

WARD: St James's
UPRN: 100023432615

Premises licence

Regulation 33, 34

Premises licence number:

21/07257/LIPVM

Original Reference:

20/09191/LIPN

Part 1 – Premises details

Postal address of premises:

The Library
112 St Martin's Lane
London
WC2N 4BD

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
Sale by Retail of Alcohol

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

Performance of Dance

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

Exhibition of a Film

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

Performance of Live Music

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

Playing of Recorded Music

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

Anything of a similar description to Live Music, Recorded Music or Performance of Dance

Monday to Friday: 10:00 to 00:00
Saturday: 10:00 to 00:30
Sunday: 12:00 to 00:30

Seasonal Details: Sundays prior to a Bank Holiday Monday 12:00 hours to 00:30 hours.

Late Night Refreshment

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

Sale by Retail of Alcohol

Monday to Sunday: 00:00 – 00:00 for Hotel Residents and the Bone Fide Guests

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

The opening hours of the premises:

Monday to Sunday: 00:00 – 00:00 for Hotel Residents and the Bone Fide Guests

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

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:

Alcohol is supplied for consumption on the Premises.

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:

Tocqueville Library Ltd
Unit 1a
7 Spa Road
London
SE16 3QP

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

12785110

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

Name: TBA

Please note: It is the policy of the Licensing Authority not to display the address details of a designated premises supervisor.Name:

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: TBA

Licensing Authority: TBA

Date: 05 August 2021

This licence has been authorised by Michelle Steward 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 may only be provided to:
 - a) Hotel residents and their bona fide guests with a maximum of 4 guests per adult resident;
 - b) Members of the private club operating at the premises and their bona fide guests (not exceeding 4 guests per member) who have paid a minimum annual admission fee of £250. 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. A list of 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 guest 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;
 - c) Persons attending the premises restaurant on the basement floor:
 - (i) in which customers are shown to their table,
 - (ii) where the supply of alcohol is by waiter or waitress service only,
 - (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery,
 - (iv) which do not provide any take away service of food or drink for immediate consumption,
 - (v) which do not provide any take away service of food or drink after 23:00 and
 - (vi) where alcohol shall or be sold or supplied, otherwise than for consumption by persons who are seated in the restaurant and bona fide taking substantial table meals there and provided always that the consumption of alcohol by such persons is ancillary to taking such meals.
 - (d) 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 and made available for immediate inspection by police or an authorised officer of the Council.
 - (e) Artistes or persons employed on the premises.
11. 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.
12. 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 are 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.
13. 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.
14. A Challenge 21 or Challenge 25 scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification

cards, such as driving licence, passport or proof of age card with the PASS Hologram.

15. 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, which will record the following:
 - a. all crimes reported to the venue
 - b. all ejections of patrons
 - c. any complaints received regarding crime disorder
 - d. any incidents of disorder
 - e. any faults in the CCTV system
 - f. any refusal of the sale of alcohol
 - g. any visit by a relevant authority or emergency service.
16. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which give rise to a nuisance
17. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of the local residents and businesses and leave the area quietly.
18. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the need of local residents and use the area quietly.
19. 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.
20. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel; at its junction with the kerb edge, is swept and or washed and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
21. No collection of waste or recycling materials (including bottle) from the premises shall take place between 23:00 and 07:00 on the following day.
22. No deliveries to the premises shall take place between 23:00 and 07:00 on the following day.
23. All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
24. After 23.30 Monday to Thursday; 00.00 Friday and Saturday; and 22.30 Sunday the number of club member's guests permitted entry to the Premises shall be limited to 3 per club member (save for persons leaving temporarily to smoke).
25. After 23.30 Monday to Thursday; 00.00 Friday and Saturday; and 22.30 Sunday all guests of a club member must be accompanied by the club member.
26. The maximum number of persons accommodated at the premises at any one time (excluding staff) shall not exceed 300 persons.
27. Licensable activities shall not be permitted on the Ground Floor outside area marked smoking area (on the plans) and loudspeakers are not to be located in this area.
28. Any special effects or mechanical installations shall be arranged and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used on 10 days prior notice being given to the Licensing Authority where consent has not previously been given.
 - i. dry ice and cryogenic fog
 - ii. smoke machines and fog generators

- iii. pyrotechnics including fireworks
- iv. firearms
- v. lasers
- vi. explosives and highly flammable substances.
- vii. real flame.
- viii. strobe lighting.

29. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.
NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.
30. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
31. All external emergency exit doors shall be fitted with sensor alarms and visible indicators to alert staff when the doors have been opened.
32. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
33. 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.
34. 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.
35. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
36. All emergency doors shall be maintained effectively self closing and not held open other than by an approved device.
37. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
38. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
39. 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.
40. The certificates listed below shall be submitted to the Licensing Authority upon written request.
- 1. Any permanent or temporary emergency lighting battery or system
 - 2. Any permanent or temporary electrical installation
 - 3. Any permanent or temporary emergency warning system.
41. Flashing or particularly bright lights on or outside the premises shall not cause a nuisance to nearby properties, save insofar as they are necessary for the prevention of crime.

42. The entrance lobby will have a manned concierge 24 hours a day.
43. 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.
44. 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.
45. 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.

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

None

LOWER GROUND FLOOR PLAN
DATE: 08/20/2018



RECEPTION

COMMUNICATIONS

LIBRARY

STORAGE

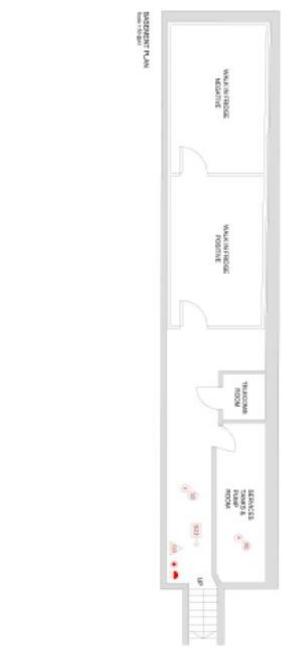
STORAGE

LIBRARY

STORAGE

NOTES:

1. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM DEVICES.
2. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM CONTROL PANELS.
3. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM NOTIFICATION APPLIANCES.
4. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM INITIATING DEVICES.
5. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM RECEIVING DEVICES.
6. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM TRANSMITTING DEVICES.
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18. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM TRANSMITTING DEVICES.
19. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM RECEIVING DEVICES.
20. REFER TO THE ARCHITECTURAL DRAWINGS FOR THE LOCATION OF ALL FIRE ALARM TRANSMITTING DEVICES.



TIBBATT'S ABEL
FIRE ALARM SYSTEM DESIGN

PROJECT: [REDACTED]
DATE: 08/20/2018
DRAWN BY: [REDACTED]
CHECKED BY: [REDACTED]
APPROVED BY: [REDACTED]

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

Schedule 12
Part B

WARD: St James's
UPRN: 100023432615

Premises licence
summary

Regulation 33, 34

Premises licence number:

21/07257/LIPVM

Part 1 – Premises details

Postal address of premises:

The Library
112 St Martin's Lane
London
WC2N 4BD

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
Sale by Retail of Alcohol

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

Performance of Dance

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

Exhibition of a Film

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

Performance of Live Music

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

Playing of Recorded Music

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

Anything of a similar description to Live Music, Recorded Music or Performance of Dance

Monday to Friday: 10:00 to 00:00
Saturday: 10:00 to 00:30
Sunday: 12:00 to 00:30

Seasonal Details: Sundays prior to a Bank Holiday Monday 12:00 hours to 00:30 hours.

Late Night Refreshment

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

Sale by Retail of Alcohol

Monday to Sunday: 00:00 – 00:00 for Hotel Residents and the Bone Fide Guests

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

The opening hours of the premises:

Monday to Sunday: 00:00 – 00:00 for Hotel Residents and the Bone Fide Guests

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

Where the licence authorises supplies of alcohol, whether these are on and/or off supplies:

Alcohol is supplied for consumption on the Premises.

Name and (registered) address of holder of premises licence:

Tocqueville Library Ltd
Unit 1a
7 Spa Road
London
SE16 3QP

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

12785110

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

Name: TBA

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

Restricted

Date: 05 August 2021

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

Pre application report



City of Westminster

Office Name: Ian Watson
Designation: Senior Practitioner EH
Licensing
Date: 2nd November 2021
Contact number:
Email: iwatson@westminster.gov.uk
Signed: Ian Watson
Uniform Ref Number: 21/02736/PREAPM

Trading name of business and Address: 112 St Martin's Lane, WC2N 4BD		
Reference Number if Applicable: 21/02736/PREAPM		
Licence: Yes 20/09191/LIPN	Applicant/solicitor: Kerry Mcgowan Poppleston Allen	CIZ: Yes, West End
Proposed Type of Business: Restaurant and Café/Bar		
Proposed Licensed Areas: Ground and First Floor		
Proposed Licensed Activities: Supply of Alcohol, Late Night Refreshment and Regulated Entertainment		
Pre application advice purpose: To assess the premises for a new licence regarding licensing hours, works and conditions.		
Background to application: The premises are currently empty with the previous operators going into liquidation, see licence 15/09567/LIPT. A refurbishment will be carried out to change the layout of the premises with new conditions to support the proposed operation. A new premises licence is now in place 20/09191/LIPN but there will be a reduction in licensed area and a change in the style of operation reflected by the new conditions.		
Inspection carried out by Alan Lynagh (District Surveyor Licensing - DS) and Ian Watson (Senior Practitioner Environmental Health (Licensing)).		
<u>District Surveyor Comments</u>		
Means of Escape		
A revised fire strategy should be provided that details a plausible scheme for the premises. A protected exit route should be provided from the rear of the ground floor to a final exit. The lobbied staircase from the front of the premises should be retained or a suitable alternative scheme presented that provided adequate escape provision from the first floor and the residential accommodation above.		
Floor Space Factors		
Once a suitable floor plan has been proposed the example table below should be used to		

calculate the maximum achievable capacity. We can assess this for the operator (if plans are provided).

Area	Overall Public area M ² (approx)	Capacity At 0.3M ² per person (live music/ bar)	Capacity at 0.5 At 0.5M ² per person (cocktail/ dancing)	Banquette style seating at 0.45m per person	Loose Seating/Nets	Max operational capacity
Ground Floor	TBC	TBC ÷ 0.3 = TBC	TBC ÷ 0.5 = TBC	TBC ÷ 0.45 = TBC	TBC	TBC
First Floor	TBC	TBC ÷ 0.3 = TBC	TBC ÷ 0.5 = TBC	TBC ÷ 0.45 = TBC	TBC	TBC
<p>NB: If any of the available floor space as detailed in this strategy is reduced then the recommended figures will need to be recalculated and this will need to be reflected within this strategy</p>						

Additional District Surveyor's Comments

- Every escape route (other than those in ordinary use) should be marked by emergency exit signs complying with BS 5499: Part 1 and these will be located in accordance with the recommendations of BS 5499: Part 4.
- Suitable primary and secondary lighting should be provided throughout and this should include all changes of level and key staff areas.
- A cause and effect for the fire alarm system and any fire curtains should be produced for consideration and this should include suitable cut offs of the music and other entertainment systems.

General Fire/Public Safety Considerations

We would recommend the proposed fire/public strategy for the building licence considers the points detailed below:

- Level of fire alarm detection to be considered and it is recommended that system is in

line with BS 5839 Part 1 2002 Category L1/L2 protection to allow maximum flexibility with capacity calculations.

- All protected exit routes to be provided with 30 minutes fire separation to other parts of the premises. The existing areas of penetration to other floors should be appropriately fire stopped/rated.
- All Fire doors protecting escape routes will be provided with intumescent strips and smoke seals and all fire doors will comply with the relevant provisions of Table B1 of Approved Document B.
- Every escape route (other than those in ordinary use) will be marked by emergency exit signs complying with BS 5499: Part 1 and these will be located in accordance with the recommendations of BS 5499: Part 4.
- Full details of the emergency lighting scheme should be provided and we would expect the system to be in line with BS5266.
- Lighting to all public areas should be under management control.

Disabled Evacuation

The operator will need to set out a method statement covering the disabled evacuation for the premises and the use of any evacuation chairs as required.

We have detailed below some advisory notes on disabled evacuation from the RRO guidance to assist as it may be possible to use certain lifts in an emergency under management control.

Below are a number of paragraphs lifted from guidance documents, which may be useful for consideration when establishing a robust Disabled Evacuation Plan.

BS 8300 - 8.3.4 Lifts for emergency evacuation

Lifts that are provided to evacuate disabled people in an emergency, whether fire-fighting lifts or evacuation lifts, should conform to the relevant recommendations in BS 9999.

NOTE 1: Lifts can be used to assist in the evacuation of disabled building users if they are encased within a fire-protected shaft and have their own independent electrical supply, control panel and other features described in BS 9999.

NOTE 2: Lifts not designed for evacuation can be used for evacuation in certain circumstances, provided a fire risk assessment has evaluated that the lift is able to function as an evacuation lift (see BS 9999).

NOTE 3: Guidance on fire safety risk assessments for a variety of building types is available from the Department for Communities and Local Government.

NOTE 4: BS 9999 refers to BS EN 81-72 for fire-fighting lifts.

HM Government Fire Risk Assessment-Theatres, Cinemas and similar premises document

If disabled people are going to be in your premises then you must also provide a safe means for them to leave if there is a fire. You and your staff should be aware that disabled people may not react, or can react differently, to a fire warning or a fire. You should give similar consideration to others with special needs such as parents with young children or the elderly.

Where staged alarms are being used, disabled people should be alerted on the first stage to give them the maximum time to escape or move to a refuge, and to implement evacuation procedures involving your staff. If you have well-protected refuges and appropriate management procedures, you may wish to delay the evacuation of non-ambulant people from certain areas until after the able bodied have left since the total evacuation time may be reduced if the disabled people are likely to impede the speed of the able bodied evacuees.

A refuge is a place of reasonable safety in which disabled people can wait either for an evacuation lift or for assistance up or down stairs. Disabled people should not be left alone in a refuge area whilst waiting for assistance with evacuation from the building. Depending on the design and fire resistance of other elements, a refuge could be a lobby, corridor, part of a public area or stairway, or an open space such as a balcony or similar place, which is sufficiently protected (or remote) from any fire risk and provided with its own means of escape and a means of communication.

Normal lifts may be considered suitable for fire evacuation purposes, subject to an adequate fire risk assessment and development of a suitable fire safety strategy by a competent person.

Enough escape routes should always be available for use by disabled people. This does not mean that every exit will need to be adapted. Staff should be aware of routes suitable for disabled people so that they can direct and help people accordingly.

General points for Consideration

Doors

To clarify the width of a doorway on the means of escape routes is the clear width measured between the leaves (or, if a single door, the leaf and the frame or doorstep) of the doors when open at right angles to the frame. Door hardware may be ignored if the door opens more than 90 degrees to the frame. Doorways should be not less than

2060mm high except that the height may be reduced to 1960mm in existing buildings. Curtains or drapes should never be hung across doors or escape routes within any of the licensable areas as this could impede any evacuation.

Double Swing Doors and Doors Across Corridors

Double swing doors, doors across corridors and doors that may cause an obstruction should be fitted with safety glass vision panels with zones of visibility between 500mm and 1500mm from the floor. Fire resisting safety glass panels should be fitted in fire doors to the same level of fire resistance as the door itself.

Thresholds

No door should open immediately over or onto a step. A single step on the line of a doorway is not acceptable. A landing at least as wide as the door and at least as long as the width of the door plus 400mm, should be provided between the door and the first step of any stair.

There should be no upstand or threshold bar across any doorway or escape route, other than a chamfered weather bar or threshold seal for sound insulation protruding a maximum of 6mm and arranged so as not to cause a trip hazard.

Door fastenings

All exit doors should be free from fastenings when public, entertainers or staff are present or have fastenings that may be readily opened in emergency without using both hands or a key to open the door.

Note 1: This does not preclude the use of a key to open the door from the outside.

Note 2: Any removable devices, such as locks, bolts, chains or padlocks, used to improve security must be removed before the premises are occupied. A door alarm system is preferable to removable security devices where possible.

Where there may be more than 60 people, any fastenings on doors should be panic bolts or panic latches operated by push bars complying with *BS EN 1125*.

If a room holds less than 60 people, push pads or lever handles complying with *BS EN 179* are acceptable. The use of latches operated by lever handles should be avoided in public areas. Round knobs should not be used as they could be difficult to operate.

Any door furniture should be fitted between 800mm and 1200mm above floor level and should provide visual contrast with the surface of the doors. To avoid confusion push plates should usually be fitted for pushing doors and handles to pull doors.

Lighting

The premises should have an adequate supply of both normal and emergency and each system should be sufficient to enable the public, performers and staff to see their way to move around the premises safely and to escape from the premises.

Adequate emergency lighting in addition to sufficient normal lighting should be provided so that all parts of the premises including toilets and internal and external exit routes leading to the street are illuminated. All emergency lighting should comply with BS 5266: Parts, 1, 7 & 8.

Both supplies of lighting should be independently capable of providing the recommended minimum illuminance. However, whilst both normal and emergency supplies are functioning properly, either or both supplies may operate at a reduced level so long as the minimum recommended illuminance is provided. In the event of the failure of either supply the remaining supply should be automatically restored to full illuminance.

The lighting and emergency lighting circuits should not normally be switched off by the operation of any RCD. The lighting should be operated by an automatic switching system or remain on when the public are present. Light switches should preferably not be installed in public areas such as the event space but if so installed should be key-operated or otherwise protected from unauthorised operation.

Maintained emergency lighting (that is operating whenever the premises are occupied) should be installed where the normal lighting may be dimmed. Where non-maintained emergency lighting is installed, it should come into operation on the failure of the local normal lighting circuit forming part of the normal lighting.

Lighting fittings should be fixed at least 2100mm above floor level or pitch line of stairs. Suspended fittings, other than small lamp pendants, should be provided with suitable means of suspension independent of the electric cable. Heavy fittings should be rigidly fixed or be provided with two non-combustible independent means of suspension.

Communication

Adequate communication is needed throughout the premises. Where noise levels are loud communications systems such as a public address system may be needed especially in emergency as there are emergencies where the fire system does not suffice. Consideration should be given to the type and style of operation proposed and the type of entertainment available as this will help inform any decisions made regarding communication systems. In some circumstances a duty manager, equipped with two-way communication with

designated members of staff is sufficient.

Exit Signage

All exit routes should be suitably signed, with particular attention drawn to the need for signage throughout the large floor spaces.

Protected Exit Routes

All protected exit routes should be provided with 30 minutes fire separation to other parts of the premises or as detailed in the Fire Strategy.

All Fire doors protecting escape routes should be provided with intumescent strips and smoke seals and all fire doors will comply with the relevant provisions of Table B1 of ADB.

Every escape route (other than those in ordinary use) should be marked by emergency exit signs complying with BS 5499: Part 1 and these will be located in accordance with the recommendations of BS 5499: Part 4

In addition, the normal works condition and plans change condition should be attached to the application.

The above list is not exhaustive but details some of the key considerations for the proposed use of the space. It is also advised that a final clearance inspection should take place prior to any use under the licence.

Licensing Policy:

The premises are located within the West End Cumulative Impact zone and therefore there would be policy implications for applications.

The style of operation would be food led with the first floor being a restaurant. Policy RNT1 B states,

B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:

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 operation of any delivery services for alcohol and/or late night refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1.
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 restaurant as per Clause C.

The definition of a restaurant in clause C states,

C. For the purposes of this policy a restaurant is defined as:

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, except if provided via an ancillary delivery service to customers at their residential or workplace address.
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

The policy definition of a restaurant is very strict and it is likely that the operation of the first floor would meet the definition.

The ground floor of the premises whilst still being food led would need to be defined in a way that compliments the first-floor operation whilst allowing a more relaxed experience.

The reduction in licensable area and capacity will go some way in addressing this especially at point B4 in not adding to cumulative impact.

The current hours of operation are outside the core hours policy but still within the hours generally associated with restaurant use.

Public Toilet Provision

The current licence has a stated capacity for the premises of 300 persons. To support this capacity the following minimum public toilet provision is required.

Female – 6xWC's

Male – 2xWC's plus 3 urinals.

A disabled toilet should also be provided.

Separate staff toilets should be provided.

The submitted plans shows

5xWC's self-contained unisex.

1xWC disabled.

This level of provision would support a maximum capacity of around 120 persons. This low capacity figure is due to the WC's being self-contained and therefore the supportive capacity figure of 150 persons is reduced by 25%, as referenced by BS 6465.

Staff facilities are proposed to the second floor.

Licensing Position

There will be no change to the current hours or activities just a change of conditions to reflect the proposed use and the re-model the internal layout.

- The premises shall only operate as a restaurant in the areas hatched on the licensing drawings for the first floor: -
 - (i) in which customers make their food and drinks orders at a counter to a member of staff or at a table offered by a member of staff
 - (ii) in which all meals and drinks will be consumed whilst customers are seated.
 - (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery (unless disposable crockery is specifically requested by the guest)
 - (iv) where intoxicating liquor 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 intoxicating liquor by such persons is ancillary to taking such meals.

- 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.

- There shall be no self-service of alcohol.

- There shall be no takeaway of hot food and hot drinks after 23:00 hours.

- 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 and will include the external area immediately outside the premises entrance. 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.

- 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 are 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.

- A Challenge 21 or Challenge 25 scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence, passport or proof of age card with the PASS Hologram.

- 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, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received regarding crime disorder

- (d) any incidents of disorder
 - (e) any faults in the CCTV system
 - (f) any refusal of the sale of alcohol
 - (g) any visit by a relevant authority or emergency service
-
- 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.
 - The entrance door and all windows shall be kept closed after 23.00 hours except for the immediate access and egress of persons.
 - Notices shall be prominently displayed at all exits requesting patrons to respect the needs of the local residents and businesses and leave the area quietly.
 - Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the need of local residents and use the area quietly.
 - Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
 - The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel; at its junction with the kerb edge, is swept and or washed and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
 - No collection of waste or recycling materials (including bottle) from the premises shall take place between 23:00 and 07:00 hours on the following day.
 - No deliveries to the premises shall take place between 23:00 and 07:00 hours on the following day.
 - All waste is to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
 - The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner so as to ensure that there is no public nuisance or obstruction of the public highway.
 - 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.
 - 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.

- All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
- All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
- The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
- Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
- No licensable activities shall take place 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.
- 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. Such capacity shall not exceed 300 persons.
- Before the premises open to the public, the plans as deposited 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.

Conclusion

The new/variation application should reflect the change of operating of the premises with the operating schedule identifying the style of operation, especially to the ground floor. Any smoking area should be positioned directly outside of the premises to minimise nuisance. The licensing objectives of Public Safety, Prevention of Public Nuisance and Crime and Disorder are addressed with model conditions and these should satisfy the responsible authorities.

As part of the application process it is advised that the other responsible authorities will also need to assess the proposals and may wish to make additional comments.

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

TOCQUEVILLE LIBRARY LTD

1)FOOD MENU:

COFFEE AND TEA

Espresso
Latte/Cappuccino
Drip Coffee
Iced Vanilla Latte
Flat White

SWEATS AND SOURS

Croissant
Pain au Chocolat
Almond Croissant
Mini Doughnuts
Salami in a Bun

BRUSCHETTA'S MENU

French Ham
Avocado Tomato
Tomato Burrata
Mushroom
Prosciutto
Olive
Salmon

St GEORGE STREET FOOD

Allette limone e rosmarino
Crocchetta di patate
Polpette limone e rosmarino
Stick di pollo
Nuggets Di pollo

2)FOOD SOURCING:

The Floor Minoterie Guiard

Our flour which constitutes our main raw material is selected with great rigor by the chef with very precise specifications. This high quality flour allows us to have good and beautiful products.It is

made in France from French wheat directly from the farmer. La Minoterie Guiard has been a family mill for 4 generations and only works with artisans.

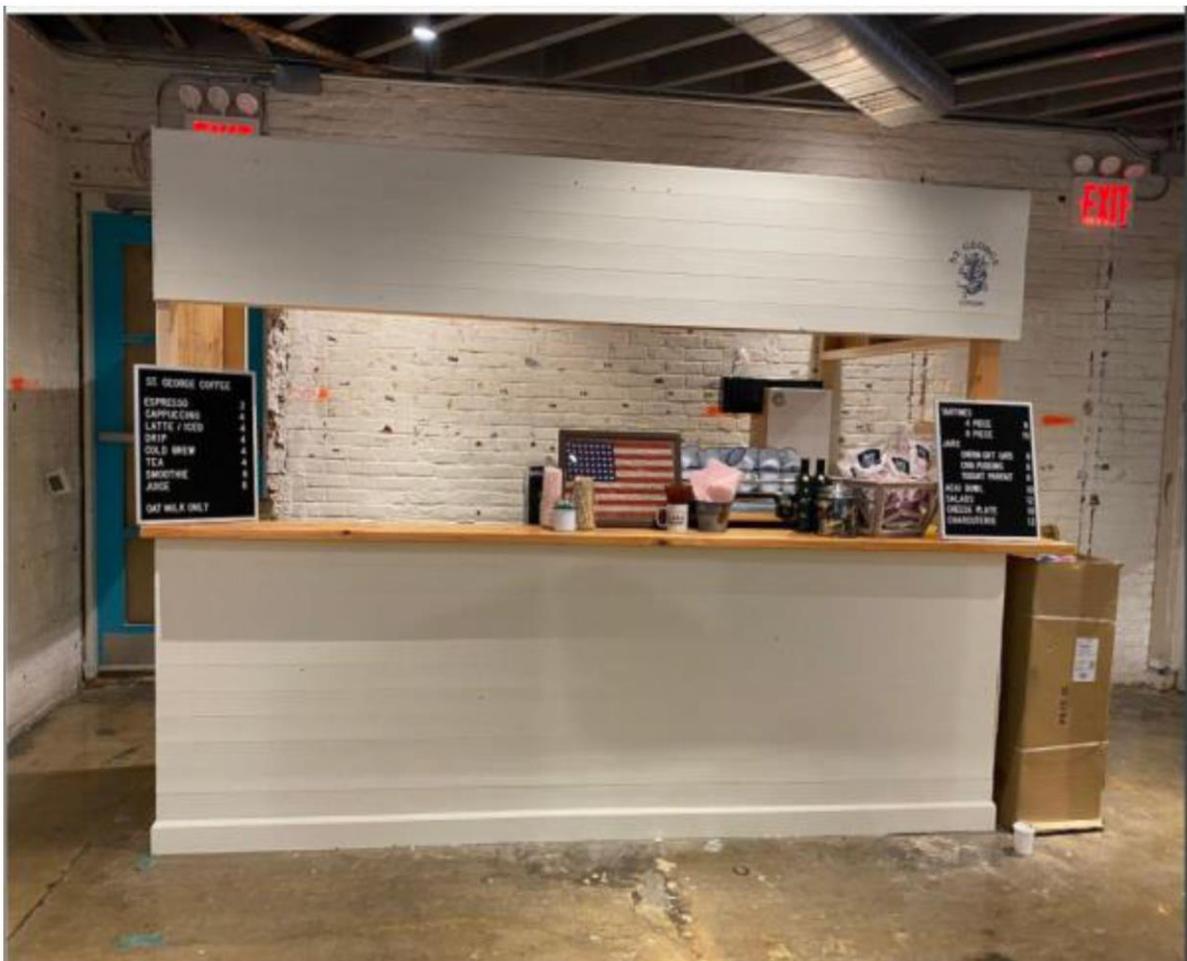
The Butter from Isigny

Butter is an essential element for the realization of our croissants and other brioches. It plays a role in the taste but also in the texture and conservation. Isigny-sur-Mer is a commune in the Calvados department and Normandy region of north-western France. Isigny butter is highly renowned for its organoleptic qualities and for its extraordinary quality. Isigny butter is considered among the best French butters and it exports to many countries around the world.

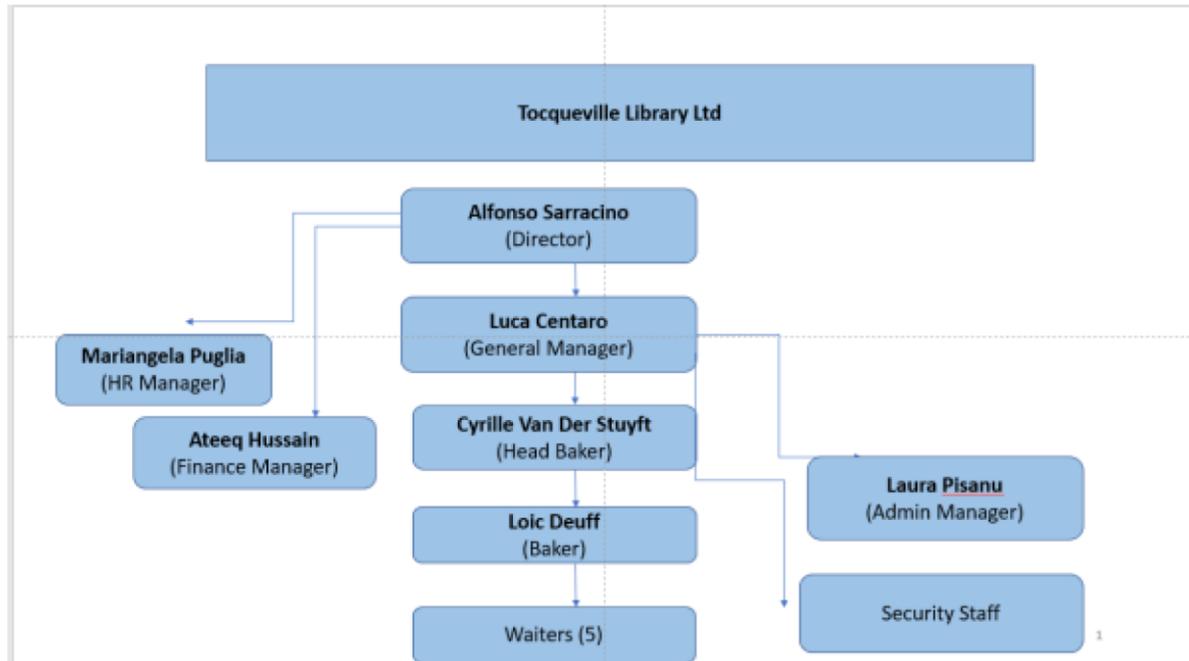
The Laboratory

Our laboratory, completely renovated, with high quality equipment and the latest technology allows us to bring daily efficiency to our production. Our equipment is a perfect combo between the excellence of the know-how of the men and women of our team and the consistency requested by the chef and especially our customers.

3)PREMISES PICTURE:



4)ORGANISATIONAL STRUCTURE:



5)DELIVERIES:

The deliveries of the stock will be done on every other day of the week. This includes the raw items of the food as well as the drinks.

6)WASTE COLLECTION:

The waste is being put in the bin bags outside the premises and collected daily by First Mile.

In the future we will have the bins as well which will be emptied by the First mile from our premises.

Brochure



London bakery Project

Cyrille Van Der Stuyft

The Chef : biography

Cyrille Van Der Stuyft is a chef baker from Chartres. He was awarded the prestigious title of Best Craftsman of France (M.O.F.) in 2015, at the age of 27.

Cyrille's career path is well rounded: bakery worker, company manager, demonstrator in a mill and teacher at Chartres CFA.

Today, Cyrille Van Der Stuyft is a consultant/demonstrator in France and abroad and is about to open shops all over the world.

He loves to work the dough by hand, he excels in the art of pastry, whether he is making brioches or puff pastries. His creations are remarkable for their precision and aestheticism. Among his signature creations are the croissant dough knot, the olive oil focaccia and the frangipane cake, considered by some professionals as the tastiest and most attractive king cake.





Buffet after 3 days of demonstration for one of the best hospitality/gastronomy school FERRANDI Paris

April 2021



Buffet after 3 days of demonstration for the best French bakery school INBP Rouen

February 2021

The bakery project

The ambition of the bakery project is to create an original shop in the heart of London, halfway between a traditional French bakery and an English coffee shop.

The bakery will be a real place of life that will evolve from morning to evening with an offer adapted to all times of the day: breakfast, lunch, afternoon break, afterwork.

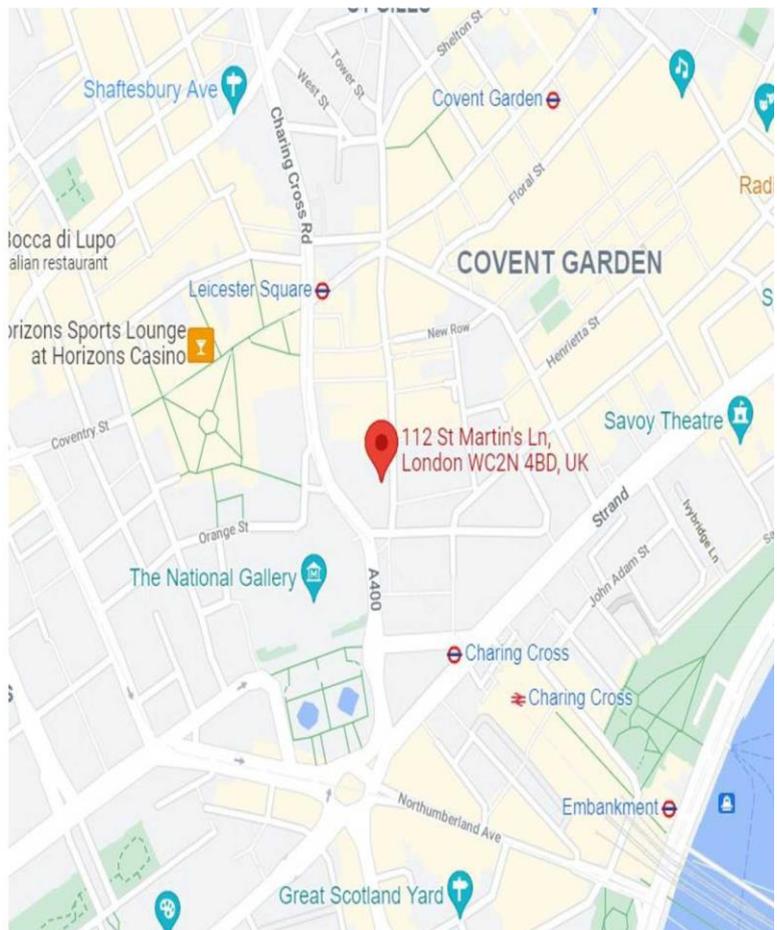
Bread and pastries will be made and baked on site by a dedicated team, with fresh products every day.



The bakery in London

Location :

112 St Martin's Ln, London WC2N 4BD, UK



Homemade and gourmet products

- Bread : baguettes, bretzels, focaccia
- Viennoiseries : butter croissants, parisian brioche
- Cakes : travel cakes, pies
- Snacking : sandwich, burgers, bruschetta, chicken, french fries
- Coffee
- Beer

The beer served and the olive oil used to prepare the food are from a dedicated and artisanal production.

The bread and the viennoiseries are made of selected French flour and butter.



The flour Minoterie Guiard

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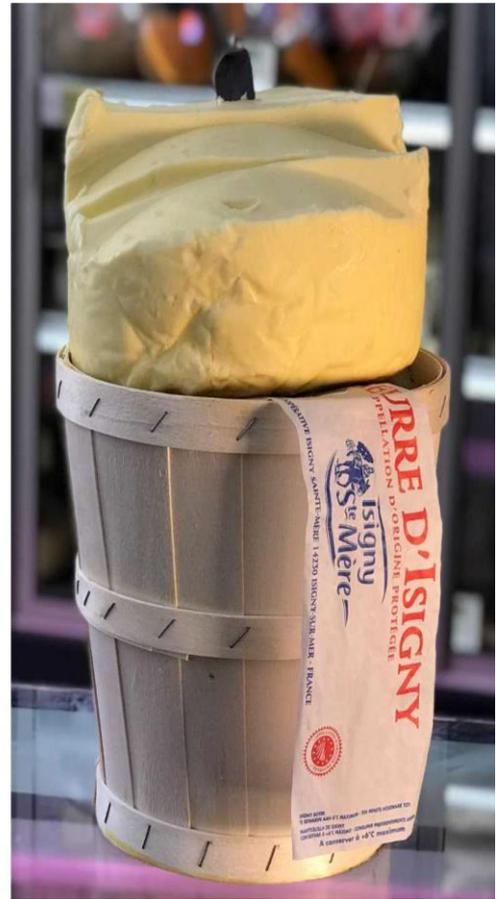
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Drinks and Food Menu

St. George Market

DRINKS & FOOD MENU

DRINKS MENU

SOFT DRINKS

	Small	Large
- Acqua Panna Still water	2.0 £	3.5 £
- San Pellegrino Sparkling water	2.0 £	3.5 £
- Coke , Diet Coke , Fanta , Sprite	3.0 £	
- Fever Tree Tonic	2.5 £	
- Orange Juice	2.0 £	
- Lemon Soda	2.0 £	

DRINKS MENU

DRAUGHT	ABV	Half Pint	Pint
- Liberty Lager	5,4%	3.0 £	5.5 £
- Guinness	4,3%	3.0 £	5.5 £
- Nerd's Choice	3,9%	3.0 £	5.5 £
- Headspace	5,5%	3.0 £	5.5 £
- Camden Hells	4,6%	3.0 £	5.5 £
- Imperial Pils	6,0 %	3.0 £	5.5 £

BOTTLES

- Peroni	5,1%	3.5 £
- La Bock	6,5%	3.5 £
- Freya	8,0%	3.5 £

DRINKS MENU

WINES

RED WINES	175ml	Bottle
- Auxey - Duresses	4.5 £	18 £
- Valpolicella Ripasso	4.5 £	18 £

WHITE WINES

- Chablis Premier Cru	4.5 £	18 £
- Pinot Grigio	4.5 £	18 £

SPARKLING WINES

- Christophe Mignon Brut	5.5 £	25 £
- Ca' dei Zago Prosecco	5.5 £	25 £

FOOD MENU

Starters

- Bruschette (3 pieces):Tomatoes & Burrata-Olives canape-Parma Ham 4.5 £
- Butternut Squash Soup 6.5 £
- Mixed Salumi & Cheese 9.5 £
- Fried Chichen & Vegetables Meatballs 7.0 £

To Share

- Chicken Wings 3.0 (4pcs) / 4.0 (6pcs) / 10.0 £ (20pcs)
- Chicken Nuggets 4.0 £ (7pcs)
- Potato & Ham Croquettes 2.5 (3pcs) / 5.0 £ (6pcs)
- Chicken Strips 3.5 £

FOOD MENU

Salads	Small	Large
- Niçoise Salad	6.0 £	11.5 £
- Chicken Salad	6.0 £	11.5 £
- Caprese Salad	5.0 £	10.0 £
- Burrata , Avocado & Tomato Salad	6.5 £	12.5 £

Lunch & Dinner	Small	Large
- St. George Cheesburger	6.5 £	13.0 £
- Fried Chicken Burger	6.5 £	13.0 £
- Lobster Roll	7.0 £	14.0 £
- Quiche Lorraine	6.0 £	12.0 £
- Roasted Vegetable Quiche	6.0 £	12.0 £

FOOD MENU

PIZZA

- | | |
|-------------------|-------|
| - Marinara | 6.5 £ |
| - Margherita | 8.5 £ |
| - Pepperoni | 9.5 £ |
| - Ham & Mushrooms | 9.5 £ |

DESSERTS

- | | |
|---------------------------|-------|
| - Lemon Tart | 7.0 £ |
| - Wild Berries Cheesecake | 7.0 £ |
| - Tiramisù | 7.0 £ |



SWEETS 'N, SOURS

<i>Croissant</i>	£ 1.80
Pain au chocolat	£ 1.90
Almond croissant	£ 2.30
Mini Doughnuts	£ 0.80





Tartines



French Ham



Avocado Tomato



Tomato Burrata



Mushroom



Prosciutto



Olive



Salmon



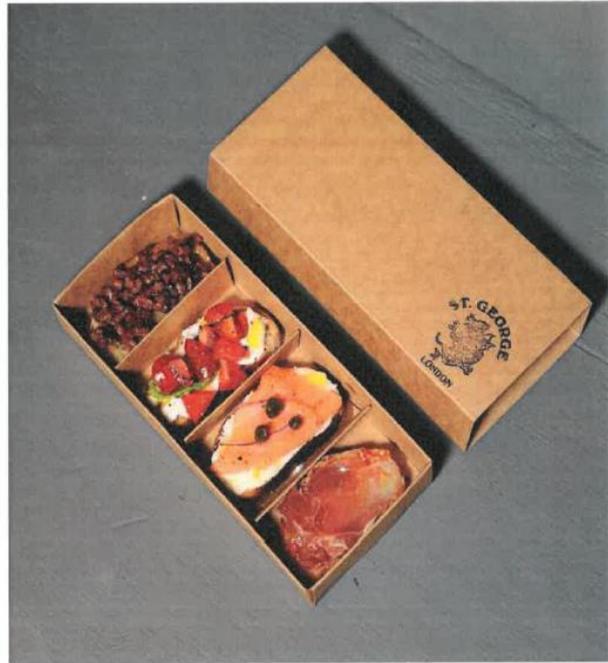
Ricotta Pear



Strawberry Stuffed



Banana Almond



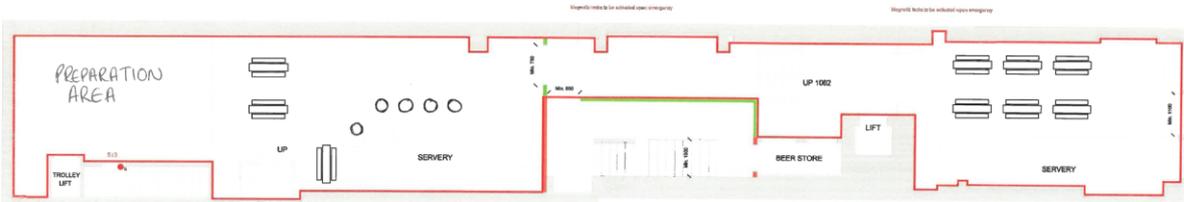
Dispersal Policy

St George Market, 112 St Martin's Lane, London, WC2N 4BD **Dispersal Policy**

Management of Arrival and Departure of Guests

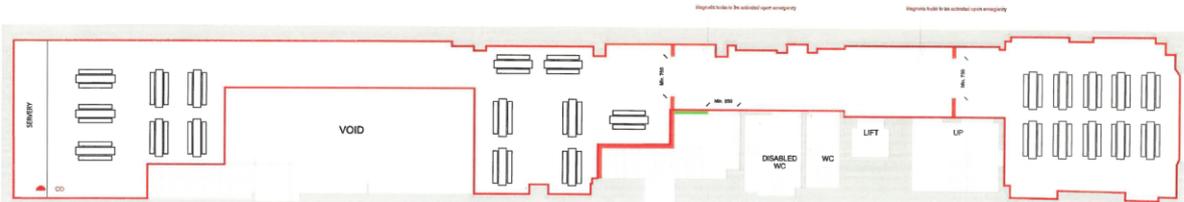
1. All staff of the premises will ensure that all guests respect the needs for local residents and businesses whilst entering and exiting the premises.
2. Guests will be greeted by members of our staff when entering the premises.
3. The front door of the premises will be covered by CCTV surveillance at all times. Access to video evidence will always be available to the police in line with the Premises Licence condition.
4. Upon leaving, guests will be encouraged to be mindful of residents and to keep noise to a minimum.
5. On Thursdays, Fridays and Saturday evenings there will be an SIA Registered Door Supervisor on duty who will manage the entrance, smokers and assist with the dispersal of guests.
6. Guests who wish to smoke are only permitted to smoke in a designated smoking area at the front of the premises.
7. Guests who will be ordering taxis to leave the premises will be encouraged to order their taxis inside the premises and to not exit the premises until their taxis arrive.
8. The premises will naturally empty of guests in a staggered fashion. There will not be a large number of people exiting at any one time.

Proposed Furniture Layout



GROUND FLOOR PLAN
Scale 1:50 @A1

C 400 1
Architect's mark



FIRST FLOOR PLAN
Scale 1:50 @A1

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
14/01838/LIPN	New premises Licence	01.05.2014	Granted by Licensing Sub Committee
14/03796/LIPVM	Minor variation – Change of layout	04.06.2014	Granted under delegated authority
14/04223/LIPVM	Minor variation – Change of layout	11.06.2014	Granted under delegated authority
14/08256/LIPDPS	Variation of DPS	14.10.2014	Granted under delegated authority
15/09567/LIPT	Transfer - St Martin's Lane (London) Ltd to Rondoco Ltd	27.07.2016	Granted under delegated authority

Licence 15/09567/LIPT lapsed on 20 July 2018

20/09191/LIPN	New premises Licence	06.11.2020	Granted by Licensing Sub Committee
21/07257/LIPVM	Minor variation – change of layout	05.08.2021	Granted under delegated authority

Temporary Event Notices

Temporary Event Notices	Date of Event	Activities/Hours	Decision
18/14376/LITENN	30.11.2018 to 01.12.2018	Regulated Entertainment, Late night refreshment and Supply of Alcohol – 19:00 to 03:30	Event allowed to proceed
19/10104/LITENN	24.08.2019 to 25.08.2019	Regulated Entertainment, Late night refreshment and Supply of Alcohol – 19:00 to	Event allowed to proceed

		03:00	
19/13706/LITENN	31.10.2019 to 01.11.2019	Regulated Entertainment, Late night refreshment and Supply of Alcohol – 23:59 to 04:00	Event allowed to proceed
19/13826/LITENN	02.11.2019 to 03.11.2019	Regulated Entertainment, Late night refreshment and Supply of Alcohol – 21:00 to 04:00	Event allowed to proceed

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 necessary for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as necessary 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

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.

10. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

Conditions consistent with the operating schedule

11. The premises shall only operate as a restaurant in the areas hatched on the licensing drawings for the first floor: -
 - (i) in which customers make their food and drinks orders at a counter to a member of staff or at a table offered by a member of staff
 - (ii) in which all meals and drinks will be consumed whilst customers are seated.
 - (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery (unless disposable crockery is specifically requested by the guest)
 - (iv) where intoxicating liquor 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 intoxicating liquor by such persons is ancillary to taking such meals.
12. 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.
13. There shall be no self-service of alcohol.
14. There shall be no takeaway of hot food and hot drinks after 23:00 hours.
15.
 - (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
 - (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
 - (c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.
 - (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.
 - (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.

This is an updated condition agreed following consultation with the Metropolitan Police Service

16. 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 are 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.
17. A Challenge 21 or Challenge 25 scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as driving licence, passport or proof of age card with the PASS Hologram.
18. 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, which will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received regarding crime disorder

- (d) any incidents of disorder
 - (e) any faults in the CCTV system
 - (f) any refusal of the sale of alcohol
 - (g) any visit by a relevant authority or emergency service
19. 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.
 20. The entrance door and all windows shall be kept closed after 23.00 hours except for the immediate access and egress of persons.
 21. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of the local residents and businesses and leave the area quietly.
 22. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the need of local residents and use the area quietly.
 23. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
 24. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel; at its junction with the kerb edge, is swept and or washed and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
 25. No collection of waste or recycling materials (including bottle) from the premises shall take place between 23:00 and 07:00 hours on the following day.
 26. No deliveries to the premises shall take place between 23:00 and 07:00 hours on the following day.
 27. All waste if to be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
 28. The premises licence holder shall ensure that any patrons smoking outside the premises do so in an orderly manner so as to ensure that there is no public nuisance or obstruction of the public highway.
 29. 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.
 30. 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.
 31. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
 32. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
 33. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.

34. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
35. No licensable activities shall take place 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.
36. 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. Such capacity shall not exceed 300 persons.
37. Before the premises open to the public, the plans as deposited 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.

Conditions proposed by the Police and agreed by the applicant so as to form part of the operating schedule

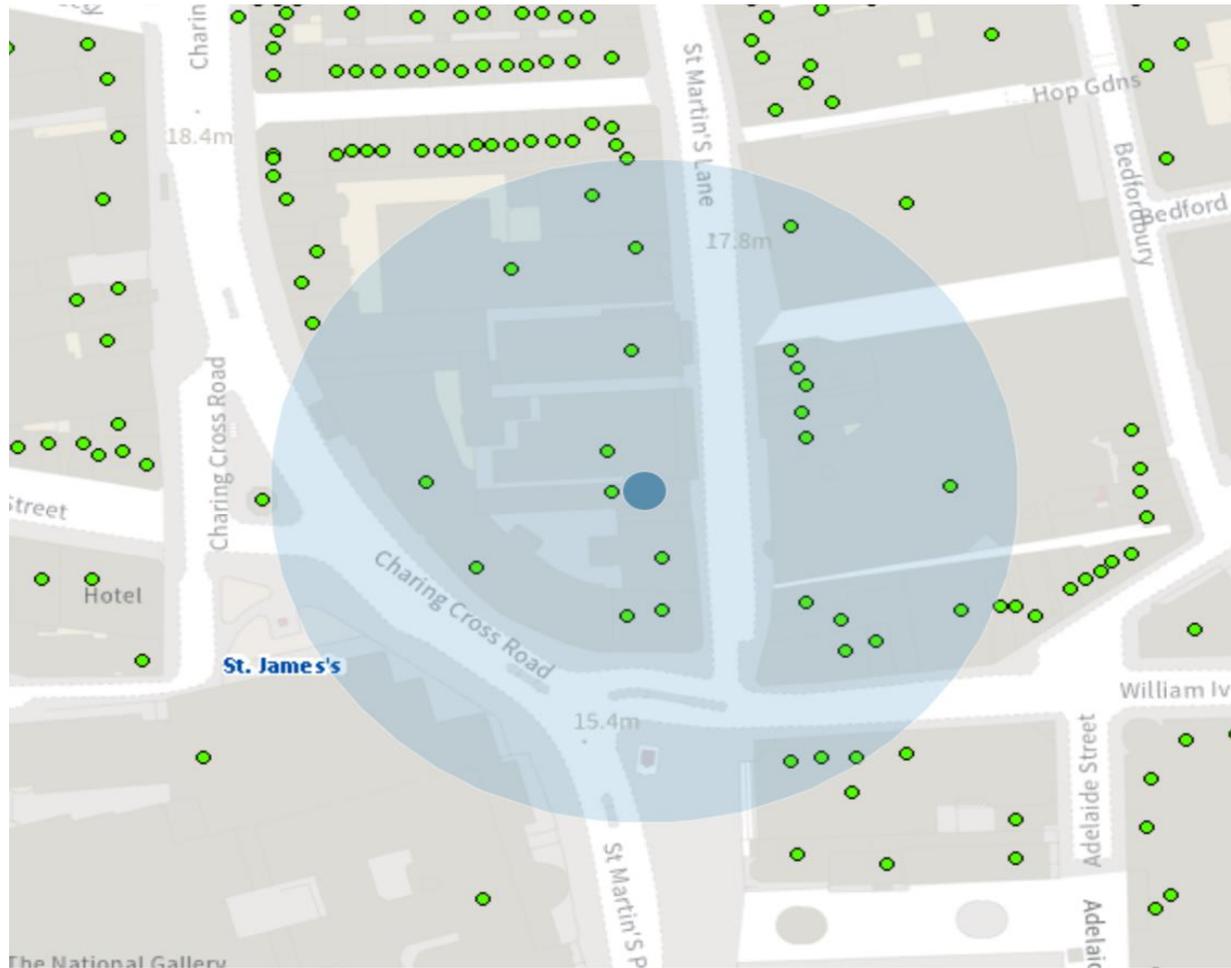
38. On Thursdays, Fridays and Saturdays there shall be a minimum of one SIA door supervisor on duty to manage the entrance, smokers, and assisting with dispersal. They shall display their SIA licence when on duty and wear a high visibility yellow jacket or tabard after 23:00 hours. All other times and numbers of security shall be risk assessed. This document shall be made available to the Responsible Authorities to view, upon request.
39. There shall be no off sale of alcohol after 23:00 hours.
40. All front of house staff shall be WAVE and Ask Angela trained. Periodic refresher training shall be provided, Training records shall be kept, made available to the Responsible Authorities to view, upon request.
41. There shall be a personal licence holder on duty on the premises from 20:00 when the premises are authorised to sell alcohol.
42. There shall be a last entry time of midnight, except for persons temporarily leaving to smoke etc.
43. Patrons permitted to temporarily leave and then re-enter the premises to smoke shall be restricted to a designated smoking area that shall be defined.
44. A copy of the premises' dispersal policy shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Westminster City Council.

Conditions agreed with the Interested Party so as to form part of the operating schedule

45. The premises shall only operate as a restaurant in the areas on the ground floor from 21:00 hours Monday to Sunday:
 - (i) in which customers make their food and drinks orders at a counter to a member of staff or at a table offered by a member of staff
 - (ii) in which all meals and drinks will be consumed whilst customers are seated.
 - (iii) which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at the table using non disposable crockery (unless disposable crockery is specifically requested by the guest)

(iv) where intoxicating liquor 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 intoxicating liquor by such persons is ancillary to taking such meals.

Except for 30 persons in the area crosshatched on the ground floor.



Resident count: 63

Licensed premises within 75m of 112 St Martin's Lane				
Licence Number	Trading Name	Address	Premises Type	Time Period
21/07257/LIPVM	The Library	112 St Martin's Lane London WC2N 4BD	Club or institution	Monday; 10:00 - 00:00 Tuesday; 10:00 - 00:00 Wednesday; 10:00 - 00:00 Thursday; 10:00 - 00:00 Friday; 10:00 - 00:30 Saturday; 10:00 - 00:30 Sunday; 12:00 - 23:30 Monday to Thursday; 10:00 - 00:00

				Friday to Saturday; 10:00 - 00:30
19/11698/LIPDPS	Hub By Premier Inn	110 St Martin's Lane London WC2N 4BA	Hotel, 3 star or under	Sunday; 06:00 - 23:00 Monday to Thursday; 06:00 - 23:30 Monday to Sunday; 00:00 - 00:00 Friday to Saturday; 06:00 - 00:30
21/01335/LIPT	Prezzo	Ground 10 St Martin's Place London WC2N 4JL	Wine bar	Sunday; 09:00 - 23:00 Monday to Saturday; 09:00 - 02:30
19/13767/LIPV	Duke Of Yorks Theatre	Duke Of York's Theatre 103 - 104 St Martin's Lane London WC2N 4BG	Theatre	Monday; 09:00 - 00:00 Tuesday; 09:00 - 00:00 Wednesday; 09:00 - 00:00 Thursday; 09:00 - 00:00 Friday; 09:00 - 00:00 Saturday; 09:00 - 00:00 Sunday; 09:00 - 00:00
16/09313/LIPDPS	San Carlo Fumo	Basement And Ground Floor 37 St Martin's Lane London WC2N 4ER	Restaurant	Sunday; 07:00 - 22:30 Monday to Thursday; 07:00 - 23:30 Friday to Saturday; 07:00 - 00:00 Sundays before Bank Holidays; 07:00 - 00:00 New Year's Eve; 07:00 - 06:59
20/03372/LIDPSR	Arboretum Lounge	Cavell House 2A Charing Cross Road London WC2H 0NN	Miscellaneous	Sunday; 08:00 - 23:30 Monday to Thursday; 08:00 - 00:00 Friday to Saturday;

				08:00 - 00:30
21/00239/LIPDPS	Notes Music And Coffee	31 St Martin's Lane London WC2N 4ER	Cafe	Sunday; 12:00 - 22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00
15/02806/LIPN	La Roche Cafe	39 St Martin's Lane London WC2N 4ER	Cafe	Monday to Sunday; 08:00 - 23:00
15/00994/LIPDPS	Cafe St Martins	40 St Martin's Lane London WC2N 4ER	Shop	Sunday; 12:00 - 22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00
20/09445/LIPVM	Garrick Theatre	2 Charing Cross Road London WC2H 0HH	Theatre	Monday to Sunday; 09:00 - 00:00
18/05907/LIPDPS	Bancone	39 William IV Street London WC2N 4DD	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
20/05526/LIPDPS	Nutshell	30 St Martin's Lane London WC2N 4ER	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
21/10498/LIPDPS	The Chandos Public House	29 St Martin's Lane London WC2N 4ER	Pub or pub restaurant with lodge	Sunday; 12:00 - 23:00 Monday to Saturday; 10:00 - 23:30
16/03895/LIPDPS	Rosetta	Basement And Ground Floor 38 William IV Street London WC2N 4DD	Cafe	Sunday; 07:00 - 22:30 Monday to Saturday; 07:00 - 23:30 Friday to Saturday; 07:00 - 00:00
22/02657/LIPDPS	English National Opera	London Coliseum 32 - 35 St Martin's	Theatre	Monday to Sunday; 09:00 - 00:00

		Lane London WC2N 4ES		
21/08735/LIPDPS	St Martins Lane Hotel	Ground Floor 42 - 49 St Martin's Lane London WC2N 4ER	Hotel, 4+ star or major chain	Monday; 00:00 - 00:00 Tuesday; 00:00 - 00:00 Wednesday; 00:00 - 00:00 Thursday; 00:00 - 00:00 Friday; 00:00 - 00:00 Saturday; 00:00 - 00:00 Sunday; 00:00 - 00:00
20/11553/LIPN	Not Recorded	Basement To Ground Floor 99 St Martin's Lane London WC2N 4AZ	Restaurant	Monday; 10:00 - 23:00 Tuesday; 10:00 - 23:00 Wednesday; 10:00 - 23:00 Thursday; 10:00 - 23:00 Friday; 10:00 - 23:00 Saturday; 10:00 - 23:00 Sunday; 10:00 - 22:30
22/01825/LIPVM	Basement	40-42 William IV Street London WC2N 4DD	Restaurant	Monday; 12:00 - 23:30 Tuesday; 12:00 - 23:30 Wednesday; 12:00 - 23:30 Thursday; 12:00 - 23:30 Friday; 12:00 - 00:00 Saturday; 12:00 - 00:00 Sunday; 12:00 - 22:30
21/12677/LIPDPS	Jones Family Affair	40-42 William IV Street London WC2N 4DD	Restaurant	Sunday; 12:00 - 22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00