



City of Westminster

# Licensing Sub-Committee Report

Item No:

Date:

16 June 2022

Licensing Ref No:

22/00200/LIPN - New Premises Licence

Title of Report:

1 Lower Grosvenor Place  
London  
SW1W 0EJ

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:

Jessica Donovan  
Senior Licensing Officer

Contact details

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## 1. Application

1-A Applicant and premises			
<b>Application Type:</b>	New Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	11 January 2022		
<b>Applicant:</b>	Mr Adriano Dulgher		
<b>Premises:</b>	N/A		
<b>Premises address:</b>	1 Lower Grosvenor Place London SW1W 0EJ	<b>Ward:</b>	St James's
		<b>Cumulative Impact Area:</b>	None
		<b>Special Consideration Zone:</b>	Victoria SCZ
<b>Premises description:</b>	The applicant intends to operate as a bar.		
<b>Premises licence history:</b>	The premises have had the benefit of the use of Temporary Event Notices but does not have an existing premises licence.		
<b>Applicant submissions:</b>	<p>The applicant has provided submissions to address the Victoria Special Consideration Zone which can be found at <b>Appendix 3</b>.</p> <p>The applicant is proposing to surrender the premises licence for 23 Grosvenor Gardens (19/08301/LIPN) subject to the grant of this application.</p>		
<b>Applicant amendments:</b>	During consultation, the applicant reduced the terminal hour for Late Night Refreshment, the Sale by Retail of Alcohol and the opening hours from 03:00 to 02:00.		

1-B Proposed licensable activities and hours							
<b>Late Night Refreshment:</b>				<b>Indoors, outdoors or both</b>			Indoors
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>		From the end of New Year's eve day till 5am on New Year's Day and From End of Sunday before bank holiday till 3 am the next day. The Friday and Saturday open till 3 am on the bank holiday weekends.					

<b>Sale by retail of alcohol</b>				<b>On or off sales or both:</b>			Both
<b>Day:</b>	<b>Mon</b>	<b>Tues</b>	<b>Wed</b>	<b>Thur</b>	<b>Fri</b>	<b>Sat</b>	<b>Sun</b>
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>		From the end of New Year's eve day till 5am on New Year's Day and From End of Sunday before bank holiday till 3 am the next day. The Friday and Saturday open till 3 am on the bank holiday weekends.					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
<b>Start:</b>	10:00	10:00	10:00	10:00	10:00	10:00	10:00
<b>End:</b>	02:00	02:00	02:00	02:00	02:00	02:00	02:00
<b>Seasonal variations/ Non-standard timings:</b>	From the end of New Year's eve day till 5am on New Year's Day and From End of Sunday before bank holiday till 3 am the next day. The Friday and Saturday open till 3 am on the bank holiday weekends.						
<b>Adult Entertainment:</b>	None						

## 2. Representations

2-A Responsible Authorities	
<b>Responsible Authority:</b>	Environmental Health Service
<b>Representative:</b>	Maxwell Koduah
<b>Received:</b>	28 January 2022
<p>I refer to the application for a new Premises Licence number for the above-mentioned premises. I have considered the information that you have provided within and accompanying this application. I have also considered the application in line with the relevant policies within the Councils Statement of Licensing Policy dated October 2021.</p> <p>The applicant is seeking the following:</p> <ol style="list-style-type: none"> <li>Provision of Late-night refreshment indoors at the following times: Monday – Sunday: 23:00 – 03:00 hours From the end of New Year's Eve Day till 5am on New Year's Day The Friday and Saturday open till 3 am on the bank holiday weekends</li> <li>Supply of alcohol for consumption on &amp; off the premises at the following times: Monday – Sunday: 23:00 – 03:00 hours From the end of New Year's Eve Day till 5am on New Year's Day The Friday and Saturday open till 3 am on the bank holiday weekends</li> </ol> <p><b>Proposed Environmental Health conditions in addition to those contained within the operating schedule</b></p> <ol style="list-style-type: none"> <li>The hours requested to provide late night refreshment may have the likely effect of causing an increase in Public Nuisance and may affect Public Safety within the area</li> <li>The supply of alcohol and the hours requested may have the likely effect of causing an increase in Public Nuisance and may affect Public Safety within the area</li> </ol> <p>The hours sought are outside the Council's core hours further discussions will be held with applicant on the unique merits of the applicant.</p> <p>The accompanying layout plans have been identified with only one toilet serving customers and the public. Please confirm this to be the case as it will inform the number of persons permitted on the premises at any one time.</p>	

As presented, the application would have the likely effect of causing an increase in Public Nuisance and may affect Public Safety within the area

Conditions have been proposed below, to replace those contained within the operating schedule, to support the licensing objectives of Prevention of Public Nuisance and Public Safety accompany this representation.

***Proposed Environmental Health condition to replace those contained within the operating schedule***

1. There shall be no self-service of alcohol on the premises.
2. 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.
3. Notices to be prominently displayed requesting persons to respect the needs of local residents and to leave the premises and area quietly.
4. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity
5. No rubbish including bottles will be moved, removed or placed in outside areas between 2300 hours and 0800 hours
6. The supply of alcohol shall be by waiter or waitress service only
7. The supply of alcohol at the premises shall only be to a person seated taking a substantial table meal there and for consumption by such a person as ancillary to their meal.

For the purpose of this condition a 'Substantial Table Meal' means – a meal such as might be expected to be served as the main midday or main evening meal, or as a main course at either such meal and is eaten by a person seated at a table, or at a counter or other structure which serves the purposes of a table and is not used for the service of refreshments for consumption by persons not seated at a table or structure servicing the purposes of a table

8. Alcohol may only be sold for consumption by members of a private club and their bona fide guests (not exceeding (4) guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission
9. A list of the names and addresses of members of the Club shall be kept on the premises at all times together with a book showing the names and dates of attendance of any guests introduced by members. Both the list and the book shall be produced on demand for inspection by the police or an authorised officer of the Council
10. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
11. 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.

12. There shall be no sales of alcohol for consumption off the premises after 23.00 hours.
13. All sales of alcohol for consumption off the premises shall be in sealed containers only
14. There shall be no sales of hot food or hot drink for consumption off the premises after 23.00 hours
15. 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.
16. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
17. There shall be no smoking of shisha at any area dedicated for smoking
18. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
19. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23:00 hours and 08:00 hours on the following day.
20. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take glass containers with them
21. All windows and the ground floor external doors, shall be kept closed after 23:00 hours, except for the immediate access and egress of persons
22. 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
23. 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
24. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means
25. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device
26. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated
27. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority
28. 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.

Please contact me if you are minded discussing any of the matters above.

***The conditions proposed by Environmental Health above have been amended and can be found at Appendix 5.***

<b>Responsible Authority:</b>	Metropolitan Police Service
<b>Representative:</b>	PC Dave Morgan
<b>Received:</b>	14 January 2022

With reference to the above, I am writing to inform you that the Metropolitan Police Service as a Responsible Authority are **objecting** to this application on the basis that if granted, it would undermine the Licensing Objectives, namely The Prevention of Crime and Disorder.

The venue is situated within Westminster's Special Consideration Zone and the hours sought are beyond those of Westminster Councils Core Hours Policy.

There is also insufficient detail within the operating schedule to promote the Licensing Objectives and we have concerns that if granted, this application will cause further policing problems in an already demanding area.

To move forward, I would like to organise a sight visit to have a look around the premises and to discuss the application with you in more detail.

Are you free next Tuesday 18<sup>th</sup> January at 1.30pm?

***The Metropolitan Police Service have submitted a crime heat map which can be found at Appendix 2.***

<b>2-B Other Persons</b>			
<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	07 February 2022		

I object to the licence applied for above. I would like to express the numerous concerns I have in relation to this change of use. A building of this age has no sound proofing, the noise generated from a bar with music and loud conversation will clearly be heard from the [REDACTED]. This will have a detrimental impact on my business, it is essential I am able to provide a calm and relaxing space for my clients. I am also concerned that groups of people drinking and possibly smoking outside [REDACTED] will be very off putting to clients, [REDACTED] [REDACTED] We have no ventilation system in the building, in the summer it is essential we open the window to cool the room, whenever previous occupants have used the outside area to the rear of the building to smoke it fills the room [REDACTED] I can only imagine this would become more problematic if the premises were converted to a bar.

I have fought hard to keep my business going during the pandemic, however, I fear this change of use will have such a negative impact that I will be forced to close.

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	21 January 2022		

The idea of having a licensed premises [REDACTED] in is potentially very damaging to my business . Particularly as the licensed hours are between 10am and 3am .

When i first moved here the premises was a travel agent ,it then became a personal services operation (massage/nail salon) .It then became a hairdresser and now is used as a covid 19 travel centre.

The idea of having people coming and going over 15 hours per day ,with the possibility of people smoking outside and possibly music being played will totally contravene my ability to have quiet enjoyment of my office space .

i am also not sure if the lease that has been granted by the landlords allows for a licensed premise. Assuming you will be checking this ? i will be contacting [REDACTED] for their comments.

**The Interested party's response to the agreed conditions received on 19<sup>th</sup> May 2022.**

[REDACTED]

I am concerned by two possible factors.

Re Noise

30 I propose that there should be NO outside tables before 8.00pm in the evening – noise drifts [REDACTED] and if customers are seated directly [REDACTED] this will inhibit and detract from our work .

Re Pollution

12 There should be NO smoking on the immediate land outside the premises -at least not before 8.00pm. As with noise smoke drifts [REDACTED] – and it will be a health hazard and a nuisance for my staff whilst they are at work .

I wait for your assurances on this .

Furthermore these premises are situated very close to Buckingham Palace -to have any kind of noise after 11.00pm I think will be detrimental to the area -given this and to local residents.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	29 January 2022		

Passing by the other day, I saw the paper in the window of 1 Lower Grosvenor Place.

I consider an alcohol licence around this area is not suitable as this is a very quiet area at night, apart from local traffic.

An alcohol licence would bring more disturbance, possibly drunk people, noise, cars stopping outside on the road. Do not consider the area needs an Off licence or a bar as there are plenty of places for this around Victoria and in terms of shopping we all go to Waitrose just 50 m away.

Thank you and I hope you would consider my objection.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	27 January 2022		

[REDACTED]  
[REDACTED]  
[REDACTED]

I am concerned that the likely effect of a licence until 3am seven days a week will be noise and nuisance. I am particularly concerned about the following points:

(i) There is a yard to the rear of 1 Lower Grosvenor Place. If that were capable of being used until 3am in connection with the licensed premises (even if only for chucking out large numbers of glass bottles etc) then that would cause a severe noise nuisance to all of the houses [REDACTED]  
[REDACTED]  
[REDACTED]

(ii) There are lots of licensed establishments already in the area, including the Bag of Nails pub close by (which closes at 11pm most evenings) and all of the bars over at the Nova development. None is licensed (to my knowledge) until 3am and granting such a licence in a part-residential area seems to me very unreasonable.

(iii) Customers dispersing at 3am in Victoria Square will cause a serious nuisance.

(iv) I do not see why this establishment could not have similar hours to other licensed premises in the vicinity.

**The Interested party's response to the agreed conditions received on 19<sup>th</sup> May 2022.**

These conditions do not address my concerns and I continue strongly to oppose this application. The fundamental problem is the opening hours which are proposed. 1 Lower Grosvenor Place has a yard which backs directly onto the rear gardens/yards of [REDACTED]



A further concern is a licence for off-sales is sought. The application does not explain what possible need there could be for off-sales. I am also strongly opposed to that for the same reasons given above. It ought to be out of the question to grant an off licence until 3:00am in a residential area.

**The Interested party's response to the agreed conditions received on 18<sup>th</sup> May 2022.**

I am afraid that the amendments to the application do not address my concerns. If anything, what is proposed is worse than ever, as 1 LGP is even closer to [REDACTED] than 23GG. Indeed, it backs directly on to the square. I can also see nothing in the proposed conditions that provides any comfort that there will not be late night disturbances in the square as a result of patrons leaving late, which is a problem that has got markedly worse recently and is exacerbated by the fact that the square is a popular parking place for people visiting the local bars and restaurants. In general, the proposed terminal hour is far too late for this area and I would have thought that that was obvious.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	27 January 2022		

The current application requests opening times that are out of keeping with the local area and operation and dispersal at the proposed times would cause nuisance to the residential neighbours living in the flats above the retail units at this end of Lower Grosvenor Place. With the primary nuisance likely to be noise.

More suitable opening times, to minimise nuisance to residents and more in keeping with the local area, would be 10:00am - 11:00pm Monday to Thursday, 10:00am - 12:00am Friday to Saturday and 10:00am - 10:00pm on Sunday, with the only seasonal variation being New Year's Eve/Day with opening extended to 1:00am on New Year's Day. There should not be any other seasonal variations.

Naturally, these timings would need to be reviewed and potentially closing times brought forward if dispersal is not well managed.

We request that a stipulation be added to the licence to ensure the venue does not make noise that may be of nuisance to local residents outside of their trading hours - for example glass bottles being taken out for disposal or being collected by private providers.

We draw to the attention of the licensing team that the majority of the flats [REDACTED] [REDACTED] have poor sound insulation with only single or basic secondary double glazing on their front elevations.

We welcome the proposed serving of food, and although we would not propose to make table meals a condition of the licence, we would propose that the offering of substantial hot food options throughout core hours of 12:00pm - 10:00pm is added as a condition. Improving the offer to local residents and likely reducing any potential nuisance.

Any plant equipment, including but not limited to extraction and heat exchangers, and its operation and maintenance, should not cause nuisance to neighbouring residents, especially in terms of noise or vibration.

<b>Name:</b>		[REDACTED]	
<b>Address and/or Residents Association:</b>		[REDACTED] [REDACTED] [REDACTED]	
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	29 January 2022		

[REDACTED]  
[REDACTED]

I wholly agree with the comments made by [REDACTED] and I would like to emphasise:

- Two other applications for similar extended hours have been turned down before, namely by
  - o The Bag O'Nails, next door to the proposed premises. (Date unknown but before 2016)
  - o BBar at the Rubens Hotel in 2016 - despite extensive mitigations of noise and disturbance.
 As you are well aware there are many licensed premises in Nova, Buckingham Palace Road and Lower Grosvenor Place. As I understand it, their licensing hours are all within the same window (10am to 11pm Monday to Thursday and on Sundays and 10am to midnight on Fridays and Saturdays). It is also likely that there will be more to come in the empty units in Buckingham Palace Road. So an extension over the usual hours could be the thin end of what would become a very large wedge, with both existing and new premises seeking longer hours.
- An extension of the normal hours risks considerable noise very late in the evening and in the early morning. especially at the rear which is an enclosed box (premises on all four sides) as well as in the main road.
- In the BBar application, the occupiers of over half the houses [REDACTED] [REDACTED] objected. Most of these objectors are still in the Square and I can see no reason why they should have changed their minds, especially as this more directly affects them..

So for all these reasons the applicant should only be granted a licence within the same hours as everyone else. The Council should also make it clear that the existing hours are the acceptable window and no exceptions will be made.

**Further submissions received from the interested party on 06 June 2022:**

[REDACTED]  
Sadly I will not be able to attend the hearing as I am away. [REDACTED]  
[REDACTED]

I wish you to lay before the Planning Committee the following objections to the license being requested for 1 Lower Grosvenor Place.

The block of houses/shops bounded by (a) 19 to 25 Victoria Square (b) the nail bar to the Bag of Nails pub on Buckingham Palace Road (c) 1 to 5 Lower Grosvenor Place form a closed rectangle of which the terrace of 1 Lower Grosvenor Place is part. Noise easily ricochets around the buildings. Accordingly no outside drinking should be permitted at any time in this area. The quiet enjoyment of all the premises mentioned above would be disturbed.

No other premises in the area, including all the licensed premises in Nova, extend beyond 11 pm. I along with other neighbours strongly object to the this licensee receiving a license longer than anyone else. We fear that any permission outside the normal hours will be "the thin end of a wedge" which will not be reversible in the future. This was an argument accepted by the Planning/Licensing Committee in the case of BBar (in the Rubens Hotel) in 2016 when such an extension again as "a club" was refused. We we strongly request that the committee follows this precedent.

Finally I understand that the applicant argues that he should be given his parents' license from the premises on Grosvenor Gardens. That should be rejected as it is my understanding that the license attaches to the premises not to the person.

On all the above grounds I request that the committee grants the same licensing terms as all the other entertainment venues in this area and refuses permission for the use of the rear terrace/gardens.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support of opposed:</b>	Opposed
<b>Received:</b>	22 January 2022		

[REDACTED]  
[REDACTED]  
[REDACTED] There are families with small children in [REDACTED]  
[REDACTED]

If this application is granted I think it will have a detrimental effect on the licensing objectives to prevent public nuisance, the prevention of crime and disorder and public safety.

The premises concerned is a very small and narrow retail unit consisting of a ground floor, a basement and a small yard to the rear. It has been used recently as an office and a pop up PCR testing hub. It is not fit to become a licensed bar or private drinking club. However the application gives little information as to how these premises would operate and be managed and important details such as proposed numbers are not cited. Nor is it clear why there is an application for off-sales.

It has residential flats above it on the second floor and on the first, second and third floors in the neighbouring properties in Lower Grosvenor Place. On the other side is the Bag of Nails public house, the licensing hours of which are the norm for the area, that is 10am to 11pm Monday to Thursday and on Sundays and 10am to midnight on Fridays and Saturdays.

It is surrounded by existing licensed premises in the area. In addition to the Bag of Nails Public House there are two more restaurants in Lower Grosvenor Place as well as the Rubens Hotel in Buckingham Palace Road and 14 licensed units in the Nova scheme. There are other premises in Buckingham Palace Road with more to come.

I feel the granting of another new licence would upset the balance in the area and diminish the opportunity of an additional retail unit.

The granting of a licence to 3am, which is well beyond what is the norm for the area, will cause noise and disruption to not only the residents in Victoria Square but also those in Lower Grosvenor Place and Buckingham Palace Road. The amplifier effect of anyone [REDACTED] [REDACTED] will result in hugely increased noise for us as would the additional traffic created by customers dispersing so late at night. It is situated on a very busy road which is on the through route for London

If granted it would change the nature of the night time economy in the area and be very detrimental to all residents. A previous application by the Rubens Hotel for extended licensing hours beyond the norm for the area was turned down by the Council in the past.

I believe the application is contrary to Westminster City Council's Statement of Licensing Policy

and oppose its granting accordingly.

**The Interested party's response to the agreed conditions received on 24<sup>th</sup> May 2022:**

I still oppose the granting of a licence very strongly and the conditions imposed do not address my concerns.

The area has become predominantly residential with accommodation in Lower Grosvenor Place, Buckingham Palace Road, Nova and Victoria Square.

In the Reuben Hotel's application to extend its existing licence from 11pm to 2am the committee stated that this area was not going to become another Soho with an all night economy. All the licensed premises in the district close at 11pm with an extension to midnight on Friday and Saturday evenings. This provides a balance between restaurant and residential use. An extension to 2am for this application would result in every other licensed premises applying for the same hours. The consequences for all residents would be dreadful. As it is we have noise and trouble with the 11pm closure which often results in groups climbing the railings to get access to Victoria Square gardens.

It is my understanding that licences attach to the premises not people so I cannot see how it can be transferred.

I am completely opposed to any outside service in 1 Lower Grosvenor Place. The small yard is surrounded on all sides by much higher buildings. These create an amphitheatre effect and noise from the yard will ricochet around the residential dwellings in Lower Grosvenor Place, Buckingham Palace Road and Victoria Square. Amongst the residents there are families with young children. The only other yard in Lower Grosvenor Place is not used commercially but when people go into it and talk normally their conversation is audible over a wide area. I would encourage environmental health to look into this issue and visit us in [REDACTED] to see the potential problem.

I note with concern that the applicant has already started work on the premises before the licence has been granted and before any change of use.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association</b>	[REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	10 February 2022		

[REDACTED]  
[REDACTED]  
[REDACTED] Several families have very young children.

My stretch of [REDACTED]  
[REDACTED]

There are several public parking spaces opposite my house on the other side of the road.

If this application is granted, I believe it will have a detrimental effect on the licensing objectives to prevent public nuisance, the prevention of crime and disorder and public safety.

The premises concerned is a very small and narrow retail unit consisting of a ground floor, a basement and a small yard to the rear. It has recently been used as an office and a pop up PCR testing hub. It is unfit to become a licensed bar, private drinking club or alcohol retail unit. It is also extremely close to the Bag of Nails public house, which covers many of these needs. Waitrose supermarket is also very near and includes the sale of alcohol for long hours.

However, the application gives little information on how its premises would operate and be managed and crucial information about the proposed details, such as numbers are not cited. Nor is it clear why there is an application for off sales, when these needs are already well served in the close area.

It has residential flats above it on the second floor, plus on the first, second and third floors in the neighbouring properties in Lower Grosvenor Place. On the other side is the Bag of Nails public house, the licensing hours of which are the norm for the area, that is 10am to 11pm, Monday to Thursday, and on Sundays, and 10am to midnight on Fridays and Saturdays. It is surrounded by existing licensed premises in the area. In addition to the Bag of Nails, there are two more restaurants in Lower Grosvenor Place, as well as the Rubens Hotel in Buckingham Palace Road and 14 licensed units in the Nova scheme very close by.

There are other premises in Buckingham Palace Road with more coming.

I feel the granting of another new license would upset the balance in the area and diminish the opportunity of an additional retail unit.

The granting of a license to 3am, which is well beyond the norm for the area, will cause noise and disruption to not only the residents in Victoria Square but also those in Lower Grosvenor Place and Buckingham Palace Road. The amplifier effect of anyone [REDACTED] will result in hugely increased noise for us as would the additional increased traffic created by customers dispersing so late at night.

I am already often disturbed by loud revellers returning to their parked cars opposite my house and the slamming of car doors, sometimes 4 slams per car. I am also concerned about cars that are parked opposite my house, sometimes for several hours, with lights on, inside and out and only one occupant. I have to question what they are doing there in the wee small hours after midnight? Might it be drug dealing?

These premises are situated on a very busy road which is on the through route for London. If this application is granted, it would change the nature of the night time economy in the area and be very detrimental to all residents. A previous application by the Rubens Hotel for extended licensing hours beyond the norm for the area was turned down by the Council in the past.

I believe the application is contrary to Westminster City Council's Statement of Licensing Policy and oppose its granting accordingly.

<b>Name:</b>	[REDACTED]		
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]		
<b>Status:</b>	Valid	<b>In support or opposed:</b>	Opposed
<b>Received:</b>	24 January 2022		

[REDACTED] and wish to register my objection to the above application for an alcohol licence. [REDACTED]

[REDACTED] Any increase in activity in that building will cause noise and potentially pollution disturbance within my home and in my garden. [REDACTED]

There are two aspects to my objection. First, if granted the licence would be an addition to a large number of licensed premises in the immediate vicinity. This is a residential area principally, and already has quite enough licensed premises to serve the locality and visitors. This is a poorly presented, speculative application; with no business plan attached to it; limited information on the nature of the business to be carried on (a strong hint of a members club but no actual confirmation of this); unclear on whether it will be operated inside or outside, or both;

the sketchiest of floor plans with no indication of internal layout or uses. It seems to me that the applicant has left out a lot of detail in order to deflect attention from their proposed use(s).

The property at 1 Lower Grosvenor Place has a narrow frontage to the road. It is on the TFL trunk road which forms the southbound edge of the congestion zone. At this point the road is narrow, very congested and one way traffic only. The pavement outside the property is no more than 10 feet wide. Late night drinking will increase the risk of patrons departing, more or less inebriated, risking their own lives and safety or imposing on the safety of others

Secondly, this is an application not only for a new licence to premises which currently are unlicensed, but proposes the licence to extend to 0300 each morning. This is against council policy which at present requires all licensed premises to close at 2300 on weekdays and midnight at weekends. A late licence of this type will only create nuisance in the area well into the night and risks attracting both violent and nonviolent (drugs) crime. Increased taxi, etc. traffic in and through [REDACTED] will cause new, noisy and unreasonable late night nuisance in our quiet [REDACTED].

The recent completion of the Nova development has only strengthened this part of Victoria's presence as a residential area. It would be a mistake for the council to allow further increases in licensed premises which encourages non-residents to look upon the area as an extension to Westminster's night time economy.

Please ensure that my objection is recorded and published as soon as possible.

I wish to be at the meeting to discuss this application, so please would you keep me informed on dates?

### 3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy SCZ1 applies</b>	<p>A. In addition to meeting the other policies within this statement, applications within a designated Special Consideration Zone should demonstrate that they have taken account of the issues particular to the Zone, in question as identified within the 2020 Cumulative Impact Assessment, and should set out any proposed mitigation measures in relation to those issues within their operating schedule.</p> <p>B. For the purpose of Clause A, the designated Special Consideration Zones are:</p> <ul style="list-style-type: none"> <li>• West End Buffer.</li> <li>• Queensway/Bayswater.</li> <li>• Edgware Road.</li> <li>• East Covent Garden.</li> <li>• Mayfair.</li> <li>• Victoria.</li> </ul>
<b>Policy HRS1 applies</b>	<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"> <li>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.</li> <li>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.</li> <li>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.</li> <li>4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.</li> <li>5. The proposed hours when any music, including incidental music, will be played.</li> <li>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.</li> <li>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</li> <li>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</li> <li>9. The capacity of the premises.</li> <li>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.</li> <li>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including</li> </ol>

arrangements for people to be collected from the premises to travel home safely.

12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.

13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.

14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days are expected to be covered by Temporary Event Notices or variation applications.

C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:

1. **Casinos:** Up to 24 hours a day whilst casino gaming is permitted by a premises licence under the Gambling Act 2005.

2. **Cinemas, Cultural Venues and Live Sporting Premises:**  
Monday to Sunday: 9am to 12am

3. **Hotels:** Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.

4. **Off licences:** Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm.

5. **Outdoor Spaces:** Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.

6. **Pubs and bars, Fast Food and Music and Dance venues:**  
Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 12pm to 12am.

7. **Qualifying Clubs:** Monday to Thursday: 9am to 12am.. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.

8. **Restaurants:** Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.

9. **Sexual Entertainment Venues and Sex Cinemas:** Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.

D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.

E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.

<p><b>Policy PB1 applies</b></p>	<p>A. Applications outside the West End Cumulative Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities being within the council's Core Hours Policy HRS1.</li> <li>3. The applicant has taken account of the Special Consideration Zones policy SCZ1 if the premises are located within a designated zone.</li> <li>4. The application and operation of the venue meet the definition of a Public House or Bar in Clause D.</li> </ol> <p>B. It is the Licensing Authority's policy to refuse applications within the West End Cumulative Impact Zone other than:</p> <ol style="list-style-type: none"> <li>1. Applications to vary the existing licence hours within the council's Core Hours Policy HRS1.</li> <li>2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises.</li> </ol> <p>C. The applications referred to in Clause B1 and B2 will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1, and/or,</li> <li>2. The application and operation of the venue continuing to meet the definition of a Public House or Bar in Clause D.</li> </ol> <p>D. 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.</p>
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#### 4. Equality Implications

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

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

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

## 5. Appendices

<b>Appendix 1</b>	Premises plans
<b>Appendix 2</b>	The Metropolitan Police Service submissions
<b>Appendix 3</b>	Applicant supporting documents
<b>Appendix 4</b>	Premises history
<b>Appendix 5</b>	Proposed conditions
<b>Appendix 6</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Jessica Donovan Senior Licensing Officer
<b>Contact:</b>	Telephone: 020 7641 6500 Email: <a href="mailto:jdonovan@westminster.gov.uk">jdonovan@westminster.gov.uk</a>

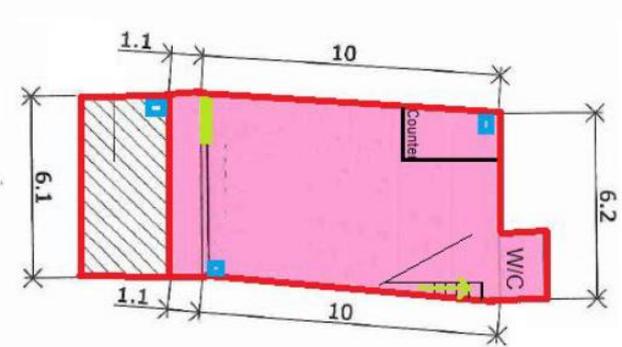
**If you have any queries about this report or wish to inspect one of the background papers please contact the report author.**

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

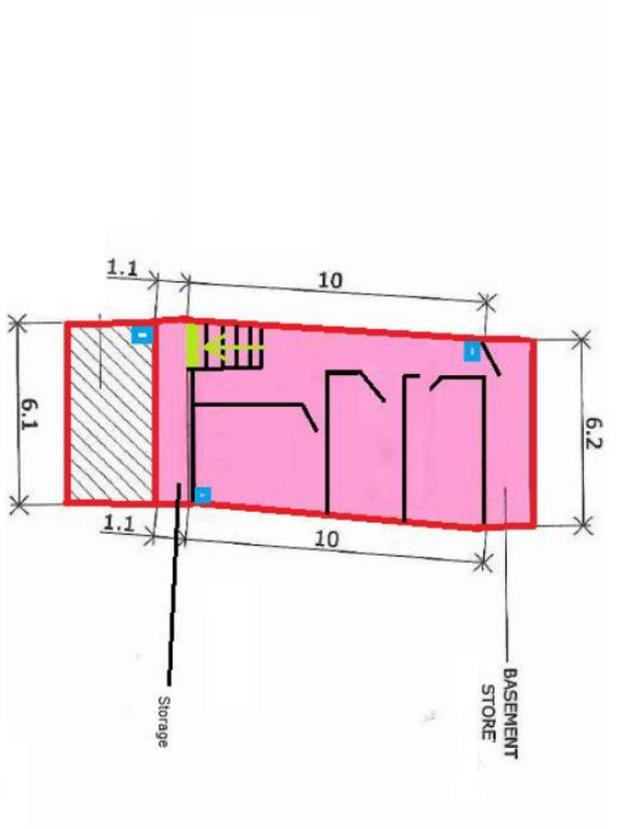
<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	01 October 2021
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
<b>4</b>	Environmental Health Service	28 January 2022
<b>5</b>	Metropolitan Police Service	14 January 2022
<b>6</b>	Interested party 1	07 February 2022
<b>7</b>	Interested party 2	21 January 2022
<b>8</b>	Interested party 3	29 January 2022
<b>9</b>	Interested party 4	27 January 2022
<b>10</b>	Interested party 5	01 February 2022
<b>11</b>	Interested party 6	28 January 2022
<b>12</b>	Interested party 7	27 January 2022
<b>13</b>	Interested party 8	29 January 2022
<b>14</b>	Interested party 9	22 January 2022
<b>15</b>	Interested party 10	10 February 2022
<b>16</b>	Interested party 11	24 January 2022



1 LOWER GROVENOR PLACE



GROUND FLOOR



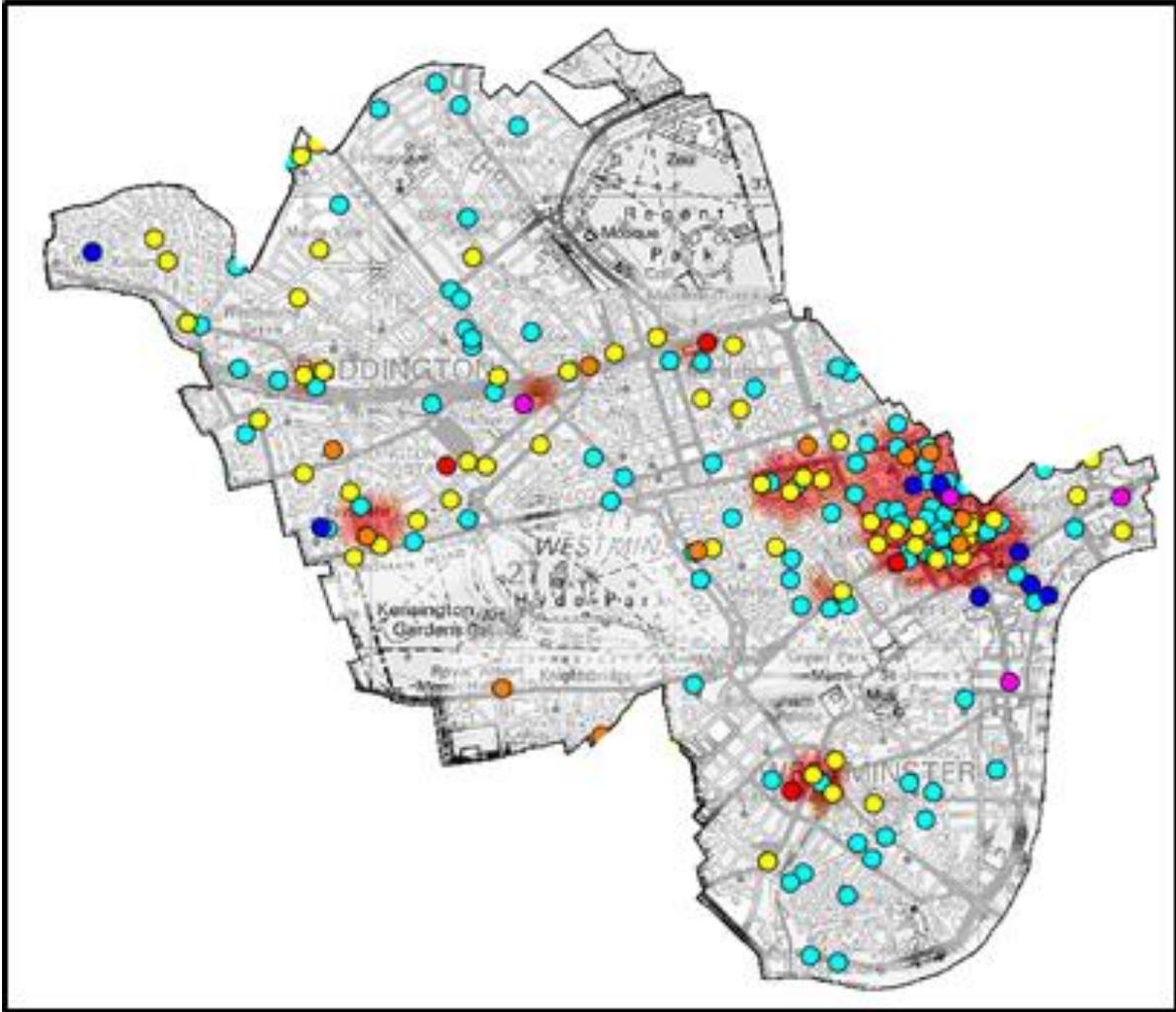
Lower Floor

- █ Fire Escape
- █ Licensable Area
- █ Fire Extinguishers

**Scale 1 - 100**  
 6.1 m

Open Space Violence Heat Map

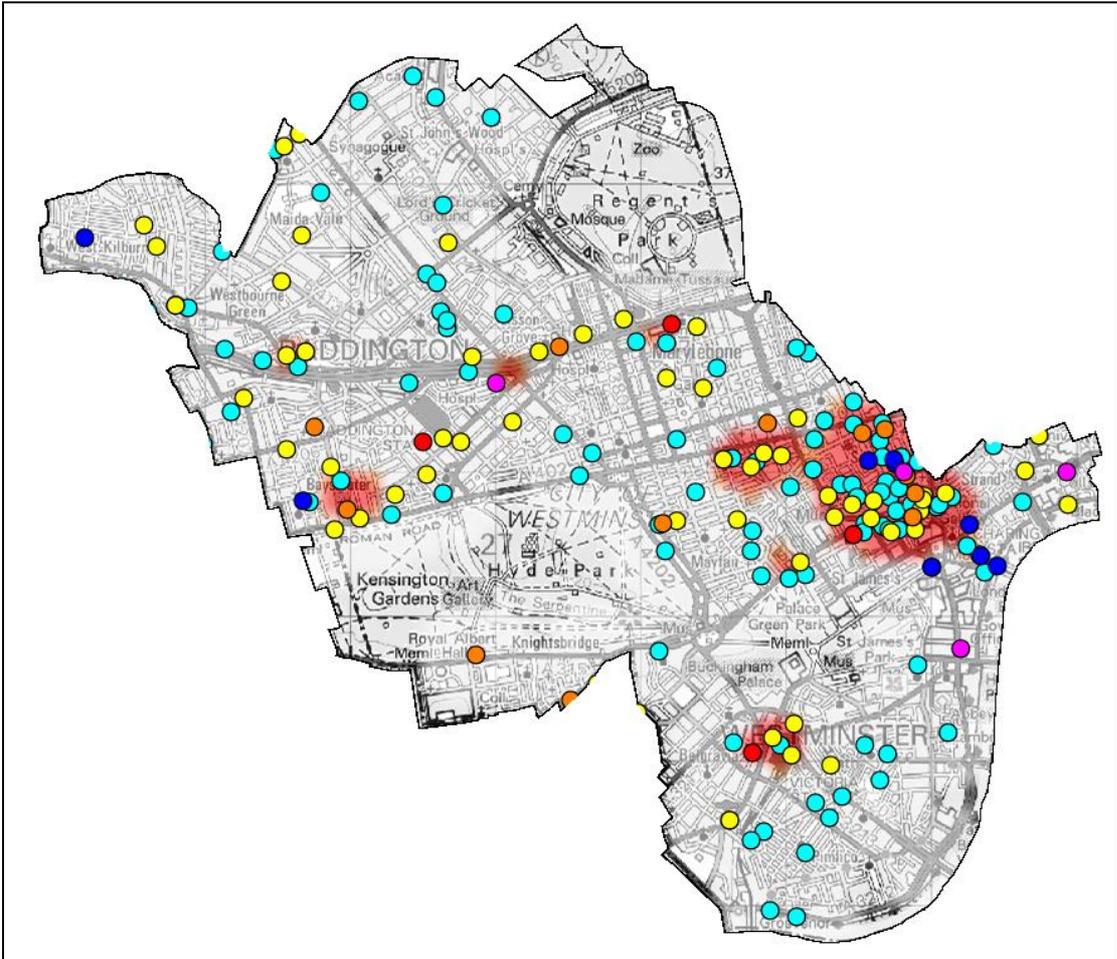
09/01/22 – 08/02/22



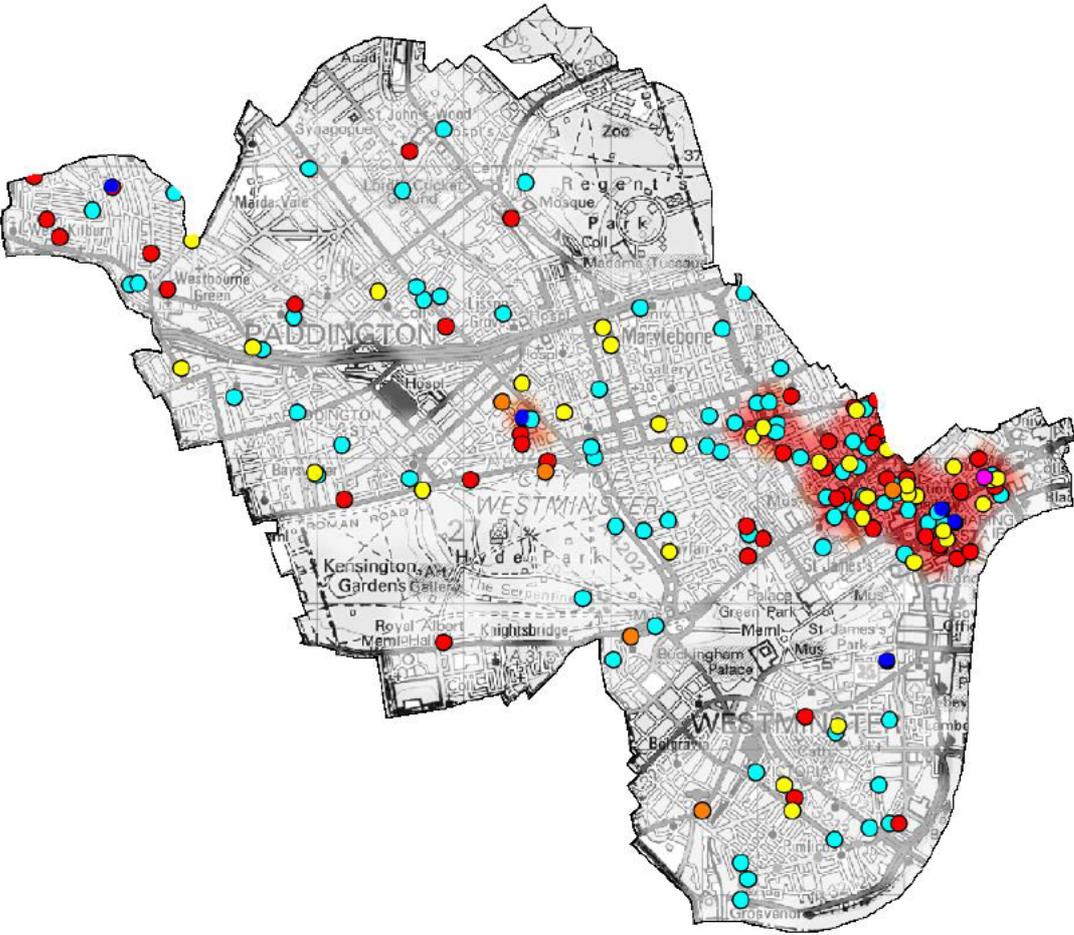
09/02/22 – 08/03/22



08/03/22 – 06/04/22



07/04/22 – 03/03/22



- ABH
- GBH
- Assault on Officer
- Common Assault
- Racial Incident
- Spiking

**Applicant's response to the Special Consideration Zone**

**From:** Adriano Dulgher

**To:** Jackaman, Kevin: WCC

**Subject:** Re: 1 Lower Grosvenor Place, London, SW1W 0EJ - 22/00200/LIPN

**Date:** 13 January 2022 16:27:55

Dear Jack Thank you for your email,

Please note that we are extremely experienced and very capable to run this venue and to address the issues below as we have owned and run 3 venues in this zone ( 23 Grosvenor gardens with a 2 am license, Maverick - 14-16 buckingham palace road and Adrians at 50 Buckingham palace road (we have been in the area for over 12 years) :

D56. The local issues that need to be considered by applicants are: • Serious violence at night. • Anti-social behaviour at all times of the day (street drinking and begging). • Incidents relating to ambulance call outs to the locations of licensed premises for intoxication, injury related to intoxication and/or assault. • Theft and noise at night.

We will run the venue as we have always done to ensure that all licensing objectives are met and adhered to. Our new venue will be a private member venue where we will be aware of our clientele and all our rules will be laid out to them. Including, that no congregation outside the venue after hours, leaving the premises quickly and quietly. Our venue is one for local employees and working professionals and business orientated clientele that refrain from antisocial behavior. All our customers will be the regular clientele in the local area. Like a little family. NOT like Shakespeare or Wetherspoons, these are not our customers.

Kind Regards  
Adriano Dulgher

**Temporary Event Notices**

<b>Application</b>	<b>Details of Application</b>	<b>Date Determined</b>	<b>Decision</b>
22/05347/LITENP	Temporary Event Notice	26.05.2022	Event allowed to proceed
22/05438/LITENP	Temporary Event Notice	27.05.2022	Event not allowed to proceed

**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. 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**

None

## **Conditions proposed by the Environmental Health and agreed with the applicant so as to form part of the operating schedule.**

10. There shall be no self-service of alcohol on the premises.
11. 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.
12. Notices to be prominently displayed requesting persons to respect the needs of local residents and to leave the premises and area quietly.
13. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.
14. No rubbish including bottles will be moved, removed or placed in outside areas between 2300 hours and 0800 hours.
15. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
16. 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.
17. There shall be no sales of alcohol for consumption off the premises after 23.00 hours.
18. All sales of alcohol for consumption off the premises shall be in sealed containers only.
19. There shall be no sales of hot food or hot drink for consumption off the premises after 23.00 hours.
20. 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.
21. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
22. There shall be no smoking of shisha at any area dedicated for smoking.
23. All waste shall be properly presented and place out for collection no earlier than 30 minutes before the scheduled collection times.
24. No collections of waste or recycling materials (including bottles) from the premises shall take place between 23:00 hours and 08:00 hours on the following day.

25. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take glass containers with them.
26. All windows and the ground floor external doors, shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
27. 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.
28. 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.
29. All emergency exit doors shall be available at all material times without the use of a key, code, card or similar means.
30. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.
31. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
32. No licensable activities shall take place at the premises until the premises has been assessed as satisfactory by the Environmental Health Consultation Team at which time this condition shall be removed from the Licence by the licensing authority.

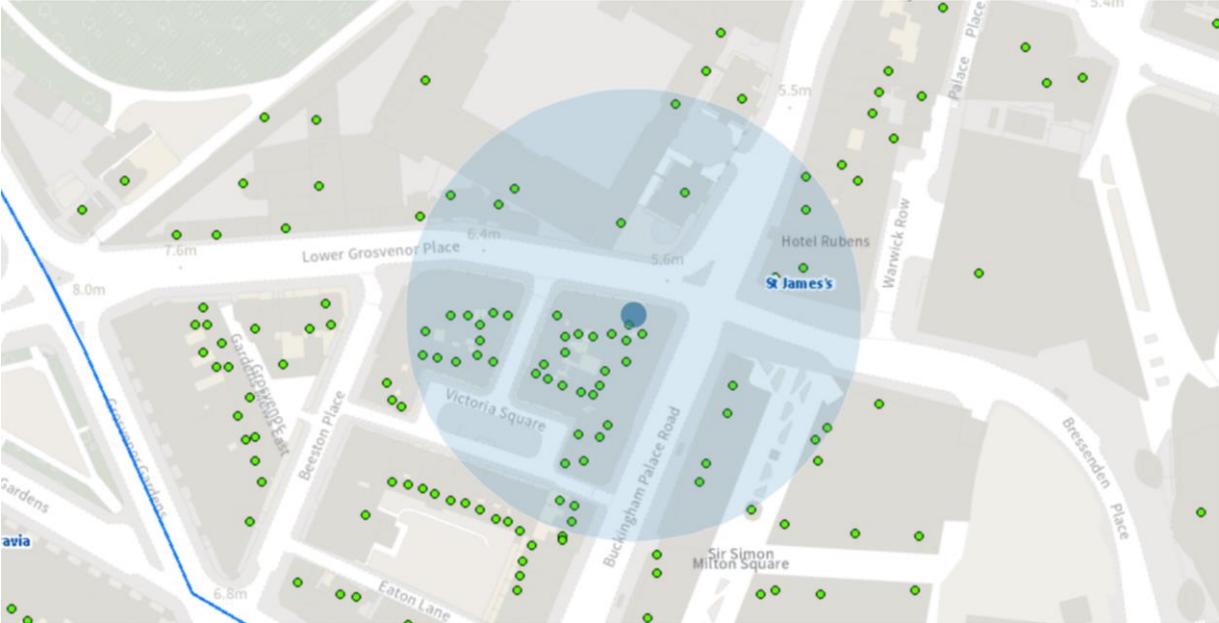
**Conditions proposed by the Metropolitan Police Service and agreed with the applicant so as to form part of the operating schedule.**

33. 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 entire 31-day period.
34. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
35. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
36. A minimum of 1 SIA licensed door supervisor shall be on duty at the entrance of the premises every Friday and Saturday from 2200 until closing and they must correctly display their SIA licence(s) when on duty so as to be visible.

37. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
- (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received concerning crime and disorder
  - (d) any incidents of disorder
  - (e) all seizures of drugs or offensive weapons
  - (f) any faults in the CCTV system, searching equipment or scanning equipment
  - (g) any refusal of the sale of alcohol
  - (h) any visit by a relevant authority or emergency service.
38. Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables.
39. All outside tables and chairs shall be rendered unusable by 2300 hours each day.
40. 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.
41. All staff at the premises shall receive Welfare And Vulnerability Engagement (WAVE) training, which shall be refreshed annually. You will be aware of the recent high number of reports in relation to drink spiking and suspects using needles to administer a substance to incapacitate the victim. Safety of customers is a top priority and this condition will assist the venue in ensuring customers are looked after properly should they become highly intoxicated through drink or drugs.

**Conditions proposed by the Metropolitan Police Service which have not been accepted by the applicant.**

42. After midnight Monday – Sunday, alcohol may only be sold for consumption by members of a private club and their bona fide guests (not exceeding 4 guests per member). No person shall be admitted to membership of the private club or be entitled to take advantage of any of the privileges of membership without an interval of at least 48 hours between their nomination or application for membership and their admission.
43. A list of the names and addresses of members of the Club shall be kept on the premises at all times together with a book showing the names and dates of attendance of any guests introduced by members. Both the list and the book shall be produced on demand for inspection by the police or an authorised officer of the Council.



**Resident Count: 93**

**Licensed premises within 75 metres of 1 Lower Grosvenor Place, London, SW1W 0EJ**

<b>Licence Number</b>	<b>Trading Name</b>	<b>Address</b>	<b>Premises Type</b>	<b>Time Period</b>
22/04452/LIPDPS	Bag O Nails	6 Buckingham Palace Road London SW1W 0PP	Public house or pub restaurant	Sunday; 10:00 - 23:30   Sunday; 10:00 - 22:30   Monday to Thursday; 10:00 - 23:30   Monday to Saturday; 10:00 - 00:00   Friday to Saturday; 10:00 - 00:00   Sundays before Bank Holidays; 10:00 - 00:00
20/03991/LIPV	Not Recorded	3 Lower Grosvenor Place London SW1W 0EJ	Not Recorded	Monday; 11:00 - 23:00   Tuesday; 11:00 - 23:00   Wednesday; 11:00 - 23:00   Thursday; 11:00 - 23:00   Friday; 11:00 - 23:00   Saturday; 11:00 - 23:00   Sunday; 11:00 - 22:00
18/04273/LIPCHT	The English Rose Cafe	Basement And Ground Floor 4 Lower Grosvenor Place London SW1W 0EJ	Cafe	Monday to Sunday; 07:00 - 20:00
21/01508/LIPT	Maverick	Basement And Ground Floor 14 Buckingham Palace Road London SW1W 0QP	Restaurant	Sunday; 08:00 - 00:00   Monday to Wednesday; 08:00 - 00:30   Thursday to Saturday; 08:00 - 01:00
18/01266/LIPT	New Noodle Noodle Restaurant	Basement And Ground Floor 18 Buckingham Palace Road London SW1W 0QP	Restaurant	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30

19/05989/LIPV	Timmy Green Unit 18	11 Sir Simon Milton Square City Of Westminster London SW1E 5DJ	Restaurant	Monday; 07:00 - 00:00   Tuesday; 07:00 - 00:00   Wednesday; 07:00 - 00:00   Thursday; 07:00 - 00:00   Friday; 07:00 - 00:00   Saturday; 07:00 - 00:00   Sunday; 07:00 - 23:00
09/00829/LIPDPS	BBAR	43 Buckingham Palace Road London SW1W 0PP	Wine bar	Sunday; 12:00 - 00:00   Monday to Saturday; 12:00 - 00:30
12/07383/LIPN	Cafe Nouf	Basement And Ground Floor 8 Lower Grosvenor Place London SW1W 0EN	Cafe	Sunday; 09:00 - 22:30   Monday to Thursday; 09:00 - 23:30   Friday to Saturday; 09:00 - 23:45
18/05260/LIPN	Grilla Kiosk	12 Sir Simon Milton Square City Of Westminster London SW1E 5DJ	Not Recorded	Monday to Sunday; 08:00 - 23:00
22/00473/LIPDPS	Notes Nova Unit 12	10 Sir Simon Milton Square City Of Westminster London SW1E 5DJ	Cafe	Sunday; 07:00 - 22:00   Monday to Saturday; 07:00 - 23:30