



City of Westminster

# Licensing Sub-Committee Report

Item No:

Date:

17 August 2023

Licensing Ref No:

23/01819/LIPV - Premises Licence Variation

Title of Report:

Chicken Cottage  
135 Praed Street  
London  
W2 1RL

Report of:

Director of Public Protection and Licensing

Wards involved:

Hyde Park

Policy context:

City of Westminster Statement of Licensing Policy

Financial summary:

None

Report Author:

Kevin Jackaman  
Senior Licensing Officer

Contact details

Telephone: 0207 641 6500  
Email: [kjackaman@westminster.gov.uk](mailto:kjackaman@westminster.gov.uk)

<b>1.</b>	<b>Application</b>		
<b>1-A</b>	<b>Applicant and premises</b>		
<b>Application Type:</b>	Variation of a Premises Licence, Licensing Act 2003		
<b>Application received date:</b>	22 March 2023		
<b>Applicant:</b>	Hasan Syed		
<b>Premises:</b>	Chicken Cottage		
<b>Premises address:</b>	135 Praed Street London W2 1RL	<b>Ward:</b>	Hyde Park
		<b>Cumulative Impact Area:</b>	None
		<b>Special Consideration Zone:</b>	None
<b>Premises description:</b>	The premises are a chicken restaurant		
<b>Variation description:</b>	<p>To vary the existing premises licence so as to:-</p> <p>1) Remove the following two conditions:-  16. There shall be no sales of hot food or hot drink for consumption off the premises after 00:00; and  17. There shall be no home delivery service of any kind from the premises.  and</p> <p>2) Include model condition 98 to promote the licensing objectives:-  MC98 Delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises;  not to leave engines running when the vehicles are parked; and  not to obstruct the highway.</p>		
<b>Premises licence history:</b>	<p>The premises have had the benefit of a premises licence since February 2017. The current premises licence reference is 23/00479/LIPRW, a copy of which is attached as Appendix 1 of this report.</p> <p>Please see Appendix 4 of the report for a full licence history</p>		
<b>Applicant submissions:</b>	The application follows recent successful trading by way of temporary event notices. There are no proposed changes to the existing permitted hours.		
<b>Applicant amendments:</b>	None		

<b>1-B</b>	<b>Current and proposed licensable activities, areas and hours</b>					
<b>Regulated Entertainment</b>						
<b>Late night refreshment</b>						
<b>Indoors, outdoors or both</b>			<b>Current :</b>		<b>Proposed:</b>	
			Both		No change	
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Licensable Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	23:00	02:00	No change in hours is proposed		Ground floor and basement	No change
<b>Tuesday</b>	23:00	02:00				
<b>Wednesday</b>	23:00	02:00				
<b>Thursday</b>	23:00	02:00				
<b>Friday</b>	23:00	02:00				
<b>Saturday</b>	23:00	02:00				
<b>Sunday</b>	23:00	01:00				
<b>Seasonal variations/ Non-standard timings:</b>		<b>Current:</b>			<b>Proposed:</b>	
		None			No change	

<b>Hours premises are open to the public</b>						
	<b>Current Hours</b>		<b>Proposed Hours</b>		<b>Premises Area</b>	
	<b>Start:</b>	<b>End:</b>	<b>Start:</b>	<b>End:</b>	<b>Current:</b>	<b>Proposed:</b>
<b>Monday</b>	10:00	02:00	No change of hours is proposed		Ground floor and basement	No change
<b>Tuesday</b>	10:00	02:00				
<b>Wednesday</b>	10:00	02:00				
<b>Thursday</b>	10:00	02:00				
<b>Friday</b>	10:00	02:00				
<b>Saturday</b>	10:00	02:00				
<b>Sunday</b>	12:00	01:00				
<b>Seasonal variations/ Non-standard timings:</b>		<b>Current:</b>			<b>Proposed:</b>	
		None			No change	

<b>1-C</b>	<b>Layout alteration</b>					
No change of layout is proposed						

<b>1-D</b>	<b>Conditions being removed</b>	
<b>Conditions</b>		
16. There shall be no sales of hot food or hot drink for consumption off the premises after 00:00		
17. There shall be no home delivery service of any kind from the premises		
<b>1-D</b>	<b>Conditions being added</b>	
<b>Condition</b>	<b>Proposed variation</b>	
Delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.		
<b>Adult entertainment:</b>	<b>Current position:</b>	<b>Proposed position:</b>
	None	No change

<b>2.</b>	<b>Representations</b>	
<b>2-A</b>	<b>Responsible Authorities</b>	
<b>Responsible Authority:</b>	Environmental Health	
<b>Representative:</b>	Anil Drayan	
<b>Received:</b>	19 April 2023	
<p>I refer to the application to vary the Premises Licence for the above premises.</p> <p><b>The applicant is seeking the following:</b></p> <ol style="list-style-type: none"> <li>1. Remove condition 16: <i>'There shall be no sales of hot food or hot drink for consumption off premises after 00:00'</i></li> <li>2. Remove condition 17: <i>There shall be no home delivery service of any kind from the premises</i></li> </ol> <p><b>I wish to make the following representations based on the operating schedule submitted:</b></p> <ol style="list-style-type: none"> <li>1. The removal of condition 16 may increase Public Nuisance in the area.</li> <li>2. The removal of condition 17 may increase Public Nuisance in the area.</li> </ol> <p><b>Environmental Health also makes the following further comments and representations:</b></p> <ul style="list-style-type: none"> <li>• An additional condition has been offered in place of the conditions to be removed – this is considered to be insufficient to allay Environmental Health concerns.</li> <li>• The Council revised its Statement of Licensing Policy in 2021. One of the new requirements under the Policy is that greater emphasis has been placed on licensed premises demonstrating compliance with policy CH1, Protection of Children from Harm. Free advice on complying with this can be found at page 36 of the Policy</li> </ul> <p>The applicant is therefore requested to contact the undersigned to discuss the above and arrange a site after which Environmental Health may propose additional conditions for the proposed changes.</p>		

2-B Other Persons	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	[REDACTED] [REDACTED] [REDACTED]
<b>Received:</b>	18 April 2023
<p>The late night opening hours are causing the residents extreme nuisance at night already. Large numbers of delivery riders (motor and push bikes) congregate around the premises most nights until 3AM - playing music on their devices and shouting loudly until 3AM. They keep revving their bikes and often have loud arguments. The staff at the premises make absolutely no effort in trying to stop this behaviour.</p>	
<b>Name:</b>	[REDACTED]
<b>Address and/or Residents Association:</b>	Hyde Park Association
<b>Received:</b>	15 April 2023
<p>On behalf of the Hyde Park Estate Association we would like to strongly object to the above application on the grounds that it will not promote WCC Licensing Authority objectives: namely the Prevention of Public Nuisance, Prevention of Crime and Disorder and Prevention of Children from Harm and Public Safety.:</p> <p>The application is TO REMOVE the following two conditions:-</p> <p>16. There shall be no sales of hot food or hot drink for consumption off the premises after 00:00; and</p> <p>17. There shall be no home delivery service of any kind from the premises;</p> <p>I note the inclusions of MC 98 but in reality this is a small shop so we are not encouraged by how this will be managed - it would depend on the amount of staff available so it would be interesting to hear from the premises management how the staff would manage delivery bikes outside using these premises ? How many staff would be on duty at all times ? Would they go out every hour and tell the take away deliveries to stop making a noise; stop parking bikes on the pavement etc. etc. ??</p> <p>As always these conditions are only put on by the original Licensing Committee after serious consideration of all the evidence presented and listed to. I know I used to sit on Licensing committees.</p> <p>Unfortunately we are not able to see any detail of the existing trading hours. However Praed street; even at 00.30 hours is still quite busy with traffic. Many cars parked along the southern side by the fast food premises and a fair amount of buses. Even at this time 30 minutes after midnight I note a hold up due to buses over taking stationary cars close to traffic lights and no one able to move forward until the traffic lights changed.</p> <p>Unfortunately we are not able to see any detail of the existing trading hours. However Praed street; even at 00.30 hours is still quite busy with traffic. Many cars parked along the southern side by the fast food premises and a fair amount of buses. Even at this time 30 minutes after midnight I note a hold up due to buses over taking stationary cars close to traffic lights and no one able to move forward until the traffic lights changed.</p> <p>There are many cafes restaurants here but all closed (at 00.30hrs) including Mc Donalds. The only food related shops I saw open on Praed Street (on my 00.30 hour visit) were a couple of</p>	

small supermarkets and:- a) Cottage Chicken, no opening hours displayed; b) Subway; hours display Thurs Fri. Sat. 08.00-02.00 Sunday 9-12, Mon-Wed. 08.00-01.00 and c) KFC opening hours displayed in window: daily 10.30-02.00.

Everyone is fully aware of the continuing begging issues on this street and along with rough sleeping something we have spoken frequently about and still the problems continue with little change.

Praed Street has many residential properties (above the shops) and many narrow side streets to the south off Praed Street which are nearly almost residential. We also have: a major hospital with many ambulances (but wanting some peace and quiet at night) and Paddington Station. Then there is the ongoing regeneration of the PSPA with "The Cube" so it makes this area hugely busy with traffic issues such as taxi pick ups and drop offs and private pick ups and drop offs which holding traffic up and a main bus route and a main ambulance route etc. etc. Even the underground tubes stop shortly after midnight.

This very busy road has only two large single lanes for traffic !! and hold ups are common here and adding parked delivery bikes (which are often known to cause of hold ups) outside the fast food shops and with only narrow pavements this we see as just adding to the problems on this narrow street.

We need to keep the balance between business and residents. We do not want to create a street with many restaurants converting to fast food and deliveries throughout the night. This is not Edgware Road.

The premises want to provide hot food and hot drink after 00.00 midnight. The Council considers that premises which serve cold food and drink and are not subject to Licensing not so problematic however people who have been drinking usually prefer hot food. HPEA do not want this area to become a destination venue for those who have been drinking so they can come here to eat late at night or buy take away before travelling on home after midnight.

We ask that conditions 16 and 17 are not removed from the present Licence and REMAIN in PLACE

If the committee feel the need to grant we ask that take-away/off-sales are limited to no later than 02.00 hours Friday-Saturday and 01.00 hrs Monday-Thursday and non after midnight on Sunday.

BUT NO home deliveries so keeping condition 17. We do have local residents who have been woken up when the door bells have been rung by mistake; after midnight for a home takeaway.

<b>Name:</b>	██████████
<b>Address and/or Residents Association:</b>	Paddington Waterways And Maida Vale Society
<b>Received:</b>	12 April 2023

Our comments are made as an Amenity Society recognised by Westminster City Council. We are officially charged with working towards the preservation and enhancement of the architectural and environmental quality of Little Venice, Maida Vale and the Paddington Waterway area (including planning and licensing issues).

We recognise that these premises are run as a business and we are aware that it has to be a viable operation, providing services for locals. We are very keen to ensure that an appropriate balance is maintained between the legitimate rights of business and the equally legitimate and important rights of residents.

#### **Introduction**

Our representation is made on the basis that the likely impact of the application, if granted as applied for, would be to harm the licensing objectives, particularly that of prevention of public

nuisance.

### **Background**

These premises are located in a very busy road, served by many buses, very close to Paddington Station and St Mary's Hospital. There are also many residential units nearby. We believe the activities proposed will add significantly to the nuisance and noise late at night.

The application is for takeaway food by home delivery, which is currently not permitted, to be permitted until 2am (1am Sunday), and for takeaway food by customers attending the premises to be extended from midnight to 2am (1am Sunday). The footfall and delivery scooters will exacerbate the situation and potentially add to anti social behaviour.

If a hearing takes place, we will endeavour to attend. Or appoint Richard Brown to represent us.

<b>Name:</b>	██████████
<b>Address and/or Residents Association:</b>	South East Bayswater Residents Association (SEBRA)
<b>Received:</b>	12 April 2023

I am writing on behalf of the South East Bayswater Residents' Association (SEBRA) to make a relevant representation objecting to this licence application on the basis of the likely impact on the licensing objective of 'prevention of public nuisance'.

### **Introduction**

SEBRA was formed in 1970 and works to protect the special character of our area. A non-profit, non party-political, voluntary organisation, we represent more than 1,000 people. SEBRA is consulted by Westminster Council on both major developments and all Council activities which affect the daily lives of residents.

As a recognised amenity society we often engage in consultations with licence applicants both before and during the application process and note with some disappointment that we have not been contacted by the applicant in this case.

### **Background**

The premises is located at the middle section of Praed Street, mixed retail units on ground floor with residential units above and the hinterland is predominantly residential.

### **SEBRA's position**

We do have concerns with the premises applying remove Conditions 17 & 18 that issues in the area are at present not adequately mitigated by the application, and we believe that nuisance, litter, noise, waking up residents when making deliveries etc will be detrimental to the area.

We note application is for takeaway food by home delivery, which is currently not permitted, to be permitted until 2am (1am Sunday), and for takeaway food by customers attending the premises to be extended from midnight to 2am (1am Sunday).

We cannot see any sale of takeaway food by delivery service being able to run without problems as premises are a busy thoroughfare, outside a run of Double Yellow lines with a very busy bus stop and bus gage immediately opposite.

When delivery scooters, bikes etc stop and wait for collection, they are bound to cause blocking road, especially when buses stop to discharge or pick up passengers.

On non delivery take away, we believe reasons why extended hours were refused last time have not changed and since then matters have got worse in terms of nuisance, noise, litter etc from premises offering take away services.

### **WCC Statement of Licensing Policy**

Regrettably the application does not appear to address the clear statements in the Policy

highlighting potential problems which ought to be mitigated by applicants and for this mitigation to be set out in the Operating Schedule. We do not consider the sole additional condition proposed to be effective and/or enforceable and note that in any event this deals only with deliveries, not with walk-up takeaway.

The premises already benefits from hours beyond core hours for takeaway (albeit not delivery) and there is no justification in the application to extend this. WCCs concerns with fast food premises operating late at night are clear from the FFP1 policy, eg:

F56. Fast food premises which are open after 11pm can attract large groups of customers, many of whom have been consuming alcohol in pubs, bars, or night clubs sometimes some distance away. The congregation of people around these premises leads to additional noise and disturbance and further congestion in the area. Although premises which serve cold food and drink are not subject to licensing and may stay open all night, they are not so attractive to people who have been drinking as those providing hot food and drink. The council considers that the addition of hot fast food and hot drink adds to the attractiveness of premises to people who have been drinking and who are more likely to be involved in anti-social behaviour.

Likewise, the city-wide issue of deliveries of late night refreshment are set out clearly in policy DEL1, for instance:

G4. The Licensing Authority is concerned with the growing levels of residential complaints and issues associated with public nuisance that is either generated at or in the general vicinity of the licensed premises where deliveries are collected or at the end destination where the delivery is made. Complaints often relate to noise from delivery personnel waiting around the licensed premises or from their delivery vehicles. Applicants must consider the potential impact of noise nuisance from delivery personnel and their vehicles at the licensed premises or at the end destination. Appropriate waiting areas inside the licensed premises must be provided to prevent delivery personnel congregating outside the venue.

The criteria and considerations set out in DEL1 simply have not been addressed – for instance are the delivery drivers to be 3rd parties? If so, the policy is much stricter on what hours may be granted.

As no delivery service is currently permitted from the premises, what experience of operating delivery services elsewhere does the applicant have?

### **Conclusion**

We are aware of course that applications can be amended, and as ever, SEBRA is always very happy for our contact details, including mobile number, to be passed to the applicant/their solicitors, and to discuss the operation and application with them.

We reserve the right to make further comments /proposals /conditions in due course when we have more information about the application/operation.



3.	<b>Policy &amp; Guidance</b>
The following policies within the City Of Westminster Statement of Licensing Policy apply:	
<b>Policy HRS1 applies</b>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:</p> <ol style="list-style-type: none"> <li>1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.</li> <li>2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.</li> <li>3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.</li> <li>4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.</li> <li>5. The proposed hours when any music, including incidental music, will be played.</li> <li>6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.</li> <li>7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.</li> <li>8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.</li> <li>9. The capacity of the premises.</li> <li>10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.</li> <li>11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.</li> <li>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.</li> <li>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.</li> <li>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</li> </ol>

	<p>are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for This application as defined within this policy is:  <b>8. Restaurants:</b> Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am.</p>
<p><b>Policy FFP1 (A) applies</b></p>	<p>A. Applications outside the West End Cumulative Zones will generally be granted subject to:</p> <ol style="list-style-type: none"> <li>1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1.</li> <li>2. The hours for licensable activities are within the council's Core Hours Policy HRS1.</li> <li>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.</li> <li>4. The applicant has taken account of the Special Consideration Zones Policy SCZ1 if the premises are located within a designated zone.</li> <li>5. The application and operation of the venue meet the definition of a fast food premises in Clause D.</li> </ol> <p>D. For the purposes of this policy a Fast Food Premises is defined as:</p> <ol style="list-style-type: none"> <li>1. A premises that provides late night refreshment, either by way of fast food over a counter, via a self-seating basis or take away for immediate consumption.</li> <li>2. Food and drink are: a. Available on the premises for self-selection. b. Prepared on the premises. c. Cooked or produced off the premises but brought to that premises in advance of its sale to customers.</li> <li>3. The food and drink are provided in pre-sealed or open disposable packaging which is intended for immediate consumption.</li> <li>4. A fast-food premises can provide a delivery service as part of its operation, however that service must be ancillary to the main function of the premises as defined within sub-clauses D,1 to D,3 above.</li> </ol>

#### 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.

<b>5.</b>	<b>Appendices</b>
<b>Appendix 1</b>	Premises licence 23/00479/LIPRW
<b>Appendix 2</b>	Applicant supporting documents
<b>Appendix 3</b>	Premises history
<b>Appendix 4</b>	Proposed conditions
<b>Appendix 5</b>	Residential map and list of premises in the vicinity

<b>Report author:</b>	Kevin Jackaman
<b>Contact:</b>	Telephone: 020 7641 6500 kjackaman@westminster.gov.uk

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

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

<b>1</b>	Licensing Act 2003	N/A
<b>2</b>	City of Westminster Statement of Licensing Policy	October 2021
<b>3</b>	Amended Guidance issued under section 182 of the Licensing Act 2003	December 2022
<b>4</b>	Environmental Health representation	19 April 2023
<b>5</b>	Interested Party representation (1)	18 April 2023
<b>6</b>	Interested Party representation (2)	15 April 2023
<b>7</b>	Interested Party representation (3)	12 April 2023
<b>8</b>	Interested Party representation (4)	12 April 2023



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

Schedule 12  
Part A

WARD: Hyde Park  
UPRN: 100023476922

**Premises licence**

Regulation 33, 34

<b>Premises licence number:</b>	23/00479/LIPRW
<b>Original Reference:</b>	16/11887/LIPN

**Part 1 – Premises details**

**Postal address of premises:**

Chicken Cottage  
135 Praed Street  
London  
W2 1RL

**Telephone Number:**

**Where the licence is time limited, the dates:**

Not applicable

**Licensable activities authorised by the licence:**

Late Night Refreshment

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

**Late Night Refreshment**

Monday to Saturday:	23:00 to 02:00
Sunday:	23:00 to 01:00

**The opening hours of the premises:**

Monday to Saturday:	10:00 to 02:00
Sunday:	12:00 to 01:00

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

N/A

**Part 2**

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

Hasan Syed  
Shaz And Co Limited T/A Chicken Cottage  
135 Praed Street  
Paddington  
London  
W2 1RL  
*Electronic Mail : shaz110\_@hotmail.com*  
*Business Phone Number : 0207 706 8874*  
*Mobile Phone Number : 077 2589 3682*

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

08037892

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

N/A

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

N/A

**Date:** 23 January 2023

**This licence has been authorised by Mary Pring on behalf of the Director - Public Protection and Licensing.**

**Annex 1 – Mandatory conditions**

None

**Annex 2 – Conditions consistent with the operating Schedule**

None

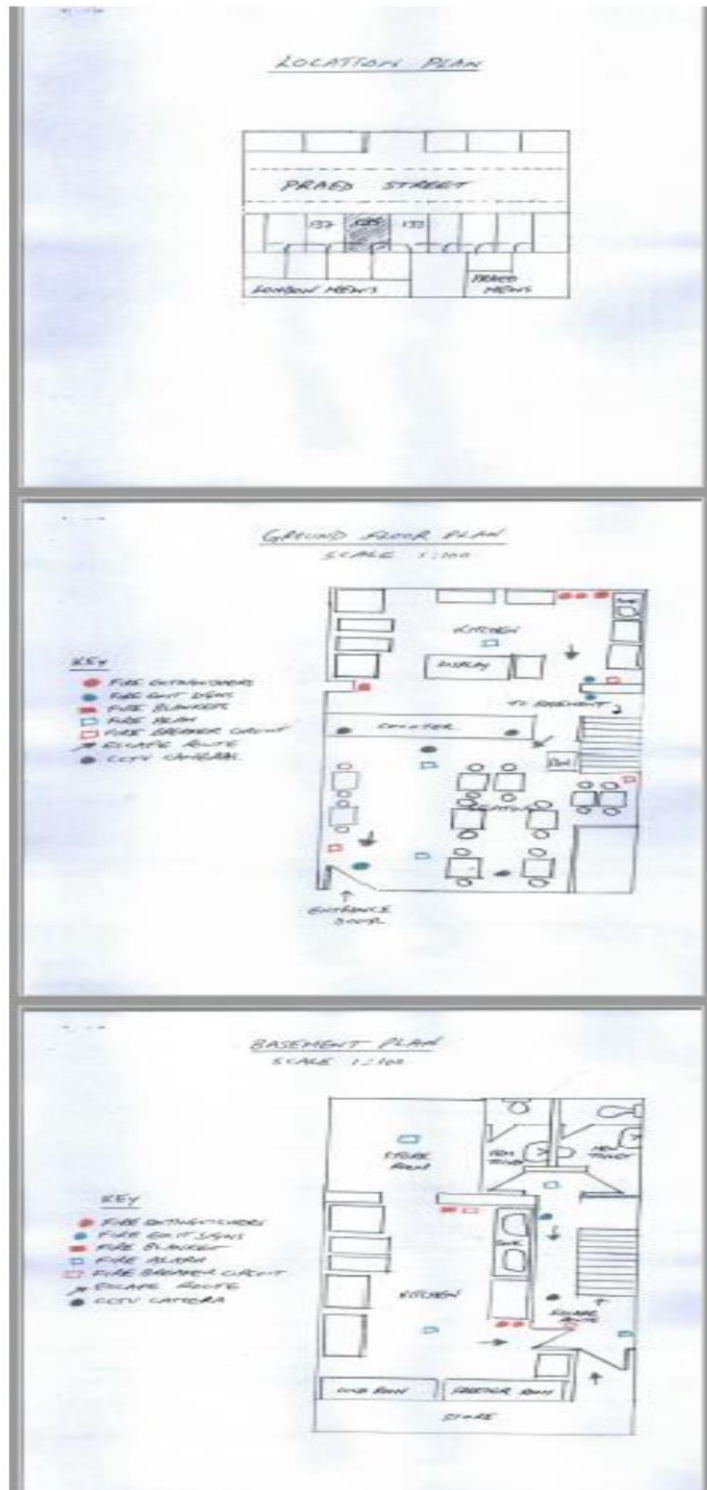
### **Annex 3 – Conditions attached after a hearing by the licensing authority**

1. Staff will be trained on the importance of the Licensing objectives.
2. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
3. The external door shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
4. After 23:00 hours, the number of persons permitted in the premises at any one time (excluding staff) shall not exceed 30 persons.
5. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
6. 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.
7. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
8. 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.
9. 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.
10. 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.
11. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
12. 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.
13. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
14. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.



15. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received 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 visit by a relevant authority or emergency service.
16. There shall be no sales of hot food or hot drink for consumption off the premises after 00:00.
17. There shall be no home delivery service of any kind from the premises.
18. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

Annex 4 – Plans





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

Schedule 12  
Part B

WARD: Hyde Park  
UPRN: 100023476922

Premises licence  
summary

Regulation 33, 34

Premises licence number:

23/00479/LIPRW

**Part 1 – Premises details**

**Postal address of premises:**

Chicken Cottage  
135 Praed Street  
London  
W2 1RL

**Telephone Number:**

**Where the licence is time limited, the dates:**

Not applicable

**Licensable activities authorised by the licence:**

Late Night Refreshment

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

**Late Night Refreshment**

Monday to Saturday:	23:00 to 02:00
Sunday:	23:00 to 01:00

**The opening hours of the premises:**

Monday to Saturday:	10:00 to 02:00
Sunday:	12:00 to 01:00

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

N/A

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

Hasan Syed  
Shaz And Co Limited T/A Chicken Cottage  
135 Praed Street  
Paddington  
London  
W2 1RL

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

08037892

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

N/A

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

N/A

**Date:** 23 January 2023

**This licence has been authorised by Mary Pring on behalf of the Director - Public Protection and Licensing.**

**Applicant Supporting Documents**

**Appendix 2**

None

**Licence & Appeal History**

<b>Temporary Event Notices</b>	<b>Date of Event</b>	<b>Activities/Hours</b>	<b>Decision</b>
23/01892/LITENN	18.02.2023 to 19.02.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/00719/LITENN	18.02.2023 to 19.02.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/00720/LITENN	04.03.2023 to 05.03.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/00721/LITENN	11.03.2023 to 12.03.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/00722/LITENN	18.03.2023 to 18.03.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/01471/LITENN	25.03.2023 to 26.03.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/01472/LITENN	01.04.2023 to 02.04.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/01473/LITENN	08.04.2023 to 09.04.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/01474/LITENN	15.04.2023 to 16.04.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted
23/01475/LITENN	22.04.2023 to 23.04.2023	TEN to disapply conditions 16 and 17 on Friday and Saturday nights.	Event permitted

**There is no appeal history**

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

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

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

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

**Conditions: On Current Licence -**

**Mandatory:**

None

**Annex 2 – Conditions consistent with the operating Schedule**

None

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

1. Staff will be trained on the importance of the Licensing objectives.
2. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
3. The external door shall be kept closed after 23:00 hours, except for the immediate access and egress of persons.
4. After 23:00 hours, the number of persons permitted in the premises at any one time (excluding staff) shall not exceed 30 persons.
5. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
6. 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.
7. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.
8. 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.

9. 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.
10. 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.
11. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
12. 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.
13. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 31 day period.
14. A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises are open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested.
15. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police, which will record the following:
  - (a) all crimes reported to the venue
  - (b) all ejections of patrons
  - (c) any complaints received 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 visit by a relevant authority or emergency service.
16. There shall be no sales of hot food or hot drink for consumption off the premises after 00:00.
17. There shall be no home delivery service of any kind from the premises.

**The applicant is proposing to remove conditions 16 and 17**

18. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

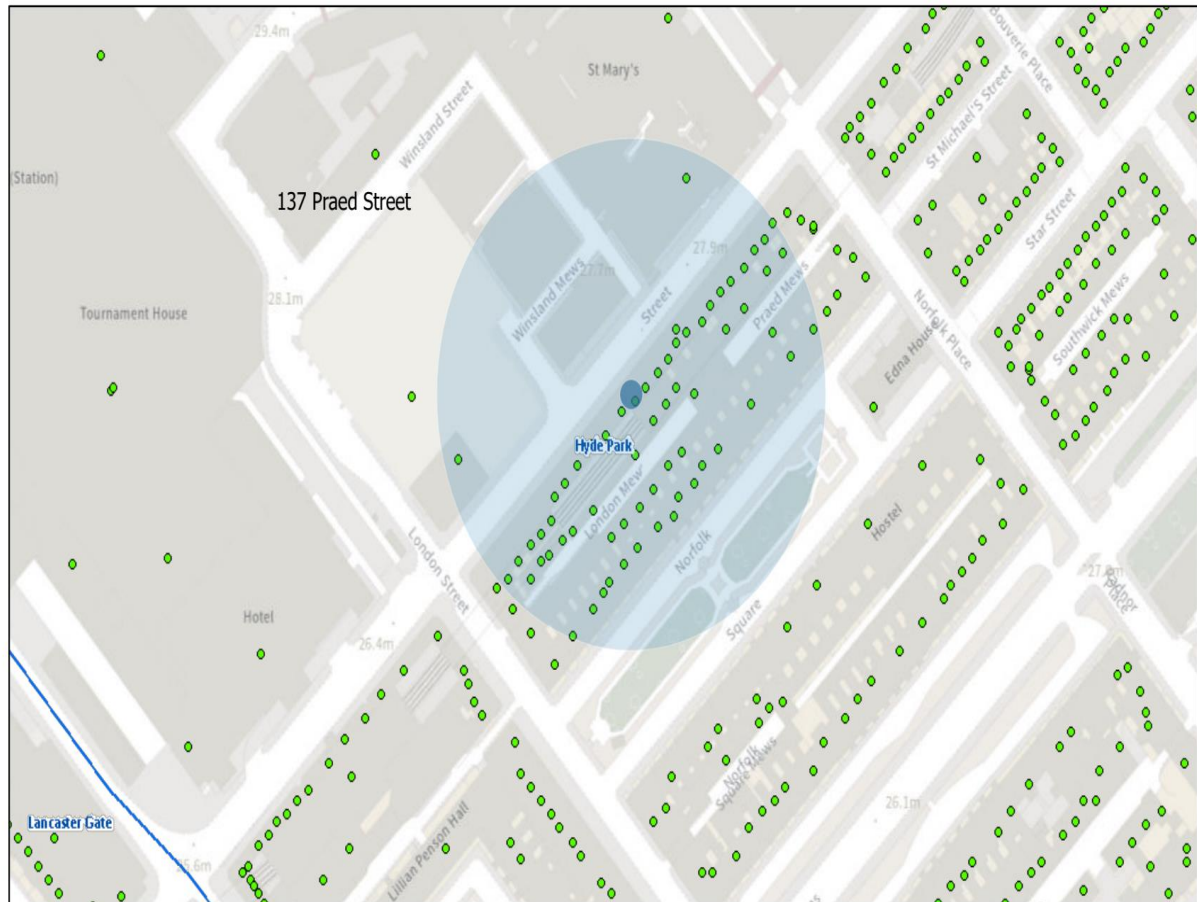
**Conditions proposed by the applicant**

19. Delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside



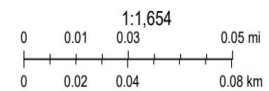
the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.

**135 Praed Street**



14/06/2023, 11:41:24

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



Resident count: 58

<b>Licensed premises within 75m of 135 Praed Street London W2 1RL</b>				
Licence Number	Trading Name	Address	Premises Type	Time Period
23/00479/LIPRW	Chicken Cottage	135 Praed Street London W2 1RL	Restaurant	Sunday; 12:00 - 01:00   Monday to Saturday; 10:00 - 02:00
13/02699/LIPN	La Tazza Cafe	Basement And Ground Floor 143 Praed Street London W2 1RL	Cafe	Monday to Sunday; 07:00 - 23:00

12/03465/LIPN	Bonne Bouche	129 Praed Street London W2 1RL	Cafe	Sunday; 12:00 - 18:00   Monday to Saturday; 12:00 - 20:00
21/07443/LIPT	Subway	147 Praed Street London W2 1RL	Restaurant	Monday to Sunday; 00:00 - 00:00
19/06223/LIPCH	Kentucky Fried Chicken Express	149 Praed Street London	Restaurant	Monday to Sunday; 23:00 - 03:00
06/11309/WCCMAP	Supersave	125 Praed Street London W2 1RL	Shop	Sunday; 09:00 - 22:30   Monday to Saturday; 07:00 - 23:00
21/00824/LIPN	Units 36 & 42	Development Site At 31 London Street, 9 Winsland Mews And 128-144 Praed Street London	Restaurant	Sunday; 09:00 - 23:00   Monday to Thursday; 08:00 - 23:30   Friday to Saturday; 08:00 - 00:00
21/00817/LIPN	Restaurant At Units 34/35/41	Development Site At 31 London Street, 9 Winsland Mews And 128-144 Praed Street London	Restaurant	Sunday; 09:00 - 23:00   Monday to Thursday; 08:00 - 23:30   Friday to Saturday; 08:00 - 00:00
21/00848/LIPN	Restaurant Units 38 To 44	Development Site At 31 London Street, 9 Winsland Mews And 128-144 Praed Street London	Restaurant	Sunday; 09:00 - 23:00   Monday to Thursday; 08:00 - 23:30   Friday to Saturday; 08:00 - 00:00
21/00845/LIPN	Unit 1	Development Site At 31 London Street, 9 Winsland Mews And 128-144 Praed Street London	Restaurant	Sunday; 09:00 - 23:00   Monday to Thursday; 08:00 - 23:30   Friday to Saturday; 08:00 - 00:00
21/00851/LIPN	Bar At Units 2 And 46 And Rooftop Terrace At Paddington Squa	Development Site At 31 London Street, 9 Winsland Mews And 128-144 Praed Street London	Wine bar	Sunday; 09:00 - 22:30   Monday to Thursday; 10:00 - 23:30   Thursday to Saturday; 10:00 - 00:00

21/00850/LIPN	17th And 18th Floors	Development Site At 31 London Street, 9 Winsland Mews And 128-144 Praed Street London	Restaurant	Sunday; 09:00 - 22:30   Monday to Thursday; 09:00 - 23:30   Friday to Saturday; 09:00 - 00:00
21/00847/LIPN	Restaurant At Units 39 And 45	Development Site At 31 London Street, 9 Winsland Mews And 128-144 Praed Street London	Restaurant	Sunday; 09:00 - 23:00   Monday to Thursday; 08:00 - 23:30   Friday to Saturday; 08:00 - 00:00
21/00849/LIPN	Units 37 43	Development Site At 31 London Street, 9 Winsland Mews And 128-144 Praed Street London	Restaurant	Sunday; 09:00 - 23:00   Monday to Thursday; 08:00 - 23:30   Friday to Saturday; 08:00 - 00:00
13/02856/LIPN	Tavolina	Basement And Ground Floor 159 Praed Street London W2 1RL	Cafe	Sunday; 10:00 - 22:30   Monday to Saturday; 08:00 - 23:30
12/10800/LIDPSR	St Marys NHS Lindo Wing	St Marys N H S Trust Praed Street London W2 1NY	Surgeries or Health Centres	Sunday; 12:00 - 23:00   Monday to Saturday; 10:00 - 23:30
22/07486/LIPN	Amazon - Unit 34, Tube Level One	144 Praed Street London W2 1HU	Shop	Monday to Sunday; 07:00 - 23:00
23/00280/LIPDPS	Frankie & Benny	Ground Front 144 Praed Street London W2 1HU	Hotel, 4+ star or major chain	Sunday; 08:00 - 00:00   Monday to Saturday; 08:00 - 00:30
21/07202/LIPN	McDonald's	161 Praed Street London W2 1RL	Restaurant	Monday to Sunday; 06:00 - 00:00
06/11392/WCCMAP	Paddington Gift Shop	Ground 161 Praed Street London W2 1RL	Restaurant	Sunday; 10:00 - 22:30   Monday to Saturday; 08:00 - 23:00
06/11378/WCCMAP	Peking-Seoul Restaurant	113-115 Praed Street London W2 1RL	Restaurant	Sunday; 12:00 - 00:00   Monday to Saturday; 10:00 - 00:30