



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	28 July 2022
Licensing Ref No:	22/03768/LIPV – Premises Licence Variation
Title of Report:	Basement 35 The Piazza Covent Garden London WC2E 8BE
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:	Roxsana Haq Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: rhaq@westminster.gov.uk

1.	Application		
1-A	Applicant and premises		
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	6 April 2022		
Applicant:	Experimental Piazza Limited		
Premises:	Trading name to be confirmed		
Premises address:	Basement 35 The Piazza Covent Garden London WC2E 8BE	Ward:	St James's
		Cumulative Impact Area:	West End CIZ
		Special Consideration Zone:	None
Premises description:	The premises operates as a nightclub and bar with restaurant facilities.		
Variation description:	<p>This application seeks the following:</p> <p>PART A: Regularise changes to the premises layout as shown on the plan appended to the application and following pre application advice reference 22/01339/PREAPM. There is no change to the ground floor entrance area.</p> <p>PART B: Remove Condition 22 relating to a non-existent cross hatched green area which is neither shown on the current licence plans or proposed plans.</p> <p>Remove Conditions 29 & 30 relating to an ID scanner. This proposal follows ongoing discussions with the Metropolitan Police.</p> <p>The application does not propose any changes to the existing permitted licensable activities, hours, or capacity.</p>		
Premises licence history:	The premises has had the benefit of a premises licence since September 2005. The current premises licence (22/02476/LIPT) can be viewed at Appendix 3 of this report along with the premises licence history.		
Applicant submissions:	As part of the application process the applicant sought pre-application advice. This report reference 22/01339/PREAPM can be found at Appendix 2 . The applicant has also provided an entry and dispersal policy, application summary and a presentation about the company. These can all be seen at Appendix 2 .		
Applicant amendments:	None.		

1-B	Current and proposed licensable activities, areas and hours					
Regulated Entertainment						
Performance of Dance						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:00	No changes to hours are being sought.		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	09:00	03:00				
Wednesday	09:00	03:00				
Thursday	09:00	03:00				
Friday	09:00	03:00				
Saturday	09:00	03:00				
Sunday	09:00	01:00				
Seasonal variations:		Current:			Proposed:	
Non-standard timings:		Current:			Proposed:	

Performance of live music						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:00	No changes to hours are being sought.		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	09:00	03:00				
Wednesday	09:00	03:00				
Thursday	09:00	03:00				
Friday	09:00	03:00				
Saturday	09:00	03:00				
Sunday	09:00	01:00				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	

Playing of Recorded Music						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	Unrestricted		No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday						
Wednesday						
Thursday						
Friday						
Saturday						
Sunday						
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		N/A			N/A	

Anything of a similar description to Live Music, Recorded Music or Performance of Dance						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:00	No changes to hours are being sought.		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	09:00	03:00				
Wednesday	09:00	03:00				
Thursday	09:00	03:00				
Friday	09:00	03:00				
Saturday	09:00	03:00				
Sunday	09:00	01:00				
Seasonal variations/ Non-standard timings:			Current:		Proposed:	
			N/A		N/A	

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit.						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	Unrestricted		No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday						
Wednesday						
Thursday						
Friday						
Saturday						
Sunday						
Seasonal variations/ Non-standard timings:			Current:		Proposed:	
			N/A		N/A	

Late night refreshment						
Indoors, outdoors or both			Current :		Proposed:	
			Both		No change is being sought	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	03:30	No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	23:00	03:30				
Wednesday	23:00	03:30				
Thursday	23:00	03:30				
Friday	23:00	03:30				
Saturday	23:00	03:30				
Sunday	23:00	01:00				
Seasonal variations/ Non-standard timings:			Current:		Proposed:	
			N/A		N/A	

Sale by Retail of Alcohol						
On or off sales			Current :			Proposed:
			On and Off sales			No change is being sought
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	03:00	No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	10:00	03:00				
Wednesday	10:00	03:00				
Thursday	10:00	03:00				
Friday	10:00	03:00				
Saturday	10:00	03:00				
Sunday	12:00	00:30				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		N/A			N/A	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	09:00	03:30	No changes to hours are being sought		See plans at appendix 1.	No changes are being sought to the premises area.
Tuesday	09:00	03:30				
Wednesday	09:00	03:30				
Thursday	09:00	03:30				
Friday	09:00	03:30				
Saturday	09:00	03:30				
Sunday	09:00	01:00				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		N/A			N/A	

1-C	Layout alteration
<p>The proposed changes include,</p> <ul style="list-style-type: none"> • Reconfiguration of dispense bar • Extension of servery bar • New booth seating in dispense bar area • Reconfiguration of fixed seating throughout. • Addition of a disabled WC 	

1-D		Conditions being varied, added or removed	
Condition		Proposed variation	
22. In the part of the premises cross hatched in green on the deposited plan there shall be no sale or supply of spirits and no draught beer other than 1 brand of draught beer.		Remove this condition.	
29. On any occasion when the premises are open to the public, all customers entering the premises after 21:00 hours will have their ID scanned on entry, save for when a Biometric Scanning System is in place (when fingerprint scanning will be required for all customers who have previously shown identification at the premises).		Remove this condition.	
30. Notwithstanding the above condition, a maximum number of 30 guests per night may be admitted at the manager's discretion without ID being scanned and recorded. A legible record of these people's full names shall be retained on the premises for inspection by the licensing authority and police for a period of 31 days. The name of the manager authorising the entrance without scanning will also be recorded.		Remove this condition.	
Adult entertainment:	Current position:	Proposed position:	
	None	None	

2.	Representations
2-A	Responsible Authorities
Responsible Authority:	Metropolitan Police ervice
Representative:	PC Adam Deweltz
Received:	03 May 2022
RE: Premises Licence Application for Basement, 35 The Piazza, Covent Garden, London, WC2E 8BE	
<p>With reference to the above, I am writing to inform you that the Metropolitan Police, as a responsible authority, are making a representation against this application. The venue is situated within the Cumulative Impact Area. It is our belief that if granted, the application could undermine the Licensing Objectives in relation to The Prevention of Crime and Disorder.</p> <p>Yours sincerely,</p> <p>PC Adam Deweltz 2556AW</p>	

3.	Policy & Guidance
The following policies within the City of Westminster Statement of Licensing Policy apply:	
Music and Dance Premises Policy MD1 applies:	<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"> 1. Applications to vary the existing licence hours within the council’s Core Hours Policy HRS1, and/or, 2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises. <p>C. The applications referred to in Clause B1 and B2 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 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. 3. The application and operation of the venue continuing to meet the definition of a music and dance premises in Clause D. <p>D. For the purposes of this policy a music and dance premises is defined as a premises whereby the primary purpose of the venue is to:</p> <ol style="list-style-type: none"> 1. Provide regulated entertainment in the form of music, either in the form of live performances or recorded, to customers. 2. Provide regulated entertainment in the form of music, either as live performances or recorded, and provide facilities for the provision of dance. 3. The sale by retail of alcohol may be provided as either a considerable element of the operation of the premises or ancillary to the provision of regulated entertainment. <ol style="list-style-type: none"> a. Examples of venues that would fall within this policy are night clubs or bars that provide music and dancing. b. De-regulated entertainment (as set out in the glossary will not be subject to this policy).
Hours 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 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 Midnight.

3. Delivery Centres

Monday to Saturday: 8am to 11pm.
 Sunday: 9am to 10.30pm.

4. Hotels

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.

5. Outdoor Spaces

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

6. Pubs and bars, Fast Food and Music and Dance venues

Monday to Thursday: 10am to 11.30pm.

Friday and Saturday: 10am to Midnight.

Sunday: Midday to 10.30pm.

Sundays immediately prior to a bank holiday: Midday to Midnight.

7. Qualifying Clubs

Monday to Thursday 9am to 11.30pm

Friday and Saturday 9am to Midnight

Sunday: 9am to 10.30pm

Sunday immediately prior to a bank holiday: 9am to Midnight.

8. Restaurants

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

9. Sexual Entertainment Venues and Sex Cinemas

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

11a. Shops (all licensable activities that are provided as ancillary to the primary use of the premises as a shop except the off sale of alcohol)

Monday to Thursday: 9am to 11.30pm.

Friday and Saturday: 9am to Midnight.

Sunday: 9am to 10.30pm.

Sundays immediately prior to a bank holiday: 9am to Midnight.

11b. Shops (off-sales of alcohol where it forms either the ancillary or primary use of the premises)

Monday to Saturday: 8am to 11pm.

Sunday: 9am to 10.30pm.

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.

	<p>E. For the purposes of this policy, ‘premises uses’ are defined within the relevant premises use policies within this statement.</p> <p>Note: The core hours are for all licensable activities but if an application includes late night refreshment, then the starting time for that licensable activity will be 11pm.</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
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

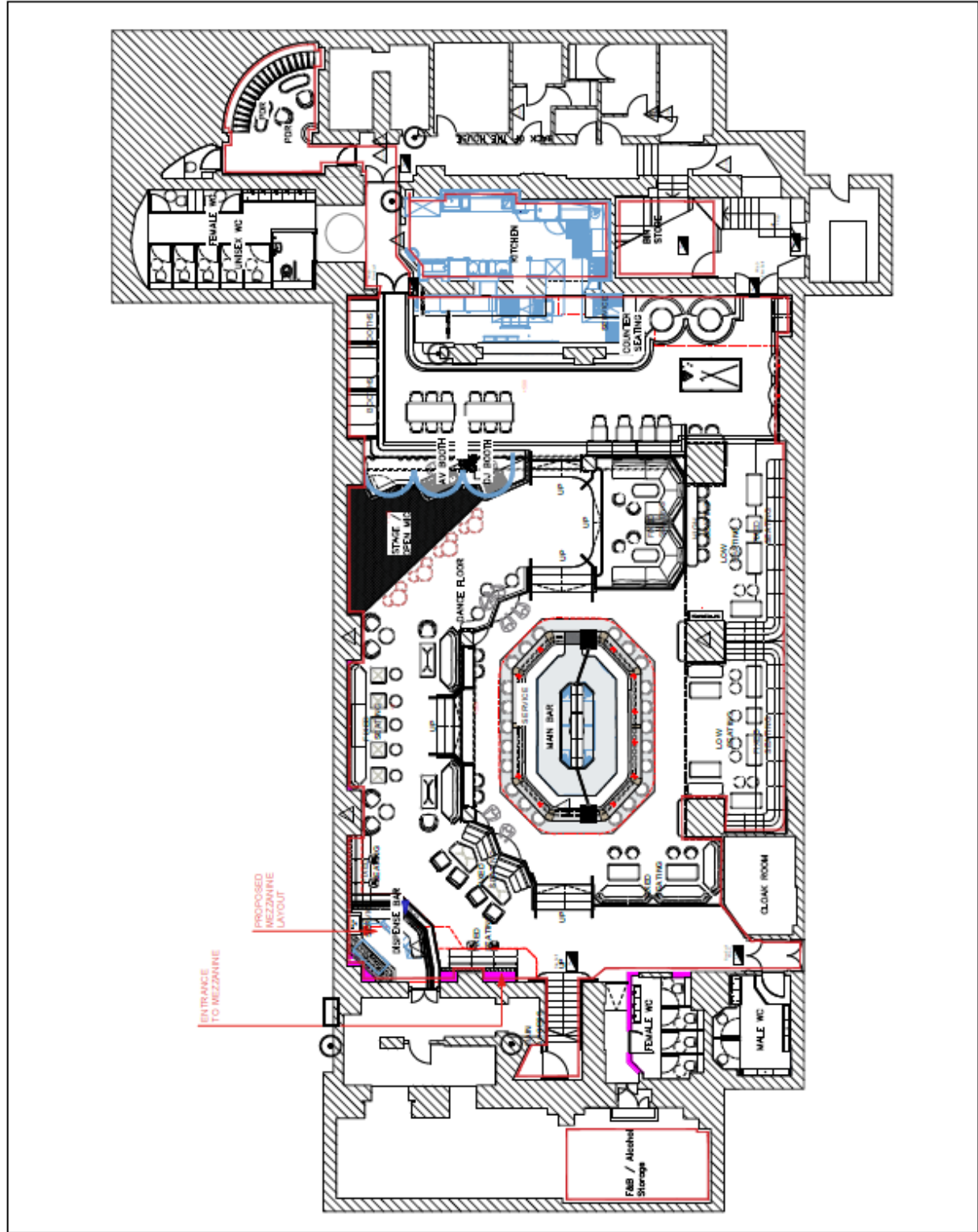
Report author:	Ms Roxsana Haq Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: rhaq@westminster.gov.uk

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

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

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	7 th January 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Metropolitan Police Service representation	03 May 2022

GENERAL NOTES	FIRE EXTINGUISHER COP	Furniture layout indicative only	DRAWING STATUS	PROJECT: STORED
	FIRE EXTINGUISHER IPO		DRAWING STATUS	
FIRE EXTINGUISHER MET CRYSTAL	FIRE EXTINGUISHER MET CRYSTAL	FIRE EXTINGUISHER MET CRYSTAL	FIRE EXTINGUISHER MET CRYSTAL	FIRE EXTINGUISHER MET CRYSTAL
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Pre-Application Report



City of Westminster

Office Name: Ian Watson
Designation: Senior Practitioner
Environmental Health
Date: 07/04/22
Contact number:
Email: iwatson@westminster.gov.uk
Signed: Ian Watson
Uniform Ref Number: 22/01339/PREAPM

Trading name of business and Address: 35 The Piazza, Covent Garden WC2E 8BE Reference Number if Applicable: 22/01339/PREAPM		
Licence: Yes 22/02476/LIPT	Applicant/Solicitor: Jack Spiegler, Thomas and Thomas	Cumulative Impact Zone: Yes
Type of Business: Club/Bar Current Licensed Areas: Basement Current Activities: Sale of Alcohol, Late Night Refreshment, Private and Regulated Entertainment. Current Alcohol Hours (maximum): Monday to Saturday 10.00 to 03.00 hours and Sunday 12.00 to 00.30 hours.		
Pre application advice purpose: To assess premises with regard to an application being made for a change of layout and removal of conditions. Background to application: The current premises licence has been transferred to new operators who are refurbishing the premises and seek the removal of historic conditions placed on the licence by the licensing authority and Police. Issues discussed and actions taken: Visit made to the premises by Ian Watson (Environmental Health – EH) to fully assess the premises in relation to Public Safety and Prevention of Public Nuisance. The findings are detailed below. <u>District Surveyor Comments</u> Means of Escape There are no proposed changes to either the current means of escape or entrance to the premises other than to upgrade the current emergency warning devices and systems.		

General Advice

The following general points should be considered as part of the refurbishment process moving forward:

- All fire doors protecting exit routes should be provided with intumescent strips and smoke seals and comply with the relevant provisions of Table B1 of Approved Document B.
- 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.
- 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.
- 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.
- A detailed Evacuation Plan should be developed covering the staff training and evacuation process for the premises when carrying out licensable activity.
- The operator should look to produce a method statement covering the disabled egress and ingress procedures and this should look to consider the use of evacuation chairs located to assist in the evacuation.

Licensing Policy

The premises are located in the West End Cumulative Impact zone and therefore any changes to the premises or the premises licence may be subject to Policy CIP1. Such changes may also be subject to the licensing objectives and whilst there is no increase in the licensing hours or capacity, it would alleviate the concerns of Environmental Health as a works clearance condition was proposed. Any concerns would then be able to be addressed during the clearance visit and address policy CIP1. Other policies to consider would be PN1, PS1, CD1 and CH1.

The proposed change of layout will be assessed against the Public Safety licensing objective to ensure there is no impact on the emergency provisions/escapes within the premises and against the current approved capacity. The current approved capacity is 575 persons excluding staff.

The removal of conditions imposed on the licence will be subject to scrutiny by the responsible authorities to ensure that their removal would not impact against the licensing objectives of crime and disorder and prevention of public nuisance.

Nuisance

A check on the premises file does not show any history of nuisance or adverse visits to the premises.

Change of Layout

The proposed changes include,

- Reconfiguration of dispense bar
- Extension of servery bar
- New PDR
- New booth seating in dispense bar area
- Reconfiguration of fixed seating throughout.
- Addition of a disabled WC

Change of Conditions

The following conditions are proposed to be removed.

13. An announcement shall be made on the public address system at the premises to be audible by all customers therein not less than 15 minutes between a time one and a half hours before closing time and closing time each night directing patrons to the importance of silent departure from the premises.

16. The use of music and dancing at the premise shall remain ancillary to A3 use.

22. In the part of the premises cross hatched in green on the deposited plan there shall be no sale or supply of spirits and no draught beer other than 1 brand of draught beer.

29. On any occasion when the premises are open to the public, all customers entering the premises after 21:00 hours will have their ID scanned on entry, save for when a Biometric Scanning System is in place (when fingerprint scanning will be required for all customers who have previously shown identification at the premises).

30. Notwithstanding the above condition, a maximum number of 30 guests per night may be admitted at the manager's discretion without ID being scanned and recorded. A legible record of these people's full names shall be retained on the premises for inspection by the licensing authority and police for a period of 31 days. The name of the manager authorising the entrance without scanning will also be recorded.

Environmental Health would have no objection to the removal of any of these conditions, although condition 29 and 30 were conditions imposed by the licensing police who may have a different view regarding their removal.

The premises data base has been reviewed and when the existing justice's licence, special hours certificate and public entertainment licence were converted in 2005 into a premises licence the plans submitted in support were not marked with any green cross hatching in relation to condition 22 that came off the justice's licence.

Environmental Health would accept the proposed change of layout and removal of conditions by way of minor variation subject to a works condition being proposed.

- No licensable activities shall be provided under the authority of this licence until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.

Conclusion

The proposed change of layout and removal of conditions would be acceptable to Environmental Health as a minor variation although the licensing police may take a different view. A works condition is proposed to give the responsible authority some comfort in assessing the changes on completion against the licensing objectives.

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.

IN THE MATTER OF THE LICENSING ACT 2003

BASEMENT, 35 THE PIAZZA COVENT GARDEN WC2E 8BE

APPLICATION TO VARY A PREMISES LICENCE REFERENCE 22/03768/LIPV

APPLICANT SUBMISSIONS

The Application

1. The application follows pre-application advice reference 22/01339/PREAPM and seeks to vary existing Premises Licence reference 22/02476/LIPT as follows:
 - (a) Regularise changes to the premises layout shown on the plan appended to the application. There are no objections to this element of the application.
 - (b) Remove condition 22 relating to a non-existent cross-hatched green area, which is neither shown on the current licence plans or proposed plans. There is no objection to this element of the application.
 - (c) Remove conditions 29 and 30 relating to a requirement for an I.D. scanner. The Metropolitan Police have objected to this element of the application.
2. The Applicant's submissions in relation to part (c) above are set out in more detail below.

Introduction to Experimental Group

3. The Applicant is a world leading and world class hospitality operator with an international portfolio of highly acclaimed venues and experiences. Background information on the Applicant company is set out in a presentation appended to these submissions.
4. The Applicant has an impeccable track record in Westminster operating the following licensed premises:

- (a) The Experimental Cocktail Club, 13 Gerrard Street - which authorises licensable activities until 3.30 am Monday to Saturday and 2.00 am on Sunday. The Applicant has operated this premises since 2010.

- (b) The Henrietta Hotel, 15 Henrietta Street - this Premises Licence authorises licensable activities until 1.00 am for general members of the public and 24/7 for hotel guests. The Applicant has operated this premises since 2016.

The Concept – Stereo

- 5. The Applicant proposes to operate the premises as a multi-use venue with live entertainment, a restaurant and carefully curated drinks menu drawing upon the Applicant's international experience and reputation.

- 6. The Applicant is committed to overhauling the premises, as demonstrated by its investment in the region of £3-4m to sympathetically refurbish this listed building and introduce a more appropriate cultural entertainment, food and drink offer to this iconic part of Westminster.

- 7. The Licensing Authority has not raised any representations in respect of Policy. Notwithstanding, the Applicant makes the following observations to highlight the lower-risk nature of the proposed business operation in a Policy context.

- 8. The premises will not be operated in a manner consistent with the higher risk categories identified in Policy PB1. Instead, the proposed business operation will demonstrate the following characteristics promoted in the Policy:
 - (a) The premises will contribute to Westminster's "*range of cultural entertainment*" venues to "*reduce the extent of dominance of pubs, bars, nightclubs and fast-food premises within the West End cumulative impact zone*".¹

 - (b) The variety of entertainment proposed benefits the area by providing a wider entertainment offer, other than alcohol, to a varied customer age range which

¹ Policy CIP1 Paragraph D9

positively benefits the local community and visitors², and where the primary purpose of customer visit is not centred around alcohol.

- (c) There will be a substantial and high-quality food offer, which, whilst not meeting the strict requirements of Policy RNT1, will result in a significant proportion of customers visiting the premises for a table meal.
- (d) There will be significant seating areas reducing the opportunities for vertical drinking, which is a recognised measure to reduce cumulative impact³.
- (e) The mixed nature of the entertainment, food and drink offer result in the proposed concept meeting some of the Policy criteria in policies CCSOS1 and COMB1, which recognise that these types of premises are less likely to impact upon the Licensing Objectives and add to cumulative impact.
- (f) The proposal is to offer customers an opportunity to enjoy an all-encompassing experience to enjoy high quality entertainment, food and drink in a single venue thereby providing an attractive alternative to other alcohol-led premises.

History – The Roadhouse

- 9. Prior to the Covid-19 pandemic, the premises operated as “The Roadhouse”. The premises offered American food with a “Man v Food” style eating competition, together with live music and DJs more akin to a nightclub style of operation.
- 10. The Roadhouse operation did have a track record of adversely impacting upon the Licensing Objectives. In 2014, following an incident of crime at the premises, the previous Premises Licence holder submitted a minor variation application to voluntarily impose conditions 29 and 30 following concerns raised by the police.

² Policy CIP1 Paragraph D26

³ Policy Paragraph D17

I.D. Scanners

11. The Applicant recently visited a licensed premises which operates with a mandatory I.D. scanner. This highlighted the following potential burdens⁴ and concerns:
 - (a) The use of an I.D. scanner can have negative connotations. A “nightclub crowd” might be accustomed to such systems but a more civilised and mature clientele looking to enjoy dinner and an evening of quality entertainment are likely to avoid a premises where the scanning of their I.D. is a condition of entry (I.D. that many members of this category of persons may not typically carry with them).
 - (b) The process can cause a bottle neck and queues at the point of entry raising a risk of conflict contributing to crime and disorder.
 - (c) Queues forming outside the premises while I.D. is scanned could obstruct the highway and be a source of public nuisance.
 - (d) Additional burdens complying with data protection legislation relating to the storage of highly personal data contained in I.D. documents.

Section 34 and Section 35 Licensing Act 2003

12. The application to vary the Premises Licence is made under section 34 of the Act. Section 35 of the Act sets out how a Licensing Authority must determine a variation application made under section 34. Section 35(3)(b) states:

“Having regard to the representations, take such of the steps mentioned in subsection (4) (if any) as it considers appropriate for the promotion of the licensing objectives”

13. The steps in sub-section 4 allow the Licensing Authority to *modify the conditions of the licence*, reject in whole or part the application.
14. The Applicant invites the Licensing Sub-Committee to make the following determination:

⁴ Section 182 Guidance 9.44, set out below

- (a) Conditions 29 and 30 *were appropriate in 2014* given the specific and problematic style of business operation provided by the Roadhouse, and because the previous Premises Licence holder *volunteered* the conditions in an operating schedule appended to a minor variation application.
- (b) These conditions are *no longer appropriate*, given the wide-ranging improvements costing the Applicant £3-4m and transformation of the style of operation, leading to a *lower-risk premises more likely to promote the licensing objectives and less likely to add to cumulative impact*.

Section 182 Guidance

- 15. Sections 9 and 10 of the Section 182 Guidance set out how the Licensing Authority should determine applications and whether it is appropriate to impose or remove conditions.

- 16. Section 9.44 states (emphasis added):

“Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that the condition would impose on the Premises Licence holder ... as with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business”.

- 17. The Applicant submits that the historical risks arising in 2014 can now be mitigated by the existing Premises Licence conditions, the Applicant’s experience, the Applicant’s comprehensive management systems, the new style of operation and the introduction of a new premises Entry & Ejection Policy. These measures appropriately address the Licensing Objectives resulting in conditions 29 and 30 becoming inappropriate, particularly bearing in mind the burden they would impose on the Applicant’s proposed business model.

18. Paragraph 10.10 of the section 182 guidance goes further on the matter of proportionality as follows (emphasis added):

“...conditions should be determined on a case-by-case basis and standardised conditions which ignore this individual aspects should be avoided. For example, conditions should not be used to implement a general Policy in a given area such as the use of CCTV, polycarbonate drinking vessels or identity scanners where they would not be appropriate to the specific premises”.

19. The Applicant submits that the section 182 guidance anticipates the specific set of circumstances such as those arising from the current application. Conditions 29 and 30 were appropriate and proportional given the specific manner in which the premises were historically operated. A proper consideration of the Applicant’s specific proposed improvements and use of the premises results in a fair and proportionate determination that those conditions are no longer appropriate.
20. The Applicant invites the Licensing Sub-Committee to grant the application accordingly. In doing so, they can help the Applicant in their transformation of a historically problematic premises into a high-quality food, drink, cultural and entertainment offering that is correctly promoted in the Policy.

STEREO

35 JUBILEE MARKET HALL, THE PIAZZA,
COVENT GARDEN
LONDON WC2E 8BD

ENTRY & EJECTION POLICY

1. INTRODUCTION

- 1.1. STEREO is a restaurant, cocktail bar and entertainment venue in the heart of Coven Garden. We aim to attract a distinguished and well-behaved clientele looking to enjoy an evening of the highest standards of hospitality in a safe environment.
- 1.2. The policy is key to achieving this objective. A well-managed entrance controls people entering the premises and can influence the subsequent behaviour of persons in the venue.
- 1.3. STEREO is not a nightclub centered around alcohol and loud music. The management of persons arriving at the premises is key to managing expectations and welcoming a responsibly behaved clientele. In doing so we can ensure the promotion of the Licensing Objectives:
 - 1.3.1. Prevention of Crime & Disorder
 - 1.3.2. Prevention of Public Nuisance
 - 1.3.3. Public Safety
 - 1.3.4. Protection of Children from Harm

2. AGE VERIFICATION

- 2.1. All members of the STEREO team must commit to compliance with strict age verification policies to ensure compliance with the Licensing Act 2003 and our duty to protect children from harm.
- 2.2. STEREO operates the Challenge 25 Age Verification Policy at the point of entry and service.
- 2.3. This scheme encourages anyone who is over 18 but looks under 25 to carry acceptable ID if they wish to enter the premises and/or purchase alcohol.
- 2.4. It is illegal for any staff to sell alcohol to anyone under the age of 18. Any member of staff who sells alcohol to a person under the age of 18 may be guilty of an offence. The Challenge 25

Age verification policy will be implemented at the point of entry and service points to remove any risk of underage sales.

2.5. Staff shall follow all standards set by Challenge 25:

2.5.1. Staff are required to ask for a valid form of identification for anyone attempting to enter the premises or purchase alcohol who appears to be under 25;

2.5.2. Staff will only accept the following forms of ID:

2.5.2.1. Passport.

2.5.2.2. UK/EU driving licence – photo licence.

2.5.2.3. Proof of age scheme cards – with PASS accredited hologram logo.

2.6. When checking ID staff will:

2.6.1. Check the 3D effect hologram is not stuck on.

2.6.2. Check photo – right person.

2.6.3. Check date of birth.

2.6.4. Check card has not been tampered with.

2.7. If staff are still unsure about a person's age, service shall be refused.

2.8. If a customer does not have the necessary identification, staff will explain the Challenge 25 policy and advise the customer to return with acceptable identification.

2.9. Posters are on display at STEREO informing customers of the scheme in operation.

2.10. If there is any doubt about a person's age or ID a manager will be called. Should the customer fail to produce satisfactory ID, the sale will be refused and an entry made in the Refusal Log. If in doubt – refuse entry/service.

3. DOOR POLICY

3.1. Equality and Inclusion is vitally important at STEREO, which is a venue that is open and accessible to all. It is unlawful to discriminate against anyone based on race, religion, sex, sexual orientation, age or any of the protected characteristics under the Equality Act 2010.

3.2. STEREO does not however welcome anyone who is, or appears to be:

3.2.1. Under the influence of alcohol or drugs

3.2.2. Rude or aggressive

3.2.3. Demonstrating anti-social behaviour or otherwise causing a nuisance outside the premises

3.2.4. Carrying a weapon or drugs

3.3. Being an inclusive venue for well-behaved and responsible clientele will help us ensure customer and staff safety inside and outside the premises

3.4. An enjoyable and well managed experience for customers which will help contribute to the success of STEREO.

4. QUALITIES OF THE RECEPTION TEAM AND SIA SUPERVISORS

4.1. First impressions count and help set the tone of a customer's visit and subsequent behaviour. Our reception hosts and SIA team must demonstrate the following qualities:

4.1.1. Welcoming, articulate and friendly – able to talk to people on all sorts of levels, in a friendly, positive and professional manner. Diplomatic.

4.1.2. Helpful and willing - prepared to do what is needed to ensure an excellent overall customer experience. Part of the team.

4.1.3. Pleasant and polite – happy, positive and polite to all customers and staff.

4.1.4. Conscientious and thorough – diligent, involved, interested and focused on all aspects of your role and responsibilities.

4.1.5. Smart – takes pride in a professional appearance and approach to your job.

5. CCTV

5.1. CCTV plays a vital role in the supervision of customers and influences how they behave.

5.2. CCTV must be maintained and checked in accordance with the STEREO Premises Licence conditions.

5.3. Signage must be displayed at the entrance notifying customers that STEREO is covered by CCTV. This ensures compliance with data protection legislation but also reminds customers that their behaviour is being monitored and recorded.

5.4. In the unlikely event of an incident, CCTV footage must be retained.

6. EJECTION & EXCLUSION POLICY AND PROCEDURE

6.1. The objective of this Ejection & Exclusion Policy is to allow management, SIA supervisors and the Police to work in partnership to ensure:

- 6.1.1. The prevention of incidents of violence, crime or disorder on the Premises.
- 6.1.2. Timely identification of persons required to be ejected from the Premises.
- 6.1.3. When ejection is required, the safe and swift ejection of patrons.
- 6.1.4. The prevention of violence, crime or disorder outside the Premises caused by ejected persons.
- 6.1.5. The identification of persons barred/excluded from the Premises.
- 6.1.6. The prevention of the consumption of alcohol by intoxicated persons on the Premises.
- 6.1.7. The prevention of the consumption of illegal substances by persons on the Premises.

6.2. It is important to identify risks before they occur. SIA Supervisors and staff must monitor the Premises for potential incidents before they are allowed to escalate. Monitoring includes regular patrols of the Premises, viewing CCTV and regular communication between all staff. Risk factors may include:

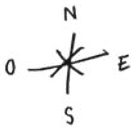
- 6.2.1. Arguments or disputes between patrons.
- 6.2.2. Intoxicated persons.
- 6.2.3. Persons demonstrating aggressive or offensive behaviour.
- 6.2.4. Persons demonstrating behaviour consistent with the consumption or dealing of illegal substances.
- 6.2.5. Any other suspicious behaviour.

6.3. Persons responsible for incidents involving criminal offences, such as assault (whether sexual assault, common assault, ABH and GBH); theft; the possession of illegal substances with intent

to supply or possession of weapons etc. should be detained by SIA supervisors and the Police called immediately. Incident reports should be completed as soon as possible and any witness details must be recorded.

- 6.4. It is important to communicate clearly to customers in a measured manner before confronting and ejecting a patron.
- 6.5. If a person has to be ejected the SIA Supervisor must only use force if necessary. The use of force must be reasonable, proportionate and necessary. If it is not necessary to use force it can never be reasonable or proportionate.
- 6.6. A person who is compliant should be walked through the main entrance and the front door staff should be informed of the ejection to prevent re-entry.
- 6.7. A person who actively, aggressively or seriously resists ejection should be taken out through the nearest exit to avoid any further incidents. If force is used it should be proportionate, reasonable and necessary in the circumstances but should ensure the person is kept under control where possible. Reception staff should be informed of the ejection to prevent re-entry.
- 6.8. An incident form should be completed for all ejections where force was required to restrain and eject a person or when threats are made.
- 6.9. When ejecting more than one person involved in the same incident there is a very serious risk that the incident can escalate when those persons are outside the Premises. To prevent this risk a phased ejection must be used if this risk is identified. Time must be allowed for persons to disperse well away from the Premises before any additional parties are ejected. If necessary persons may be detained to allow a phased ejection.
- 6.10. If there is any risk whatsoever of an incident escalating outside the Premises the Police must be called immediately.
- 6.11. The use of radios is essential to ensure effective cooperation between SIA Supervisors, particularly when an incident occurs and ejection procedures are required. All SIA Supervisors must be well versed on the radio call signs and alert codes (available on request).
- 6.12. Radios must be checked at the start of each shift and regularly during each shift.
- 6.13. Any persons ejected from the Premises must be permanently excluded from the Premises . A record, including photographs if possible, must be kept in the banned persons list of all excluded persons.

EXPERIMENTAL^{*}
Group



STYLE BOOK



Henrietta

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WHO WE ARE: THE PARTNERS



ROMÉE DE GORIAINOFF

The peripatetic Romée de Goriainoff is a case study in being in the right place at the right time. An inveterate traveler, he combs the world seeking to understand how taste, celebration and desire continue to evolve. Romée is propelled by intuition but underpins it with a deep pragmatism. An entrepreneur at heart, like his partners, he seeks to create modern institutions that can act as monuments to Experimental style.

OLIVIER BON

An admirer of self-made icons like Ian Schrager, Olivier Bon understands the importance of persistence and faith. Challenges—whether physical or conceptual—have only pushed him to excel. When things looked the darkest before Experimental Group's first

ever speakeasy was born, it was Olivier who kept his partners focused on the positive. He is also a master of detail, from produce to graphics to the all-important rituals of service.

PIERRE - CHARLES CROS

Though he is an urban man, Pierre-Charles Cros's heart belongs to nature and the environment. It's apparent in the importance he places on sourcing sustainably, both on the table and in the glass. It's also apparent in his insistence on thinking long-term with every Experimental Group expansion. Projects that don't have long-term potential don't last long with Pierre-Charles. Humility and hard work are two of his most cherished values.

XAVIER PADOVANI

Xavier has worked in hospitality since he was young, and so he has had a lifetime to understand the nuances of ingredients, both gastronomic (what is delicious?) and cultural (what makes for the perfect night out?). As a former ambassador to Hendrick's Gin, he traveled the world to exchange with different local drinking cultures. A true connoisseur of all the spirits behind each of the Experimental bars, both global brands, small-batch and vintage, he is also a key to the ever-evolving wine list.



Paris



EXPERIMENTAL COCKTAIL CLUB PARIS, 2007

When three friends opened the bar of their dreams on quaint rue Saint-Sauveur in the Montorgueil neighborhood, they did not yet know they were writing a new page on Parisian hospitality. With the feel of an underground hideaway, Experimental Cocktail Club was packed immediately, and soon became the epicenter of a phenomenon that would transform Paris's nightlife through accessible prices and audacious combinations, quality ingredients and respectful informality.

The cocktail became the drink of a cosmopolitan new generation that, thanks to modern travel and communication networks, still extends far beyond the frontiers of any one country. Raised to the rank of an international institution, the Group's first address was honored with the cover of Financial Times How to Spend It in 2010, has been listed as one of the best 20 bars in the world by Bartender Magazine (UK), and obtained regular support from The New York Times, Vogue, Elle, Travel + Leisure, GQ, and Condé Nast Traveler.

37 RUE SAINT -SAUVEUR, 75002 PARIS	
PHONE: +33 (0) 1 45 08 88 09	
RESERVATION@EXPERIMENTALCOCKTAILCLUB.COM	
MONDAY TO THURSDAY: 7PM TO 2 AM	
FRIDAY TO SATURDAY: 7PM TO 4 AM / SUNDAY: 7PM TO 2 AM	A simple line-art illustration of a martini glass with a long stem and a small olive branch sticking out of the top.



PRESCRIPTION COCKTAIL CLUB PARIS, 2010

The opening of Prescription—often referred to in-house as “Px”—marked the beginning of a new period for the Experimental Group. Here, the cocktail comes out from the “underground” to establish itself in the heart of Saint-Germain-des-Prés, on the rue Mazarine.

Over two floors, Dorothée Meilichzon, the interior designer who has gone on to create the look of almost every Experimental Group property, created a narrative atmosphere of wonder, alcoved and intimate, complementing the nonstop creativity of the regularly-changing cocktail menu.

23 RUE MAZARINE, 75006 PARIS

PHONE: +33 (0) 9 50 35 72 87

RESERVATION@PRESCRIPTIONCOCKTAILCLUB.COM

MONDAY TO THURSDAY / SUNDAY: 7PM TO 2 AM

FRIDAY TO SATURDAY: 7PM TO 4 AM



02*







COMPAGNIE DES VINS SURNATURELS PARIS, 2011

Even if the connection of excellent wine to the world of creative cocktails was obvious to the Experimental Group, opening a wine bar in a city where you're known for mixed drinks proved a challenge.

Along with superb sourcing and service, it was the elegance and ease of Dorothee Meilichzon's design that set our first wine bar apart from the competition: dark wood, rich tapestry, wing-back chairs and bottles and bottles of precious wines.

7 RUE LOBINEAU, 75006 PARIS

PHONE: +33 (0) 9 54 90 20 20

RESERVATION@COMPAGNIEDESVINSSURNATURELS.COM

MONDAY TO SUNDAY: 6PM TO 2 AM





GRAND PIGALLE HÔTEL

PARIS, 2015

Although its windows open onto the trees of the Villa Frochot, the private complex where Toulouse-Lautrec once lived, the 37 rooms of the Grand Pigalle Hotel are not encumbered by the mythology of this Parisian icon. Rather, the focus is on the contemporary history evoked by Dorothée Meilichzon's interior design.

From the beautiful eaves suites to the ground floor restaurant and bar, jewel tones add mystery, with touches of brass to draw the light. Setting a template for all Experimental Group hotels, the mini-bar features small-batch spirits, and artisanal wines, beers and softs.

29 RUE VICTOR MASSÉ, 75009 PARIS

PHONE: + 33 (0) 1 85 73 12 00

INFO@GRANDPIGALLE.COM

WWW.GRANDPIGALLE.COM



04
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FRENCHIE PIGALLE PARIS, 2015

Situated on the ground floor of Experimental Group's first hotel, Grand Pigalle Hotel gives the reins of the restaurant to renowned Frenchie chef Gregory Marchand where the two Parisian icons come together to create Frenchie Pigalle.

A journey through a common vision of hospitality, Frenchie Pigalle is a moment of peace away from the busy 18th arrondissement, where Gregory's celebrated food can be appreciated alongside cocktails and wine.

29 RUE VICTOR MASSÉ, 75009 PARIS

PHONE: + 33 (0) 1 85 73 12 00

MONDAY TO FRIDAY: 7 AM TO 2 AM

SATURDAY: 7AM TO 1 AM / SUNDAY: 7AM TO 2 AM

BRUNCH: SATURDAY - SUNDAY AT 12.15PM

WWW.FRENCHIE-PIGALLE.COM





BALAGAN PARIS, 2017

The Rue Mont-Thabor, two steps from the Jardin des Tuileries and the Place Vendôme, houses a formidable density of quality restaurants. It is in this very Parisian landscape that Experimental Group chose to open Balagan, on the ground floor of the Renaissance Paris-Vendôme hotel.

The name is Hebrew for “Joyful Bazaar,” and it describes its philosophy to shake up the habits of Paris’s foodies with a contemporary take on the food of the southern Mediterranean. A boudoir-style bar adjoins with exceptionally vibrant cocktails to complement the food.

Dorothee Meilichzon’s interior design is inspired by a range of Mediterranean references—raw wood, silky stone, enameled ceramics—rendered graphic and chic. An open kitchen is flanked by a long counter, inviting guests to feast their eyes too.

9 RUE D’ALGER 75001 PARIS

TEL: +33 (0) 1 40 20 72 14

OPEN 7 DAYS A WEEK, FROM 7 AM TO 11 PM

RESERVATION@BALAGAN-PARIS.COM

WWW.BALAGAN-PARIS.COM









HÔTEL DES GRANDS BOULEVARDS PARIS, 2018

Its location is a paradox, hidden in the middle of one of the most bustling streets in Paris. Step behind its discreet whitewashed façade and all is forgotten. The feeling of a secret garden stretches from lobby to bar to restaurant, culminating in an enchanting, secluded rooftop bar.

As the hotel's façade was built before the French Revolution, Dorothee Meilichzon's interior design takes subtle cues from the design of the 18th century. Common areas use terra cotta and greenery to a welcoming, informal effect. In the rooms are cast iron stoves, faded blue faience, whitewashed walls, antique bronze sconces and four-poster canopy beds. From the ground floor's atrium to rooms that are bathed in natural light, everything opens onto the sky.

The mini-bar bows to the Experimental Group's high standards, with small-batch spirits and artisanal wines, beers and softs.

17 BOULEVARD POISSONNIERE, 75002 PARIS

PHONE: +33 (0) 1 85 73 33 33

INFO@GRANDSBOULEVARDSHOTEL.COM

WWW.GRANDSBOULEVARDSHOTEL.COM





GRANDS BOULEVARDS RESTAURANT PARIS, 2018

Paris's most feted Italian chef, Giovanni Passerini, designed the menu at the relaxed Mediterranean bistro at the heart of the Hôtel des Grands Boulevards.

House-made pastas, locally sourced seasonal produce, and sustainable fish and meat are complemented by international small producer wines, chosen with an emphasis on Italy. A retractable glass roof opens up when the sun is shining, transforming the space into a confidential Parisian terrasse.

17 BOULEVARD POISSONNIERE, 75002 PARIS

PHONE : +33 (0) 1 85 73 33 33

RESTAURANT@GRANDSBOULEVARDSHOTEL.COM

LUNCH: MONDAY TO SATURDAY: 12 PM - 2.30PM

BRUNCH ON SUNDAY: 12 PM - 3 PM

DINNER: SUNDAY TO WEDNESDAY: 7.30 PM TO 10.30 PM

THURSDAY TO SATURDAY: 7.30 PM TO 11 PM





London





EXPERIMENTAL COCKTAIL CLUB LONDON, 2010

In 2010, a journalist from The Financial Times, covering the success of the Experimental Group, asked one of the three founding partners what came next after having made such a mark on Paris. He replied without hesitation: the dream was “to open in London.” A few months later, Xavier Padovani joined the family as a partner, and Experimental Group unveiled the decadent Experimental Cocktail Club Chinatown.

Over two floors, Dorothée Meilichzon’s Parisian-bohemian style melds with London’s historical bones, creating a 1920s-inflected décor enhanced by a host of sophisticated contemporary details. For this exceptional first step into the world’s bar capital, the dexterous cocktail menu is enhanced by a special selection of vintage spirits.

13, GERRARD STREET, LONDON W1D 5PS

PHONE: +44 (0) 207 434 3559

RESERVATION@CHINATOWNECC.COM

MONDAY TO WEDNESDAY: 6PM TO 2 AM

THURSDAY TO SATURDAY: 6 PM TO 3 AM / SATURDAY: 6PM TO 12PM





COMPAGNIE DES VINS SURNATURELS LONDON, 2013

London is a thrilling gastronomic destination and its reputation for cocktails is second to none. But its wine consumption was too long dictated by famous, massive producers. Running counter to this tendency, Experimental Group valorizes the small and independent. As many of them are without the benefit of a strong distribution network, our London wine bar puts an emphasis on discovery. The wine list is complemented by a menu of classic French cuisine made with locally sourced produce.

Reflecting the sophistication of its Covent Garden neighborhood, and in tribute to the style of traditional British private clubs, Dorothée Meilichzon chose velvet benches, inlaid pedestal tables and eclectic textile combinations.

8 - 10 NEAL'S YARD, LONDON WC2H 9DP

PHONE: +44 (0) 207 734 7737

RESERVATION@CVSSEVENDIALS.COM

MONDAY TO FRIDAY: 12 AM TO 12 PM

THURSDAY TO SATURDAY: 12 AM TO 12 PM

SATURDAY: 12 AM TO 11 PM









HENRIETTA HOTEL LONDON, 2017

Located in the heart of Covent Garden, this intimate, 40-room jewel showcases a décor similar to its Parisian big brother, le Grand Pigalle, designed by Dorothée Meilichzon. Joining two long, classically Victorian buildings, the Hotel recalls the nearby historic Covent Garden greenmarket with terracotta walls, herbariums, different shades of green, and hand-painted striped ceilings. Custom furniture nods to the 1970s.

Meilichzon reflected the street's neoclassical architecture in the rooms, from headboards and custom furniture to marble plinths and mosaic carpet to windowed arches above the bathroom doors. Vast bathrooms bring a bit of theater, equipped with oversized showers and tubs. As at all Experimental Group hotels, the mini-bar is curated with artisanal, hard-to-find spirits, wines, beers, softs and snacks.

14-15 HENRIETTA STREET, WC2E 8PS LONDON

PHONE: +44 (0) 203 794 5315

SLEEP@HENRIETTAHOTEL.COM

WWW.HENRIETTAHOTEL.COM



11



DA HENRIETTA RESTAURANT LONDON, 2017

The celebrated Italian Supper Club takes a culinary journey along the West Coast of Italy and brings it tableside to Da Henrietta.

A nod to regional delicacies and a flair for ingenuity, head chef Toto Dell'Aringa prepares handmade pastas and Steak alla Fiorentina to share. Guests can start the evening off with an aperitivo from the bar to accompany small dishes like chickpea fritters or farinata, a thick Ligurian pancake.

With 80 covers, the restaurant - designed like the hotel by Dorothee Meilichzon - occupies part of the ground and first floors.

The gastronomic experience is matched by an original selection of cocktails developed by Nicolas Brulin, one of the top Experimental Group bartenders.

14-15 HENRIETTA STREET, WC2E 8QH LONDON

PHONE: +44 (0) 203 794 5313

EAT@HENRIETTAHOTEL.COM

WWW.HENRIETTAHOTEL.COM

OPEN 7 DAYS A WEEK, FROM 7:00 AM TO 10:30 AM,

12 PM TO 2:30 PM AND 6 PM TO 10:30 PM





New
York





COMPAGNIE DES VINS SURNATURELS NEW YORK, 2014

A piece of Paris lives on Centre Street, at the intersection of Nolita, Soho, and Little Italy, with interior design from Dorothee Meilichzon reminiscent of our Parisian flagship.

On the menu, approximately 1000 references selected from all over the world over include 30 by the glass. If the majority of the wine list is of French origin, we also invite guests to discover lesser-known regions such as Lebanon, Israel, Greece, Hungary, and Brazil. Chef Eric Bolyard's tapas menu is composed to highlight the flavors of the wine.

249 CENTRE STREET, NEW YORK, NY 10013

PHONE: +1 212 343 3660

RESERVATION@COMPAGNIENYC.COM

MONDAY TO WEDNESDAY: 5 PM TO 1 AM

SATURDAY: 3 PM TO 2 AM

SUNDAY: 3 PM TO 1 AM



Ibiza





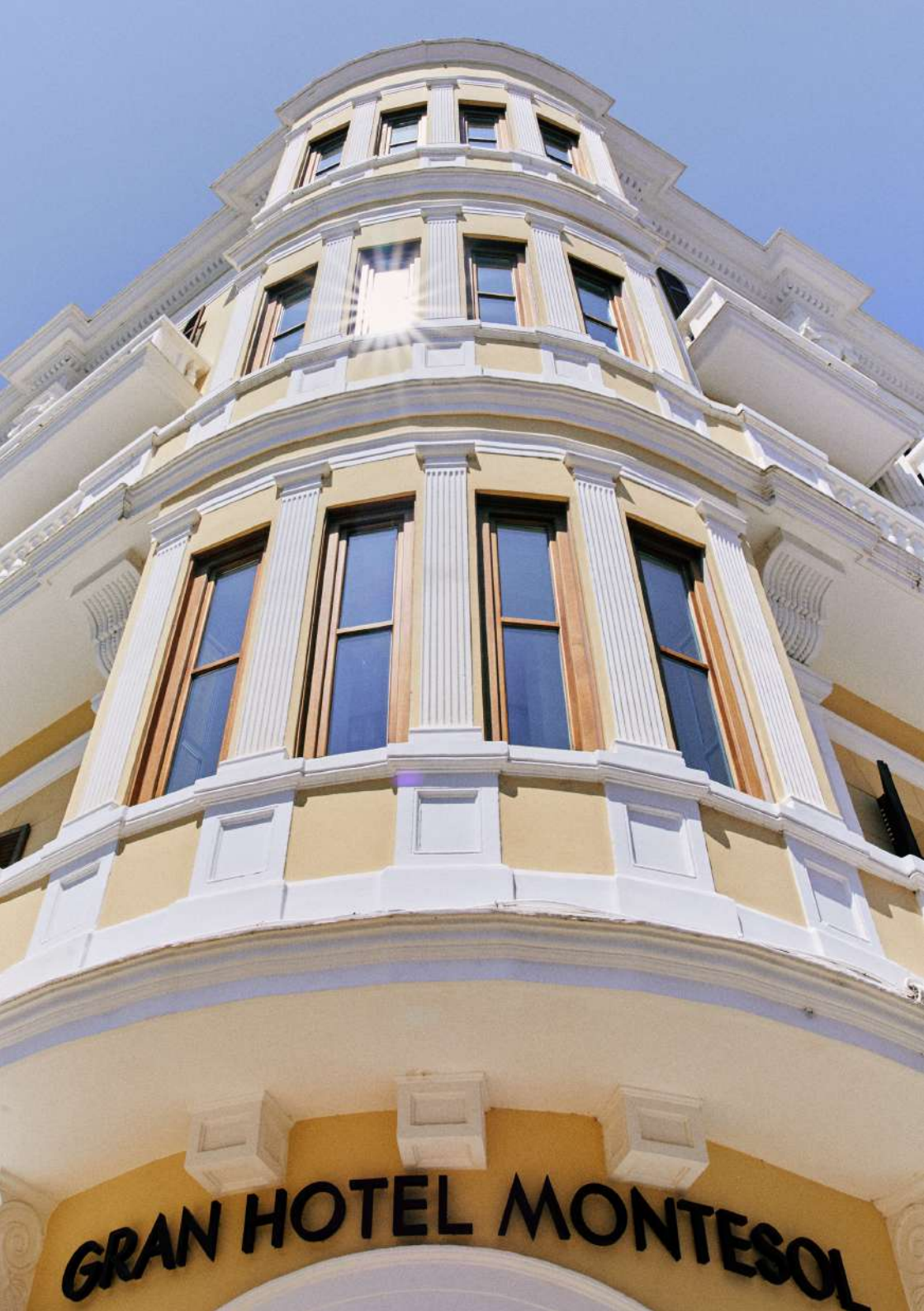
EXPERIMENTAL BEACH IBIZA, 2013

A departure from the bustling cityscape, Experimental Beach was the first foray into a beachside escape for Experimental Group. Nestled into the southern tip of Ibiza among the Las Salinas salt reserve, the seasonal restaurant and beach bar is awash with raw wood, bamboo reeds and soft fabrics, all enjoyed with cool sand underfoot and framed by the tranquil azure of the calm Mediterranean Sea. The menu includes dishes with the freshest local ingredients.

Julia Oudill, a veteran Experimental Group sommelier, has explored Spanish wine for the menu here, which sits alongside a list of cocktails best enjoyed on long summer days.

Wait for sunset, and as the sun sinks into the horizon, expect the dulcet tones of jazz and electronica to reverberate across the sea.

PLAYA DES CODOLAR SALINAS, S/N, 07 817 IBIZA	
ISLA BALEARES, SPAIN	
PHONE: +34 (0) 664 331 269	
INFO@ECCBEACH.COM	
MONDAY TO SUNDAY: 10 AM TO 12 PM	
WWW.ECCBEACH.COM	



GRAN HOTEL MONTESOL



GRAN MONTESOL HOTEL

IBIZA, 2021

A grand colonial façade that has bore witness to the changing landscape of Ibiza for more than 80 years, Gran Montesol Hotel could tell legends of decades past, if walls could talk. Situated 20 metres from the port, this iconic hotel has welcomed guests to the Balearics for nearly a century.

Not only a hotel since inception, this building was also the birthplace of Ibiza's original Tourism Office and is at the centre of the early popularity of the island. Today, the hotel weaves the delicate balance history and modernity.

Now reimagined with the vision of designer Dorothee Meilichzon, Gran Hotel Montesol's 33 rooms pay homage to Ibiza's illustrious past, but with the comforts of home. A piece of Ibicenco history complete with a new restaurant – Sabbaba Montesol – and a rooftop cocktail bar.

PASSEIG DE VARA DE REY 2, 07800 EIVISSA	
ISLA BALEARES, SPAIN	
PHONE: +34 871 51 50 49	
RESERVAS@GRANHOTELMONTESOLIBIZA.COM	
WWW.GRANHOTELMONTESOL.COM	





ROOFTOP MONTESOL IBIZA, 2021

Rooftop Montesol sits high above Ibiza Town offering unobstructed views of the island's celebrated medieval city, designated a UNESCO World Heritage Site in 1999.

A place to sip cocktails and enjoy tapas, away from the heaving streets down below, Rooftop Montesol is an evening escape with a view.

The perfect place to unwind on balmy summer nights.

PASSEIG DE VARA DE REY 2, 07800 EIVISSA

ISLA BALEARES, SPAIN

PHONE: +34 871 51 50 49

RESERVAS@GRANHOTELMONTESOLIBIZA.COM

MONDAY TO SUNDAY 5 PM TO 1 AM

WWW.SABBABAMONTESOL.COM







SABBABA RESTAURANT

IBIZA, 2021

Step foot into the ground floor of Gran Montesol Hotel and be whisked away to Sabbaba Restaurant, a crossroads of Ibicenco cuisine woven with Israeli inspiration.

The menu is equal parts inventive, energetic and cosmopolitan, underlined with a one of Ibiza's best wine lists.

This integral part of the hotel opens its doors onto the main strip of Paseo Vara de Rey, making it a foodie haven and meeting point for both locals and visitors alike.

PASSEIG DE VARA DE REY 2, 07800 EIVISSA

ISLA BALEARES, SPAIN

PHONE: +34 871 51 50 49

RESERVAS@GRANHOTELMONTESOLIBIZA.COM

MONDAY TO SUNDAY 8.30 AM TO 1 AM

WWW.SABBABAMONTESOL.COM



Verbier





EXPERIMENTAL CHALET

VERBIER, 2018

Perched amidst the snow-capped summits of Verbier, the Experimental Chalet offers a stylish update on the traditional mountain hotel. Fabrizio Casiraghi's design blends contemporary elegance with authenticity, a perfect match for a town where the chalet atmosphere is as emblematic as a warm welcome.

A selection of 39 rooms and suites include terraces and jacuzzi, with panoramic views of the surrounding Alpine peaks and Mont Blanc. Common areas take advantage of expansive spaces and natural light. As always, there is an Experimental Group signature cocktail bar, as well as a restaurant, spa and the famed late-night hot spot, the Farm Club.

ROUTE DE VERBIER STATION 55, 1936 BAGNES, SWITZERLAND

PHONE: +41 27 775 40 00

INFO@EXPECHALET.COM

WWW.EXPERIMENTALCHALET.COM





FRENCHIE VERBIER

VERBIER, 2018

Frenchie Verbiere is an exercise in Alpine delicacies carefully entwined with French comfort food.

Michelin starred chef Gregory Marchand delivers a menu of indulgence.

Guests can expect to start a meal with snacks like Gruyère & truffle gougères, bacon scones or Frenchie croque coquin with black truffle.

Main dishes never disappoint with lamb ragu pappardelle or the infamous tartiflette with black truffle and dried lard from Valais.

Sweet tooths are satisfied with the iconic Banoffee with nutmeg and caramelised pecan, a signature Frenchie dish served in London & Paris.

ROUTE DE VERBIER STATION 55, 1936 BAGNES, SWITZERLAND

PHONE: +41 27 775 40 00

OPEN 7 DAYS A WEEK

WWW.EXPERIMENTALCHALET.COM





Menorca





MENORCA EXPERIMENTAL

MENORCA, 2019

Always in a relaxed and sophisticated approach, Experimental Group has chosen a UNESCO site and protected biosphere reserve : the island of Menorca, to offer to its customers an experience in the authentic beauty of the Balearic Island. The 43 rooms of the old finca, sublimated by Dorothee Meilichzon, included nine private villas, each with their own dipping pools.

Both interior and al fresco restaurants are offered at Experimental Menorca including a large communal table. On-site dining emphasizes the abundant fresh and seasonal produces from the area; much of them will come from the house's own garden.

A carefully chosen wine list is complemented by Experimental cocktails, featuring bespoke recipes inspired by local ingredients, served at the lounge space around the infinity pool and in their own cocktail bar inside. Located at the most breathtaking scenery such as the secluded cove of Cala Llorenç or Playa de Son Bou, Experimental Menorca inspires festivity, reflection and serenity.

FINCA SANT LLORENÇ

CAMINO DE SANT LLORENÇ, POLÍGONO 17 - PARCELA 15

07730 ALAIOR - ISLAS BALEARES (SPAIN)

WWW.MENORCAEXPERIMENTAL.COM



Venice



IL PALAZZO EXPERIMENTAL

VENICE, 2019

Located at the edge of the Della Guidecca canal,
three entrances : one leading to the restaurant, one to the
reception area and lobby, and one to the bar, signed Experimental Cocktail
Club, the Group's third outside of their London and Paris addresses.

Breakfast, tea and early evening drinks are also served in the back garden,
with its undisturbed view of the tiny canal and pontoon.

The menu in the restaurant will be a reflection of its place and time. Produce
is always seasonal and local, with an emphasis on freshness and simplicity.
Though it is one of the arteries of Il Palazzo Experimental's ground floor,
the restaurant's seating is predominantly booths and banquettes, enhancing
greater intimacy indoors and a sweeping terrace of tables outdoor on the canal.

SESTIERE DORSODURO 1410 - 14111412

30123 VENEZIA - ITALIA

INFO@PALAZZOEXPERIMENTAL.COM

WWW.PALAZZOEXPERIMENTAL.COM





CHRONOLOGIE





EXPERIMENTAL EVENTS

Each establishment of the group is ideal for organizing events, complete with special menus and cocktails if so desired. Workshops, masterclasses, cocktail parties, wine tastings, photo shoots, product launches, weddings, showers and private receptions: anything is possible and all are welcome.

For information on the organization of events, contact :

Paris : madeleine@expegroup.com /

London : party@henriettahotel.com /

New York : sarah@compagnienyc.com / Ibiza: eventsibiza@expegroup.com

Menorca: events@menorcaexperimental.com



STEREO

35 JUBILEE MARKET HALL, THE PIAZZA,
COVENT GARDEN
LONDON WC2E 8BD

EXPERIMENTAL^{*}
Group

STEREO

- **SITE OVERVIEW**

The site is within the Covent Garden conservation area and is located on the southeastern edge of the Covent Garden piazza opposite Inigo Jones' Piazza and below the Jubilee Market Hall itself. The proposed refurbishment is limited to the ground and basement floor of 35 Jubilee Market Hall, formerly the Roadhouse. The building is a Grade II listed building with Historic England.

- **THE CONCEPT**

STEREO is a restaurant, cocktail bar and entertainment venue in the centre of Covent Garden. Imagined and designed by Experimental Group in collaboration with Afroditi, it aims to attract a distinguished clientele looking to escape for an evening. The focus is on cocktails and food with live music. This is not a nightclub, it is a cocktail bar and restaurant with live music. It is important to understand the difference.

- **THE RESTAURANT**

Open kitchen showing the process of grilling in a raw and honest way, heaps of charcoal shoved in, piles of beautiful ingredients on show with an open counter dining.

STEREO

- **BAR**

The design intent of the main bar and entertainment space in the basement is in line with other Experimental Group venues, to emulate a cosy yet opulent setting. The existing octagonal bar is transformed into amid-century focal point with art-deco pendant lamps lining the perimeter of the bar radiating from the heart of the design. Seating surrounding the bar provides a visual perspective that almost floats from a sea of people. The design also provides for more intimate and private spaces throughout the scheme, such as the platform space above the dispense bar.

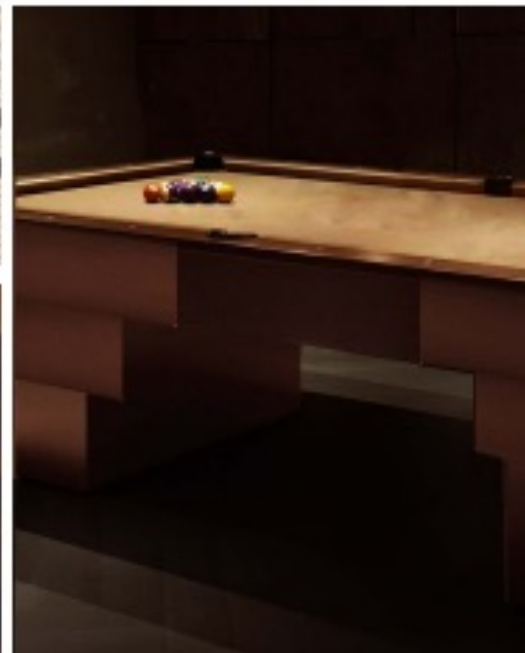
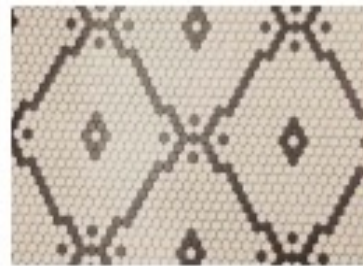
- **THE MUSIC**

The spatial design reflects the historic layout of Roadhouse, the retail and entertainment venue that the site previously housed. One of the prominent features of the scheme such as the DJ booths, stage and dance floor is given a contemporary makeover, allowing for an elegant and sophisticated entertainment venue and events space. The look and feel of the design reflect the contemporary interpretation of the art-deco and mid-century styles, which is cohesively presented throughout the entire interior concept. This is particularly consistent in Experimental Group's other venues, combining the Parisian chic atmosphere with an easy-going and comfortable setting, addressing the roots of Experimental Group.

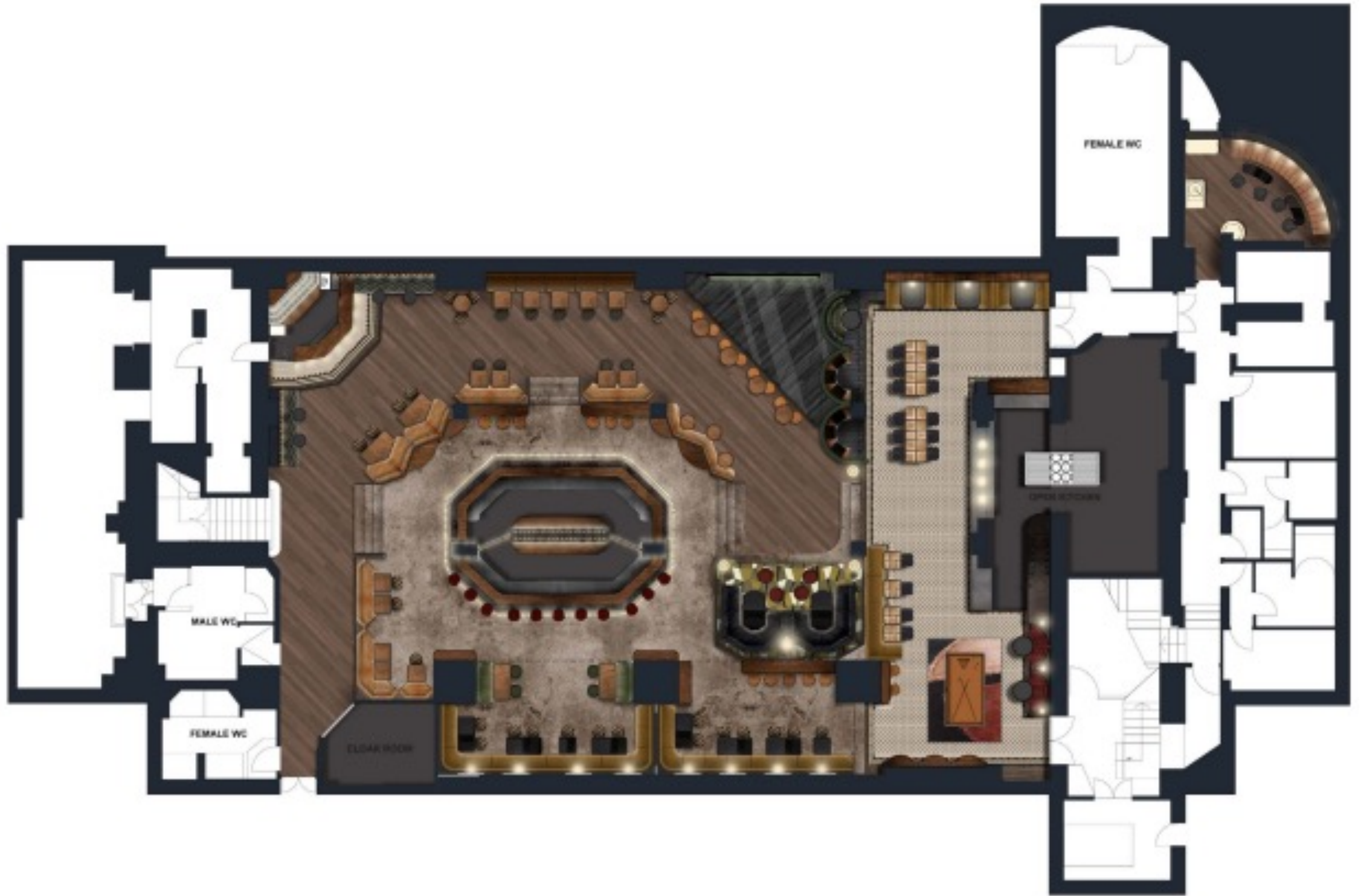
MOOD BOARD – Dining area



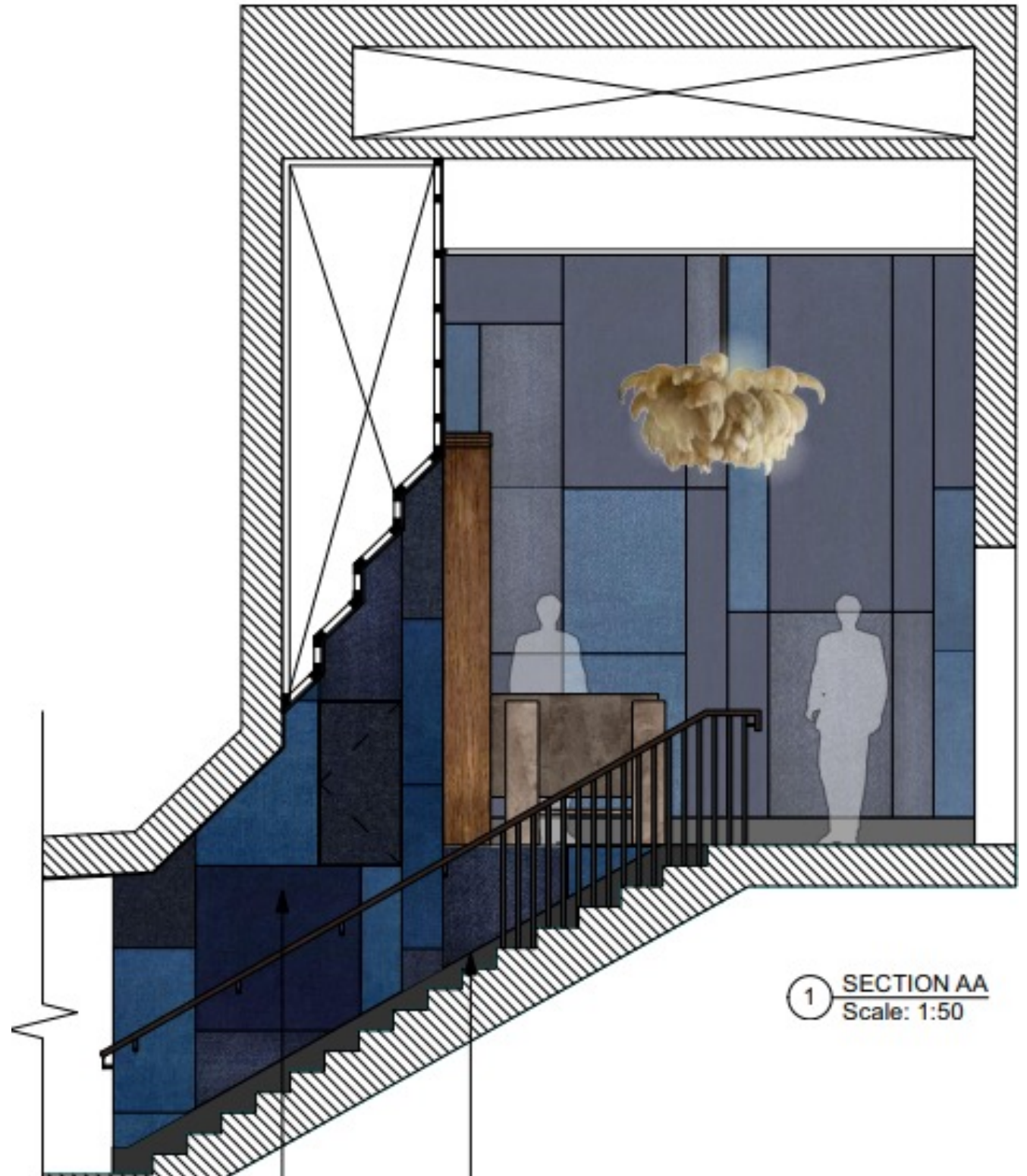
MOOD BOARD – Dining area



PROPOSED PROJECT – Colored Plan



PROPOSED PROJECT – Facade & entrance



VISUAL



Afroditi

PROPOSED PROJECT – Dining area



PROPOSED PROJECT – Entrance to the stage



Appendix 3**Licence & Appeal History**

Application	Details of Application	Date Determined	Decision
05/06215/LIPCV	Justices Licence conversion	16.09.2005	Granted under delegated authority
06/13207/WCCMAP	Master Licence	01.02.2008	Granted under delegated authority
08/00612/LIPDPS	Vary designated premises supervisor	08.02.2008	Granted under delegated authority
09/06362/LIPDPS	Vary designated premises supervisor	18.11.2009	Granted under delegated authority
10/00564/LIPCHD	Change of Licensee details	11.03.2010	Granted under delegated authority
12/09722/LIPDPS	Vary designated premises supervisor	09.01.2013	Granted under delegated authority
14/08002/LIPDPS	Vary designated premises supervisor	08.10.2014	Granted under delegated authority
14/10240/LIPVM	Minor variation application to update and add conditions	10.12.2014	Granted under delegated authority
15/07033/LIPDPS	Vary designated premises supervisor	02.09.2015	Granted under delegated authority
15/09173/LIPVM	Minor variation application to remove a condition from the premises licence.	24.11.2015	Granted under delegated authority
19/01840/LIPDPS	Vary designated premises supervisor	06.03.2019	Granted under delegated authority
20/07091/LIPT	Transfer Premises Licence	01.09.2020	Granted under delegated authority
22/02476/LIPT	Transfer Premises Licence	01.04.2022	Granted under delegated authority

There is no appeal history

Current Issued Licence:



Schedule 12
Part A

WARD: St James's
UPRN: 010033544648

City of Westminster

64 Victoria Street, London, SW1E 6QP

Premises licence

Regulation 33, 34

Premises licence number:

22/02476/LIPT

Original Reference:

05/06215/LIPCV

Part 1 – Premises details

Postal address of premises:

The Roadhouse
Basement
35 The Piazza, Covent Garden
London WC2E 8BE

Telephone Number: 020 7497 0119

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
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
Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit
Sale by Retail of Alcohol

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

Performance of Dance

Monday to Saturday: 09:00 to 03:00
Sunday: 09:00 to 01:00

Performance of Live Music

Monday to Saturday: 09:00 to 03:00
Sunday: 09:00 to 01:00

Playing of Recorded Music

Unrestricted

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

Monday to Saturday: 09:00 to 03:00
Sunday: 09:00 to 01:00

Late Night Refreshment

Monday to Saturday: 23:00 to 03:30
Sunday: 23:00 to 01:00

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit Unrestricted

Sale by Retail of Alcohol

Monday to Saturday: 10:00 to 03:00
Sunday: 12:00 to 00:30

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1

The opening hours of the premises:

Monday to Saturday: 09:00 to 03:30
Sunday: 09:00 to 01:00

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

Alcohol is supplied for consumption both on and off the Premises.

Part 2

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

Experimental Piazza Limited
14 David Mews
London
W1U 6EQ

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

13531086

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

Name: Jacob Wilde

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

Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol:

Licence Number: Pers3897
Licensing Authority: London Borough of Lewisham

Date: 01 April 2022

This licence has been authorised by Kevin Jackaman 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. 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 reproducing the effect of conditions subject to which the relevant existing licences have effect

Conditions relating to regulated entertainment

10. This licence is subject to all the former Rules of Management for Places of Public Entertainment licensed by Westminster City Council, in force from 4 September 1998 and incorporating amendments agreed by the Council on 25 October 1999, 30 June 2000, 16 January 2001 and 1 October 2001.
11. Notwithstanding the provisions of Rule of Management No. 6 the premises may remain open for the purposes of this licence from 11pm on each of the days Monday to Saturday to 3am on the day following, and from 11pm on Sunday to 1am on the day following.
12. A telephone line dedicated to the receipt of complaints from the public shall be continuously manned throughout the hours of opening and for 30 minutes after the end of the hours of opening.
13. An announcement shall be made on the public address system at the premises to be audible by all customers therein not less than 15 minutes between a time one and a half hours before closing time and closing time each night directing patrons to the importance of silent departure from the premises.
14. The alteration or modification to any existing sound systems should be effected without prior knowledge of an authorised officer of the Environmental Health Services.
15. The number of persons accommodated at any one time (excluding staff) shall not exceed 575.
16. The use of music and dancing at the premise shall remain ancillary to A3 use.
17. That a comprehensive CCTV system be installed to the satisfaction of the Metropolitan Police Crime Prevention officer and Environmental Health Service. All cameras shall continually record whilst the premises are open to the public which enable frontal identification of every person entering in any light condition. The video recording (i) shall be kept available for a minimum of 31 days with time and date stamping (ii) tape recordings shall be made available to an authorised officer or a police officer together with facilities for viewing (iii) the recordings for the preceding two days shall be made available immediately upon request. Recordings outside the period shall be made available on 24 hours notice.
18. No unauthorised advertisements of any kind (including poster, flyer, sticker, picture, letter, sign, or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or is distributed on street to the public that advertises or promotes the establishment, its premises, or any of the events, facilities, goods, or services.
19. All refuse must be paid, properly presented, and can only be placed on street 30 minutes before the scheduled collection time
20. A minimum of five additional female public WC's shall be installed with in the premises prior to the renewal of this licence.

21. The number of persons accommodated at any one time (excluding staff) shall not exceed 575.

Conditions for sale of alcohol

22. In the part of the premises cross hatched in green on the deposited plan there shall be no sale or supply of spirits and no draught beer other than 1 brand of draught beer.
23. Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be equally available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.

Conditions which reproduce the effect of any restriction imposed on the use of the premises by specified enactments

24. Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means:

- (a) Subject to the following paragraphs, the permitted hours on weekdays shall commence at 10.00 and extend until 03.00 on the morning following, except that:
- i. the permitted hours shall end at 00.00 midnight on any day on which music and dancing is not provided after midnight; and
 - ii. on any day that music and dancing end between 00.00 midnight and 03.00, the permitted hours shall end when the music and dancing end;
- (b) In relation to the morning on which summer time begins, paragraph (a) of this condition shall have effect:
- i. with the substitution of references to 04:00 for references to 03:00.
- (c) Except on Sundays immediately before bank holidays (apart from Easter Sunday), the permitted hours on Sundays shall extend until 00.30 on the morning following, except that-
- i. the permitted hours shall end at 00:00 on any Sunday on which music and dancing is not provided after midnight;
 - ii. where music and dancing end between 00.00 midnight on any Sunday and 00.30, the permitted hours on that Sunday shall end when the music and dancing end.
- (d) On Sundays immediately before bank holidays (other than Easter Sunday), the permitted hours shall commence at 12:00 and extend until 01:00 on the morning following except that'
- i. the permitted hours shall end at 00:00 midnight on any Sunday on which music and dancing is not (or, in the case of casino premises, gaming facilities are not) provided after 00:00 midnight;
 - ii. where music and dancing end (or, in the case of casino premises, gaming ends) between 00:00 midnight on any Sunday and 03:00, the permitted hours on that Sunday shall end when the music and dancing end (or, as the case may be, when the gaming ends).
 - iii. The terminal hour for late night refreshment shall extend to 30 minutes after the end of permitted hours for the sale of alcohol set out in d(i) and (ii) above.
- (e) The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.
- (f) The permitted hours on New Year's Eve will extend to the start of permitted hours on the following day, or if there are no permitted hours on 1 January, to 00:00 on New Year's Eve.

NOTE - The above restrictions do not prohibit:

- (a) during the first thirty minutes after the above hours the consumption of the alcohol on the premises;
- (b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- (c) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (d) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (e) the sale of alcohol to a trader or registered club for the purposes of the trade or club;
- (f) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of her Majesty's naval, military or air forces;
- (g) the taking of alcohol from the premises by a person residing there;
- (h) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied;
- (i) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

In this condition, any reference to a person residing in the premises shall be construed as including a person not residing there but carrying on or in charge of the business on the premises.

25. No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:
- (a) He is the child of the holder of the premises licence;
 - (b) He resides in the premises, but is not employed there;
 - (c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress;
 - (d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

26. If any entertainment is provided for children or if an entertainment is provided at which the majority of persons attending are children, then, if the number of children attending the entertainment exceeds 100, it shall be the duty of the holder of the premises licence (or the holder of the club premises certificate):
- (a) to station and keep stationed wherever necessary a sufficient number of adult attendants, properly instructed as to their duties, to prevent more children or other persons being admitted to the building, or to any part thereof, than the building or part can properly accommodate;
 - (b) to control the movement of the children and other persons admitted while entering and leaving the building or any part thereof; and
 - (c) to take all other reasonable precautions for the safety of the children.
27. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.

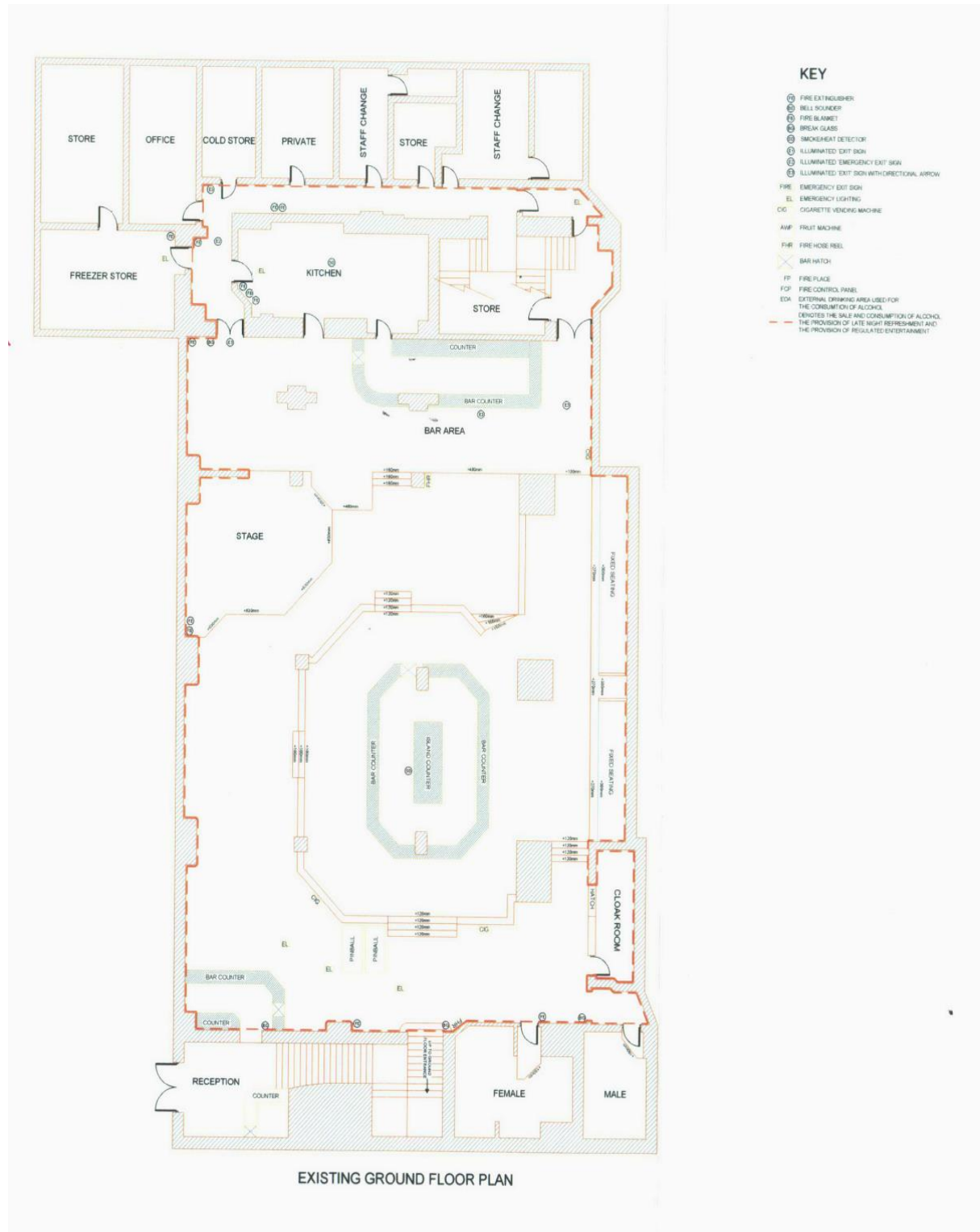
Annex 2 – Conditions consistent with the operating Schedule

28. On no more than 25 occasions (and in substitution for Temporary Event Notices) per calendar year and following 10 working days notice to be given to the Police and Licensing Authority (or such lesser time as may be agreed with the Police) the hours for the provision of licensable activities currently provided at the premises may be extended to such time as agreed with the Police. The Police have the power to veto any such application.
29. On any occasion when the premises are open to the public, all customers entering the premises after 21:00 hours will have their ID scanned on entry, save for when a Biometric Scanning System is in place (when fingerprint scanning will be required for all customers who have previously shown identification at the premises).
30. Notwithstanding the above condition, a maximum number of 30 guests per night may be admitted at the manager's discretion without ID being scanned and recorded. A legible record of these people's full names shall be retained on the premises for inspection by the licensing authority and police for a period of 31 days. The name of the manager authorising the entrance without scanning will also be recorded.
31. All door supervisors working outside the entrance to the premises, or supervising or controlling queues and the smoking area, shall wear yellow high visibility jackets, vests or tabards.

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

None

Annex 4 – Plans





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

Schedule 12
Part B

WARD: St James's
UPRN: 010033544648

Premises licence
summary

Regulation 33, 34

Premises licence number:

22/02476/LIPT

Part 1 – Premises details

Postal address of premises:

The Roadhouse
Basement
35 The Piazza, Covent Garden
London
WC2E 8BE

Telephone Number: 020 7497 0119

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
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
Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit
Sale by Retail of Alcohol

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

Performance of Dance

Monday to Saturday: 09:00 to 03:00
Sunday: 09:00 to 01:00

Performance of Live Music

Monday to Saturday: 09:00 to 03:00
Sunday: 09:00 to 01:00

Playing of Recorded Music

Unrestricted

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

Monday to Saturday: 09:00 to 03:00
Sunday: 09:00 to 01:00

Late Night Refreshment

Monday to Saturday: 23:00 to 03:30
Sunday: 23:00 to 01:00

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit Unrestricted

Sale by Retail of Alcohol

Monday to Saturday: 10:00 to 03:00
Sunday: 12:00 to 00:30

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1

The opening hours of the premises:

Monday to Saturday: 09:00 to 03:30
Sunday: 09:00 to 01:00

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

Alcohol is supplied for consumption both on and off the Premises.

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

Experimental Piazza Limited
14 David Mews
London
W1U 6EQ

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

13531086

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

Name: Jacob Wilde

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

Restricted

Date: 01 April 2022

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

Appendix 4

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE AND CONDITIONS PROPOSED BY A PARTY TO THE HEARING

When determining an application for a new premises licence under the provisions of the Licensing Act 2003, the licensing authority must, unless it decides to reject the application, grant the licence subject to the conditions which are indicated as mandatory in this schedule.

At a hearing the licensing authority may, in addition, and having regard to any representations received, grant the licence subject to such conditions which are consistent with the operating schedule submitted by the applicant as part of their application, or alter or omit these conditions, or add any new condition to such extent as the licensing authority considers appropriate for the promotion of the licensing objectives.

This schedule lists those conditions which are consistent with the operating schedule, or proposed as appropriate for the promotion of the licensing objectives by a responsible authority or an interested party as indicated. These conditions have not been submitted by the licensing service but reflect the positions of the applicant, responsible authority or interested party and have not necessarily been agreed

Conditions: On Current Licence -

Mandatory:

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

- (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
- (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.
7. The responsible person must ensure that—
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor.

For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8(ii) For the purposes of the condition set out in paragraph 8(i) above -

(a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) "permitted price" is the price found by applying the formula -

$$P = D+(D \times V)$$

Where -

(i) P is the permitted price,

(ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

9. 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.

Annex 2 – Conditions consistent with the operating Schedule

Conditions reproducing the effect of conditions subject to which the relevant existing licences have effect

Conditions relating to regulated entertainment

10. This licence is subject to all the former Rules of Management for Places of Public Entertainment licensed by Westminster City Council, in force from 4 September 1998 and incorporating amendments agreed by the Council on 25 October 1999, 30 June 2000, 16 January 2001 and 1 October 2001.
11. Notwithstanding the provisions of Rule of Management No. 6 the premises may remain open for the purposes of this licence from 11pm on each of the days Monday to Saturday to 3am on the day following, and from 11pm on Sunday to 1am on the day following.
12. A telephone line dedicated to the receipt of complaints from the public shall be continuously manned throughout the hours of opening and for 30 minutes after the end of the hours of opening.
13. An announcement shall be made on the public address system at the premises to be audible by all customers therein not less than 15 minutes between a time one and a half hours before closing time and closing time each night directing patrons to the importance of silent departure from the premises.
14. The alteration or modification to any existing sound systems should be effected without prior knowledge of an authorised officer of the Environmental Health Services.
15. The number of persons accommodated at any one time (excluding staff) shall not exceed 575.
16. The use of music and dancing at the premise shall remain ancillary to A3 use.
17. That a comprehensive CCTV system be installed to the satisfaction of the Metropolitan Police Crime Prevention officer and Environmental Health Service. All cameras shall continually record whilst the premises are open to the public which enable frontal identification of every person entering in any light condition. The video recording (i) shall be kept available for a minimum of 31 days with time and date stamping (ii) tape recordings shall be made available to an authorised officer or a police officer together with facilities for viewing (iii) the recordings for the preceding two days shall be made available immediately upon request. Recordings outside the period shall be made available on 24 hours notice.
18. No unauthorised advertisements of any kind (including poster, flyer, sticker, picture, letter, sign, or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or is distributed on street to the public that advertises or promotes the establishment, its premises, or any of the events, facilities, goods, or services.
19. All refuse must be paid, properly presented, and can only be placed on street 30 minutes before the scheduled collection time
20. A minimum of five additional female public WC's shall be installed with in the premises prior to the renewal of this licence.
21. The number of persons accommodated at any one time (excluding staff) shall not exceed 575.

Conditions for sale of alcohol

~~22. In the part of the premises cross hatched in green on the deposited plan there shall be no sale or supply of spirits and no draught beer other than 1 brand of draught beer.~~

Condition 22 above is proposed to be removed by the applicant.

22. Substantial food and suitable beverages other than intoxicating liquor (including drinking water) shall be equally available during the whole of the permitted hours in all parts of the premises where intoxicating liquor is sold or supplied.

Conditions which reproduce the effect of any restriction imposed on the use of the premises by specified enactments

23. Alcohol shall not be sold or supplied except during permitted hours.

In this condition, permitted hours means:

- (a) Subject to the following paragraphs, the permitted hours on weekdays shall commence at 10.00 and extend until 03.00 on the morning following, except that:
 - iii. the permitted hours shall end at 00.00 midnight on any day on which music and dancing is not provided after midnight; and
 - iv. on any day that music and dancing end between 00.00 midnight and 03.00, the permitted hours shall end when the music and dancing end;
- (b) In relation to the morning on which summer time begins, paragraph (a) of this condition shall have effect:
 - ii. with the substitution of references to 04:00 for references to 03:00.
- (c) Except on Sundays immediately before bank holidays (apart from Easter Sunday), the permitted hours on Sundays shall extend until 00.30 on the morning following, except that-
 - i. the permitted hours shall end at 00:00 on any Sunday on which music and dancing is not provided after midnight;
 - ii. where music and dancing end between 00.00 midnight on any Sunday and 00.30, the permitted hours on that Sunday shall end when the music and dancing end.
- (d) On Sundays immediately before bank holidays (other than Easter Sunday), the permitted hours shall commence at 12:00 and extend until 01:00 on the morning following except that'
 - i. the permitted hours shall end at 00:00 midnight on any Sunday on which music and dancing is not (or, in the case of casino premises, gaming facilities are not) provided after 00:00 midnight;
 - ii. where music and dancing end (or, in the case of casino premises, gaming ends) between 00:00 midnight on any Sunday and 03:00, the permitted hours on that Sunday shall end when the music and dancing end (or, as the case may be, when the gaming ends).
 - iii. The terminal hour for late night refreshment shall extend to 30 minutes after the end of permitted hours for the sale of alcohol set out in d(i) and (ii) above.
- (e) The sale of alcohol must be ancillary to the use of the premises for music and dancing and substantial refreshment.
- (f) The permitted hours on New Year's Eve will extend to the start of permitted hours on the following day, or if there are no permitted hours on 1 January, to 00:00 on New Year's Eve.

NOTE - The above restrictions do not prohibit:

- (a) during the first thirty minutes after the above hours the consumption of the alcohol on the premises;
- (b) during the first twenty minutes after the above hours, the taking of the alcohol from the premises unless the alcohol is supplied or taken in an open vessel;
- (c) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;
- (d) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
- (e) the sale of alcohol to a trader or registered club for the purposes of the trade or club;
- (f) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of her Majesty's naval, military or air forces;
- (g) the taking of alcohol from the premises by a person residing there;
- (h) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied;
- (i) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of liquor so supplied, if the liquor is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises.

In this condition, any reference to a person residing in the premises shall be construed as including a person not residing there but carrying on or in charge of the business on the premises.

24. No person under fourteen shall be in the bar of the licensed premises during the permitted hours unless one of the following applies:
- (a) He is the child of the holder of the premises licence;
 - (b) He resides in the premises, but is not employed there;
 - (c) He is in the bar solely for the purpose of passing to or from some part of the premises which is not a bar and to or from which there is no other convenient means of access or egress;
 - (d) The bar is in railway refreshment rooms or other premises constructed, fitted and intended to be used bona fide for any purpose to which the holding of the licence is ancillary.

In this condition "bar" includes any place exclusively or mainly used for the consumption of intoxicating liquor. But an area is not a bar when it is usual for it to be, and it is, set apart for the service of table meals and alcohol is only sold or supplied to persons as an ancillary to their table meals.

25. If any entertainment is provided for children or if an entertainment is provided at which the majority of persons attending are children, then, if the number of children attending the entertainment exceeds 100, it shall be the duty of the holder of the premises licence (or the holder of the club premises certificate):
- (a) to station and keep stationed wherever necessary a sufficient number of adult attendants, properly instructed as to their duties, to prevent more children or other persons being admitted to the building, or to any part thereof, than the building or part can properly accommodate;
 - (b) to control the movement of the children and other persons admitted while entering and leaving the building or any part thereof; and
 - (c) to take all other reasonable precautions for the safety of the children.
26. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.

Annex 2 – Conditions consistent with the operating Schedule

27. On no more than 25 occasions (and in substitution for Temporary Event Notices) per calendar year and following 10 working days notice to be given to the Police and Licensing Authority (or such lesser time as may be agreed with the Police) the hours for the provision of licensable activities currently provided at the premises may be extended to such time as agreed with the Police. The Police have the power to veto any such application.
- ~~29. On any occasion when the premises are open to the public, all customers entering the premises after 21:00 hours will have their ID scanned on entry, save for when a Biometric Scanning System is in place (when fingerprint scanning will be required for all customers who have previously shown identification at the premises).~~
- ~~30. Notwithstanding the above condition, a maximum number of 30 guests per night may be admitted at the manager's discretion without ID being scanned and recorded. A legible record of these people's full names shall be retained on the premises for inspection by the licensing authority and police for a period of 31 days. The name of the manager authorising the entrance without scanning will also be recorded.~~

Condition 29 & 30 above are proposed to be removed by the applicant.

28. All door supervisors working outside the entrance to the premises, or supervising or controlling queues and the smoking area, shall wear yellow high visibility jackets, vests or tabards.

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

None.

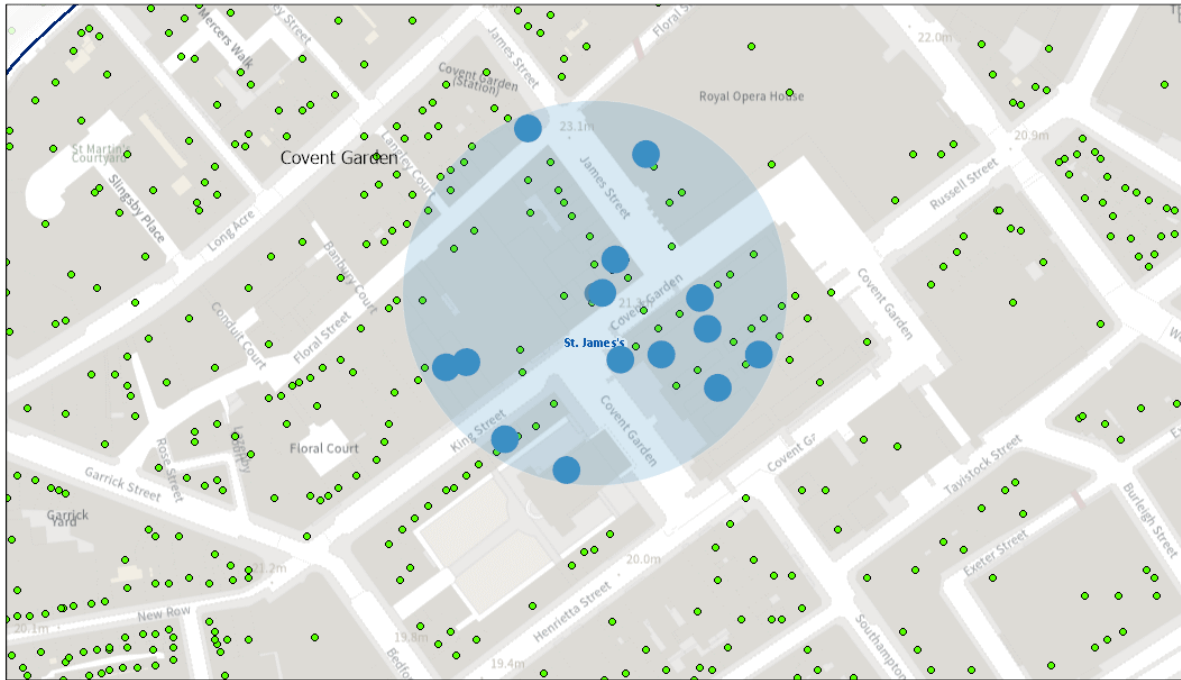
Conditions proposed by the Environmental Health Service and agreed with the applicant so as to form part of the operating schedule.

29. No licensable activities shall be provided under the authority of this licence until the premises have been assessed as satisfactory by the Environmental Health Consultation Team and this condition has been removed from the Licence.

Residential Map and List of Premises in the Vicinity

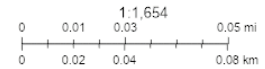
Appendix 5

35 The Piazza Covent Garden London WC2E 8BE



13/07/2022, 12:42:22

- Property Mailing List
- Ward Labels
- Borough Boundary - Mask
- Borough Boundary - Detailed
- Ward Boundaries



Resident Count: 40

Licenced premises within 75 metres of 35 The Piazza Covent Garden, London WC2E 8BE				
Licence Number	Trading Name	Address	Premises Type	Time Period
19/04643/PREAPM	Not Recorded	Basement 35 The Piazza Covent Garden London WC2E 8BE	Not Recorded	
17/06018/LIPN	Not Recorded	Basement 35 The Piazza Covent Garden London WC2E 8BE	Restaurant	Sunday; 09:00 - 01:00 Monday to Saturday; 09:00 - 03:30
22/02476/LIPT	The Roadhouse	Basement 35 The Piazza Covent Garden London WC2E 8BE	Nightclub /Bar	Sunday; 09:00 - 01:00 Monday to Saturday; 09:00 - 03:30

17/06988/LIPV	Chez Antoinette	The Piazza Covent Garden London	Not Recorded	Monday to Sunday; 11:00 - 23:00
06/07969/WCCMAP	The Rock Garden And Gardening Club	6 - 7 The Piazza Covent Garden London WC2E 8HB	Restaurant	Monday to Sunday; 09:00 - 06:00
20/06670/LIPDPS	Laduree	1 The Market Covent Garden London WC2E 8RA	Restaurant	Sunday; 09:00 - 22:30 Monday to Thursday; 09:00 - 23:30 Friday to Saturday; 09:00 - 00:00 Sundays before Bank Holidays; 09:00 - 00:00
22/04103/LIPT	Oystermen	Kiosk At Apple Market North Hall Market Building Covent Garden WC2E 8RD	Restaurant	Sunday; 09:00 - 22:30 Monday to Thursday; 09:00 - 23:30 Friday to Saturday; 09:00 - 00:00
19/11133/LIPVM	Buns & Buns	5 The Market Covent Garden London WC2E 8RA	Restaurant	Monday; 07:00 - 01:30 Tuesday; 07:00 - 01:30 Wednesday; 07:00 - 01:30 Thursday; 07:00 - 01:30 Friday; 07:00 - 01:30 Sunday; 07:00 - 00:30
18/08034/LIPVM	Bun Buns	5 The Market Covent Garden London WC2E 8RA	Restaurant	Monday; 08:00 - 00:30 Tuesday; 08:00 - 00:30 Wednesday; 08:00 - 00:30 Thursday; 08:00 - 00:30 Friday; 08:00 - 00:30 Sunday; 08:00 - 00:00

21/00174/LIPV	Sushi Samba Covent Garden	35 The Market Covent Garden London WC2E 8RF	Restaurant	Sunday; 07:00 - 23:30 Monday to Thursday; 07:00 - 00:45 Friday to Saturday; 07:00 - 01:00 Sundays before Bank Holidays; 07:00 - 01:15
16/05916/LIPN	Aubaine	22 The Market Covent Garden London WC2E 8RD	Shop	Sunday; 12:00 - 22:30 Monday to Saturday; 10:00 - 23:30
22/05102/LIPDPS	The Crusting Pipe	27 The Market Covent Garden London WC2E 8RD	Restaurant	Sunday; 08:00 - 00:00 Monday to Saturday; 08:00 - 00:30 Sundays before Bank Holidays; 10:00 - 00:30
22/03254/LIPT	Meatailer	Unit 1a Mezzanine Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday to Sunday; 09:00 - 00:30
21/03477/LIPCH	Hooray's	Unit 18 And Unit 19 Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday; 10:00 - 21:00 Tuesday; 10:00 - 21:00 Wednesday; 10:00 - 21:00 Thursday; 10:00 - 21:00 Friday; 10:00 - 21:00 Saturday; 10:00 - 21:00 Sunday; 10:00 - 21:00
20/04163/LIPN	Not Recorded	26 - 49 The Market Covent Garden London WC2E 8RE	Cafe	Monday to Sunday; 07:00 - 00:00

20/09028/LIPDPS	Le Pain Quotidien (48)	26 - 49 The Market Covent Garden London WC2E 8RE	Cafe	Monday to Sunday; 07:00 - 00:00
18/15095/LIPT	Vini Italiani Wine Cafe	33 The Market Covent Garden London WC2E 8RE	Restaurant	Sunday; 12:00 - 22:30 Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 08:00 - 00:00
20/07176/LIPDPS	21	21 The Market Covent Garden London	Restaurant	Sunday; 12:00 - 23:00 Monday to Saturday; 09:00 - 02:30
09/07681/LIPD	Tutti Frutti	Unit 29 Jubilee Hall Jubilee Market The Piazza Covent Garden London WC2E 8BE	Restaurant	Monday to Sunday; 11:00 - 19:00
18/12484/LIPDPS	Not Recorded	32 The Market Covent Garden London WC2E 8RE	Restaurant	Sunday; 08:00 - 23:00 Tuesday to Thursday; 08:00 - 00:00 Friday to Saturday; 08:00 - 00:30
12/01629/LIPDPS	Battersea Pie Station	28 The Market Covent Garden London WC2E 8RE	Restaurant	Monday to Sunday; 09:00 - 20:00
22/01248/LIPCH	Shake Shack	23 The Market Covent Garden London WC2E 8RD	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

21/07305/LIPN	Bullards	42 The Market Covent Garden London WC2E 8RF	Shop	Sunday; 09:00 - 22:30 Monday to Saturday; 08:00 - 23:00
20/11221/LIPT	Palm Court Brasserie	39 King Street Covent Garden London WC2E 8JS	Restaurant	Sunday; 08:00 - 00:00 Monday to Saturday; 08:00 - 01:30
22/02873/LIPT	Wahlburgers	8-9 James Street Covent Garden London WC2E 8BH	Restaurant	Sunday; 08:00 - 01:00 Monday to Saturday; 08:00 - 01:30
20/04167/LIPN	Not Recorded	8-9 James Street Covent Garden London WC2E 8BH	Restaurant	Sunday; 08:00 - 01:00 Monday to Saturday; 08:00 - 01:30
16/06937/LIPCH	Punch And Judy Public House	The Punch And Judy 40 The Market Covent Garden London WC2E 8RF	Public house or pub restaurant	Sunday; 12:00 - 22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sundays before Bank Holidays; 12:00 - 23:30
21/05652/LIPDPS	Mariage Freres	38 King Street Covent Garden London WC2E 8JS	Cafe	Monday; 07:00 - 23:00 Tuesday; 07:00 - 23:00 Wednesday; 07:00 - 23:00 Thursday; 07:00 - 23:00 Friday; 07:00 - 23:00 Saturday; 07:00 - 23:00 Sunday; 07:00 - 23:00
11/07818/LIPDPS	The Essex Serpent	6 King Street Covent Garden London	Pub or pub restaurant with lodge	Sunday; 10:00 - 23:00 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00 Sundays before Bank Holidays; 10:00 - 00:00

19/11336/LIPDPS	Whittard Of Chelsea	18 The Market Covent Garden London WC2E 8RB	Restaurant	Monday to Sunday; 09:00 - 22:00
20/08516/LIPDPS	The White Lion	24 James Street Covent Garden London WC2E 8NT	Public house or pub restaurant	Monday; 08:00 - 00:30 Tuesday; 08:00 - 00:30 Wednesday; 08:00 - 00:30 Thursday; 08:00 - 00:30 Friday; 08:00 - 00:30 Sunday; 08:00 - 00:00 Sunday; 08:00 - 23:00 Monday to Thursday; 08:00 - 23:30 Friday to Saturday; 08:00 - 00:00 Sundays before Bank Holidays; 08:00 - 00:00
21/05133/LIPV	St Pauls Church and Grounds	St Pauls Church Bedford Street London WC2E 9ED	Village hall, scout hut or similar	Monday to Sunday; 00:00 - 00:00