



City of Westminster

Licensing Sub-Committee Report

Item No:

Date:

31 August 2023

Licensing Ref No:

23/02661/LIPV - Premises Licence Variation

Title of Report:

The Coach Makers Arms
88 Marylebone Lane
London
W1U 2PY

Report of:

Director of Public Protection and Licensing

Wards involved:

Marylebone

Policy context:

City of Westminster Statement of Licensing Policy

Financial summary:

None

Report Author:

Jessica Donovan
Senior Licensing Officer

Contact details

Telephone: 020 7641 6500
Email: Jdonovan@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	Variation of a Premises Licence, Licensing Act 2003		
Application received date:	24 April 2023		
Applicant:	Cubitt House Limited		
Premises:	The Coach Makers Arms		
Premises address:	88 Marylebone Lane London W1U 2PY	Ward:	Marylebone
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	The premises currently operates as a public house.		
Variation description:	<p>This variation seeks the following:</p> <ul style="list-style-type: none"> To vary the layout on the ground floor plan to delineate an outside drinking area. To add the provision of films on all floors. To vary conditions 20, 27 & 22. 		
Premises licence history:	The premises has had the benefit of a premises licence since 2005. The current premises licence (23/02032/LIPDPS) can be viewed at Appendix 4 of this report along with the premises history at Appendix 5 .		
Applicant submissions:	<p>The applicant has submitted the following documents:</p> <ul style="list-style-type: none"> Written Submissions Photographs of premises Menus/Drinks list <p>A copy of the documents can be found at Appendix 3.</p>		
Applicant amendments:	None		
Preliminary note:	As a result of a technical issue with the council's internal system the application submitted by the applicant on 24 th April 2023 did not appear on the system until the next working day leading to an administration error with the last date for representations which subsequently resulted in 3 representations from interested parties being deemed out of time. One of the representations contained 15 residents.		

1-B Current and proposed licensable activities, areas and hours						
Regulated Entertainment						
Exhibition of films – All floors						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	N/A		10:00	01:30	N/A	Basement, Ground floor & First floor
Tuesday			10:00	01:30		
Wednesday			10:00	01:30		
Thursday			10:00	01:30		
Friday			10:00	01:30		
Saturday			10:00	01:30		
Sunday			10:00	01:00		
Seasonal Variations/ Non-standard timings:			Current: N/A			

Private Entertainment consisting of dancing, music or other entertainment of a like kind for consideration and with a view to profit						
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	Unrestricted		No change		Basement, Ground floor & First floor	No change
Tuesday						
Wednesday						
Thursday						
Friday						
Saturday						
Sunday						
Seasonal variations/ Non-standard timings:						

Late night refreshment						
Indoors, outdoors or both			Current :			Proposed:
			Indoors			No change
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	23:30	No change		Ground floor	
Tuesday	23:00	23:30				
Wednesday	23:00	23:30				
Thursday	23:00	23:30				
Friday	23:00	00:00				
Saturday	23:00	00:00				
Sunday	N/A	N/A				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		Sunday before bank holidays: 23:00 to 00:00. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.			No change	

Late night refreshment						
Indoors, outdoors or both			Current :			Proposed:
			Indoors			No change
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	23:00	00:30	No change		Basement & First floor	
Tuesday	23:00	00:30				
Wednesday	23:00	00:30				
Thursday	23:00	00:30				
Friday	23:00	00:30				
Saturday	23:00	00:30				
Sunday	23:00	00:00				
Seasonal variations/ Non-standard timings:		Current:			Proposed:	
		The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.			No change	

Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			Both		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	23:30	No change		Ground floor	No change
Tuesday	10:00	23:30				
Wednesday	10:00	23:30				
Thursday	10:00	23:30				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	22:30				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	Sundays before bank holidays: 12:00 to 00:00. On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).				No change	

Sale by Retail of Alcohol						
On or off sales			Current :		Proposed:	
			Both		No change	
	Current Hours		Proposed Hours		Licensable Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	00:00	No change		Basement and First floor	No change
Tuesday	10:00	00:00				
Wednesday	10:00	00:00				
Thursday	10:00	00:00				
Friday	10:00	00:00				
Saturday	10:00	00:00				
Sunday	12:00	23:30				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).				No change	

Hours premises are open to the public						
	Current Hours		Proposed Hours		Premises Area	
	Start:	End:	Start:	End:	Current:	Proposed:
Monday	10:00	01:30	No change		Basement, Ground floor & First floor	No change
Tuesday	10:00	01:30				
Wednesday	10:00	01:30				
Thursday	10:00	01:30				
Friday	10:00	01:30				
Saturday	10:00	01:30				
Sunday	12:00	01:00				
Seasonal variations/ Non-standard timings:	Current:				Proposed:	
	N/A				N/A	

1-C Layout alteration
<ul style="list-style-type: none"> To vary the layout on the ground floor plan to delineate an outside drinking area. <p>A copy of the proposed ground floor plan can be found at Appendix 1.</p>

1-D Conditions proposed to be varied	
Condition	Proposed variation
20. From 1st May to 30th September on Thursdays and Fridays, from 5pm to 10pm, there shall be 1 SIA registered door supervisor employed at the premises whose sole responsibility shall be to monitor the use of the outside areas. Outside of those dates and times the premises licence holder shall employ an SIA registered door supervisor where it thinks it is appropriate to do so.	20. Door supervisors shall be employed at the premises based upon a risk assessment carried out taking into account expected audience, time of year and whether there are any special occasions/holidays. All door supervisors will correctly display their SIA licence so as to be visible when on duty at the premises.
22. No customers shall be permitted to take drinks from the premises in an open container after 20.30 hours and any existing customer drinking in that area shall be cleared by 21.00, this includes those patrons smoking.	22. No customers shall be permitted to take drinks from the premises in an open container after 21.30 hours and any existing customer drinking in that area shall be cleared by 22.00.
27. Throughout licensable hours no more than 30 patrons shall be permitted to take drinks from the premises in open containers and/or smoke outside at any one time.	27. Alcohol consumed outside the premises building shall only be consumed by patrons within the area hatched green on the approved plan.

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Kudzaishe Mondhlani
Received:	19 May 2023

I refer to the application for a Premises Licence variation.

This premises benefits from a current premises licence reference 22/08349/LIPDPS.

The applicant is seeking the following variations,

1. Vary the layout of the plan relating to the ground floor only to delineate an outside drinking area
2. To add licensable activity of films on all floors
3. To remove and replace conditions relating to door supervisors and the outside drinking area as follows: to remove from annex 3 condition 20 and replace with the following wording: *Door supervisors shall be employed at the premises based upon a risk assessment carried out taking into account expected audience, time of year and whether there are any special occasions/holidays. All door supervisors will correctly display their SIA licence so as to be visible when on duty at the premises.*
4. To remove from annex 3 condition 27 and replace with the following wording: *Alcohol consumed outside the premises building shall only be consumed by patrons within the area hatched green on the approved plan.*
5. To amend from annex 3 condition 22 to now read:
6. *No customers shall be permitted to take drinks from the premises in an open container after 21.30 hours and any existing customer drinking in that area shall be cleared by 22.00.*

I wish to make the following representation

1. The addition of the new area will have the likely impact on Public Safety in the area.
2. The addition of licensable activities will have the likely will have the likely impact of causing an increase in Public Nuisance
3. No representation
4. No representation
5. The amendment of condition 22 will have the likely impact of causing an increase in Public Nuisance

The granting of the application as presented would have the likely effect of causing an increase in Public Nuisance and impact on Public Safety within the area.

The applicant has provided additional information with the application which is being addressed.

Should you wish to discuss the matter further please do not hesitate to contact me.

2-B Other Persons			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	05 May 2023		
<p>I object to the application mainly on the grounds that the opening hours will be extended to 1.30am from the current 11.30pm.</p> <p>The fact that this time change is not mentioned at all in the resident notice and is hidden in the appendix of the application is very concerning; one could wonder if not done on purpose.</p> <p>Remaining open until 1.30am is extremely late for a premise that is located in the middle of a residential area and will create significant noise disturbance in addition to the existing ones.</p> <p>Disturbance today is linked to people having drink outdoors but also at closing time when people leave the premise and stand on pavement across the pub talking loudly (while intoxicated) for often more than 15-30minutes.</p> <p>What can be acceptable to some extent at 11pm cannot happen at 1.30am on any day. Please put yourselves in our shoes if you/your children are woken up at 1.30am several times a week.</p> <p>The council should be focused on the well being and mental health of its residents in priority over increasing pub revenues.</p> <p>Separately, how does the premise intend to control the noise pollution from inside the premise until 1.30am given that the windows are not double-glazed? On nights when the pub had a live band, [REDACTED] could hear the sound as [REDACTED] [REDACTED] Why would be different if they are screening movies until 1.30am?</p> <p><i>Further submissions were received from the interested party on 14 June 2023 containing a photograph and 7 videos.</i></p> <p>As a follow-up to my email, I wanted to attach a few videos / pictures that highlight the breach of the current licence by the Coach Makers Arms with regards to noise disturbance. This is to illustrate what [REDACTED] have to put up with on a weekly basis and the complete lack of respect of rules and residents by the Coach Makers Arms.</p> <p>You can find attached a couple of recent examples to be added as evidence. Please note that this is the noise disturbance from [REDACTED]</p> <p>Example 2 is even more interesting because the security guard is on site and not doing anything.</p> <p><u>Example 1 - from midnight and lasting 30min</u></p> <p><u>Example 2 - from 10.48pm and lasting 60min</u></p> <p><u>Example 3 - 10.13pm</u></p> <p>Large group outside (video IMG_0444 attached below).</p>			

Example 4 - 10.28pm

Door of the pub wide open, people chatting outside of the pub past the authorised time (picture IMG_0449 attached below).



Application for licence variation 23/02661/:LIPV
Photographs of Coachmakers' Arms Marylebone Lane/Bentinck Street

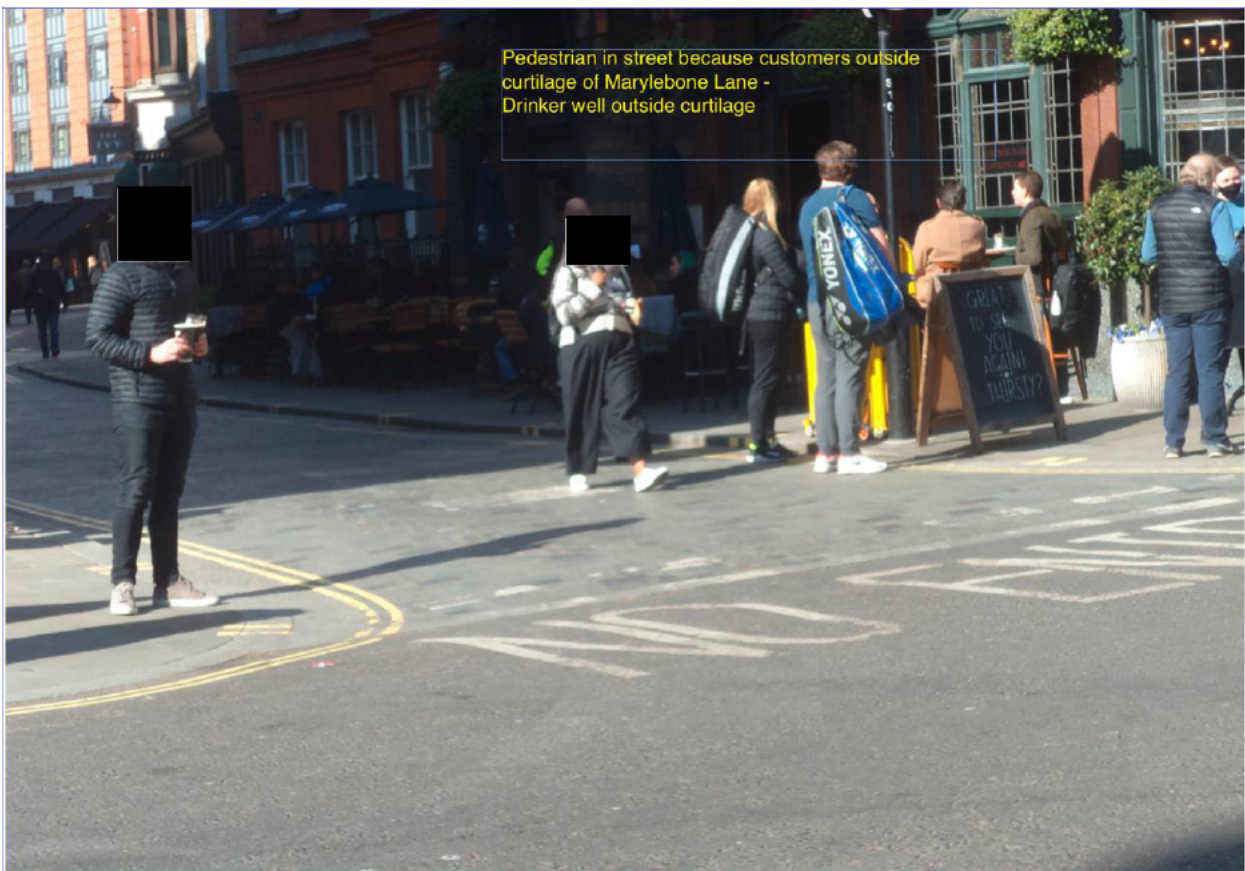
Showing tables in Marylebone Lane



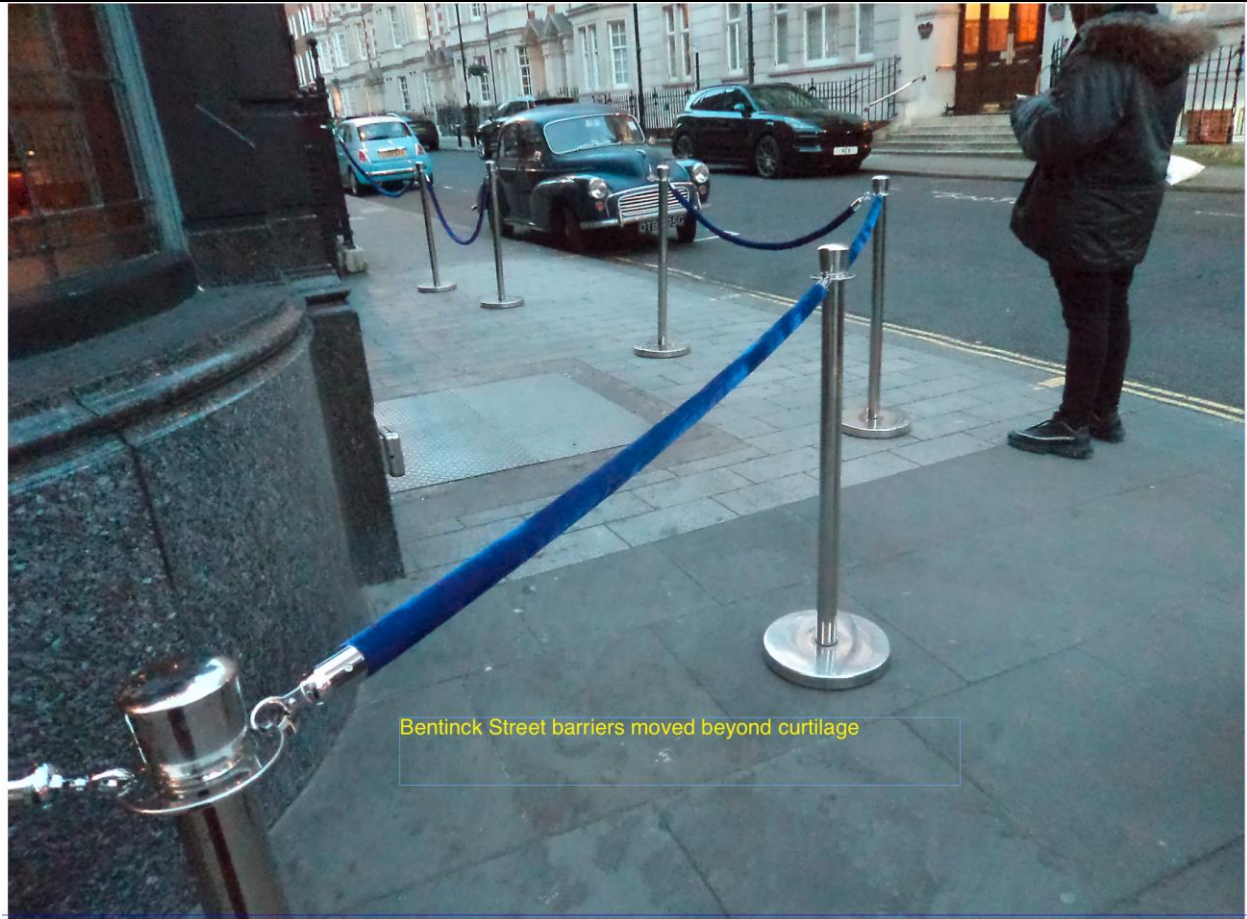
Corner of Bentinck Street and Marylebone Lane
(2021, tables now in Marylebone Lane)



Opposite Coachmakers (2021)
With security guard



Pedestrian in street because customers outside
curtilage of Marylebone Lane -
Drinker well outside curtilage



Bentinck Street barriers moved beyond curtilage



Marylebone Lane



The interested party has submitted the representations deemed out of time as part of their supporting documents which can be found at Appendix 2.

3. Policy & Guidance

The following policies within the City Of Westminster Statement of Licensing Policy apply:

Policy HRS1 applies

- 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.
- 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:
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

	<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 applications for each premises use type as defined within this policy are:</p> <ol style="list-style-type: none"> 1. Casinos: Up to 24 hours a day whilst casino gaming is permitted by a premises licence under the Gambling Act 2005. 2. Cinemas, Cultural Venues and Live Sporting Premises: Monday to Sunday: 9am to 12am 3. Hotels: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours. 4. Off licences: Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm. 5. Outdoor Spaces: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 6. Pubs and bars, Fast Food and Music and Dance venues: Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 12pm to 12am. 7. Qualifying Clubs: Monday to Thursday: 9am to 12am.. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 8. Restaurants: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 9. Sexual Entertainment Venues and Sex Cinemas: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p>Policy PB1 applies</p>	<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 Zones policy SCZ1 if the premises are located within a designated zone. 5. The application and operation of the venue meet the definition of a Public House or Bar in Clause D. <p>B. It is the Licensing Authority's policy to refuse applications within</p>

	<p>the West End Cumulative Impact Zone other than:</p> <ol style="list-style-type: none"> 1. Applications to vary the existing licence hours within the council's Core Hours Policy HRS1. 2. Applications that seek to vary the existing licence so as to reduce the overall capacity of the premises. <p>C. The applications referred to in Clause B1 and B2 will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1, and/or, 2. The operation of any delivery services for alcohol and/or late night refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 3. The application and operation of the venue continuing to meet the definition of a Public House or Bar in Clause D. <p>D. For the purposes of this policy a Public House or Bar is defined as a premises, or part of a premises that's primary use is the sale or supply of alcohol for consumption on those premises and/or for consumption off the premises for consumption outside the venue.</p>
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4. Equality Implications

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

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

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

5. Appendices

Appendix 1	Premises plans
Appendix 2	Interested party supporting documents
Appendix 3	Applicant supporting documents
Appendix 4	Existing premises licence 23/02032/LIPDPS
Appendix 5	Premises history
Appendix 6	Proposed conditions
Appendix 7	Residential map and list of premises in the vicinity

Report author:	Jessica Donovan Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: Jdonovan@westminster.gov.uk

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

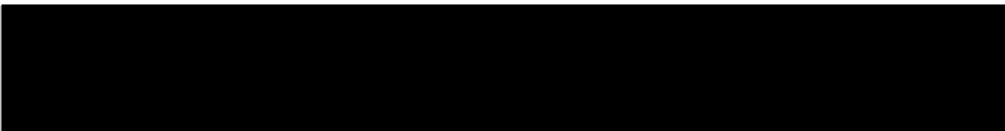
Background Documents – Local Government (Access to Information) Act 1972

1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	01 October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	December 2022
4	Environmental Health Service representation	19 May 2023
5	Interested party representation	05 May 2023

Exhibit A

**Application to vary the premises licence of the Coachmakers' Arms, 88 Marylebone Lane, W1U 2PY
Application no. 23/02661/LIPV**

Comment from:



May 23rd 2023

On the basis of **prevention of public nuisance**, I object to:

***Showing films on all (4) floors from 10.00 to 01.30 (12.00 - 01.00 Sundays).** This would compromise the privacy and quiet of [REDACTED]. Despite secondary glazing and shutting our windows, noise penetrates to [REDACTED] affecting conversation, music, etc. Why is permission sought beyond the hours of already-licensed activities?

Noise from customers & films would spread widely, particularly in summer when, contrary to the present licence, windows and external doors are often open after 20.00.

Customers exiting onto the street in the small hours would be no less noisy and disruptive than they already are at closing times (e.g. at midnight on May 22nd 2023 we were woken by a fight – possibly a “mock” fight – between a group of young men outside the door to the pub on [REDACTED]).

***Removal of the restriction on numbers – currently 30 - of outside drinkers.** Outside drinkers and eaters are noisy: they shout, cheer, scream down their mobiles, sing etc. Even with a door supervisor 30 is quite often exceeded. There is not space for more than 30. Drinkers stand and sit well outside the pub's curtilage on Marylebone Lane in particular, and on Bentinck Street, blocking the pavements and so endangering pedestrians who are forced to walk in the street.

***Extension of the time drinkers may take drinks outside from 20.30 to 21.30** This would add to the existing nuisance.

***Employing door supervisors following a risk assessment.** Even current supervision is not fully effective (one supervisor said “well, what can I do? All the other pubs spill out like this one”)

I have not complained recently about the noise from the pub nor about the blocking of pavements and the excessive numbers of outside drinkers, as I am sympathetic to the problems of small businesses trying to survive in these difficult times.

NB The green-hatching on the ground-floor plan shows a possibly inaccurate width of the pub's curtilage on Marylebone Lane. It is 28"/71 cms wide, scarcely enough for people to stand in a single line i.e. unsuitable for convivial drinking.

The plan does not show the tables outside the pub on Marylebone Lane. One small table fits into the curtilage, but two large, four-seater+ tables extend well on to the pavement, blocking pedestrians and forcing them into the street.

The proposed plan omits Main Entrance from the Lane door (given on the current plan).

Exhibit B

Comment from:

May 23rd 2023

On the basis of prevention of public nuisance, I object to:

The following is what I would say in objecting to the Coachmakers' proposals:

1: *The showing of films on all floors between 10.00 and 1.30 a.m. Monday - Saturday, and 12.00 to 01.00 on Sundays.*

Such showings would disturb the quiet and privacy of

Noise from customers & films inside the pub would spread widely outside, especially in summer when the pub's windows are usually left open. Customers going out on to the street at 1.30 a.m. are likely to be talking and laughing just as noisily as they already do at midnight.

In we have secondary glazing, but we have to keep our windows shut even in the summer to try to reduce the noise which emanates from inside and outside the pub. It disturbs conversations, watching television and listening to music, while we often hear raucous conversation and laughter well after midnight as groups linger before leaving

2: *Recognising that the licensing trade faces difficulties I have tolerated the existing arrangements, (conditions added following a review) even though customers cause nuisance with their loud talk (especially into mobiles), laughter, shouting, singing, music etc. They also block the pavements on both Bentinck Street and on Marylebone Lane, where large tables and chairs extend well beyond the narrow width of the curtilage. I sympathize; but do not think the pub has a right to continue to create such nuisances.*

I consider hours should not be extended beyond already licensed activities. Extension of the time customers may take drinks outside from 20.30 to 21.30 would only make matters a little worse for residents and the general public, unless properly controlled.

In the interests of protecting the public and residents, the restriction on numbers of outside drinkers (currently 30) should NOT be removed. Supervisors often seem to lack the authority to limit numbers, but do exercise some control, and should be retained as at present.

3: *Particularly since the recent installation of a wooden cover for two large bins outside the pub on Bentinck Street there is scarcely enough room for 30 within the pub's curtilage. This number is often exceeded by customers on Bentinck Street standing outside the barriers, which are movable and consequently are sometimes pushed out into the pavement. Customers on Marylebone Lane can hardly fit into the very narrow (71 cms) curtilage, and two large tables extend well into the pavement, dangerously causing many pedestrians to step into the street. These tables, and a smaller one which does fit into the curtilage, are not shown on the proposed plan.*

Exhibit C

[REDACTED]

Wed, Jul 12 at 1:41 PM

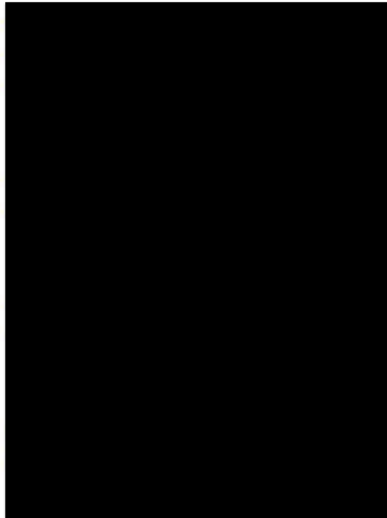
Please see following. [REDACTED]

Begin forwarded message:

On Tuesday, May 23, 2023, 4:33 pm, [REDACTED] wrote:

OBJECTIONS FROM [REDACTED]

[REDACTED]



Dear Sir/Madam

We are struggling to get on-line to the Westminster planning portal to register our objections. I am therefore writing to you via email.

The people listed on this email are [redacted] and we are all directly affected by the Coachmakers Arms application to extend their hours and street numbers.

We believe that it is entirely possible for them to run a successful business without the extended hours and secondly that it would be the most appropriate and a neighbourly action to add secondary glazing panels to their windows.

Marylebone is a wonderful community of long term residents. We believe Coachmakers Arm should embrace the benefits of this neighbourhood and not seek to take away locals right to enjoyment as residents.

We have included [redacted] objections below and support them in full. We believe it is unreasonable to subject the local residents to the impact of this application.

We look forward to the Council's feedback and would welcome an opportunity to meet with the Council to present our views.

Kind regards

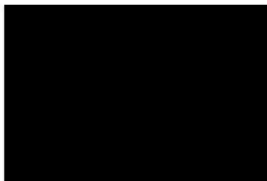


Exhibit D

----- Original Message -----

From: publicaccess@westminster.gov.uk

To: [REDACTED]

Date: 23/05/2023 17:25 BST

Subject: Comments for Licensing Application 23/02661/LIPV

Comments for Licensing Application 23/02661/LIPV

Dear Sir/Madam,

[REDACTED]

You have been sent this email because you or somebody else has submitted a comment on a Licensing Application to your local authority using your email address. A summary of your comments is provided below.

Comments were submitted at 23/05/2023 5:25 PM from [REDACTED]

Application Summary

Address: 88 Marylebone Lane London W1U 2PY

Proposal: Premises Licence - Variation

Case Officer: Emanuela Meloyan

[Click for further information](#)

Customer Details

Name: [REDACTED]

Email: [REDACTED]

Address: [REDACTED]

Comments Details

Commenter

Type: [REDACTED]

Stance: Customer objects to the Licensing Application

Reasons for
comment:

Comments: 23/05/2023 5:25 PM [REDACTED] objects to this licence variation as we believe there will be an increase in public nuisance contrary to policy PN1.

This establishment was subject to a review in 2010 and the resulting licence conditions were acceptable to all locals concerned including the ability for drinkers to imbibe outside the premises up until 20:30. The pandemic then caused numerous changes to many pubs including this one and on a 'temporary basis' licencing conditions were relaxed to try and support the hospitality industry. This support came at the cost to many local residents in terms of increased evening-time noise nuisance from outside dining and drinking. We can see no reason why the conditions should not revert back to the pre-covid post 2010 ones.

In addition, we have local residents reporting to us that the time limit and numbers limit are frequently exceeded in the recent past so we do not agree to the withdrawal of SIA personel at the whim of the licensee. Given that the pavement in Marylebone Lane is rather narrow it is inevitable that pedestrians will be forced into the road so we believe outside control is important. The balance between the desire of the business and the wellbeing of the residents will be enhanced with continued external security personel.

Kind regards



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Cubitt House Limited

(the "Applicant")

Application for a Variation of a Premises Licence

Coach Makers Arms, 88 Marylebone Lane, London W1U 2PY (the "Premises")

Applicant's Written Submissions

This statement is made in support of an application to vary the premises licence with the intention of outlining the Applicant's case and seeking to address the concerns of those maintaining representations.

Amplification of the points made below, together with further submissions, will be made orally at the licensing sub-committee hearing.

Background

The Applicant acquired the Premises, then a busy bar, in 2017. The Premises was refurbished and the menu changed to reflect the standards of the Applicant's sister pubs and boutique hotels in Belgravia, Knightsbridge, Pimlico, Mayfair, Notting Hill, the West End and the west side of Marylebone. Please see <http://cubitthouse.co.uk/>. Pictures of the Premises are at **exhibit 1** with indicative food and drinks menus at **exhibit 2**. The Premises is divided into a cocktail bar/function room in the basement, a bar and dining room on the ground floor with a small outside area for vertical drinkers on Bentinck Street, a seated outside area (by virtue of a Pavement Licence) on Marylebone Lane and a more formal dining room on the first floor.

Before making this application, formal pre-app advice was sought from Mr Dave Nevitt of Environmental Health (now retired) and letters were posted to the residents of [REDACTED]

Reasons for the Application

The reason for seeking this variation, as per the formal pre-app and as detailed in the application, is threefold:

To vary the approved plan to delineate an outside drinking area and vary times for outside drinking

The current conditions relating to outside drinking are vague, overly restrictive and probably unenforceable. The condition attempting to limit numbers reads:

“Throughout licensable hours no more than 30 patrons shall be permitted to take drinks from the premises in open containers and/or smoke outside at any one time.”

At the pre-app meeting both the writer and Mr Dave Nevitt were unsure as to what this condition means. For example, can any number of patrons be outside with drinks provided only 30 move away from the Premises? Can one patron take numerous drinks for friends already outside and they do not add to the number? Or does it mean that once 30 patrons have stepped outside has the limit been reached even though some patrons have moved back inside? Mr Nevitt was of the view that it would be more sensible to have a delineated outside drinking area which would aid enforcement and ensure that patrons cannot leave the immediate environs of the Premises and, for example, drink on the steps of Bentinck Block opposite the Premises. Hence the application to remove this condition and lodge a plan with a hatched outside area.

Mr Nevitt was also in agreement that an amendment to the permitted outside drinking area was reasonable. When the 21.00 hrs curfew was applied the Premises was a wet-led pub with a high proportion of alcohol sales. Under the supervision of Ben Tish (critically acclaimed chef and author) the upstairs is purely a restaurant and food is becoming far more of a feature on the ground floor. The clientele has also changed with less of a focus on afterwork vertical drinking customers.

To add the provision of films

Whilst there are currently no firm plans in place the Applicant has toyed with the idea of showing films in the basement on quieter nights to create a themed event. For example, you could show a James Bond film with accompanying drinks such as Vespers, Champagne, Vodka Martinis etc.

To remove the requirement to have door supervisors

The requirement to have door supervisors is another hangover from when the Premises was a wet-led operation. No other site in the Cubitt House Group has a door supervisor requirement and there is no such requirement to have door supervisors on other similar establishments in the area. Not only are they very expensive but they give the wrong impression to potential patrons walking past. Nevertheless, the condition proffered does require that the need to have door supervisors is risk assessed and it might be appropriate to employ them at certain times of the year and, for example, when the basement is open late.

The Representations

After reading the comments below, if any interested party wishes to discuss any of the points raised, have remaining concerns or wish to suggest further conditions, they are urged to contact the writer, Niall McCann, at niall.mccann@keystonelaw.co.uk. In these difficult times the Applicant wishes to ensure a good relationship with all more than ever and will happily implement any further measures which are operationally viable.

The Applicant's comments on the representations are as follows:

Environmental Health

Unfortunately, Mr Nevitt retired before the end of the statutory consultation period. Ms Kudzaishe Mondhlani took over the application and has raised a representation. However, following a site visit on 25 May 2023, the Applicant understands that her concerns have been largely alleviated, albeit her representation remains in order to advise the Licensing Sub-Committee.

Local Residents

To avoid duplication, rather than commenting on each representation in turn, the Applicant's comments on the general concerns raised are as follows:

- Noise from the showing of films

As explained above, the wish to show films is merely an idea at present. Any films shown on the ground and first floors are likely to be when these spaces are hired for corporate training days (which is very rare). Any films shown for informative or education purposes are not licensable. Given this, the Applicant is happy to restrict the showing of any films to the basement and proffers the following condition:

“Exhibition of Film as a licensable activity is to be restricted to the basement”

The hours sought for the exhibition of films reflect the current permitted opening hours.

- Concerns in respect of removing the current conditions restricting numbers outside

The rationale behind seeking to remove this condition is explained above. At present there is no restriction on drinking standing well outside the Premises’ curtilage and the proposed variation will directly address the residents’ concerns. By ensuring that outside drinking is kept to the hatched areas there will be an effective limit on numbers in any event.

- Width of the Hatching and the Plan

If this application is granted as sought, the intention is to apply for a pavement licence on Bentinck Street and have standing drinkers on Marylebone Lane, thus reducing the number of patrons facing the residents which have raised representations. The proposed plan shows both doors onto Marylebone Lane.

- Extension of hours

A modest extension to the permitted hours outside is sought. Other pubs in the area (most of which are far more drinks led) are situated close to residential properties and yet do not have such early terminal hours for the use of outside space. Given the markedly different operation of

the Premises to previous guises the Applicant believes that slightly later hours will not have an adverse impact on the public nuisance objective. Also, by having patrons seated immediately facing the main residential block (and by extension often dining) there should be less noise than generated by patrons standing (see above).

For the avoidance of doubt, no application has been made to extend the hours of the Premises. Occasionally the basement of the Premises opens until later than the City of Westminster's Core Hours but only when there is a Temporary Event Notice in place.

- Requirement to have a door supervisor

Most pubs in the City of Westminster, even those that are wet led, do not have a requirement to have a door supervisor on prescribed days. Those that do tend to attract a boisterous crowd and are open late or show Premiership football. This is not the case with the Premises. The Applicant has no knowledge of the alleged fight on 23 May 2023.

In any event, the current door supervisor condition is not fit for purpose with it being restricted to calendar dates and seemingly arbitrary times. Having a risk assessed approach means that the Premises' budget can be better deployed employing door supervisors when they are required. It should be noted that the Metropolitan Police, the 'independent experts' in respect of crime and disorder, have not raised a representation opposing this amendment.

- Pictures in support of the objections

Pictures taken of the outside of licensed premises are often damning, being a mere 'snapshot' rather than an accurate portrayal of an operation over a long period of time. However, in this case, the Applicant does not believe they are incriminating. The pictures that are dated state 2021 and the first undated picture was taken during the City of Westminster's Al Fresco scheme as the yellow barrier closing the street to traffic is visible. This was a time when the country was still in the grip of Covid-19 with many patrons still wanting to eat and drink outside. Whole streets were closed and full of people eating and drinking. Nevertheless, the pictures show a well natured

crowd of both sexes and all ages, seating and standing in small groups chatting. There is no sign of anti-social behaviour.

Westminster City Council's Statement of Licensing Policy (the "Policy") and Case Law

There is no representation from the Licensing Authority – effectively the gatekeeper of the Policy. The Premises is not located within West End Cumulative Impact Area. Therefore, there is no rebuttable presumption to refuse the Application and that the application should be granted if the criteria in CD1, PS1, PN1 and CH1 are met.

As is well documented, it is currently a difficult time for the hospitality industry. At the same time as costs are rising due to inflation there is a cost of living crisis which is reducing patrons' spending power. Whilst a relevant argument Pre-Covid, the consideration of economic factors is now even more important. The Applicant wishes to remind the licensing sub-committee of the case of *R (o/a/o Hope and Glory Public House Ltd) v City of Westminster Magistrates' Court and Others* [2011] EWCA Civ 31, and the observation of Toulson LJ that:

*"Licensing decisions often involve weighing a variety of competing considerations: the demand for licensed establishments, **the economic benefit to the proprietor and to the locality by drawing in visitors and stimulating the demand**, the effect on law and order, the impact on the lives of those who live and work in the vicinity, and so on."*

Conclusion

This has been a carefully thought-out application where formal pre-app advice was sought and residents warned in advance. The Post-Covid world dictates that operators must avoid unnecessary expenditure and look to maximise what assets they have. The Applicant believes that the current burdens can be eased whilst still upholding the licensing objectives. The operation of the Premises is a world away from what it was in 2010 when the premises licence was reviewed and the Applicant respectfully asks to be permitted to trade in a similar fashion to other comparable venues in Marylebone.

EXHIBIT 1 – PHOTOGRAPHS OF THE PREMISES

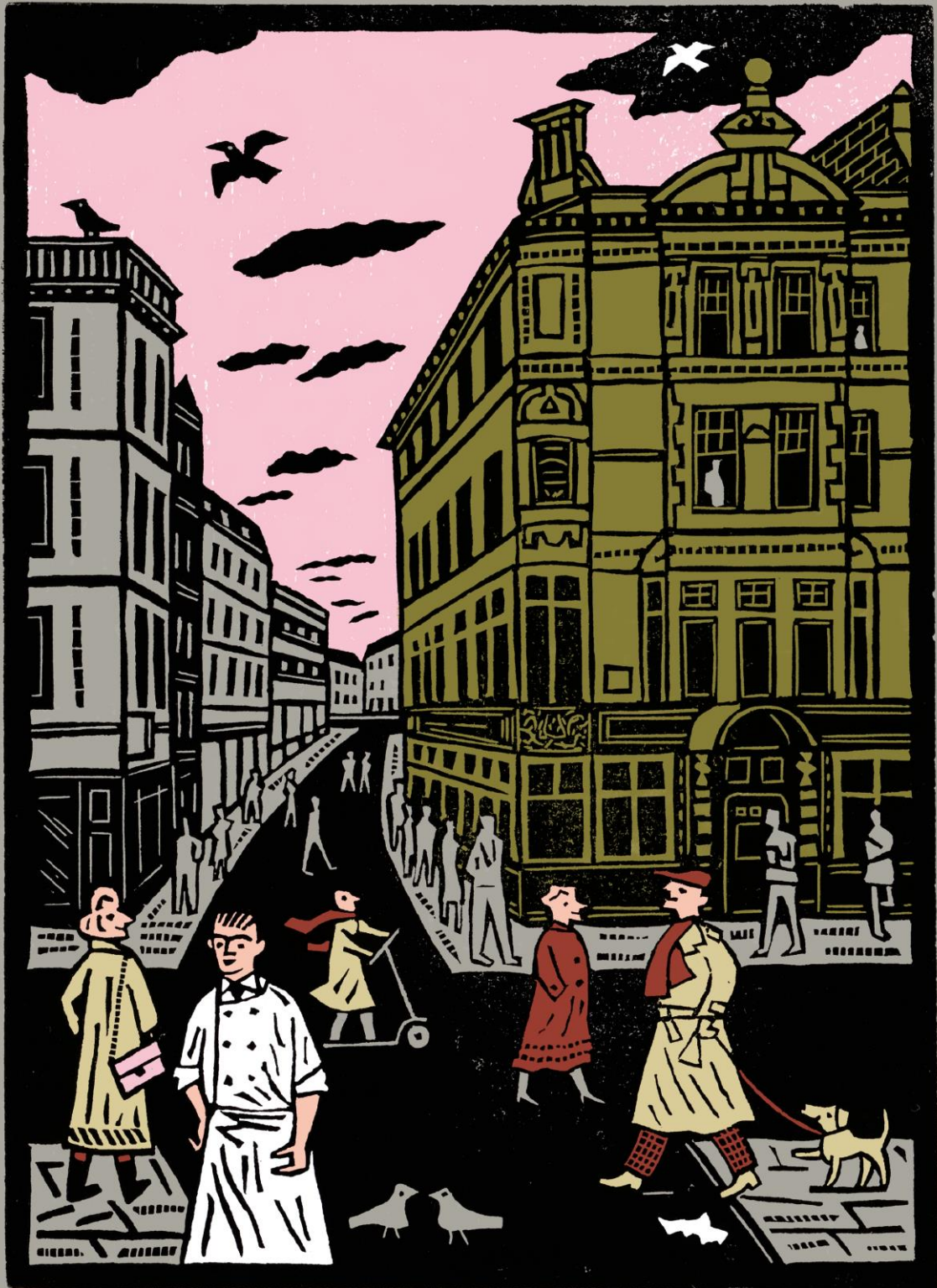












CH

SUNDAY

SNACKS	Coombeshead Sourdough, Whipped Dorset Clotted Cream Butter	5
	Sausage Roll, Homemade Brown Sauce	8.5
	Pork, Fennel & Apricot Scotch Egg, Curry Ketchup	8.5
	Devilled Eggs, Caviar	9
	Sticky Chicken Wings	10
	Devon Crab Doughnuts, Crab Rarebit, Pickled Radish, Seaweed	12
	SEASONAL OYSTERS	4.5 EACH / 25 HALF A DOZEN
	<i>BONE MARROW CRUMB OR SHALLOT MIGNONETTE</i>	
STARTERS	Whole Globe Artichoke, Mustard Sauce	11
	The Coach Makers' Prawn Cocktail, Avocado, Marie Rose	14
	Baked Scallops, Preserved Lemon, Garlic Butter, Bone Marrow Crumb	15
	Steak Tartare, St Ewes' Egg, Ox Cheek Hash Brown, Tarragon Aioli	18
MAINS	Buffalo Mozzarella, Summer Tomatoes, Sourdough Croutons, Broad Beans, Mint, Basil Oil	16
	Charred Aubergine, Fried Courgette Flower, Chilli, Dates, Pistachio, Yoghurt	18
	CH Burger – Angus Beef, Bacon, Oglesfield, Ox Cheek Hash Brown, Beetroot Relish, Aioli	19.75
	Battered Haddock, Chips, Mushy Peas and Tartare Sauce	21.5
ROASTS	Roast Chicken, Bread Sauce	23
	Pork Belly, Apple Ketchup	31
	Roasted Angus Beef Rump, Horseradish Crème Fraîche	31
	Roast Lamb Rump, Mint Sauce	31
	Mixed Roast for One - <i>Beef, Lamb & Pork Belly</i>	32
	<i>All include Roast Potatoes, Seasonal Vegetables, Yorkshire Pudding & Gravy</i>	
SIDES	Summer Greens, Preserved Lemon & Garlic Butter	6
	Spinach - Steamed or Buttered	6
	London Leaf Salad	6
	Roast Potatoes, Hand Cut Chips or Fries	6
PUDDING	Chocolate Fudge	3.5
	Homemade Ice Cream	3 per scoop
	Cinnamon Sugar Madeleines	5
	Chocolate Sorbet, Frangelico	7.5
	Dark Chocolate Mousse, Honeycomb, Hazelnuts	10
	Steamed Lemon & Ginger Sponge, Ginger Custard	10
	English Strawberry Pavlova, Elderflower Cream	10
	Baked Vanilla Cheesecake, English Cherries	10
	Neal's Yard Cheese Plate, Seasonal Condiments, Crackers and Fruit	16

[Click for Calories](#)

THE COACH MAKERS ARMS

020 7224 4022 | CUBITTHOUSE.CO.UK | @THE_COACHMAKERS

All prices include VAT. An optional 15% service charge will be included on your bill. Allergens? Please tell your server.



CH

SNACKS	Coombeshead Sourdough, Whipped Dorset Clotted Cream Butter	5
	Sausage Roll, Homemade Brown Sauce	8.5
	Pork, Fennel & Apricot Scotch Egg, Curry Ketchup	8.5
	Devilled Eggs, Caviar	9
	Sticky Chicken Wings	10
	Devon Crab Doughnuts, Crab Rarebit, Pickled Radish, Seaweed	12
SEASONAL OYSTERS		4.5 EACH / 25 HALF A DOZEN
<i>BONE MARROW CRUMB OR SHALLOT MIGNONETTE</i>		
STARTERS	Whole Globe Artichoke, Mustard Sauce	11
	Twice Baked Cheddar Soufflé, Grain Mustard, Spinach	12.5
	The Coach Makers' Prawn Cocktail, Avocado, Marie Rose	14
	Baked Scallops, Preserved Lemon, Garlic Butter, Bone Marrow Crumb	15
	Steak Tartare, St Ewes' Egg, Ox Cheek Hash Brown, Tarragon Aioli	18
SALAD	Buffalo Mozzarella, Summer Tomatoes, Sourdough Croutons, Broad Beans, Mint, Basil Oil	16
MAINS	Charred Aubergine, Fried Courgette Flower, Chilli, Dates, Pistachio, Yoghurt	18
	CH Burger – Angus Beef, Bacon, Oglesfield, Ox Cheek Hash Brown, Beetroot Relish, Aioli	19.75
	Battered Haddock, Chips, Mushy Peas and Tartare Sauce	21.5
	Chicken & Mushroom Pie, Cepes, Parsley Mash	23
	Roast Cod, Braised Cornish Squid, Herb Oil, Tarragon Aioli	28
	Salmon Wellington, Creamed Spinach, Caviar Butter	29
GRILLS	Free Range Half Chicken, Truffle Butter	23
	Leg of Lamb, Fennel & Mint Salad	28
	Bone-in Angus Ribeye	45
	Angus Fillet	47
	Côte de Bœuf 1kg	98
	<i>BÉARNAISE, PEPPERCORN, MADEIRA, TRUFFLE BUTTER</i>	3
SIDES	Summer Greens, Preserved Lemon & Garlic Butter	6
	Spinach - Steamed or Buttered	6
	London Leaf Salad	6
	Mash, Hand Cut Chips or Fries	6
	Fennel Slaw, Brown Shrimps	6
PUDDING	Chocolate Fudge	3.5
	Homemade Ice Cream	3 per scoop
	Cinnamon Sugar Madeleines, Crème Fraîche	5
	Chocolate Sorbet, Frangelico	7.5
	Dark Chocolate Mousse, Honeycomb, Hazelnuts	10
	Steamed Lemon and Ginger Sponge, Ginger Custard	10
	English Strawberry Pavlova, Elderflower Cream	10
	Baked Vanilla Cheesecake, English Cherries	10
	Neal's Yard Cheese Plate, Seasonal Condiments, Crackers, Fruit	16

[Click for Calories](#)

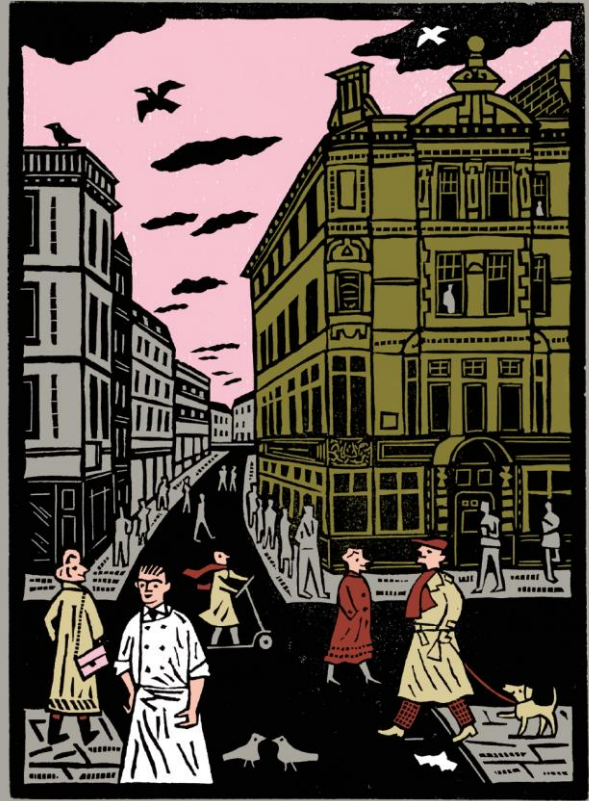
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THE COACH MAKERS ARMS

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CH

TRY OUR HOUSE COCKTAIL

Black Velvet

Guinness, Vieille Prune, Crémant 12

BAR MENU

Coombeshead Sourdough, Whipped Dorset Clotted Cream Butter	5
Sausage Roll, Homemade Brown Sauce	8.5
Pork, Fennel & Apricot Scotch Egg, Curry Ketchup	8.5
Devilled Eggs & Caviar	9
Sticky Chicken Wings	10
Devon Crab Doughnuts, Crab Rarebit, Pickled Radish, Seaweed	12

OYSTERS 4.5 each / 25 half a dozen

BONE MARROW CRUMB OR SHALLOT MIGNONETTE

The Coach Makers' Cheese Toastie	13
Buffalo Mozzarella, Summer Tomatoes, Sourdough Croutons, Broad Beans, Mint, Basil Oil	16
Coombeshead Sourdough Steak Sandwich, Beetroot Relish, Béarnaise, Fries	16
CH Burger - Angus Beef, Bacon, Ogleshead, Ox Cheek, Hash Brown, Beetroot Relish, Aioli	19.75
Battered Haddock, Chips, Mushy Peas and Tartare Sauce	21.5
Chicken & Mushroom Pie, Cepes, Parsley Mash	23

Hand Cut Chips or Fries 6

[Scan for Calories](#)

All prices include VAT. An optional 15% service charge will be included on your bill. Allergens? Please tell your server.

EXHIBIT 2 - THE COACH MAKERS ARMS DRINKS MENU



**DRINKS
LIST**

SOFT DRINKS

BOTTLED	Gusto Organic Real Cherry Cola (275ml)	5.6
	Gusto Organic Sicilian Blood Orange (275ml)	5.6
	Gusto Organic Fiery Ginger with Chipotle (275ml)	5.6
	Saicho Jasmine Sparkling Cold Brewed Tea (200ml)	11
	Saicho Darjeeling Sparkling Cold Brewed Tea (200ml)	11
	Three Cents Pink Grapefruit Soda (200ml)	4.7
	Three Cents Cherry Soda (200ml)	4.7
	Coca-Cola (200ml)	3.2
	Diet Coke (200ml)	3.2

MIXERS

	200ml	
	ALL	3.2
CLASSIC	Lixir Classic Indian Tonic	
	Lixir Refreshingly Light Tonic	
	Lixir Lemonade	
	Lixir Ginger Beer	
	Lixir Ginger Ale	
	Lixir Soda Water	
FLAVOURED	Lixir Rhubarb & Ginger Tonic	
	Lixir Pink Grapefruit Tonic	
	Lixir Elderflower & Lemon Tonic	
	Lixir Blood Orange & Cinnamon Tonic	

BEER & CIDER

DRAUGHT	Stiegl Goldbräu, Premium Lager, Austria 5%	6.95
	Hawkstone, Lager 4.8%	6.95
	Freedom, Lager, England 4%	6.5
	Cubitt Haus, Pils, Austria 4%	6.6
	London Brewing Co. Upright, Session IPA, England 4%	6.95
	Deya Steady Rolling Man, Pale Ale, England 5.2%	7.6
	Gipsy Hill, Bandit, GF Session IPA 5.5%	7
	Brooklyn Stonewall Inn, IPA 3.8%	7.1
	Tiny Rebel Clwb Tropicana, Tropical IPA 5.5%	6.95
	Guinness, Stout, Ireland 4.3%	6.7
	Rye River, Dry Irish Stout 4.5%	6.9
	Hawkstone, Cider 5%	6.9
	Westons, London Cider, England 4.3%	6.4
	Stiegl Himbeere, Raspberry Radler, Austria 2.5%	6.2

Please ask a member of staff about our guest beers.

CASK ALES	Allsopp's, IPA, England 5%	6.6
	London Brewing Co. London Lush, Pale Ale 3.8%	6.1
	Fullers London Pride, Bitter 4.1%	6.2

PACKAGED	Stiegl Goldbräu, Lager, Austria 4.9% (330ml)	5.5
	Tiny Rebel Clwb Tropicana, IPA, England 5.5% (330ml)	6.6
	Freedom NZ Pale, Pale Ale, England 4% (330ml)	5.5
	Stiegl Weisse, Wheat Beer, Austria 4.3% (500ml)	7.1
	Wignac Le Goupil, Cidre Rosé, France 4.5% (330ml)	7.5
	Diddly Squat Farm, Elderflower Lager Tops, England 2.5% (330ml)	6.5
	Diddly Squat Farm, Alcoholic Ginger Beer, England 2.2% (330ml)	6.5

NO & LOW	Lucky Saint, Unfiltered Lager, England 0.5% (330ml)	5.7
	Days, Pale Ale, England 0% (330ml)	6.25
	Stiegl 0.0% Zitronen, Lemon Radler, Austria 0% (330ml)	4.5
	Wignac La Lady Squirrel, Cidre, France 0% (330ml)	6.25

Also available as a half pint serve.

WINES BY THE GLASS

		125ml/ Bottle	
CHAMPAGNE & SPARKLING	NV	Charles Heidsieck Brut Réserve CHAMPAGNE, FRANCE	17/95
	NV	Coates & Seely Brut Rosé HAMPSHIRE, ENGLAND	16/86
	NV	Coates & Seely Brut Reserve HAMPSHIRE, ENGLAND	15/80
	NV	Cremant, La Flûte Enchantée VIGNOBLE GUILLAUME, LANGUEDOC, FRANCE	12/57
		175ml/250ml/ Bottle	
WHITE	2022	Chenin Blanc, Kings River ROBERTSON, ROBERTSON VALLEY, SOUTH AFRICA	8/11/29
	2022	Vinho Verde ADEGA DE MONÇAO, PORTUGAL	10/14/37
	2022	Sauvignon Blanc TINPOT HUT, MARLBOROUGH, NEW ZEALAND	13/17/49
	2021	Malagouzia-Assyrtiko, Armonia ARIOUSIOS, CHIOS, GREECE	14/18/51
	2021	Gavi di Gavi, Lugarara LA GIUSTINIANA, PIEDMONT, ITALY	15/20/57
	2021	Chablis PRIEURÉ SAINT-CÔME, BURGUNDY, FRANCE	17/23/66
ROSÉ	2021	Petit Oiseau Rosé LANGUEDOC, FRANCE	8/11/29
	2022	Luberon Rosé FAMILLE PERRIN, RHÔNE VALLEY, FRANCE	11/14/38
	2022	Maison Cubitt Rosé CÔTES DE PROVENCE, FRANCE	12/16/45

Wines available in 125ml measures. Please see our wine list for the complete selection.

WINES BY THE GLASS

		175ml/250ml/Bottle	
RED	2021	Petit Oiseau Rouge LANGUEDOC, FRANCE	8/11/29
	2020	Carménère Reserva, Don Silvestre OCHAGAVIA, RAPEL VALLEY, CHILLE	10/14/35
	2021	Mendoza Malbec Clásico KAIKEN, MENDOZA, ARGENTINA	11/15/40
	2021	Montepulciano JASCI & MARCHESANI, ABRUZZO, ITALY	13/17/46
	2019	Pinot Noir VIGNOBLE GUILLAUME, FRANCHE COMTE, FRANCE	14/21/61
	2019	Château Greysac HAUT-MÉDOC, BORDEAUX, FRANCE	16/23/64
		125ml/Bottle (375ml)	
DESSERT	2016	Sauternes Château Petit Védrières DOISY-VÉDRINES, BORDEAUX, FRANCE	16/45
	2020	Riesling Icewine STRATUS, ONTARIO, CANADA	28/80
		50ml/100ml/Bottle	
FORTIFIED	NV	Manzanilla, Deliciosa VALDESPINO, JEREZ, SPAIN (375ML)	5/10/33
	NV	Tawny Port, Tawny Dee NIEPOORT, DOURO, PORTUGAL (375ML)	6/12/40
	2016	Late Bottled Vintage Port QUINTA DE LA ROSA, PORTO, PORTUGAL (500ML)	7/14/55
	NV	Dry White Port, White Rabbit NIEPOORT, DOURO, PORTUGAL (750ML)	6/12/74

Wines available in 125ml measures. Please see our wine list for the complete selection.

SPIRITS

25ml/50ml

GIN	Sapling Gin, London Dry Gin, <i>England</i> 40%	5.25/10.5
	The Botanist Islay Dry, <i>England</i> 46%	6/12
	Hepple Gin, <i>England</i> 45%	6.5/13
	Hayman's London Dry Gin, <i>England</i> 41.4%	6/12
	Tanqueray 10 Gin, <i>England</i> 47.3%	6.5/13
	Hayman's Royal Dock Navy Strength Gin, <i>England</i> 57%	6.25/12.5
	Chase Pink Grapefruit & Pomelo Gin, <i>England</i> 40%	6.5/13
	No. 3 London Dry Gin, <i>Netherlands</i> 46%	6.75/13.5
	St. George Dry Rye Gin, <i>USA</i> 45%	7/14
	Monkey 47, <i>Germany</i> 47%	7.75/15.5
	Ki No Bi Kyoto, <i>Japan</i> 45.7%	7.5/15
	Hayman's Exotic Citrus Gin, <i>England</i> 41.1%	6/12
	Edinburgh Gooseberry & Elderflower Gin, <i>Scotland</i> 40%	5.5/11
	Mirabeau Rose Dry Gin, <i>France</i> 43%	6/12
	Luxardo Sour Cherry Gin, <i>Italy</i> 37.5%	5.75/11.5
	Filliers Dry Gin 28 Tangerine Edition, <i>Belgium</i> 43.7%	6.5/13
	Four Pillars Olive Leaf Gin, <i>Australia</i> 43.8%	7/14
VODKA	Sapling Vodka, <i>England</i> 40%	5.25/10.5
	Chapel Down Chardonnay Vodka, <i>England</i> 40%	6/12
	Black Cow Pure Milk Vodka, <i>England</i> 40%	5.5/11
	Chase Potato Vodka, <i>England</i> 40%	6.5/13
	Cow Juice Vodka, <i>England</i> 40%	5.5/11
	Haku Vodka, <i>Japan</i> 40%	5.75/11.5
	Reyka Vodka, <i>Iceland</i> 40%	6.25/12.5
St George Green Chile Vodka, <i>USA</i> 40%	7/14	
RUM	Two Drifters Pure White Rum, <i>England</i> 40%	5.25/10.5
	The Duppy Share White Rum, <i>Jamaica</i> 40%	5/10
	Two Drifters Signature Rum, <i>England</i> 40%	5.25/10.5
	The Duppy Share XO Rum, <i>Barbados</i> 40%	7.50/15
	Two Drifters Overproof Spiced Pineapple Rum, <i>England</i> 65%	6.5/13
	El Dorado 12 Year Old, <i>Guyana</i> 40%	7/14
	Plantation Stiggins' Fancy Pineapple, <i>Trinidad & Tobago</i> 40%	8.5/17
	The Duppy Share Spiced Rum, <i>Caribbean</i> 37.5%	5.25/10.5
COGNAC, ARMAGNAC & BRANDY	Somerset Cider Brandy 5 Years Old, <i>England</i> 42%	5.75/11.5
	Leyrat Assenblage No.1 VS, <i>France</i> 42%	7/14
	Fanny Fougerat Petite Cigüe VSOP, <i>France</i> 40%	8/16
	Hennessy XO Cognac, <i>France</i> 40%	22/44
	Camut 6 Years Old Calvados, <i>France</i> 43%	10/ 20
	Chateau De Lacquy Bas Armagnac 12 Years Old, <i>France</i> 40.5%	12/ 24

SEASONAL DRINKS

COCKTAILS	Bees Trees	13
	<i>Sapling London Dry Gin, Elderflower Cordial, Lime Juice, Gosnells Wildflower Sparkling Mead</i>	
	South-West Bright	13
	<i>Sapling Vodka, El Bandara Rosé Vermut, Fresh Cucumber, Mint, Lime Juice, Lixir Elderflower Tonic</i>	
	Provence Spritz	12
	<i>Aelred Nectarine Aperitif, Maison Cubitt Cotes de Provence Rosé, Lemon Soda Mix</i>	
	Peach & Rose Cup	12
	<i>Hayman's Peach & Rose Cup, Lixir Lemonade, Blossom Bitters</i>	
	Summer Sours	13
	<i>Cazcabel Blanco Tequila, Eygubelle Melonade Melon Liqueur, Lemon Juice, Pasteurised Egg White</i>	
The Ginger Prince	13	
<i>Respirited Vodka, The King's Ginger Liqueur, Lime Juice, Angostura Bitters</i>		
Portotonica	13	
<i>Niepoort White Rabbit Dry White Port, Lixir Tonic, Lime Juice</i>		
Smoky Paloma	13	
<i>Banhez Artesanal Mezcal Joven, Honey Syrup, Lime Juice, Three Cents Pink Grapefruit Soda</i>		
NON-ALCOHOLIC	Coastal Spritz	9
	<i>Pentire Coastal Spritz, Lixir Light Tonic, Fresh Orange</i>	
Cherry Nollans	11	
<i>Pentire Seaward, Three Cents Cherry Soda, Maraschino Cherry</i>		

SPIRITS

25ml/50ml

SCOTCH WHISKY	Johnnie Walker Black Label 12 Year Old, <i>Speyside</i> 40%	5.5/11	
	Glenfarclas 12 Year Old, <i>Speyside</i> 43%	6.5/13	
	The Balvenie 14 Year Old Caribbean Cask, <i>Speyside</i> 43%	9/18	
	Auchentoshan American Oak, <i>Lowlands</i> 40%	6/12	
	Dalmore King Alexander III, <i>Northern Highlands</i> 40%	30/60	
	Glenmorangie Signet, <i>Northern Highlands</i> 46%	24/48	
	Glenronach 15 Year Old Revival, <i>Eastern Highlands</i> 46%	10/20	
	Nc'nean Organic Single Malt, <i>Western Highlands</i> 46%	7/14	
	Lagavulin 16 Year Old, <i>Islay</i> 43%	11/22	
	Ardbeg An Oa, <i>Islay</i> 46.6%	7.5/15	
	Caol Ila Moch, <i>Islay</i> 43%	8/16	
	Talisker 2012 8 Year Old, <i>Isle of Mull</i> 59.7%	12/24	
	Glen Scotia 15 Year Old, <i>Campbeltown</i> 46%	9.5/19	
	WHISKEY	Roe & Co Blended Irish Whiskey, <i>Ireland</i> 45%	5.5/11
		Redbreast 12 Year Old, <i>Ireland</i> 40%	9/18
		Nikka From the Barrel, <i>Japan</i> 51.4%	7/14
		Suntory Yamazaki 12 Year Old, <i>Japan</i> 43%	17/34
		Bulleit Bourbon, <i>USA</i> 45%	5.5/11
		Rittenhouse Straight Rye 100 Proof, <i>USA</i> 50%	7/14
Elijah Craig Small Batch, <i>USA</i> 47%	8/16		
TEQUILA & MEZCAL	Cazcabel Blanco Tequila, <i>Mexico</i> 40%	5.5/11	
	Mijenta Blanco Tequila, <i>Mexico</i> 40%	8/16	
	Aqua Riva Reposado Tequila, <i>Mexico</i> 40%	5.75/11.5	
	ArteNOM Seleccion de 1414 Reposado, <i>Mexico</i> 40%	9/18	
	Don Julio Añejo, <i>Mexico</i> 40%	8.5/17	
	Storywood Añejo Double Cask, <i>Mexico</i> 53%	9.5/19	
	Fortaleza Añejo Tequila, <i>Mexico</i> 40%	14/28	
	Banhez Mezcal, <i>Mexico</i> 40%	7/14	
	Del Maguey Chichicapa Mezcal, <i>Mexico</i> 40%	13/26	
	Lost Explorer Mezcal Tobala, <i>Mexico</i> 42%	14/28	
	Cazcabel Coffee Tequila, <i>Mexico</i> 36%	5.25/10.5	
APÉRITIF & DIGESTIF	Nc'nean Botanical Spirit, <i>Scotland</i> 40%	6.50/13	
	Limoncello Tosolini, <i>Italy</i> 30%	5/10	
	El Bandarra Rosé Vermut, <i>Spain</i> 15%	4.5/9	
	Louis Roque La Vieille Prune, <i>France</i> 42%	10/20	
	Fernet Branca, <i>Italy</i> 39%	5/10	
	Somerset Apple Eau-de-Vie, <i>England</i> 40%	5.25/10.5	

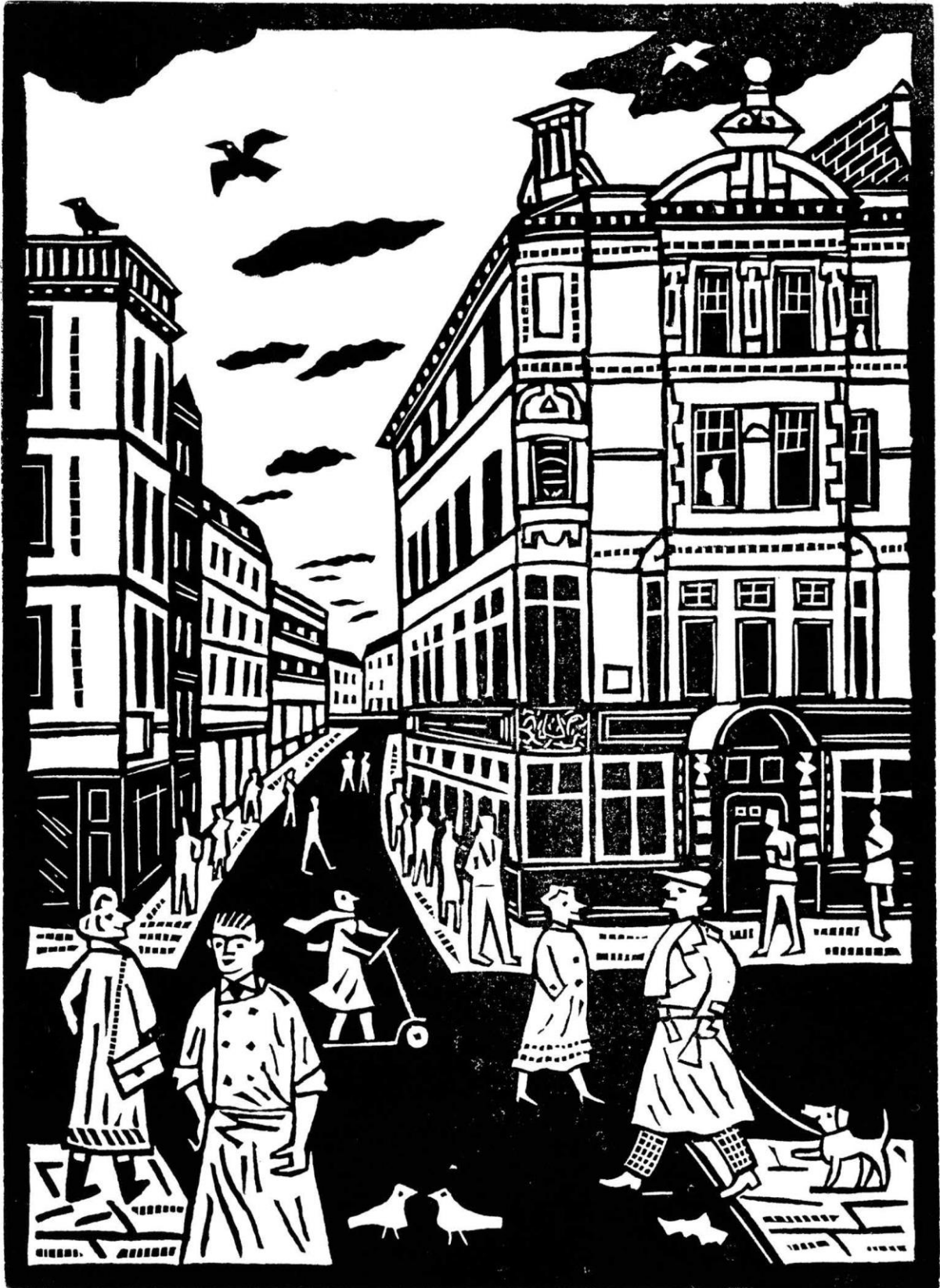
SUMMER HOUSE SERVES

SUNNY CLASSICS	Aperol Spritz	12
	Pimm's Cup	12
SPIRIT & MIXER	Mirabeau Rose Dry Gin & Lixir Rhubarb & Ginger Tonic	15
	Hayman's Exotic Citrus Gin & Lixir Lemonade	15
	Chase Pink Grapefruit & Pomelo Gin & Lixir Light Tonic	16
	Somerset Cider Brandy 5 Years Old & Lixir Ginger Ale	14
NON-ALCOHOLIC	Two Drifters White Rum & Cloudy Pineapple Juice	14
	Sapling Vodka & Three Cents Cherry Soda	15
	Eygubelle Melonade Melon Liqueur & Lixir Soda Water	11
	Campari & Gusto Organic Sicilian Blood Orange	13
	Cazcabel Blanco Tequila & Lixir Blood Orange & Cinnamon Tonic	14
	Pentire Adrift & Three Cents Pink Grapefruit Soda	11
	Pentire Seaward & Cloudy Apple Juice	10

Spirit & Mixer serves come as 50ml measure of spirit with paired soft drink.

EXHIBIT 2 - THE COACH MAKERS ARMS KIDS MENU

THE COACH MAKERS ARMS



Illustrations by Christopher Brown

[Click for Calories](#)

BIG PLATES

Cheeseburger, Fries 10

Roasted Free-Range Chicken Breast, Seasonal Greens
and Mashed Potato 10

Fish and Chips, Mushy Peas, Tartare Sauce 10

SWEET TREATS

Fruit Jellies and Chocolate Fudge 4

Sticky Toffee Pudding, Ice Cream, Toffee Sauce 7

Seasonal Ice Cream or Sorbet 3 per scoop

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THE COACH MAKERS ARMS

All prices include VAT. An optional 15% service charge will be included on your bill. Allergens? Please tell your server.

EXHIBIT 2 - THE COACH MAKERS ARMS WINE MENU



WINE LIST

BY THE GLASS

Champagne and Spakling Wine

125ml

<i>NV</i>	Charles Heidsieck Brut Réserve CHAMPAGNE, FRANCE	17
<i>NV</i>	Coates & Seely Brut Rosé HAMPSHIRE, ENGLAND	16
<i>NV</i>	Coates & Seely Brut Reserve HAMPSHIRE, ENGLAND	15
<i>NV</i>	Prosecco Spumante, Extra Dry CA'DI ALTE, VENETO, ITALY	11

BY THE GLASS

White Wine

175ml/250ml

2022	Chenin Blanc, Kings River ROBERTSON, ROBERTSON VALLEY, SOUTH AFRICA	8	11
2022	Vinho Verde ADEGA DE MONÇAO, PORTUGAL	10	14
2022	Sauvignon Blanc TINPOT HUT, MARLBOROUGH, NEW ZEALAND	13	17
2020	Malagouzia-Assyrtiko, Armonia ARIOUSIOS, CHIOS, GREECE	14	18
2021	Gavi di Gavi, Ligrara LA GIUSTINIANA, PIEDMONT, ITALY	15	20
2021	Chablis, PRIEURÉ SAINT-CÔME, BURGUNDY, FRANCE	17	23

Rosé Wine

175ml/250ml

2021	Petit Oiseau Rosé, LANGUEDOC, FRANCE	8	11
2022	Luberon, FAMILLE PERRIN, RHÔNE VALLEY, FRANCE	11	14
2022	Maison Cubitt Rosé CÔTES DE PROVENCE, FRANCE	12	16

BY THE GLASS

Red Wine

175ml/250ml

<i>2021</i>	Petit Oiseau Rouge LANGUEDOC, FRANCE	8	11
<i>2020</i>	Carménère Reserva, Don Silvestre OCHAGAVIA, RAPEL VALLEY, CHILLE	10	14
<i>2020</i>	Mendoza Malbec Clásico KAIKEN, MENDOZA, ARGENTINA	11	15
<i>2021</i>	Montepulciano JASCI & MARCHESANI, ABRUZZO, ITALY	13	17
<i>2020</i>	Pinot Noir VIGNOBLE GUILLAUME, FRANCHE COMTÉ, FRANCE	14	21
<i>2019</i>	Château Greysac HAUT-MÉDOC, BORDEAUX, FRANCE	16	23

BY THE GLASS

Dessert Wine

125ml

<i>2016</i>	Sauternes, Château Petit Védrines DOISY-VÉDRINES, BORDEAUX , FRANCE	16
<i>2020</i>	Riesling Icewine STRATUS, ONTARIO, CANADA	28

Fortified Wine

50ml/100ml

<i>NV</i>	Manzanilla Deliciosa JEREZ, SPAIN	5	10
<i>NV</i>	Tawny Port, Tawny Dee NIEPOORT, DOURO, PORTUGAL	6	12
<i>2016</i>	Late Bottled Vintage Port QUINTA DE LA ROSA, PORTO, PORTUGAL	7	14
<i>NV</i>	Dry White Port, White Rabbit NIEPOORT, DOURO, PORTUGAL	6	12

BY THE BOTTLE

Champagne

NV	Charles Heidsieck Brut Réserve	95
NV	Vignier Blanc de Blanc, Aux Origines Extra Brut	105
NV	Charles Heidsieck Brut Rosé	155
2012	Charles Heidsieck Vintage Brut	220

Sparkling Wine

NV	Coates & Seely Brut Reserve HAMPSHIRE, ENGLAND	80
NV	Cremant La Flûte Enchantée VIGNOBLE GUILLAUME, LANGUEDOC, FRANCE	57
NV	Coates & Seely Brut Rosé HAMPSHIRE, ENGLAND	86
NV	Cremant Rosé, Folie des Loups NERLEUX, LOIRE VALLEY, FRANCE	65
NV	Prosecco Spumante, Extra Dry CA' DI ALTE, VENETO, ITALY	46
NV	Wild Idol, Alcohol Free Sparkling Rosé RHINEHESSEN, GERMANY	55

Please note vintages may change.

BY THE BOTTLE

Fresh, Coastal Whites

Albariño, Picpoul and friends

2022	Vinho Verde ADEGA DE MONÇAO, PORTUGAL	37
2022	Picpoul de Pinet, Paredaux LAURIERS, LANGUEDOC, FRANCE	43
2022	Pecorino, Terre di Chieti JASCI & MARCHESANI, ABRUZZO, ITALY	47
2022	Albariño Sentidiño BODEGAS GALLEGAS, RIAS BAIXAS, SPAIN	52
2021	Malvasija Istarska, Alba MATOSEVIĆ, ISTRIA, CROATIA	56
2019	Semillon/Sauvignon Blanc, Grace Madeline CULLEN, MARGARET RIVER, AUSTRALIA	87

Please note vintages may change.

BY THE BOTTLE

Zesty, Aromatic Whites

Sauvignon, Riesling and friends

2022	Chenin Blanc, Kings River ROBERTSON, ROBERTSON VALLEY, SOUTH AFRICA	29
2021	Verdejo, Embrujo BODEGAS VERUM, RUEDA, SPAIN	32
2020	Sauvignon Blanc, Ferran Pradets CAVE DE MARMANDAIS, SOUTH-WEST FRANCE	39
2022	Sauvignon Blanc TINPOT HUT, MARLBOROUGH, NEW ZEALAND	49
2020	Vouvray Sec CLOS DE NOUYS, LOIRE VALLEY, FRANCE	51
2019	Riesling Reserve TRIMBACH, ALSACE, FRANCE	53

Please note vintages may change.

BY THE BOTTLE

Zesty, Aromatic Whites

Sauvignon, Riesling and friends

2019	Pinot Grigio, Porer ALOIS LAGEDER, TRENTINO-ALTO ADIGE, ITALY	67
2021	Sancerre LUCIEN CROCHET, LOIRE VALLEY, FRANCE	69
2019	Riesling BIRD IN HAND, TASMANIA, AUSTRALIA	70
2017	Semillon/Sauvignon Blanc ARLEWOOD, MARGARET RIVER, AUSTRALIA	71
2021	Pouilly-Fumé DOMAINE DE BEL AIR, CAILBOURDIN, LOIRE VALLEY, FRANCE	72
2019	Château Carbonnieux PESSAC-LÉOGNAN, BORDEAUX, FRANCE	120

Please note vintages may change.

BY THE BOTTLE

Mineral Whites

Chablis, Gruner and friends

2021	Douro Branco, La Rosa QUINTA DE LA ROSA, DOURO, PORTUGAL	54
2021	Gavi di Gavi, Lugrara LA GIUSTINIANA, PIEDMONT, ITALY	57
2021	Grüner Veltliner ROSNER, LAGENLOIS, AUSTRIA	60
2021	Chablis PRIEURÉ SAINT-CÔME, BURGUNDY, FRANCE	66
2020	Chablis 1er Cru, La Forets MOREAU NAUDET, BURGUNDY, FRANCE	97

Please note vintages may change.

BY THE BOTTLE

Sun-Soaked Whites

Viognier, Vermentino and friends

2020	Casamatta BIBI GRAETZ, TUSCANY, ITALY	44
2021	Viognier, Maison Les Alexandrins FAMILLE PERRIN, RHÔNE VALLEY, FRANCE	46
2020	Malagouzia-Assyrtiko, Armonia ARIOUSIOS, CHIOS, GREECE	51
2021	Verdicchio Classico Superiore VILLA BUCCI, MARCHE, ITALY	62
2021	Old Vines, Swartland White Blend MILLINEUX, SWARTLAND, SOUTH AFRICA	75
2020	Crozes Hermitage, Mule Blanch PAUL JABOULET, RHÔNE VALLEY, FRANCE	93

Please note vintages may change.

BY THE BOTTLE

White Burgundy

and friends

2020	Chardonnay Columbia Valley CHÂTEAU STE. MICHELLE, WASHINGTON, USA	55
2016	Chardonnay STONIER, MORNINGTON PENINSULA, AUSTRALIA	65
2020	Bourgogne Blanc, Les longues Pièces VIEUX COLLEGE, BURGUNDY, FRANCE	67
2018	Marsannay Blanc BRUNO CLAIR, BURGUNDY, FRANCE	78
2019	Pouilly Fuissé, Clos Varambron CHÂTEAU DES RONTETS, BURGUNDY, FRANCE	105
2019	Chardonnay, Nest Egg BIRD IN HAND, ADELAIDE HILLS, AUSTRALIA	120
2018	Puligny-Montrachet, Les Nosroyes GÉNOT-BOULANGER, BURGUNDY, FRANCE	135
2020	Chassange-Montrachet 1er Cru, Les Chenevottes JEAN NOËL GAGNARD, BURGUNDY, FRANCE	305

Please note vintages may change.

BY THE BOTTLE

Rosé

2022	Maison Cubitt Rosé CÔTES DE PROVENCE, FRANCE	45
2021	Petit Oiseau Rosé LAUNGEDOC, FRANCE	29
2022	Luberon Rosé FAMILLE PERRIN, RHÔNE VALLEY, FRANCE	38
2021	Domaine de l'Île, Porquerolles Rosé CÔTES DE PROVENCE, FRANCE	56
2021	Taronja de Gris Orange Wine JEAN MARC LAFAGE, LAUNGEDOC-ROUSSILLON, FRANCE	57
2021	Love by Léoube CHÂTEAU LEOUBE, CÔTES DE PROVENCE, FRANCE	65

Please note vintages may change.

BY THE BOTTLE

The Warm South Reds

Grenache, Tempranillo and friends

2021	Petit Oiseau Rouge LANGUEDOC, FRANCE	29
2021	Tempranillo, Embujo BODEGAS VERUM, LA MANCHA, SPAIN	32
2020	Carménère Reserva, Don Silvestre OCHAGAVIA, RAPEL VALLEY, CHILLE	35
2021	Mendoza Malbec Clásico KAIKEN, MENDOZA, ARGENTINA	40
2021	Montepulciano JASCI & MARCHESANI, ABRUZZO, ITALY	46
2020	Côtes du Rhône, Sud Absolu LA LIGIÈRE, RHÔNE VALLEY, FRANCE	49
2015	Rioja Crianza SEÑORÍO DE P. PECIÑA, RIOJA, SPAIN	52
2019	Tour de Pierres ERMITAGE PIC ST LOUP, LANGUEDOC, FRANCE	55

Please note vintages may change.

BY THE BOTTLE

The Warm South Reds

Grenache, Tempranillo and friends

2018	Shiraz	65
	BIRD IN HAND, ADELAIDE HILLS, AUSTRALIA	
2017	5 Finques Reserva	67
	PERELADA, EMPORDÀ, SPAIN	
2020	Coudoulet de Beaucastel	78
	CHÂTEAU DE BEAUCASTEL, RHÔNE VALLEY, FRANCE	
2019	Zinfandel	81
	FROG'S LEAP, NAPA VALLEY, USA	
2019	Vacqueyras	82
	HENRI MOREL, RHÔNE VALLEY, FRANCE	
2019	Crozes Hermitage, Domaine de Thalabert	98
	PAUL JABOULET, RHÔNE VALLEY, FRANCE	
2019	Gigondas	140
	CHÂTEAU DE SAINT COSME, RHÔNE VALLEY, FRANCE	

Please note vintages may change.

BY THE BOTTLE

Red Bordeaux

and friends

2020	Chinon, Canal des Grandes Pièces DOMAINE DE L'R, LOIRE VALLEY, FRANCE	52
2020	Cabernet Sauvignon, Les Combes GRAND CHEMIN, LANGUEDOC, FRANCE	54
2021	Saumur Champigny NERLEUX, LOIRE VALLEY, FRANCE	55
2017	Merlot, V2 Single Vineyard JOURNEY'S END, STELLENBOSCH, SOUTH AFRICA	56
2019	Chateau Greysac HAUT-MÉDOC, BORDEAUX, FRANCE	64
2016	Château Barbe Blanche LUSSAC-SAINT-ÉMILION GRAND CRU, BORDEAUX, FRANCE	70
2015	Château de Chambert CAHORS, FRANCE	75
2019	Château Capbern SAINT-ESTÈPHE, BORDEAUX, FRANCE	87
2015	Château Lalande Borie SAINT-JULIEN, BORDEAUX, FRANCE	100

Please note vintages may change.

BY THE BOTTLE

Red Bordeaux

and friends

<i>NV</i>	Pleiades XXVIII, Old Vines SEAN THACKREY, LAS BOLINAS, USA	100
<i>2015</i>	Ségla CHÂTEAU RAUZAN-SÉGLA, BORDEAUX, FRANCE	120
<i>2019</i>	Cabernet Sauvignon, Artemis STAG'S LEAP WINE CELLARS, NAPA VALLEY, USA	150
<i>2016</i>	Merlot/Cabernet BLACKBIRD, NAPA VALLEY, USA	155
<i>2008</i>	Château Cos d'Estournel SAINT-ESTÈPHE, BORDEAUX, FRANCE	440
<i>2013</i>	Sassicaia TENUTA SAN GUIDO, TUSCANY	700

Please note vintages may change.

BY THE BOTTLE

Earthy, Spicy Red

Sangiovese, Nebbiolo and friends

2021	Negroamaro I Muri VIGNETI DEL SALENTO, PUGLIA, ITALY	42
2021	Excomungado QUINTA DE VALE DE PIOS, DOURO, PORTUGAL	48
2020	Valpolicella Ripasso CORTE GIARA, VENETO, ITALY	59
2017	Shiraz, The Laughing Magpie D'ARENBERG, SOUTH AUSTRALIA	64
2020	Langhe Nebbiolo, CORINO, PIEDMONT, ITALY	69
2018	Soffoccone BIBI GRAETZ, TUSCANY, ITALY	87
2021	Crozes-Hermitage, Et La Banniere MATTHIEU BARRET, RHÔNE VALLEY, FRANCE	90
2017	Barolo, Castiglione VIETTI, PIEDMONT, ITALY	130
2013	Barolo, Bricco Fiasco AZELIA, PIEDMONT, ITALY	150
2016	Brunello di Montalcino IL POGGIONE, TUSCANY, ITALY	170
2018	Cepparello, ISOLE E OLENA, TUSCANY, ITALY	310

Please note vintages may change.

BY THE BOTTLE

Pinot Noir

and friends

2019	Pinot Noir VIGNOBLE GUILLAUME, FRANCHE COMTÉ, FRANCE	61
2017	Bourgogne Rouge NICOLAS ROSSIGNOL, BURGUNDY, FRANCE	73
2021	Fleurie, Les Cocottes ANNE-SOPHIE DUBOIS, BEAUJOLAIS, FRANCE	80
2017	Marsannay, Les Récilles VIEUX COLLÈGE, BURGUNDY, FRANCE	86
2019	Pinot Noir, Moonlight Race BURN COTTAGE, CENTRAL OTAGO, NEW ZEALAND	105
2018	Gevrey-Chambertin JOSEPH DROUHIN, BURGUNDY, FRANCE	125
2017	Pommard NICOLAS ROSSIGNOL, BURGUNDY, FRANCE	160

Please note vintages may change.

WINE FORMATS

Half

37.5cl

2021	Pouilly-Fumé DOMAINE DE BEL AIR, LOIRE VALLEY, FRANCE	38
2020	Château Macquin SAINT-GEORGES-SAINT-ÉMILION, BORDEAUX, FRANCE	39
2005	Château de Rochemorin PESSAC LÉOGNAN, BORDEAUX, FRANCE	50

Magnums

150cl

NV	Charles Heidseick Brut Réserve CHAMPAGNE, FRANCE	200
2021	Rosé de Léoube CHÂTEAU LEOUBE, CÔTES DE PROVENCE, FRANCE	135
2020	Chablis Saint Martin DOMAINE LAROCHE, BURGUNDY, FRANCE	150
2019	Côtes-du-Rhône Réserve FAMILLE PERRIN, RHÔNE VALLEY, FRANCE	100
2020	Morgon, Côte du Py JEAN-MARC BURGAUD, BEAUJOLAIS, FRANCE	140
2018	Château Larose Perganson HAUT-MÉDOC, BORDEAUX, FRANCE	200
2017	Le Jardin de Petit Village POMEROL, FRANCE	310

Please note vintages may change.

BY THE BOTTLE

Dessert and Fortified Wine

2016	Sauternes, Château Petit Védrines DOISY-VÉDRINES, BORDEAUX , FRANCE 37.5cl	45
2020	Riesling Icewine STRATUS, ONTARIO, CANADA 37.5cl	80
NV	Manzanilla Deliciosa VALDESPINO, JEREZ, SPAIN 37.5cl	33
NV	Tawny Port, Tawny Dee NIEPOORT, DOURO, PORTUGAL 37.5cl	40
2016	Late Bottled Vintage Port QUINTA DE LA ROSA, PORTUGAL 50cl	55
NV	Dry White Port, White Rabbit NIEPOORT, DOURO, PORTUGAL 75cl	74

Please note vintages may change.



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

**Schedule 12
Part A**

**WARD: Marylebone
UPRN: 100022779943**

Premises licence

Regulation 33, 34

**Premises licence
number:**

23/02032/LIPDPS

Original Reference:

05/05271/LIPCV

Part 1 – Premises details

Postal address of premises:

The Coach Makers Arms
88 Marylebone Lane
London
W1U 2PY

Telephone Number: 020 7224 4022

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

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

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

Late Night Refreshment

Monday to Thursday: 23:00 to 23:30
Friday to Saturday: 23:00 to 00:00
Sundays before Bank Holidays: 23:00 to 00:00

Monday to Saturday 23:00 to 00:30 (Basement & First Floor)
Sunday 23:00 to 00:00 (Basement & First Floor)

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

Sale by Retail of Alcohol

Monday to Thursday:	10:00 to 23:30
Friday to Saturday:	10:00 to 00:00
Sunday:	12:00 to 22:30
Sundays before Bank Holidays:	12:00 to 00:00

Monday to Saturday:	10:00 to 00:00 (Basement & First Floor)
Sunday:	12:00 to 23:30 (Basement & First Floor)

For times authorised for Christmas, New Year and Good Friday see conditions at Annex 1&2

The opening hours of the premises:

Monday to Saturday:	10:00 to 01:30
Sunday:	12:00 to 01:00

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

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

Part 2**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:**

Cubitt House Limited
Fourth Floor
57-59 Gloucester Place
London
W1U 8JH

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

05399542

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

Name: Michal Kobierski

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

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

Licence Number: LEW 5117

Licensing Authority: London Borough of Lewisham

Date: 14 June 2023

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

Annex 1 – Mandatory conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

- (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
- (a) a holographic mark, or
 - (b) an ultraviolet feature.

7. The responsible person must ensure that—

- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

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

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

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

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -

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

Where -

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -

- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.
9. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.

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

10. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.

Annex 2 – Conditions consistent with the operating Schedule

11. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the 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, searching equipment or scanning equipment (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.
15. 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.
16. (i) Alcohol may be sold or supplied:
 - (a) Monday to Thursday 10:00 - 23:30
 - (b) Friday to Saturday 10:00 - 00:00
 - (c) Sundays 12:00 - 22:30
 - (d) Bank Holiday Sundays 10:00 - 00:00
 - (e) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).
- (ii). Notwithstanding the usual hours for the sale of alcohol and the provision of late night refreshment, in respect of the basement and first floors only, at anytime when the basement and/or first floor are set aside for the provision of table meals to which the sale or supply of alcohol and the consumption of alcohol is an ancillary a table meal, then the terminal hour for the sale of supply of alcohol in such areas shall be 11.30pm on Sundays and midnight on Mondays to Saturdays with an additional 30 minutes drinking up time in each case and the terminal hour for late night refreshment shall be midnight on Sundays and 00.30am on the day following on Mondays to Saturdays.

NOTE - The above restrictions do not prohibit:

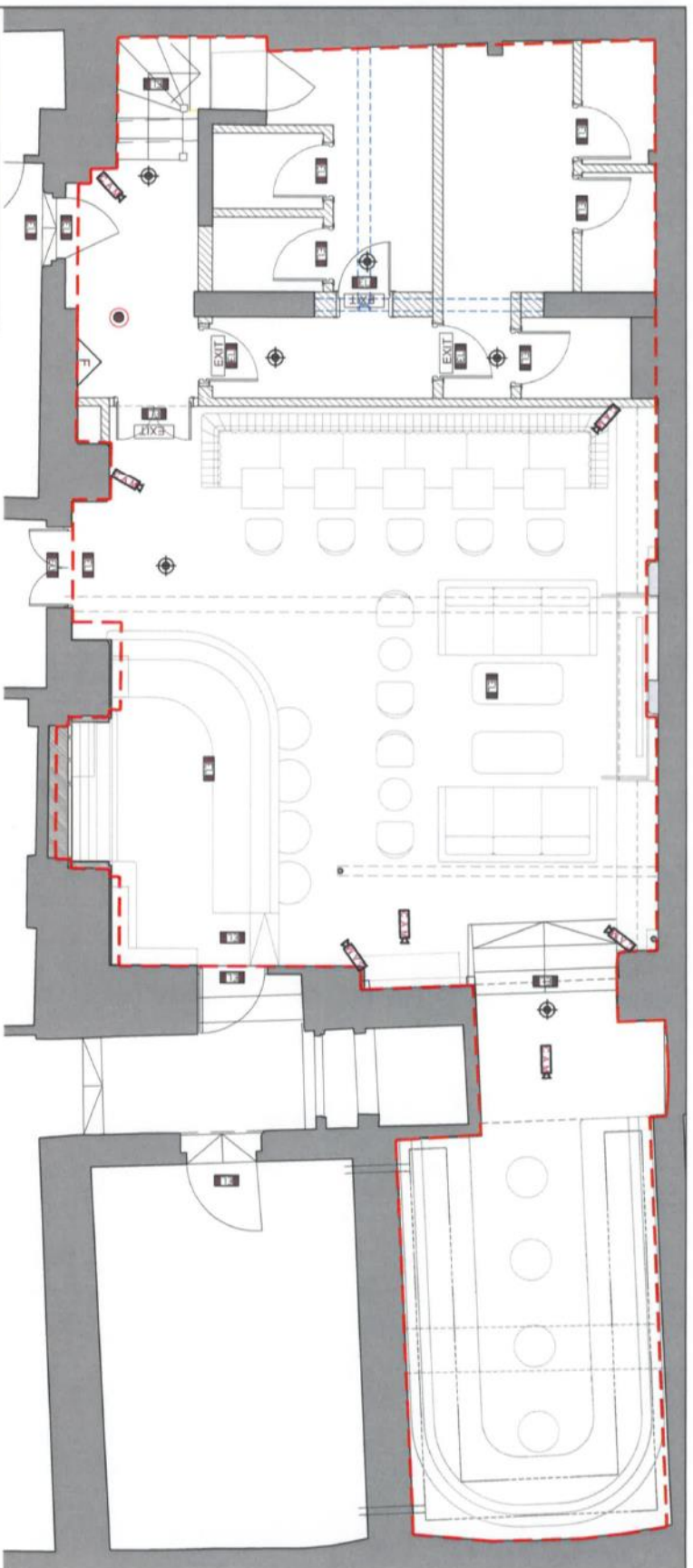
- (a) the sale or supply of alcohol to or the consumption of alcohol by any person residing in the licensed premises;

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

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

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

17. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
18. All windows and external doors shall be kept closed after 20.00 hours, or at any time when regulated entertainment takes place on either the ground or first floor, except for the immediate access and egress of persons.
19. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
20. From 1st May to 30th September on Thursdays and Fridays, from 5pm to 10pm, there shall be 1 SIA registered door supervisor employed at the premises whose sole responsibility shall be to monitor the use of the outside areas. Outside of those dates and times the premises licence holder shall employ an SIA registered door supervisor where it thinks it is appropriate to do so.
21. The staff at all times shall monitor the activity of persons leaving the premises and when necessary remind them to respect the needs of local residents.
22. No customers shall be permitted to take drinks from the premises in an open container after 20.30 hours and any existing customer drinking in that area shall be cleared by 21.00, this includes those patrons smoking.
23. A sufficient number of clearly marked receptacles shall be provided outside the premises for the disposal of cigarette butts.
24. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
25. The highway and other land in the vicinity must be monitored regularly throughout licensable hours to ensure that drinking containers/vessels are removed and best endeavours will be used to prevent public nuisance or obstruction to the public highway.
26. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents in the vicinity.
27. Throughout licensable hours no more than 30 patrons shall be permitted to take drinks from the premises in open containers and/or smoke outside at any one time.



Symbols shown are not to scale
 some symbols may not appear on the layout plan
 Key to abbreviations

SYMBOL REFERENCE

- Heat Detector
- Smoke Detector
- Manual Call Point
- Fire Blanket in container
- EXIT
- Emergency Exit Sign
- Emergency Light
- Carbon Dioxide Extinguisher
- Fountain Fire Extinguisher
- Fire Alarm Panel
- Fire Alarm Panel
- Red fire detectors (dashed red line)
- Blue fire detectors (dashed blue line)
- CCTV Camera
- CCTV Video Recording



Revisions:		Date	
Rev	Description	24/6/17	BY
R1-006	Issue for comment	13/6/17	BY
R1-005	Changed layout		

	CUBITT HOUSE 88 Maryland Ln, Maryland, London W1V 2RY	CORUNDUM BUILDINGS LTD 151, Newham Road, Newham, London E16 1JH Tel: +44 (0)20 7414 1212 info@corundumbuildings.co.uk www.corundumbuildings.co.uk
	The Coach Makers	151, Newham Road, Newham, London E16 1JH Tel: +44 (0)20 7414 1212 info@corundumbuildings.co.uk www.corundumbuildings.co.uk



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

Schedule 12
Part B

Premises licence
summary

WARD: Marylebone
UPRN: 100022779943

Regulation 33, 34

Premises licence
number:

23/02032/LIPDPS

Part 1 – Premises details

Postal address of premises:

The Coach Makers Arms
88 Marylebone Lane
London
W1U 2PY

Telephone Number: 020 7224 4022

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

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

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

Late Night Refreshment

Monday to Thursday:	23:00 to 23:30
Friday to Saturday:	23:00 to 00:00
Sundays before Bank Holidays:	23:00 to 00:00

Monday to Saturday	23:00 to 00:30 (Basement & First Floor)
Sunday	23:00 to 00:00 (Basement & First Floor)

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

Sale by Retail of Alcohol

Monday to Thursday: 10:00 to 23:30
Friday to Saturday: 10:00 to 00:00
Sunday: 12:00 to 22:30
Sundays before Bank Holidays: 12:00 to 00:00

Monday to Saturday: 10:00 to 00:00 (Basement & First Floor)
Sunday: 12:00 to 23:30 (Basement & First Floor)

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

The opening hours of the premises:

Monday to Saturday: 10:00 to 01:30
Sunday: 12:00 to 01:00

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

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

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

Cubitt House Limited
Fourth Floor
57-59 Gloucester Place
London
W1U 8JH

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

05399542

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

Name: Michal Kobierski

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

Restricted

Date: 14 June 2023

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

Premises history**Appendix 5**

Application	Details of Application	Date Determined	Decision
05/05271/LIPCV	Conversion licence	27.07.2005	Granted under Delegated Authority
07/07728/LIPT	Transfer application: O C Don Limited to Brave New Bars Limited	12.09.2007	Granted under Delegated Authority
07/07727/LIPDPS	Application to vary the designated premises supervisor	12.09.2007	Granted under Delegated Authority
06/10494/WCCMAP	Master Licence	27.07.2005	Granted under Delegated Authority
08/10447/LIPT	Transfer application: Brave New Bars Limited to Large Bars Limited	13.02.2009	Granted under Delegated Authority
08/10448/LIPDPS	Application to vary the designated premises supervisor	13.02.2009	Granted under Delegated Authority
08/11582/LIPV	Variation application: To vary the layout of the premises	13.02.2009	Granted under Delegated Authority
09/02989/LIPCHT	Change of details	30.06.2009	Granted under Delegated Authority
09/03240/LIPV	Variation application: To enable alcohol to be served without food throughout the premises until core hours To reduce the hours for the sale of alcohol in the basement from 01:00 to 00:00	11.06.2009	Granted under Delegated Authority
14/08187/LIPDPS	Application to vary the designated premises supervisor	08.10.2014	Granted under Delegated Authority
17/04159/LIPDPS	Application to vary the designated premises supervisor	06.06.2017	Granted under Delegated Authority

17/04432/LIPDPS	Application to vary the designated premises supervisor	06.06.2017	Granted under Delegated Authority
17/04810/LIPCH	Change of details	06.06.2017	Granted under Delegated Authority
17/07093/LIPDPS	Application to vary the designated premises supervisor	24.07.2017	Granted under Delegated Authority
17/11288/LIPT	Transfer application: Large Bars Limited to Cubitt House Limited	31.10.2017	Granted under Delegated Authority
17/11355/LIPDPS	Application to vary the designated premises supervisor	31.10.2017	Granted under Delegated Authority
17/11425/LIPV	Variation application: To vary the layout of the premises	13.11.2017	Granted under Delegated Authority
19/12600/LIPDPS	Application to vary the designated premises supervisor		Granted under Delegated Authority
20/05510/LIPV	Variation application: To vary the layout of the premises on a temporary basis until 30 September 2021 to allow a temporary bar to be positioned in the existing outside area to ensure better service of customers as queuing at the bar inside is not permitted due Covid-19 guidance. The areas hatched brown and green on the plan for the use of the temporary bar and outside area will be in use until 30 September 2021.	26.08.2020	Granted by Licensing Sub-Committee
22/02768/LIPDPS	Application to vary the designated premises supervisor	30.03.2022	Granted by Licensing Sub-Committee
22/08349/LIPDPS	Application to vary the designated premises supervisor	20.09.2022	Granted by Licensing Sub-Committee

23/02032/LIPDPS	Application to vary the designated premises supervisor	18.04.2023	Granted by Licensing Sub-Committee
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Temporary Event Notice History

Application	Details of Application	Date Determined	Decision
22/08494/LITENN	Temporary Event Notice	15.09.2022	Event allowed to proceed
22/09578/LITENN	Temporary Event Notice	13.10.2022	Event allowed to proceed

There is no appeal history

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

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

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

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

Conditions: On Current Licence -

Mandatory:

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

or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

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

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

premises in a capacity that which enables him to prevent the supply of alcohol.

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

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

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

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

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

Where -

(i) P is the permitted price,

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

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

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

(i) the holder of the premises licence,

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

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

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

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

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

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

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

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

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

10. The terminal hour for late night refreshment on New Year's Eve is extended to 05:00 on New Year's Day.

Annex 2 – Conditions consistent with the operating Schedule

11. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the 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, searching equipment or scanning equipment (g) any refusal of the sale of alcohol (h) any visit by a relevant authority or emergency service.
15. 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.
16. (i) Alcohol may be sold or supplied:
 - (a) Monday to Thursday 10:00 - 23:30
 - (b) Friday to Saturday 10:00 - 00:00
 - (c) Sundays 12:00 - 22:30
 - (d) Bank Holiday Sundays 10:00 - 00:00
 - (e) On New Year's Eve from the end of permitted hours on New Year's Eve to the start of permitted hours on the following day (or, if there are no permitted hours on the following day, midnight on 31st December).
- (ii). Notwithstanding the usual hours for the sale of alcohol and the provision of late night refreshment, in respect of the basement and first floors only, at anytime when the basement and/or first floor are set aside for the provision of table meals to which the sale or supply of alcohol and the consumption of alcohol is an ancillary a table meal, then the terminal hour for the sale of supply of alcohol in such areas shall be 11.30pm on Sundays and midnight on Mondays to Saturdays with an additional 30 minutes

drinking up time in each case and the terminal hour for late night refreshment shall be midnight on Sundays and 00.30am on the day following on Mondays to Saturdays.

NOTE - The above restrictions do not prohibit:

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

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

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

- 17. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- 18. All windows and external doors shall be kept closed after 20.00 hours, or at any time when regulated entertainment takes place on either the ground or first floor, except for the immediate access and egress of persons.
- 19. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
- 20. From 1st May to 30th September on Thursdays and Fridays, from 5pm to 10pm, there shall be 1 SIA registered door supervisor employed at the premises whose sole responsibility shall be to monitor the use of the outside areas. Outside of those dates and times the premises licence holder shall employ an SIA registered door supervisor where it thinks it is appropriate to do so.

Condition 20 is proposed to be varied by the applicant as follows:

- 20. Door supervisors shall be employed at the premises based upon a risk assessment carried out taking into account expected audience, time of year and whether there are any special occasions/holidays. All door supervisors will correctly display their SIA licence so as to be visible when on duty at the premises.
- 21. The staff at all times shall monitor the activity of persons leaving the premises and when necessary remind them to respect the needs of local residents.

22. No customers shall be permitted to take drinks from the premises in an open container after 20.30 hours and any existing customer drinking in that area shall be cleared by 21.00, this includes those patrons smoking.

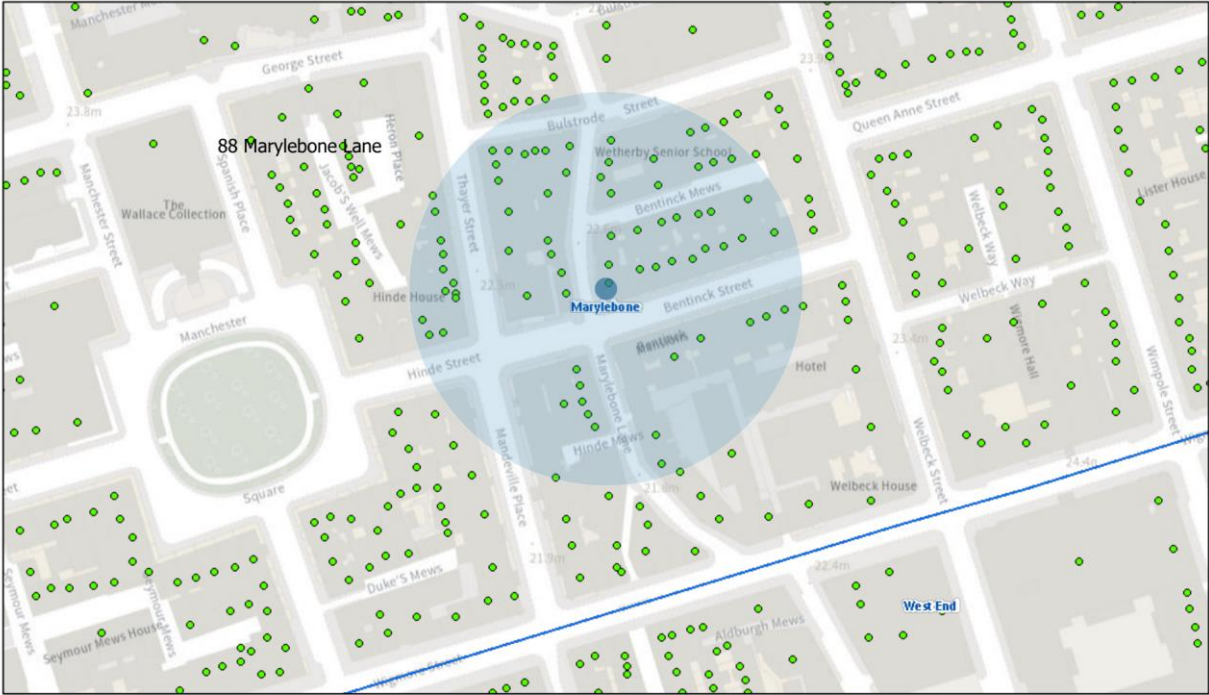
Condition 22 is proposed to be varied by the applicant as follows:

22. No customers shall be permitted to take drinks from the premises in an open container after 21.30 hours and any existing customer drinking in that area shall be cleared by 22.00.
23. A sufficient number of clearly marked receptacles shall be provided outside the premises for the disposal of cigarette butts.
24. The pavement from the building line to the kerb edge immediately outside the premises, including gutter/channel at its junction with the kerb edge, shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements.
25. The highway and other land in the vicinity must be monitored regularly throughout licensable hours to ensure that drinking containers/vessels are removed and best endeavours will be used to prevent public nuisance or obstruction to the public highway.
26. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents in the vicinity.
27. Throughout licensable hours no more than 30 patrons shall be permitted to take drinks from the premises in open containers and/or smoke outside at any one time.

Condition 27 is proposed to be varied by the applicant as follows:

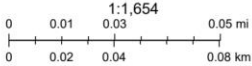
27. Alcohol consumed outside the premises building shall only be consumed by patrons within the area hatched green on the approved plan.

88 Marylebone Lane, London, W1U 2PY



26/06/2023, 14:45:18

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



Resident count: 153

Licensed premises within 75 metres of 88 Marylebone Lane, London, W1U 2PY

Licence Number	Trading Name	Address	Premises Type	Time Period
23/02032/LIPDPS	The Coach Makers Arms	88 Marylebone Lane London W1U 2PY	Pub or pub restaurant with lodge	Monday; 10:00 - 01:30 Tuesday; 10:00 - 01:30 Wednesday; 10:00 - 01:30 Thursday; 10:00 - 01:30 Friday; 10:00 - 01:30 Saturday; 10:00 - 01:30 Sunday; 12:00 - 01:00
22/09542/LIPDPS	Ivy Cafe	96 Marylebone Lane London W1U 2QA	Restaurant	Sunday; 09:00 - 00:30 Monday to Saturday; 08:00 - 01:30
17/07107/LIPD	Cocoro Restaurant	31 Marylebone Lane London W1U 2NH	Restaurant	Sunday; 12:00 - 22:30 Monday to Saturday; 12:00 - 23:00
22/11779/LIPRW	Not Recorded	98 Marylebone Lane London W1U 2QA	Shop	Friday; 09:00 - 00:30 Saturday; 09:00 - 00:30 Sunday; 09:00 - 23:00 Monday to Thursday; 09:00 - 00:00
06/10427/WCCMAP	Golden Eagle Public House	59 Marylebone Lane London W1U 2NY	Pub or pub restaurant with lodge	Sunday; 12:00 - 23:00 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00
20/07866/LIPN	Not Recorded	18 Thayer Street London W1U 3JY	Restaurant	Sunday; 12:00 - 22:30 Monday to Thursday; 10:00 - 23:30 Friday to Saturday; 10:00 - 00:00
22/11544/LIPV	Pachamama Bar + Kitchen	18 Thayer Street London	Public house or pub rest	Monday; 10:00 - 00:00

		W1U 3JY		Tuesday; 10:00 - 00:00 Wednesday; 10:00 - 00:00 Thursday; 10:00 - 00:00 Friday; 10:00 - 00:00 Saturday; 11:00 - 00:00 Sunday; 11:00 - 23:00 Sundays before Bank Holidays; 12:00 - 00:00
19/11922/LIPCH	Tommi's Burger Joint	Basement And Ground Floor 30 Thayer Street London W1U 2QP	Restaurant	Monday to Sunday; 10:00 - 23:30
23/00704/LIPT	Nakanojo Marylebone	Basement To First Floor 13- 14 Thayer Street London W1U 3JR	Restaurant	Sunday; 12:00 - 23:00 Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30 Monday to Saturday; 10:00 - 23:30
16/11804/LIPDPS	Mandeville Hotel	6 - 14 Mandeville Place London W1U 2BQ	Hotel, 4+ star or major chain	Monday to Sunday; 00:00 - 00:00