



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	10 November 2022
Licensing Ref No:	22/04530/LIPN - New Premises Licence
Title of Report:	20 Under Basement (Excluding Northwest Part) 20 Cockspur Street London SW1Y 5BL
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:		New Premises Licence, Licensing Act 2003					
Application received date:		27 April 2022					
Applicant:		Retail Stores Ltd					
Premises:		20 Under					
Premises address:		Basement (Excluding North West Part) 20 Cockspur Street London SW1Y 5BL	Ward:		St James's		
			Cumulative Impact Area:		None		
			Special Consideration Zone:		West End Buffer SCZ		
Premises description:		According to the applicant this premises intends to trade as a food and drinks premises located in the basement of the premises. There will be music and dance as part of the style of operation.					
Premises licence history:		This application is for a new premises, and therefore no premises licence history exists.					
Applicant submissions:		There have been no submissions from the applicant					
Applicant amendments:		None.					

1-B	Proposed licensable activities and hours						
Late Night Refreshment:				Indoors, outdoors or both			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Sale by retail of alcohol				On or off sales or both:			Both
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Live Music:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Recorded Music:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Performance of dance:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Anything of a similar description to Live Music, Recorded Music or Performance of Dance				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	08:00	08:00
End:	03:00	03:00	03:00	03:00	03:00	03:00	03:00
Seasonal variations/ Non-standard timings:		From the end of the permitted hours on Christmas Eve, Christmas Day, Maundy Thursday, Good Friday, Easter Eve, Easter Day, Bank Holidays, New Year's Eve, New Year's Day to the start of the permitted hours the following day.					
Adult Entertainment:		None					

2.	Representations
2-A	Responsible Authorities
Responsible Authority:	Environmental Health Consultation Service
Representative:	Anil Drayan
Received:	12 July 2022
<p>Representation is made against this application as it may adversely impact on the licensing objectives of Prevention of Public Nuisance, Public Safety and Prevention of Harm to Children.</p> <p>The premises are located in the West End Buffer Special Consideration Zone which will need to be addressed by the applicant.</p> <p>Environmental Health also consider that insufficient information has been provided to prevent Public Nuisance particularly as licensing activities are being sought much longer than 'core' hours.</p> <p>Other information need clarifying is proposed capacity for Public Safety and sanitary accommodation being in line with BS6465.</p> <p>Some undertakings have been offered in the application but these are insufficient to allay Environmental Health concerns. The applicant is therefore requested to contact the undersigned and arrange a site visit after which Environmental Health may propose additional conditions.</p> <p>from Mr Anil Drayan, EHO</p>	
Responsible Authority:	Metropolitan Police Service
Representative:	PC Reaz Guerra
Received:	24 June 2022
<p>Dear Ms Mel Serpes</p> <p>Application for a New Premises Licence - 22/04530/LIPN Basement (Excluding Northwest Part), 20 Cockspur Street, London SW1Y 5BL</p> <p>With reference to the above applications, I am writing to inform you that the Metropolitan Police, as a Responsible Authority, are objecting to this application as it is our belief that if granted the application would undermine the Licensing Objectives. The premises are situated within the West End Cumulative Impact Area.</p> <p>There is insufficient detail contained within the operating schedule to promote the licensing objectives.</p> <p>The hours sought exceed Westminster's Core Hours Policy.</p> <p>It is for these reasons that we object to this application.</p> <p>Should you wish to discuss the matter further please contact PC Reaz Guerra</p>	

2-B	Other Persons		
Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	07 June 2022		
<p>I am very worried as from either this building or the building next door (Thai Square Club) came so much noisy music from Friday to Sunday for the last weeks until 3am, that I could not sleep at night.</p> <p>In that respect music during the whole night can terrify all of us living in [REDACTED] right across the street. My neighbours in the building had the same problem. The basses of the techno-like music have been hammering and made sleep impossible.</p> <p>The area is not calm anyway with all the manifestations and parties at Trafalgar Square but club music with hammering basses is unbearable.</p>			
Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	08 June 2022		
<p>With the Thai Square Club already open Friday to Sunday blasting music, we as residents can not get to sleep. The club goes stand in line for hours screaming/fighting and blasting their own music AND the club music blasts until well after 2-4am. No one in our building has been able to get any sleep since this began. We are collectively asking you to please resolve this matter as we all work long days and this is severely tarnishing our quality of work, sleep, and life.</p> <p>Thank you, [REDACTED] Residents</p>			
Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or opposed:	Opposed
Received:	13 June 2022		
<p>We act as managing agents for the building so I am writing on behalf of the freeholder and residents.</p> <p>I am aware that the music from an establishment on that side of the road is already disturbing our residents so would ask that this is considered please.</p>			

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

I have heard music from that corner in the past and it didn't let me sleep. [REDACTED] is a residential building right across the street. If noise goes on in the very short Cockspur street it is inevitable to hear it, especially at night. People until 3am every night outside the building, smoking, talking, standing in line, being loud after alcohol and most of all music with hammering basses are producing so much noise that sleep will not be possible.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	23 June 2022		

I strongly object to the granting of the premise license, as it will inevitably lead to regular nuisance for the venue's neighbours in the late evening and early hours of the morning and pose various safety risks to those attending the venue and street users. I outline the grounds for this below:

(i) There is inadequate space for parking/loading/turning in the immediate area surrounding the venue. This poses a high risk of highway safety risks and causing regular traffic generation and noise from beeping cars. The venue's entrance on cockspur street is on the A4/Cockspur Street, which is already a busy 3-lane road. Having cars dropping off significant numbers of people in the evening will cause significant disruption to the evening traffic (causing additional noise), and it will also pose risks to road users who will need to avoid hitting cars without adequate space to park/drop-off + avoid hitting people attending the venue -- many of whom will likely have consumed alcohol and be in an impaired state. The end result is abnormal levels of road congestion and beeping, and increased levels of noise from cars and people at unreasonable hours for the residents of Oceanic house and other neighbours just a few meters away.

(ii) Noise and disturbance resulting from use and smells:

It is likely that people will be queuing to enter/exit the venue and also likely that people will be congregating in the immediate area around the venue late in the evening -- many of whom will likely be smoking and consuming large quantities of alcohol. Given the lack of space on the pavement in front of 20 Cockspur, it is likely people will congregate even closer to Oceanic House causing significant noise disturbances to the residents. As the venue is open late 7 days a week, Oceanic House residents will be deprived of quiet/ peaceful enjoyment of their homes.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	08 June 2022		
<p>I am very concerned about this application due to the current issues with the TSQ club that is underneath the Thai restaurant along Cockspur Street. At present we have music blasting until very late hours (usually noise is still heard post 3am) that attracts large groups of drunken people (over 100 individuals waiting outside at times) queueing on Cockspur Street. While some noise is to be expected in the centre of London, the hammering bass music and shouting individuals outside three to four nights a week is too much. I should also point out that the masses of drunk individuals every weekend tend to engage in public urination and fights which in my view would only escalate if another establishment is put on Cockspur Street. Kind regards, [REDACTED]</p>			
Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	08 June 2022		
<p>The New Thai place around the corner makes such a ruckus until 2 am, even until 4 am in the morning.</p> <p>I do not consent for the building to keep this noise up after a certain time period.</p>			
Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	20 June 2022		
<p>The noise outside is significant, along with anti-social behaviour (sick, urination & defecation) in Warwick House Street along with littering of cigarette butts, water bottles and fast food wrappers. The licence application should have a condition applied to ensure above anti-social behaviour is stopped by security rather than encouraged to take place in WHS away from club entrance. Cleaning condition should be applied or Council obligated to take remedial action.</p>			

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	15 June 2022		
<p>My husband and I live just across the Street from this site, and we are honestly quite concerned about the proposal. Our concern is mainly related to noise and disturbance. Aside from the fact that the proposed plans show that the aim is to play music until 3am on some days, our concerns also extend to the disturbance caused by clients who will be inevitably waiting/standing outside (and who are often drunk and rowdy). We therefore express our sincere concern with the addition of this proposal to our neighbourhood.</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>A. Applications outside the West End Cumulative Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zone Policy SCZ1 if the premises are located within a designated zone. 5. The application and operation of the venue meet the definition of a music and dance premises or similar entertainment 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:

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.

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

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

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>Special Consideration Zones Policy SCZ1 applies</p>	<p>A. In addition to meeting the other policies within this statement, applications within a designated Special Consideration Zone should demonstrate that they have taken account of the issues particular to the Zone, in question as identified within the 2020 Cumulative Impact Assessment and should set out any proposed mitigation measures in relation to those issues within their operating schedule.</p> <p>B. For the purpose of Clause A, the designated Special Consideration Zones are:</p> <ul style="list-style-type: none"> • West End Buffer. • Queensway/Bayswater. • Edgware Road. • East Covent Garden. • Mayfair. • Victoria.
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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.

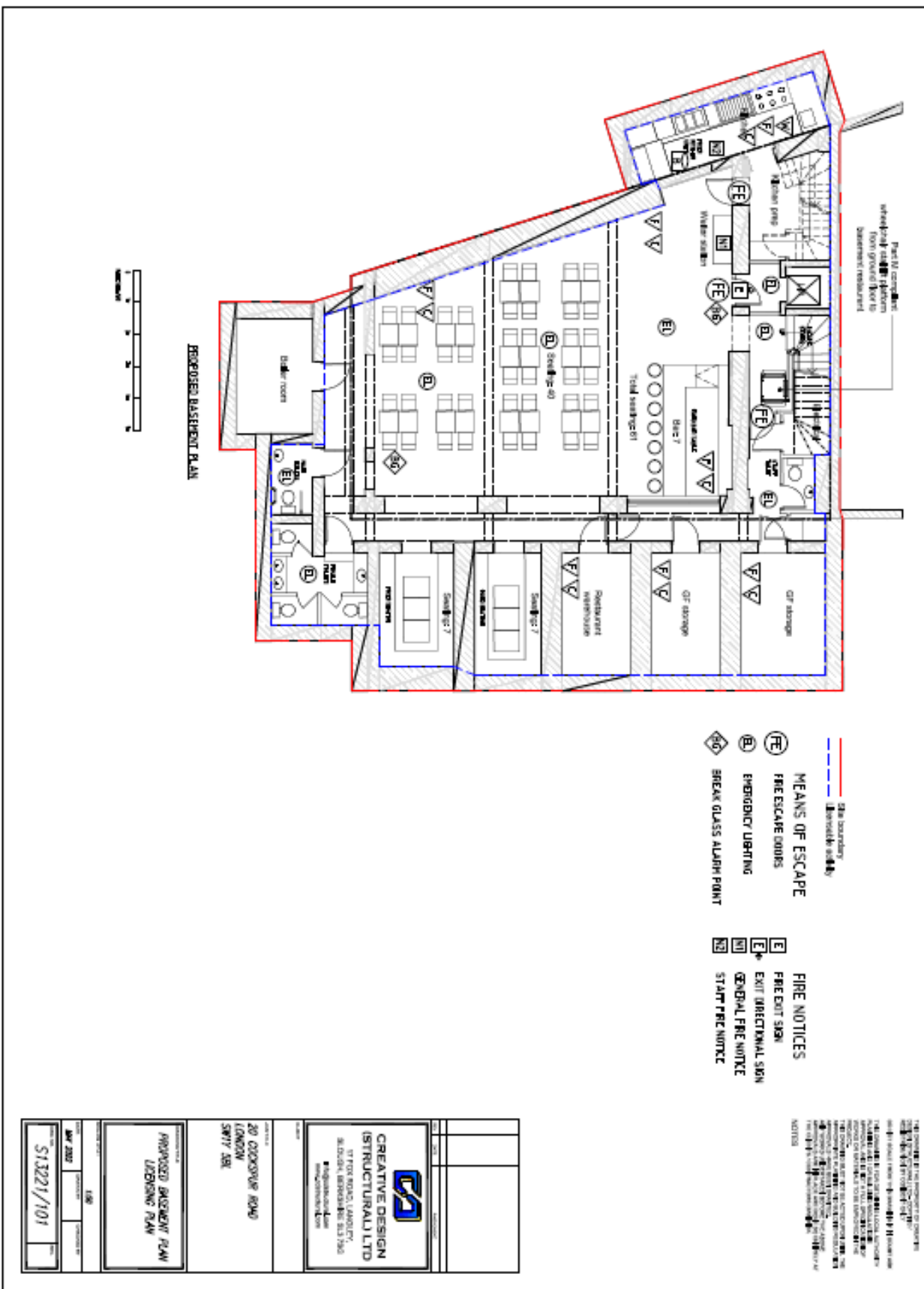
5.	Appendices
Appendix 1	Premises plans
Appendix 2	Applicant supporting documents
Appendix 3	Premises history
Appendix 4	Proposed conditions
Appendix 5	Residential map and list of premises in the vicinity

Report author:	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	1 st October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	April 2018
4	Environmental Health Service	12 July 2022
5	Metropolitan Police Service	24 June 2022
6	Interested Party 1	7 June 2022
7	Interested Party 2	8 June 2022
8	Interested Party 3	13 June 2022
9	Interested Party 4	21 June 2022
10	Interested Party 5	23 June 2022
11	Interested Party 6	8 June 2022
12	Interested Party 7	8 June 2022
13	Interested Party 8	20 June 2022



Applicant Supporting Documents

Appendix 2

There have been no submissions from the applicant.

Premises History

Appendix 3

There is no licence or appeal history for the premises.

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 necessary for the promotion of the licensing objectives.

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

Mandatory Conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

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

A responsible person in relation to a licensed premises means the holder of the premise licence in respect of the premises, the designated premises supervisor (if any) or any individual aged 18 or over who is authorised by either the licence holder or designated premises supervisor. For premises with a club premises certificate, any member or officer of the club present on the premises in a capacity that which enables him to prevent the supply of alcohol.

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

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

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

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

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

Where -

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

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

- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

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

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

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

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

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

Conditions consistent with the operating schedule

9. Any incidents of a criminal nature that may occur on the premises will be recorded and reported to the Police.
10. The Licensee will install comprehensive CCTV coverage at the premises and ensure it is operated and maintained at the premises. The CCTV system shall conform to the following points:
 - a) Cameras be sited to observe the entrance and exit doors both inside and outside
 - b) Will capture full frame shots of the heads and shoulders of all people entering the premises i.e. capable of identification.
 - c) Cameras viewing till areas must capture frames not less than 50% of screen.
 - d) Cameras overlooking floor areas should be wide angled to give an overview of the premises.
 - e) Be capable of visually confirming the nature of the crime committed.
 - f) Provide a linked record of the date, time and place of any image.
 - g) Provide good quality images –colour during opening times.
 - h) Operate under existing light levels within and outside the premises.
 - i) Have the recording device located in a secure area or locked cabinet

Conditions proposed by the Metropolitan Police Service

11.
 - (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
 - (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
 - (c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.
 - (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.
 - (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.
12. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
13. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
14. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.

15. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
16. Outside of the hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within the premises (including alcohol behind the counter) is secured in a locked store room or behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by both customers and staff.
17. No super-strength beer, lagers, ciders or spirit mixtures of 5.5% ABV (alcohol by volume) or above shall be sold at the premises, except for premium beers and ciders supplied in glass bottles and cans.
18. No miniature bottles of spirits of 20 cl or below shall be sold from the premises.
19. No more than (15)% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
20. No more than (15)% of the sales area shall be used at any one time for the sale, exposure for sale, or display of alcohol.
21. Prominent signage indicating the permitted hours for the sale of alcohol shall be displayed so as to be visible before entering the premises, where alcohol is on public display, and at the point of sale.
22. There shall be a personal licence holder on duty on the premises at all times when the premises are authorised to sell alcohol.
23. A minimum of (X) SIA licensed door supervisors shall be on duty at the premises at all times whilst it is open for business and they must correctly display their SIA licence(s) when on duty so as to be visible.
24. All door supervisors will correctly display their SIA licence so as to be visible when on duty at the premises.
25. The licensee shall ensure that:
 - (a) All licensed SIA door staff on duty at premises shall be equipped with Body Worn Video (BWV), capable of recording audio and video in any light condition as per the minimum requirements of the Westminster Police Licensing Team.
 - (b) All recordings shall be stored for a minimum period of 31 days with date and time stamping, and
 - (c) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
26. All staff engaged outside the entrance to the premises, or supervising or controlling queues, shall wear high visibility yellow jackets or vests.
27. A noise limiter must be fitted to the musical amplification system and maintained in accordance with the following criteria: (a) the limiter must be set at a level determined by and to the satisfaction of an authorised Environmental Health Officer, so as to ensure that no noise nuisance is caused to local residents or businesses, (b) The operational panel of the noise limiter shall then be secured by key or password to the satisfaction of the authorised Environmental Health Officer and access shall only be by persons authorised by the Premises Licence holder, (c) The limiter shall not be altered without prior written agreement from the Environmental Health Consultation Team, (d) No alteration or modification to any existing sound system(s) should be affected without prior knowledge of the Environmental Health Consultation Team, and (e) No additional sound generating equipment shall be used on the premises without being routed through the sound limiter device.

28. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
29. Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.
30. All windows and external doors shall be kept closed after (21:00) hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
31. There shall be no admittance or re-admittance to the premises after (23.00) hours except for patrons permitted to temporarily leave the premises (e.g. to smoke, make a phone call).
32. There shall be no sales of alcohol for consumption off the premises after (23.00) hours.
33. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises.
34. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
35. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall be limited to (10) persons at any one time.
36. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly
37. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or is to be made available to residents and businesses in the vicinity.
38. The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway.
39. The number of persons permitted in the premises at any one-time (excluding staff) shall not exceed (X) persons.
40. No advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services shall be inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree, or any other property, or be distributed to the public.
41. There shall be no payment made by or on behalf of the licence holder to any person for bringing customers to the premises.
42. A Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.

43. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
- (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
44. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take glass containers with them.
45. Queuing outside the premises shall be restricted to a designated area located at (specify location)
46. (a) After 23:00hrs all drinks in glass bottles are to be decanted into a non-glass containers or non-glass carafes prior to being served, with the exception of champagne or bottles of spirits with a minimum size of 70cl supplied by waiter/waitress service to tables. Staff shall clear all empty champagne and spirit bottles promptly from the tables. Customers shall not be permitted to leave their table carrying any such glass bottles or drink directly from the bottle.
- (b) Notwithstanding (a) above, with the written agreement of the Westminster Licensing Police, a copy of which will be held at the premises reception, glass drinking vessels may be used for private or pre-booked events within the (specified area)
47. (a) All customers entering the premises shall have their ID scanned on entry, save for when a biometric scanning system is in place. The details recorded shall include a live facial image capture of the customer and capture the photographic identification produced. The details recorded by the ID scanner system shall be made available to the Police and the local authority upon request.
- (b) The requirement in (a) above is subject to the following exceptions, namely that a maximum number of (X) guests per night may be admitted at the Managers discretion without necessarily photo ID being scanned and recorded. The admission of such guests however shall be in accordance with the following procedure:
- (i) The DPS shall approve in writing the names of a maximum of three managers other than him/herself who are authorised to sign in such guests.
 - (ii) A legible record (the signing in sheet) of those guest's name shall be retained on the premises for inspection by the licensing authority and Police for a minimum period of 31 days. The name of the DPS approved manager authorising the admission will also be recorded by that manager,
 - (iii) Guests shall be required to produce some form of ID such as a bank card (or emailed electronic photo ID) and ID scan entry with a live photo shall be created.
 - (iv) Where there are appropriate reasons for a guest not to be able to produce ID and be subject to ID scan, the Approved Manager may still permit entry. In such circumstance he shall also record the reasons for this in the signing in sheet.
- (c) Notwithstanding (a) above, patrons who are attending a pre-booked private event at the premises do not need to have their ID Scanned on entry and instead a written guest list shall be held at reception for the event, and will be retained for 31 days after the event for inspection by the police and responsible authorities upon request.

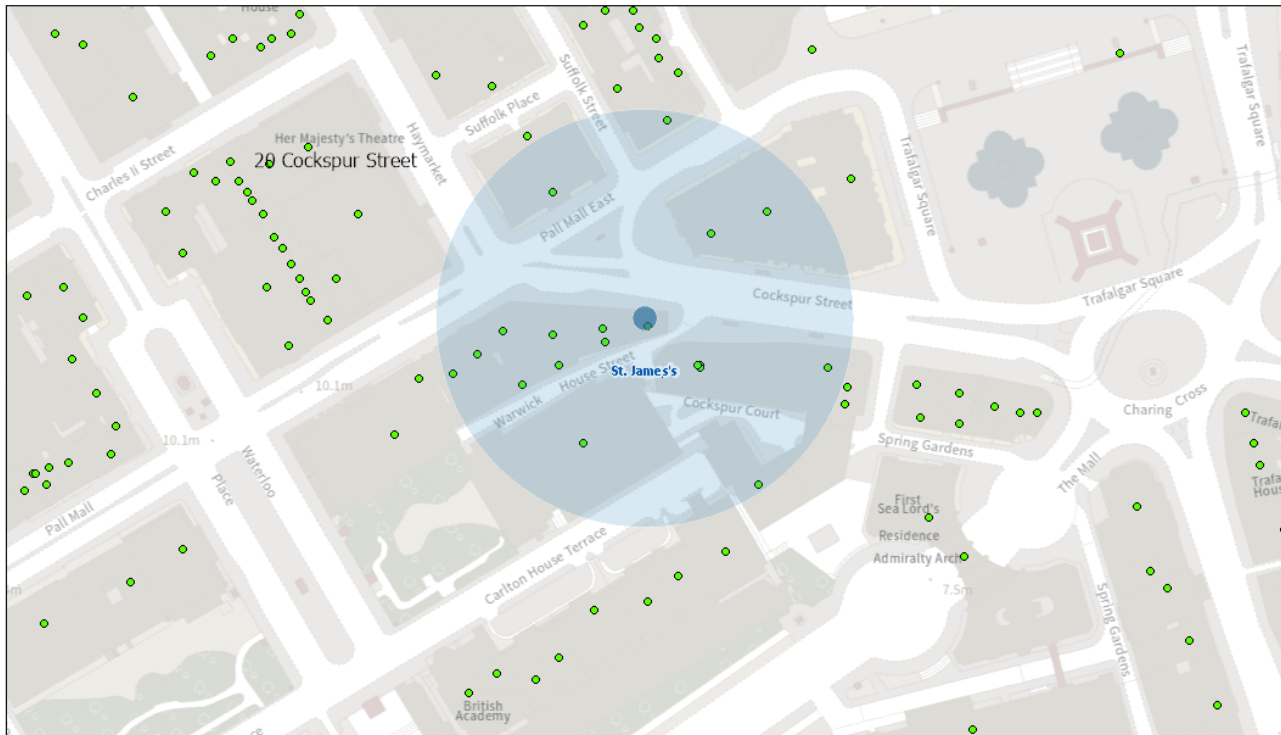
48. From 23:00hrs when the premises are open for licensable activities all patrons attempting to gain entry or re-entry will be subject to a search, upon entry all bags are to be opened and searched. A general search policy shall be implemented as agreed with the Westminster Police Licensing Team and documented. In accordance with the general search policy, searching will be supplemented by the use of search wands operated by male and female door supervisors dedicated to that duty and monitored by the premises CCTV system, either until the end of permitted hours or until there are no further admissions.
49. All staff involved in the sale or supply of alcohol shall be trained in the responsible sale of alcohol. The Designated Premises Supervisor and the Duty Managers shall in addition have ACT-E and WAVE training (or subsequent equivalent training). The training log will be made available for inspection by the Police and licensing authority.
50. All staff involved in the sale or supply of alcohol shall receive training and refresher training on the relevant alcohol laws and the licence holder's policy on challenging for ID. Such training shall take place at least twice a year. Records shall be maintained at the premises containing information about the training of any person who may make a sale of alcohol including the date of their training and the nature of the training undertaken. The relevant documentation shall be produced on request to a police officer or relevant officer of a responsible authority.
51. For the day of the 'London Pride Parade & St Patricks Day Parade'
 - a) Alcohol off sales in respect of cans of beer or cider are limited to no more than 4 cans per person.
 - b) The premises will not externally advertise local promotions of alcohol.
 - c) No sales of alcohol in bottles or glass containers are made during this period.
 - d) Upon the direction of a Police Officer, using the grounds of the prevention of crime and disorder or public safety, the premises will immediately cease to sell alcohol until further directed by the Police.
52. Substantial food and non-intoxicating beverages, including drinking water, shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises.
53. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take glass containers with them.
54. As soon as possible, and in any event within 1 month from the grant of this licence, the premises shall join the local Pubwatch or other local crime reduction scheme approved by the police, and local radio scheme if available.

Conditions proposed by the Environmental Health Service

55. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
56. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day unless it is during the Council's own waste collection service for the street
57. No deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day.
58. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business.
59. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
60. Any special effects or mechanical installations shall be arranged, operated and stored so as to minimise any risk to the safety of those using the premises. The following special effects will only be used on 10 days prior notice being given to the licensing authority where consent has not previously been given:
 - dry ice and cryogenic fog
 - smoke machines and fog generators
 - pyrotechnics including fireworks
 - firearms
 - lasers
 - explosives and highly flammable substances.
 - real flame
 - strobe lighting.
61. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased. NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.
62. All external emergency exit doors shall be fitted with sensor alarms and visible indicators to alert staff when the doors have been opened.
63. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
64. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
65. All emergency exit doors shall be available at all material times without the use of a key, code, card, or similar means.
66. All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device.

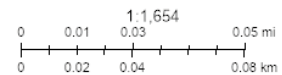
67. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
68. Curtains and hangings shall be arranged so as not to obstruct emergency safety signs or emergency equipment.
69. All fabrics, curtains, drapes and similar features including materials used in finishing and furnishing shall be either non-combustible or be durably or inherently flame-retarded fabric. Any fabrics used in escape routes, entertainment areas or function rooms, shall be non-combustible.
70. The certificates listed below shall be submitted to the licensing authority upon written request:
 - (a) Any permanent or temporary emergency lighting battery or system
 - (b) Any permanent or temporary electrical installation
 - (c) Any permanent or temporary emergency warning

20 Cockspur Street London SW1Y 5BL



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



Resident Count: 26

Licensed premises within 75 metres of Basement (Excluding North West Part) 20 Cockspur Street, London SW1Y 5BL				
Licence Number	Trading Name	Address	Premises Type	Time Period
21/04174/LIPDPS	Not Recorded	20 Cockspur Street London SW1Y 5BL	Office	Monday to Sunday; 00:00 - 00:00
14/09447/LIPN	Two Chairmen Public House	1 Warwick House Street London SW1Y 5AT	Public house or pub restaurant	Sunday; 09:00 - 23:00 Monday to Thursday; 09:00 - 00:00 Friday to Saturday; 09:00 - 00:30
10/09129/LIPRW	Two Chairmen Public House	1 Warwick House Street London SW1Y 5AT	Public house or pub restaurant	Sunday; 09:00 - 23:00 Monday to Thursday; 09:00 - 23:30 Friday to Saturday; 09:00 - 00:30

22/01364/LIPCH	Thai Square Club	Basement Norway House 21 - 24 Cockspur Street London SW1Y 5BN	Night clubs and discos	Sunday; 10:00 - 03:00 Monday to Saturday; 10:00 - 03:30
22/01367/LIPCH	Thai Square	Ground Floor Norway House 21 - 24 Cockspur Street London SW1Y 5BN	Restaurant	Sunday; 10:00 - 01:00 Monday to Saturday; 10:00 - 01:30