



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	7 December 2023
Licensing Ref No:	23/05776/LIPN - New Premises Licence
Title of Report:	Bulgari Hotel Restaurant & Bar 4 Knightsbridge Green London SW1X 7QA
Report of:	Director of Environment, Climate & Public Protection
Wards involved:	Knightsbridge & Belgravia
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Roxsana Haq Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: rhaq@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	1 September 2023		
Applicant:	LDV Hospitality Ventures UK Limited		
Premises:	Bulgari Hotel Restaurant & Bar		
Premises address:	4 Knightsbridge Green London SW1X 7QA	Ward:	Knightsbridge & Belgravia
		Cumulative Impact Area:	None
		Special Consideration Zone:	None
Premises description:	Currently the property operates as a 5 star and above hotel. The licensable area applied for within this premises licence application form the restaurant on the ground floor and bar area in the basement of the hotel.		
Premises licence history:	<p>This is an existing licensed premises, with the benefit of a premises licence since 2012.</p> <p>The parties and the proposed uses in this licence application are replicated in the current, existing licence for the hotel (23/05115/LIPDPS), which can be viewed at Appendix 2.</p>		
Applicant submissions:	<p>According to the applicant:</p> <p>“The parties are simply changing their contractual relationship from the current management agreement into a lease and services agreement. The premises shown on the plans submitted with this application form part of Lease and Services agreement whereby the Bulgari hotel has agreed to permit the applicant company to continue to operate the space on its behalf. The proposal is to continue current restaurant use on the ground floor and to continue existing use in the basement area where live music can be performed to seated patrons as a licensable activity”.</p> <p>The terminal hour in the basement bar will be reduced to 00:00 on Monday to Wednesday. On Thursday to Saturday the terminal hour in the basement bar will be 02:00.</p> <p>Food will be available in the basement bar at all times and service will be to table by waiting staff at all times.</p>		
Applicant amendments:	None.		

1-B Proposed licensable activities and hours							
Late Night Refreshment:				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	23:00	23:00	23:00	23:00	23:00	23:00	23:00
End:	00:00	00:00	00:00	02:00	02:00	02:00	00:00
Seasonal variations/ Non-standard timings:		Terminal hour in the ground floor restaurant to be 00:00 every day. From 23:00 on New Year's Eve to 05:00 on New Year's Day					

Sale by retail of alcohol				On or off sales or both:			On sales
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	00:00	00:00	00:00	02:00	02:00	02:00	23:00
Seasonal variations/ Non-standard timings:		From the start time on New Year's Eve to the finish time on New Year's Day. Hours in the ground floor restaurant to be 07:00 to 00:00 Monday to Saturday and 07:00 to 23:00 on Sundays.					

Recorded Music				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	10:00	00:00	00:00	01:30	01:30	01:30	23:00
Seasonal variations/ Non-standard timings:		From the start time on New Year's Eve to the finish time on New Year's Day. Hours in the ground floor restaurant to be 07:00 to 00:00 Monday to Saturday and 07:00 to 23:00 on Sundays.					

Live Music				Indoors, outdoors or both			Indoors
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	10:00	00:00	00:00	01:30	01:30	01:30	23:00
Seasonal variations/ Non-standard timings:		From the start time on New Year's Eve to the finish time on New Year's Day. Hours in the ground floor restaurant to be 07:00 to 00:00 Monday to Saturday and 07:00 to 23:00 on Sundays.					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	10:00	10:00	10:00	10:00	10:00	10:00	10:00
End:	00:00	00:00	00:00	02:00	02:00	02:00	23:00
Seasonal variations/ Non-standard timings:		From the start time on New Year's Eve to the finish time on New Year's Day. Opening hours for ground floor restaurant to be 07:00 to 00:00 every day.					
Adult Entertainment:		None.					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health
Representative:	Anil Drayan
Received:	29 September 2023
<p>Environmental Health make a representation to this application on the Prevention of Public Nuisance licensing objective.</p> <p>The principal proposal, compared to existing licence, appears to be the increase in hours for licensing activities on Thursday, Friday and Saturday.</p> <p>An extensive list of conditions have been offered and Environmental Health are considering if these are sufficient to allay its concerns.</p> <p>The applicant is requested to contact the undersigned to discuss the proposal.</p> <p>Regards</p> <p>Mr Anil Drayan</p>	

2-B Other Persons			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	29 September 2023		
<p>Dear councillors</p> <p>I strongly object to this licence application for which I have not been consulted although my family and I would be greatly affected should this application be granted. I am not aware of any of my neighbours being consulted.</p> <p>The application would enable patrons to leave via Knightsbridge Green which would cause additional traffic and idling on Lancelot Place and Raphael Street.</p> <p>Lancelot Place and Raphael Street are two residential streets with 53 apartments in the Lancelot Place building living there plus the Knightsbridge building. It is not fair for the children growing up there or the elderly to enable venues like this to develop in the way on residential streets.</p> <p>We already have regular idling and traffic on the above-mentioned streets and letting Bulgari clients get out via Knightsbridge Green would only make things worse.</p> <p>I also strongly object to the hours requested as they would be well outside the Westminster Core hours.</p> <p>The use of the terrace area in the evening is extremely problematic as it would increase noise in an area where there are so many apartment buildings.</p> <p>We already have begging and crime on Lancelot Place and Raphael street due to Zuma granting this application would only make things worse.</p> <p>I therefore hope that this licence application will be refused.</p> <p>Thank you</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	28 September 2023		
<p>Objecting as we feel it could cause a late night disturbance.</p>			

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED]	
Status:	Valid	In support of opposed:	Opposed
Received:	20 September 2023		

I am the Licensing Representative for the Knightsbridge Association (KA), which represents a wide range of residents and businesses in the Knightsbridge area. I am authorised by the Executive committee of the KA to make this representation.

I understand from a brief review of the UK Companies House website that the applicant, LDV Hospitality Ventures UK Ltd, was incorporated on 9 August 2023. It has no evident trading history or record and therefore no established reputation, which is a source of potential worry to us.

This is a new licence application, with (apparently) no intention to surrender the Hotel's existing licence. If granted there would be two separate licences covering the same parts of the building.

The most concerning aspect of the application is the change of the terminal hour in the basement to 2 a.m. and the proposed removal of the conditions agreed between the Knightsbridge Residents Management Company and the licence holder, which were imposed by WCC's Licensing Subcommittee. This terminal hour lies well outside Westminster's Core Hours, as defined in its Licensing Policy. The applicant has no regard to the fact there is residential accommodation in immediate proximity to the Bulgari Hotel, that would be severely affected by the later terminal hour. The applicant has also failed to consult with its neighbours or with the KA, has not considered the availability of public transport, nor the impact of late night noise caused by vehicles depositing and picking up patrons, in particular shouting, playing of music and slamming of doors. In short, the rest, relaxation and sleep of residents, many of whom have demanding full time jobs, will be severely disturbed, as will that of their children. Accordingly, on behalf of the KA, I oppose the entirety of this application.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	22 September 2023		

Dear Madam/ Sir

I live in the building adjacent to the Bulgari Hotel, in an area that is becoming increasingly noisy due to the amount of new restaurants playing music and serving alcohol until late at night that have sprung up since I moved a few years ago and which are making a previously fairly quite residential area, become a noisy, and in some parts very dirty area of Knightsbridge . This is starting to seriously disrupt the lives of residents like myself.

In this case they are asking for music and alcohol to be allowed until 2 am with all the antisocial noisy behaviour that these activities inevitably generate.

I would like to therefore strongly object to this licence being granted .
Many thanks for your consideration.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support of opposed:	Opposed
Received:	27 September 2023		

I strongly object to this application as a neighbour living next door with my family and children for the following reasons:

- The later opening hours will inevitably have a negative impact on all the neighbours and community due to noise disturbance from anti-social behaviour including drunk people shouting, arguing, fighting, car noise with drivers revving up engines, loud car music, slamming of doors and sometimes honking.
- The noise disturbance will affect Children's Health and Safety in addition to their ability to develop normally and get the sleep they require before going to school early the next morning.
- The noise disturbance will affect adults ability get a good's night's sleep to be fresh for looking after their children and their work the next day.
- The application is inconsistent with Westminster's Core Hours Policy.
- No consultation of the neighbouring residents has been offered.
- The local residents have already negotiated with the Bulgari hotel the terms of the current license and this application runs in blatant disregard of that license, seeking to bypass it, in breach of the current license of the hotel.
- Knightsbridge is a residential area and residents have a right to quiet enjoyment of their homes.

Name:		[REDACTED]	
Address and/or Residents Association		[REDACTED] [REDACTED]	
Status:	Valid	In support or opposed:	Opposed
Received:	29 September 2023		

I Hope the following licence application will not be granted as it will have an extremely negative impact on the families and residents in Knightsbridge Green, Lancelot place, Knightsbridge but also Trevor Square.

The licence does not comply with Westminster Core hours and as such it should be refused. Moreover it is not clear from the application how the existing application and this application should be combined.

In any case it is important that these premises should close in the evening so as to avoid any unnecessary disturbances to residents after core hours.

The application also leads the way to patrons leaving the premises via Knightsbridge Green. The cumulative impact of Zuma, the Bulgari and soon Domio of these venues is extremely negative in terms of idling and traffic. We suffer idling and traffic (and sometimes very early) due to deliveries, private hire vehicles and clients from these premises.

Raphael street often has traffic jams in the evening and allowing people to leave via Knightsbridge green would only make these issues worse.

Please note that Raphael street leads on to Brompton Road which is much less flowing than Knightsbridge so the Bulgari patrons should only be allowed to leave via Knightsbridge as was originally planned.

Please kindly note that we suffer crime, begging, littering and noise due to Zuma and the Bulgari. Granting this licence would only make things worse.

I also strongly object to the Knightsbridge Green terrace being used in the evening as there are many children and families living nearby.

There are many families and old people living in Knightsbridge which is a residential area. An application has been granted for Domio and for another restaurant on Brompton Road. I really hope this application will be rejected.

Further submissions received on 27 November 2023:

Good Morning

Thank you for your e mail with regards to application 23/05776/LIPN.

Thank you for letting me give the opportunity to provide additional information that I had not had the time to provide earlier as I was only aware of the consultation on its last day.

I understood from the application that the applicants wanted to be able to let people in and out of their premises via Knightsbridge Green rather than from Knightsbridge. This would encourage clients to be picked by taxis and Uber vehicles via Raphael Street.

if the council were to give this opportunity to the Bulgari hotel clients this would cause serious problems in terms of noise and crime on Raphael Street and Lancelot Place which are residential streets with houses being built on Lancelot Place and resident flats on Lancelot Place, Raphael Street and Knightsbridge Green.

But it would also greatly increase traffic and illegal parking on those streets.

As you can see from the pictures below there is regularly rat running by cars away from Brompton Road and then back onto Brompton Road, via Lancelot Place and Raphael Street.

It would be greatly detrimental for families like mine if added traffic and non authorised parking was increased due to the Bulgari Hotel clients being picked up on Raphael Street.

I therefore hope this application will be rejected.

Thank you for your help.

Kind regards

██████████



Further to the e-mail I have just sent, please find attached additional information showing that clients from the Bulgari Hotel should not be permitted to leave via Knightsbridge Green as it would encourage them to be picked up from Raphael Street.

As the pictures below show, the traffic on Brompton Road can get very congested. It is therefore best to encourage clients from the Bulgari hotel to leave via the main entrance hall for the Bulgari hotel on Knightsbridge.

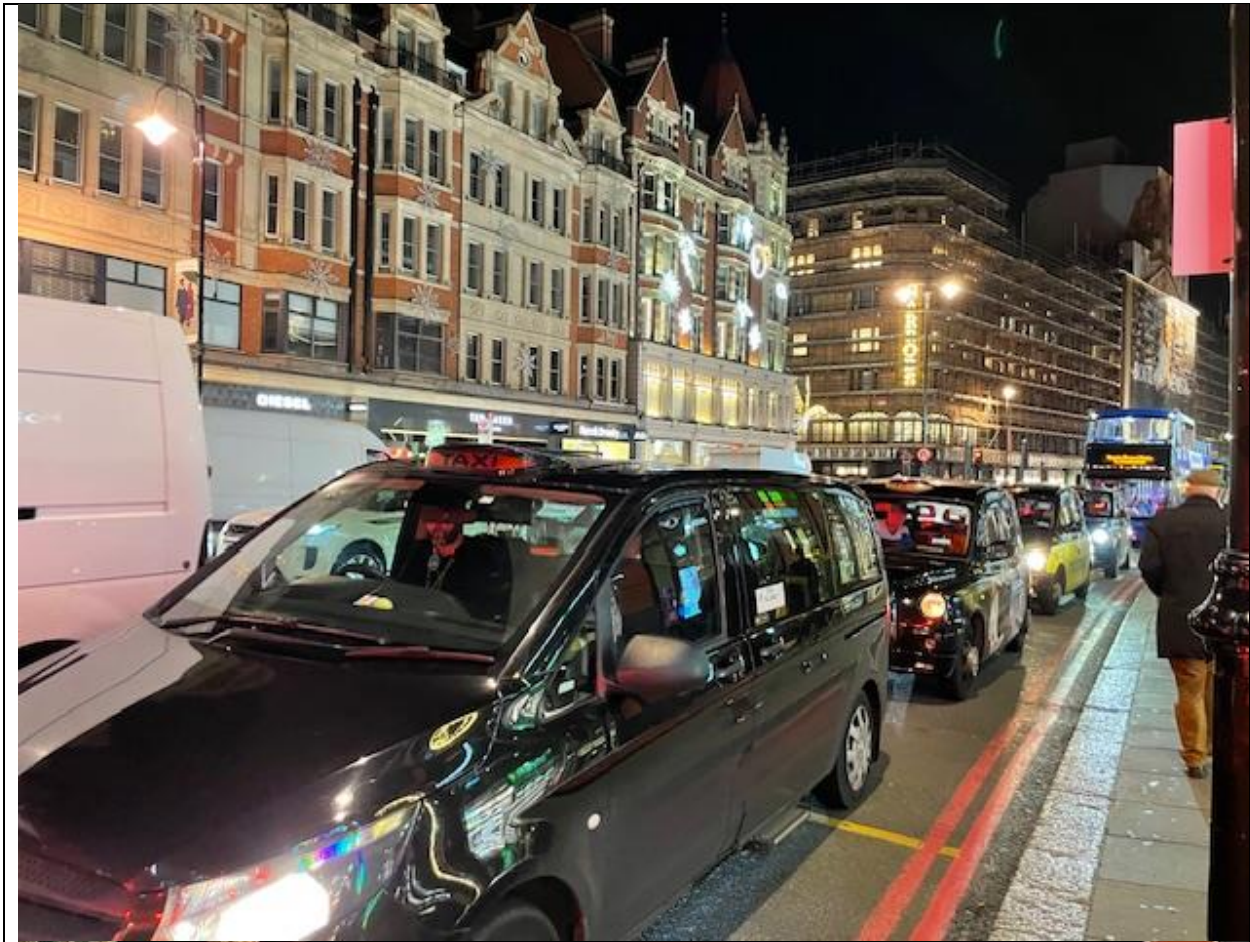
Allowing individuals to be picked up from Raphael Street would not help the community.











Please see below pictures of the beginning of Lancelot place (at the corner of Brompton Road and Lancelot Place) which leads to Raphael Street but also to Trevor Square.

Lancelot Place is a very narrow street which is two way and needs to be two way as it is the only point of exit or entry to Brompton Road for Trevor Square. Delivery trucks for Zuma and the Bulgari hotel also often reverse after delivering and they exit Raphael street via Lancelot place back to Brompton Road rather than via Raphael street / Knightsbridge green straight onto Brompton Road.

Lancelot place can get difficult to enter because it is so narrow. This is problematic in terms of traffic for cars but also for pedestrians.

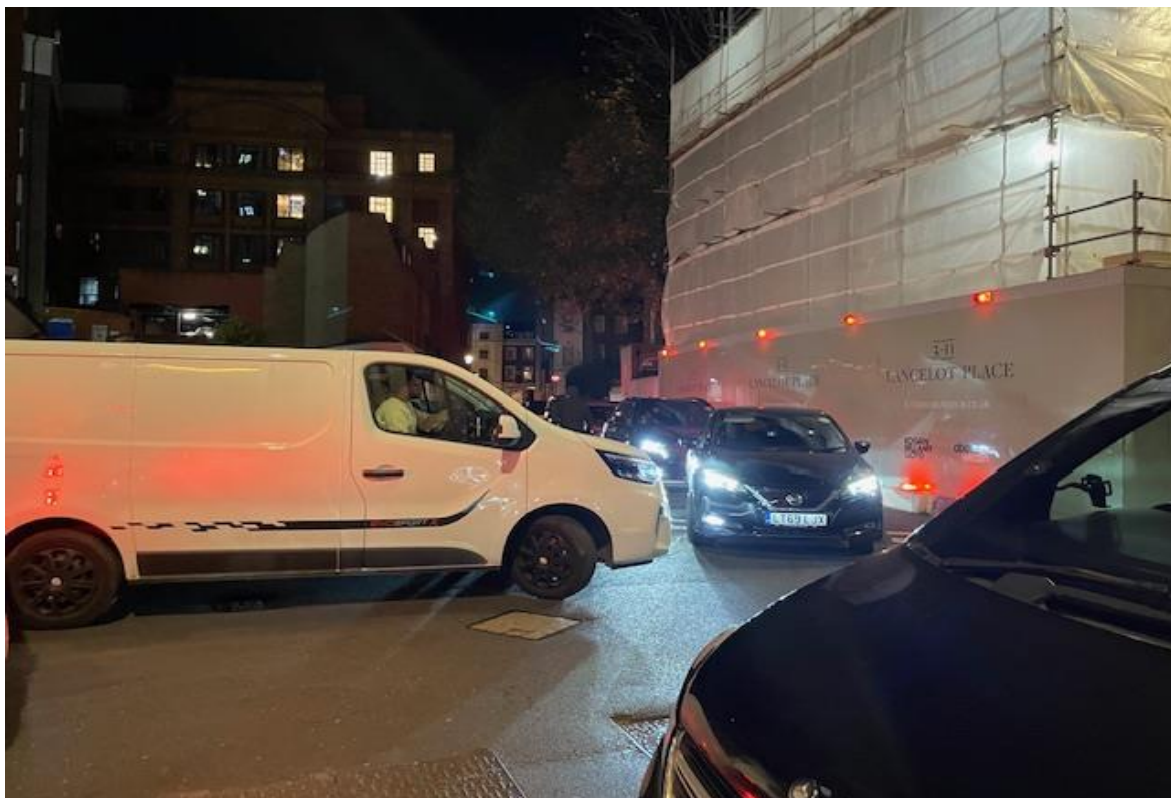
it is dangerous to cross at the beginning of Lancelot Place. And very often I have to go between cars. If there are no cars the cars are usually quite fast which is not very safe. This is very problematic as this junction is very much used by residents/ families young teenagers and older people but also by the many many tourists and shoppers that come into the area.

The situation will be even more problematic with the opening of Domio restaurant at this junction at the corner of Brompton Road and Lancelot place.

Enabling the Bulgari clients to leave their premises via Knightsbridge green and therefore Raphael Street will only make this situation worse.

And the situation is already quite bad.

I therefore hope this application will be rejected.







Name:		[REDACTED]	
Address and/or Residents Association		Knightsbridge Neighbourhood Forum (KNF)	
Status:	Valid	In support of opposed:	Opposed
Received:	29 September 2023		

I am writing on behalf of the Knightsbridge Neighbourhood Forum ("KNF") to object fully to application 23/05776/LIPN for a new premises licence at 4 Knightsbridge, London SW1X 7QA. This premises comprises a restaurant and bar within the Bulgari hotel property.

The KNF has the following concerns, inter alia, about the application:

1. The applicant has not contacted the KNF, as far as we are aware, to discuss this application before submitting it. This lack of engagement is disappointing.
2. It would result in two separate licences covering the same area, if granted, unless the Bulgari licence is varied to remove the licensed area. Absent this, the hours sought are misleading, because under the existing licence residents of the hotel and their guests would be able to use the premises 24/7.
3. It would extend the terminal hour in the basement from 2400 to 0200 on Thursday, Friday and Saturday i.e. well outside Westminster's core hours policy. The application in terms of exit arrangements suggests that exit may be possible, other than through the main hotel entrance, before 0100. Presumably this would be onto Raphael Street, Lancelot Place or Knightsbridge Green which are sensitive locations.
4. The proposed new terminal hours are likely to have a serious adverse impact on the amenity of neighbouring residents - with many living nearby in Park Mansions, The Knightsbridge Apartments, Lancelot Street, Trevor Square, Trevor Street and opposite

- in Knightsbridge (e.g. Wellington Court) - due to Private Hire Vehicles parking in ResPark bays, the slamming of doors, shouting and drunken behaviour.
5. It would remove important conditions under the current licence e.g. by allowing the use of the Knightsbridge Green terrace area for licensing activities or the consumption of food and alcohol and creating confusion about the position with hotel residents and their guests.
 6. The applicant has not properly considered dispersal impacts of the proposal. For example, the proposed hours would extend beyond the last service from Knightsbridge underground station on the Piccadilly line and how would the applicant manage the alternative use of private hire vehicles which result in slamming doors, shouting and illegal parking e.g. in Respark bays.

The KNF therefore fully opposes this application.

The KNF would wish to be consulted again if the applicant seeks a new licence which fully replicated (i.e. mirrored in terms of hours, conditions etc.) the current permission, which exists by way of the Bulgari hotel licence, should the Bulgari hotel licence be amended to remove these areas. The KNF would be concerned, for example, to understand possible unintended consequences e.g. the impact of any such changes for residents and their guests and others.

Thank you for considering our representation.

Yours sincerely

██████████
██

Name:		██████████	
Address and/or Residents Association		██████████ ████████████████████ ████████████████████	
Status:	Valid	In support or opposed:	Opposed
Received:	25 September 2023		

Sir / Madam

I strongly object to an extension of licensing hours.

I already suffer unsocial behaviour as my apartment looks out onto the pavement of Knightsbridge, but at least this noisy behaviour usually ends by midnight, hence my objection to extending the current consent.

Name:		██████████	
Address and/or Residents Association		██████████ ████████████████████	
Status:	Valid	In support of opposed:	Opposed
Received:	29 September 2023		

I am writing on behalf of ██████████ 53 Apartments and we object fully to application 23/05776/LIPN for a new premises licence at 4 Knightsbridge, London SW1X 7QA. This premises comprises a restaurant and bar within the Bulgari hotel property.

We have the following concerns regarding this application:

1. The applicant has not contacted 10 Lancelot Place or any of the 53 Apartments in relation to this application nor did we receive any letters regarding this application from the council or applicant. This is not the first time this has happened. Our concern is that if we had not been notified today by the KNF this would have snuck under the radar at our expense.
2. It would result in two separate licences covering the same area, if granted, unless the Bulgari licence is varied to remove the licensed area. Absent this, the hours sought are misleading, because under the existing licence residents of the hotel and their guests would be able to use the premises 24/7.
3. It would extend the terminal hour in the basement from 2400 to 0200 on Thursday, Friday and Saturday i.e. well outside Westminster's core hours policy. The application in terms of exit arrangements suggests that exit may be possible, other than through the main hotel entrance, before 0100. Presumably this would be onto Raphael Street, Lancelot Place or Knightsbridge Green which are sensitive locations.
4. The proposed new terminal hours are likely to have a serious adverse impact on the amenity of the residents to 10 Lancelot Place. Due to Private Hire Vehicles parking in Residents Parking bays, the slamming of doors, shouting and drunken behaviour late night which will echo throughout Raphael street.
5. It would remove important conditions under the current licence e.g. by allowing the use of the Knightsbridge Green terrace area for licensing activities or the consumption of food and alcohol and creating confusion about the position with hotel residents and their guests. Which we have been made aware that Knightsbridge Green are looking at submitting a proposal to the council in due course.
6. The applicant has not properly considered dispersal impacts of the proposal. For example, the proposed hours would extend beyond the last service from Knightsbridge underground station on the Piccadilly line and how would the applicant manage the alternative use of private hire vehicles which result in slamming doors, shouting and illegal parking e.g. in Resident parking bays.

██████████ therefore fully opposes this application.

Name:		██████████	
Address and/or Residents Association		██████████ ██████████ ██████████	
Status:	Valid	In support or opposed:	Opposed
Received:	19 September 2023		

Dear Sirs

**Bulgari Hotel Restaurant & Bar 4 Knightsbridge Green London SW1X 7QA
Ref No. 23/05776/LIPN**

We act for the Knightsbridge Residents Management Company Limited of The Knightsbridge Apartments, 199 Knightsbridge, London SW7 1RH ("KRMC"). We are instructed to submit this letter of representation in respect of the above application by LDV Hospitality Ventures UK Limited ("the Applicant") for the variation of its premises licence ("Premises Licence") at the Bvlgari Hotel, 163 Knightsbridge SW7 1DW ("the Hotel").

KRMC

KRMC represents the residents ("the Residents") of 199 Knightsbridge Apartments ("the Apartments"). The Apartments consist of 201 apartments occupied by approximately 500 people

including many families with young children and elderly people.

The Apartments are located immediately to the west of the Hotel on Knightsbridge. Half of the

Apartments have a frontage to Knightsbridge and to Trevor Street.
KRMC is authorised by the Residents to submit this letter of representation.

The Applicant

LDV Hospitality Ventures UK Limited was formed on 9 August 2023. It has no trading history. Given the historic issues that our residents have had with the Hotel, this lack of substance on the part of the Applicant is of great concern.

The Application

The Application is for a new licence. No mention has been made regarding the surrender of the existing licence for the Hotel. If granted, the Hotel will have two separate licences in part covering the same areas.

The Application is presented as simply changing an operator and replicating the existing licence.

In fact, the Application includes the following:

1. A change to the terminal hour in the basement to 0200
2. A removal of conditions negotiated between KRMC and the licence holder and imposed by the Licensing Subcommittee

Grounds for the representation

- The Application is outside of the Westminster Core Hours Policy.
- The Applicant has made no attempt to demonstrate compliance in the requirements of policies CD1 PS1 PN1 and CH1.
- The Applicant has had no regard to the fact that there is residential accommodation in the proximity of the premises that would likely be adversely affected by the later terminal hours.
- The Applicant would appear to have no knowledge of, or has ignored, the previous applications made by the existing licence holder.
- The Applicant has failed to consult with its neighbours. Given our efforts to build a positive relationship with the existing licence holder, we find this particularly disappointing.
- The Applicant has not considered the availability of and access to public transport when leaving the premises late at night.
- The Applicant has not considered the late-night noise that will inevitably occur with chauffeur driven vehicles and taxis as well as private cars collecting patrons with the associated shouting, playing of music, banging of car doors and illegal stopping and parking.
- The hours at which the noise will occur will further disturb residents' rest, relaxation and sleep. Our residents need to get up for work in the morning and many have children for whom a good night's sleep is so important for their development.
- The KRMC is very concerned that there may be two licences in play at the Hotel. It is very firmly the view of the KRMC that the existing licence holder should remain as the sole licence holder for the Hotel. If it wishes to have a contractual relationship with a 3rd party operator it is of course, entitled to do so, but it must remain responsible for the Hotel licence being managed in accordance with the conditions which were so carefully negotiated with its neighbours, the responsible authorities and imposed by the Licensing Sub Committee.

Summary

In the light of the above, the KRMC opposes the grant of the Application in its entirety.

Yours faithfully
Winckworth Sherwood LLP

Name:	Matthew Blakiston		
Address and/or Residents Association	Portland Private, 3a Albert Court, Prince Consort Road, London SW7 2BE		
Status:	Valid	In support of opposed:	Opposed
Received:	29 September 2023		

Dear Roxsana and Westminster Licensing Team

I am writing on the instruction of my clients:

[REDACTED]

for whom I am their retained property manager to fully object to application 23/05776/LIPN for a new premises licence at 4 Knightsbridge, London SW1X 7QA. This premises comprises a restaurant and bar within the Bulgari hotel property.

My client has the following concerns, inter alia, about the application:

1. The applicant has not contacted neighbouring residents, as far as we are aware, to discuss this application before submitting it. This lack of engagement is disappointing.
2. It would result in two separate licences covering the same area, if granted, unless the Bulgari licence is varied to remove the licensed area. Absent this, the hours sought are misleading, because under the existing licence residents of the hotel and their guests would be able to use the premises 24/7.
3. It would extend the terminal hour in the basement from 2400 to 0200 on Thursday, Friday and Saturday i.e. well outside Westminster's core hours policy. The application in terms of exit arrangements suggests that exit may be possible, other than through the main hotel entrance, before 0100. Presumably this would be onto Raphael Street, Lancelot Place or Knightsbridge Green which are sensitive locations.
4. The proposed new terminal hours are likely to have a serious adverse impact on the amenity of neighbouring residents – with many living nearby in Park Mansions, The Knightsbridge Apartments, Lancelot Place, Trevor Square, Trevor Street and opposite in Knightsbridge (e.g. Wellington Court) – due to Private Hire Vehicles parking in ResPark bays, the slamming of doors, shouting and drunken behaviour.
5. It would remove important conditions under the current licence e.g. by allowing the use of the Knightsbridge Green terrace area for licensing activities or the consumption of food and alcohol and creating confusion about the position with hotel residents and their guests.
6. The applicant has not properly considered dispersal impacts of the proposal. For example, the proposed hours would extend beyond the last service from Knightsbridge underground station on the Piccadilly line and how would the applicant manage the alternative use of private hire vehicles which result in slamming doors, shouting and illegal parking e.g. in residential parking bays.

My client therefore fully opposes this application.

My client would wish to be consulted again if the applicant seeks a new licence which fully replicated (i.e. mirrored in terms of hours, conditions etc.) the current permission, which exists by way of the Bulgari hotel licence, should the Bulgari hotel licence be amended to remove

these areas. My client would be concerned, for example, to understand possible unintended consequences e.g. the impact of any such changes for residents and their guests and others.

Thank you for considering this representation.

3. Policy & Guidance

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

<p>Combined Use Premises Policy COMB1 applies</p>	<p>A. Applications outside the West End Cumulative Impact Zone for premises that propose to operate as a 'combined use premises' will be considered on their merits and 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 for the relevant use being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zone policy SCZ1 if the premises are located within a designated zone.
<p>Hours Policy HRS1 applies</p>	<p>A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.</p> <p>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> <p>4. Hotels Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to Midnight. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to Midnight. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours.</p>

4. Equality Implications

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

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

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

5. Appendices

Appendix 1	Premises plans	
Appendix 2	Applicant supporting documents	
Appendix 3	Premises history	
Appendix 4	Interested party submissions	
Appendix 5	Proposed conditions	
Appendix 6	Residential map and list of premises in the vicinity	
Report author:	Ms Roxsana Haq Senior Licensing Officer	
Contact:	Telephone: Email: rhaq@westminster.gov.uk	
If you have any queries about this report or wish to inspect one of the background papers please contact the report author.		
Background Documents – Local Government (Access to Information) Act 1972		
1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	01 October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	December 2022
4	Environmental Health Representation	29 September 2023
5	Interested Party 1	29 September 2023
6	Interested Party 2	28 September 2023
7	Interested Party 3	20 September 2023
8	Interested Party 4	22 September 2023
9	Interested Party 5	27 September 2023
10	Interested Party 6	29 September 2023
11	Interested Party 7	29 September 2023
12	Interested Party 8	25 September 2023
13	Interested Party 9	29 September 2023
14	Interested Party 10	19 September 2023
15	Interested Party 11	29 September 2023

Existing Licence of Bulgari Hotel

Appendix 2



Schedule 12
Part A

WARD: Knightsbridge
And Belgravia
UPRN: 010033548177

City of Westminster

64 Victoria Street, London, SW1E 6QP

Premises licence

Regulation 33, 34

Premises licence number:

23/05115/LIPDPS

Original Reference:

12/00946/LIPN

Part 1 – Premises details

Postal address of premises:

Bulgari Hotel
171 Knightsbridge
London SW7 1DW

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Anything of a similar description to Live Music, Recorded Music or Performance of Dance
Performance of a Play
Late Night Refreshment
Sale by Retail of Alcohol

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

Performance of Dance

Monday to Sunday: 00:00 to 23:59 (For Residents)
Monday to Sunday: 07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Sunday: 07:00 to 22:00 (Spa and Gym)
Monday to Sunday: 07:00 to 00:00 (Screening Rooms)

Exhibition of a Film

Monday to Sunday: 00:00 to 23:59 (For Residents)
Monday to Sunday: 07:00 to 00:00 (Business Centre)
Monday to Sunday: 07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Sunday: 07:00 to 00:00 (Screening Rooms)
Monday to Sunday: 07:00 to 22:00 (Spa and Gym)
Monday to Saturday: 07:00 to 00:00 (Private Dining Area)
Monday to Saturday: 07:00 to 01:00 (Basement Bar)
Monday to Saturday: 07:00 to 00:00 (Ground floor Restaurant)
Sunday: 07:00 to 23:00 (Private Dining Area)
Sunday: 07:00 to 23:00 (Basement Bar)
Sunday: 07:00 to 23:00 (Ground floor Restaurant)
Bank Holiday: 07:00 to 23:00 (Private Dining Area)
Bank Holiday: 07:00 to 23:00 (Basement Bar)
Bank Holiday: 07:00 to 23:00 (Ground floor Restaurant)

Performance of Live Music

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)
Monday to Sunday:	07:00 to 00:00 (Business Centre)
Monday to Sunday:	07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Saturday:	07:00 to 00:00 (Private Dining Area)
Monday to Saturday:	07:00 to 00:00 (Ground floor Restaurant)
Monday to Saturday:	07:00 to 01:00 (Basement Bar)
Sunday:	07:00 to 23:00 (Ground floor Restaurant)
Sunday:	07:00 to 23:00 (Private Dining Area)
Sunday:	07:00 to 23:00 (Basement Bar)
Bank Holiday:	07:00 to 23:00 (Private Dining Area)
Bank Holiday:	07:00 to 23:00 (Ground floor Restaurant)
Bank Holiday:	07:00 to 23:00 (Basement Bar)

Playing of Recorded Music

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)
Monday to Sunday:	07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Sunday:	07:00 to 22:00 (Spa and Gym)
Monday to Sunday:	07:00 to 00:00 (Business Centre)
Monday to Saturday:	07:00 to 01:00 (Basement Bar)
Monday to Saturday:	07:00 to 00:00 (Ground floor Restaurant)
Monday to Saturday:	07:00 to 00:00 (Private Dining Area)
Sunday:	07:00 to 23:00 (Ground floor Restaurant)
Sunday:	07:00 to 23:00 (Basement Bar)
Sunday:	07:00 to 23:00 (Private Dining Area)
Bank Holiday:	07:00 to 23:00 (Private Dining Area)
Bank Holiday:	07:00 to 23:00 (Ground floor Restaurant)
Bank Holiday:	07:00 to 23:00 (Basement Bar)

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

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)

Performance of a Play

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)
Monday to Sunday:	07:00 to 23:30 (Function Rooms and Pre Function Room)

Late Night Refreshment

Monday to Sunday:	23:00 to 00:00 (Basement Bar)
Monday to Sunday:	23:00 to 00:00 (Ground floor Restaurant)
Monday to Sunday:	23:00 to 00:00 (Private Dining Area)
Monday to Sunday:	23:00 to 00:00 (Business Centre)
Monday to Sunday:	23:00 to 00:00 (Screening Rooms)
Monday to Sunday:	23:00 to 23:30 (Function Room and Pre Function Room)
Monday to Sunday:	23:00 to 05:00 (For Residents)

Sale by Retail of Alcohol

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)
Monday to Sunday:	07:00 to 22:00 (Spa and Gym)
Monday to Sunday:	07:00 to 23:30 (Function Room and Pre Function Room)
Monday to Saturday:	07:00 to 00:00 (Private Dining Area)
Monday to Saturday:	07:00 to 01:00 (Basement Bar)
Monday to Saturday:	07:00 to 00:00 (Ground floor Restaurant)
Sunday:	07:00 to 23:00 (Basement Bar)
Sunday:	07:00 to 23:00 (Ground floor Restaurant)
Sunday:	07:00 to 23:00 (Private Dining Area)
Bank Holiday:	07:00 to 23:00 (Basement Bar)
Bank Holiday:	07:00 to 23:00 (Private Dining Area)

Bank Holiday: 07:00 to 23:00 (Ground floor Restaurant)

The opening hours of the premises:

Monday to Sunday: 00:00 to 00:00
Monday to Saturday: 08:00 to 22:00
Sunday: 09:00 to 22:00

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:

Prime Hotels (UK) Limited
1st Floor
40 Dukes Place
London
EC3A 7NH

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

07468060

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

Name: Boris Kundak

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: 14/02761/LAPER
Licensing Authority: Sevenoaks District Council

Date: 17 August 2023

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

Annex 1 – Mandatory conditions

1. No supply of alcohol may be made at a time when there is no designated premises supervisor in respect of this licence.
2. No supply of alcohol may be made at a time when the designated premises supervisor does not hold a personal licence or the personal licence is suspended.
3. Every supply of alcohol under this licence must be made or authorised by a person who holds a personal licence.
4.
 - (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 - (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to;
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6.
 - (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

7. The responsible person must ensure that—

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

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

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

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

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

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

Where -

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

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

8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph

8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

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

9. All persons guarding premises against unauthorised access or occupation or against outbreaks of disorder or against damage (door supervisors) must be licensed by the Security Industry Authority.
10. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.

Annex 2 – Conditions consistent with the operating Schedule

None

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

11. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. 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. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 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 are open to the public. This staff member shall be able to show Police recent recordings with the absolute minimum of delay when requested.
13. 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.
14. The refuse and delivery arrangements to the premises shall be in accordance with the detailed provisions agreed under the planning consent for the premises.
15. Off sales of alcohol are to be either
 - (i) in sealed containers only and for consumption off the premises, or
 - (ii) to the serviced apartments on the 7th to 9th floors of the premises,
 - (iii) to the small terrace area located in Knightsbridge Green, or to the cigar shop which operates as separate premises on the mezzanine level within the building.
16. There shall be a minimum of 5 personal licence holders employed at the premises.
17. There shall be no unsupervised self-service of alcohol except for in the guest bedrooms.
18. On occasions when the Knightsbridge Green door is used for public access or egress to the hotel itself notices shall be prominently displayed throughout the time of such use at this exit requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.
19. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
20. No unauthorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree or any other property, or is distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
21. A proof of age scheme, such as Challenge 21, shall be operated at the premises where a customer wishes to purchase alcohol and the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.
22. The premises will employ a dedicated security manager based at the premises and responsible for overseeing all security issues within the premises.
23. The premises shall employ its own internal SIA registered security personnel together with such additional external SIA registered security personnel at it believes is necessary for particular times or days of the week. The numbers of such personnel employed shall be kept under review and will take account of any activities or events being hosted at the premises. In assessing the numbers of personnel required the premises will have regard to any advice provided, or comments made, by the police.
24. There will be a dedicated manager in respect of and responsible for the bar/restaurant areas and

the conference and banqueting areas. Such managers will hold a personal licence.

25. A concierge shall be employed and be based at the ground floor entrance at all times the premises are open. In addition, there will be valet parking attendants available to persons requiring such service within this area.
26. The premises shall adopt and operate a specific policy in relation to the management of smoking areas outside of the hotel. Such policies shall make provision for any external areas to be monitored and supervised at all times when used. The primary designated smoking areas shall be on Knightsbridge Green and there shall be no designated smoking areas on Knightsbridge but for the avoidance of doubt this shall not preclude any individual from smoking on Knightsbridge.
27. The following licensable activities may be provided within guest bedrooms for hotel residents at any time; the sale of alcohol and the provision of regulated entertainment consisting of either recorded music or the showing of films.
28. The provision of late night refreshment off the premises may only be provided to the serviced apartments on the 7th to 9th floors of the premises and may be provided during the period 11pm to 5am on any day of the week.
29. Off Sales of alcohol may be provided to the serviced apartments on the 7th to 9th floors of the premises (in line with condition 7) at any time.
30. Only the following licensable activities may be permitted with these areas; the sale and supply of alcohol, the provision of regulated entertainment (consisting of recorded music, live music, facilities for making music and the showing of films) and late night refreshment.
31. The sale of alcohol in the ground floor restaurant area shall only be to persons seated at tables and as ancillary to table meals except for hotel residents and up to 3 guests for each resident, (additional guests may be allowed only with the prior authorisation from the manager in writing for specific additional guests, a copy of which shall be held at the hotel reception and made available for inspection at the request of the Police or authorised officer) save for in the hatched area (as shown on the approved layout drawings) where alcohol may be consumed by persons who are seated and where food shall be available. Within the hatched area up to 10 persons may consume alcohol whilst standing as they temporarily wait to be seated within the ground floor restaurant.
32. The ground floor restaurant shall be laid out as a restaurant and shall have no more than 140 persons (excluding staff) within this area at any one time.
33. The maximum capacity within the basement bar area shall be 90 persons (excluding staff) at any one time.
34. The supply of alcohol in the ground floor restaurant shall be by waiter or waitress only other than to persons seated at the counter who may be served directly.
35. The supply of alcohol in the basement bar shall be by way of waiter/waitress service only other than to persons in the hatched area immediately in front of the bar.
36. 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.
37. A host shall be present at all times within the ground floor restaurant meet and greet lobby area whenever this area is open to non-residents.
38. The Knightsbridge Green terrace area shall not be used for licensable activities or the consumption of food or alcohol.
39. (a) Non-residents shall only use the ground floor restaurant between the hours of 7am and midnight on Mondays to Saturdays and between 7am and 11pm on Sundays and bank holidays.

- (b) Non-residents shall only use the basement bar area between the hours of 7am and 1am on Mondays to Saturdays and 11pm on Sundays and bank holidays.
40. Only the following licensable activities may be permitted with this area; the sale and supply of alcohol, the provision of regulated entertainment (consisting of recorded music, live music and the showing of films) and late night refreshment.
 41. The sale of alcohol within the private dining rooms shall be ancillary to a table meal within this area other than in respect of hotel residents and their bona fide guests or to persons attending a private or corporate function.
 42. Non Residents shall only use this area between 7am and midnight on Mondays to Saturdays and between 7am and 11pm on Sundays and bank holidays, save that the use of this area by non residents is extended from midnight to 01.00 Monday to Saturday when the supply of alcohol is to a person seated at a table and for consumption by such a person as ancillary to their meal.
 43. The maximum capacity within the private dining area shall be 50 persons (excluding staff).
 44. Only the following licensable activities may be permitted with this area; the sale and supply of alcohol, the provision of regulated entertainment (consisting of recorded music, facilities for making music and the showing of films) and late night refreshment.
 45. Non Residents shall only use this area in connection with licensable activities between 7am to midnight on Mondays to Sundays.
 46. The maximum capacity within the business centre area when licensable activities are provided shall 40 persons (excluding staff).
 47. Only the following licensable activities may be permitted within this area; sale and supply of alcohol, the provision of late night refreshment and the provision of regulated entertainment of all descriptions other than indoor sports and wrestling.
 48. Non-residents shall only use this area between the hours of 7am and midnight on any day of the week.
 49. These areas will be used in conjunction whenever licensable activities are provided and the maximum capacity when licensable activities are provided within this area (either in the pre-screening area, the screening area or both areas combined) shall be 50 persons (excluding staff).
 50. Only the following licensable activities may be permitted within this area; sale and supply of alcohol, the provision of late night refreshment and the provision of regulated entertainment of all descriptions other than indoor sports and wrestling.
 51. Non-residents may only be allowed to use this area between the hours of 7am and 11.30pm on Mondays to Sundays with the exception that on up to 50 days per year the terminal hour for such use may be extended until midnight.
 52. The maximum capacity of these areas when the ball room is used individually or combined with the pre-function room area for licensable activities shall be; 310 persons (including staff) where the event hosted is a standing only event, 140 (excluding staff) when the event is laid out for dinner style seating and 100 (excluding staff) when laid out in theatre style seating.
 53. Dedicated conference and banqueting staff will be employed by the hotel to work at any events or functions held within this area and all such staff will be fully trained in relation to relevant provisions and duties imposed under licensing legislation and in relation to the hotel's own operation policies in relation to the use of this area.
 54. Whenever an event or function involving licensable activities is hosted within this area then the premises shall ensure that there are a sufficient number of door staff on duty, or employed at the hotel, during the currency of the event in order to ensure the proper supervision of such event or function.

55. The smoking policy implemented by the hotel (see condition '27 above) shall specifically deal with the management of smoking by persons attending an event or function within this area.
56. In respect of the Function Room and Pre-Function Room (Basement 3), where the entire area is used by an external promoter and the promoter will then be solely responsible for organising the event and selling tickets to it, a Form 696 Metropolitan Police Risk Assessment will be submitted for consideration by Police.
57. Access to this area shall be carefully controlled by the hotel's management, security and conference and banqueting staff. In the case of events or functions involving attendance by non-residents then access shall be via the main hotel entrance and the central lift areas.
58. Sufficient members of staff will be on duty to manage such access and egress properly.
59. Access and transport to and from this area will operate in line with the specific policies adopted under the planning consent controlling and managing this issue.
60. Only the following licensable activities are permitted within the Spa areas; the sale and supply of alcohol and the provision of regulated entertainment consisting of recorded music and the facilities for making music, dancing and facilities for dancing (gym area only) and the showing of films.
61. Other than within the Spa reception/café/lounge area within basement level 5, no drinks shall be served in glass containers at any time in the spa area.
62. The Spa areas may only be used by the residents of the hotel and/or apartments and their bona fide guests or by private members of the spa area.
63. These areas may only be used for licensable activities between the hours of 7am and 10pm on any day and non-residents will not be admitted to these areas outside of these times.
64. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
65. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
66. All exit doors on designated escape routes leading from the areas set out in condition 17 shall be available at all material times without the use of a key, code, card or similar means.
67. All self-closing doors shall be effectively maintained and not held open other than by an approved device.
68. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
69. Curtains and hangings shall be arranged so as not to obstruct emergency signs.
70. The certificates listed below shall be submitted to the Licensing Authority upon written request.
 - Any emergency lighting battery or system
 - Any electrical installation
 - Any emergency warning system
71. With the exception of the showing of films in the Hotel bedrooms, no entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided under the authority of this licence.
72. Loudspeakers shall not be located in the external entrance lobby or outside the premises building with the exception of loudspeakers used in connection with an emergency.

73. With the exception of designated smoking bedrooms (if any), notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly. There shall be no striptease or nudity, and all persons shall be decently attired at all times.
74. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.

NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.

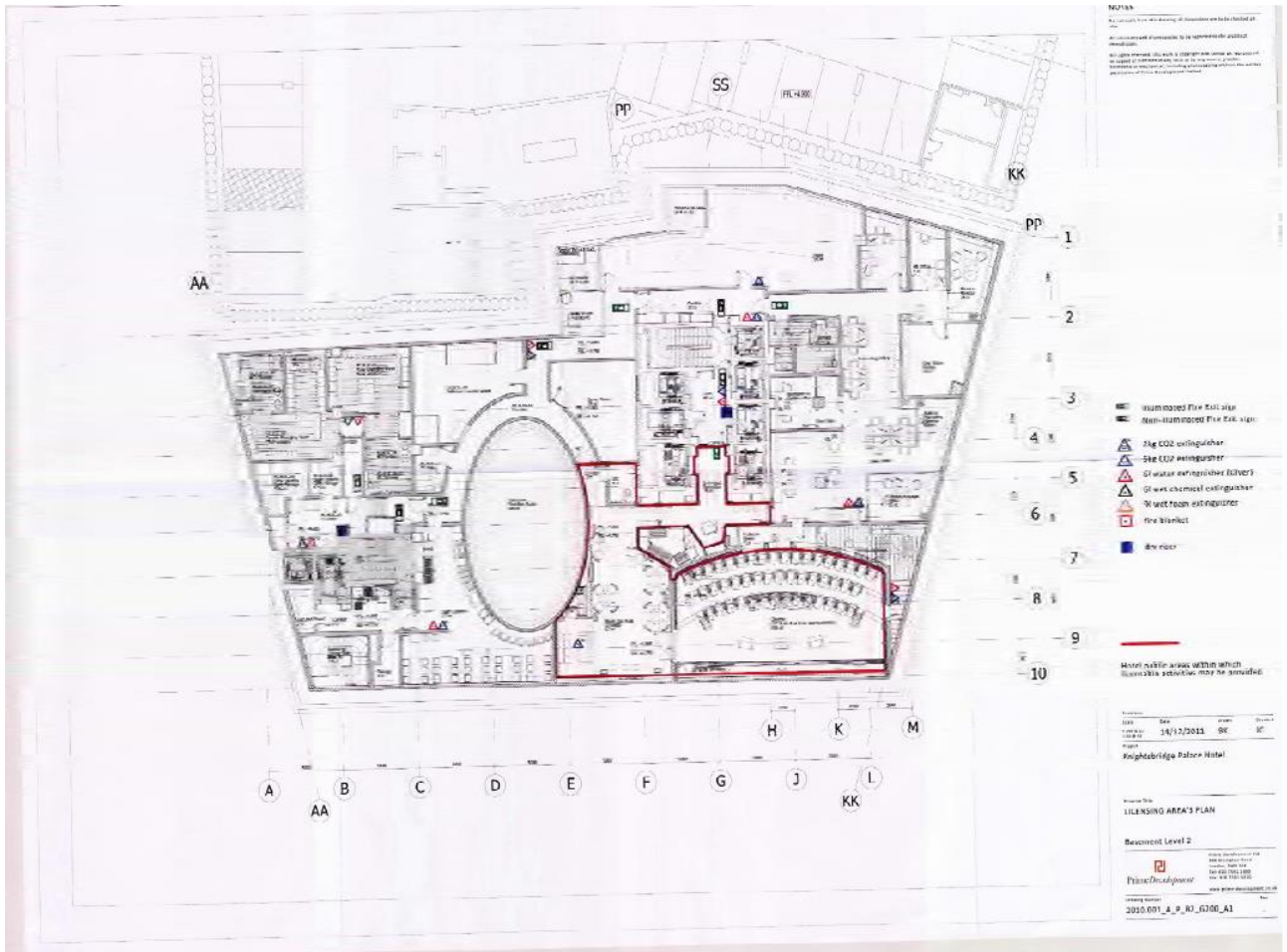
75. The operators of the hotel shall organise and offer to host regular meetings with the management company of 199 Knightsbridge to which other resident associations may also be invited. It is anticipated that this will be done on a quarterly basis.
76. Whenever the premises apply for a temporary event notice then they shall notify the 199 Knightsbridge residents (via its management company) of such Temporary Event Notice at least 5 days before the event takes place.

Annex 4 – Plans



BASMENT LEVEL BY FLOOR LICENSING PLAN

<ul style="list-style-type: none"> Non-rated Fire Exit Sign Non-Rated Fire Exit Sign Fire Area Hotel public areas within which licensable activities may be provided 	<ul style="list-style-type: none"> 2kg CO2 extinguisher 5kg CO2 extinguisher 6 wet chemical extinguisher 6 wet foam extinguisher 	<ul style="list-style-type: none"> W water extinguisher (other) Dry Powder Fire Blanket 	<p>DATE: 14/12/2013 DRAWN: JHE, PLN CHECKED: LEB, PL PROJECT: 2917-DR-170</p>	<p>CLIENT: HILTON HOTEL PROJECT: SCARBOROUGH LONDON DRAWING: BAR II RESTAURANT</p>	<p>justico - whites Station West 49 Colwell Road London E20 7JG +44 (0) 20 7380 0382 justico@justico.com info@justico.com london - ypsgaw</p>
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NOTES:
 1. All symbols from the drawing of this drawing are to be used as shown.
 2. All symbols from the drawing of this drawing are to be used as shown.
 3. All symbols from the drawing of this drawing are to be used as shown.

- Non-rated Fire Exit Sign
- Non-Rated Fire Exit Sign
- 2kg CO2 extinguisher
- 5kg CO2 extinguisher
- 6 wet chemical extinguisher
- 6 wet foam extinguisher
- W water extinguisher
- Dry Powder
- Fire Blanket
- Hotel public areas within which licensable activities may be provided

Project: Station West 49 Colwell Road
 Date: 14/12/2013
 Drawn: JHE, PLN
 Checked: LEB, PL
 Project: BAR II RESTAURANT

Project: Scarborough London
 Drawing: BAR II RESTAURANT

Project: 2917-DR-170

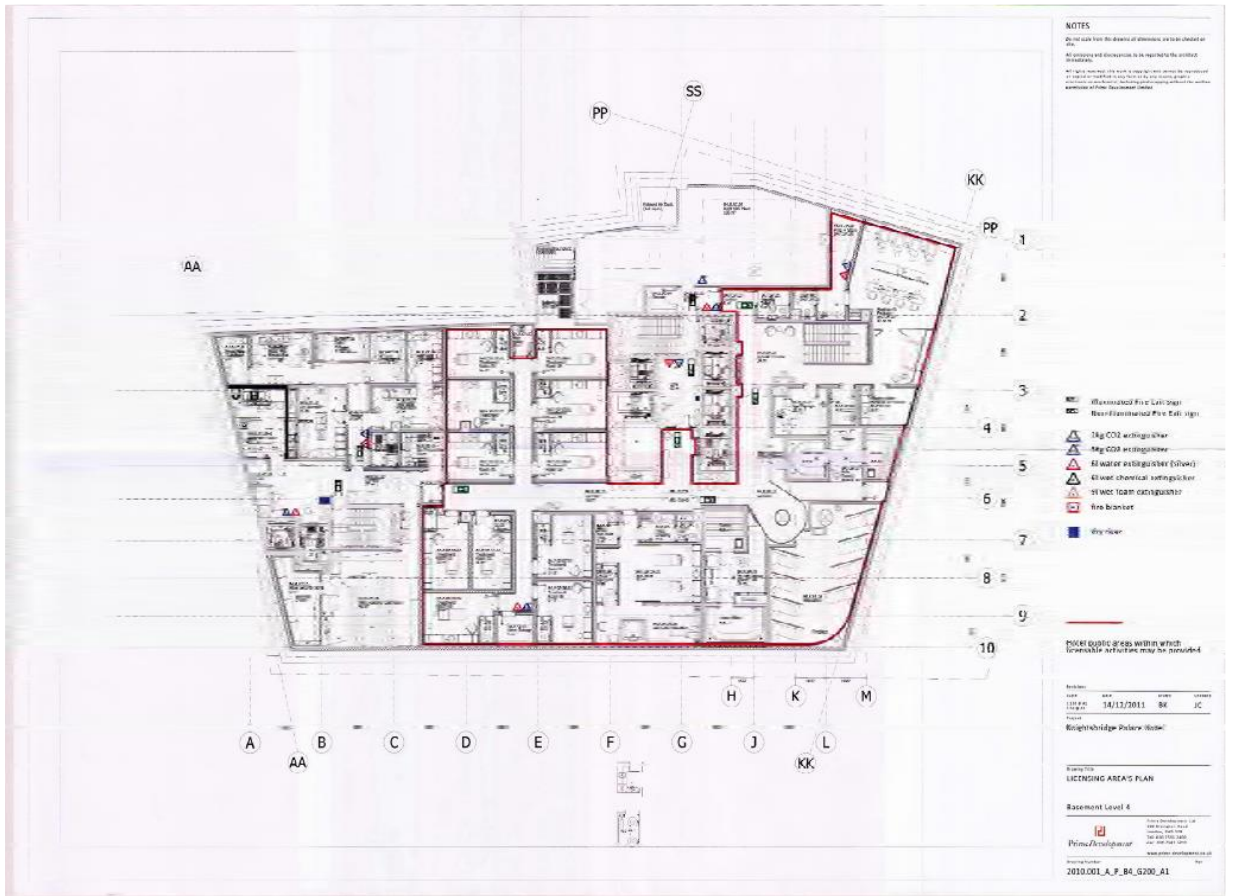
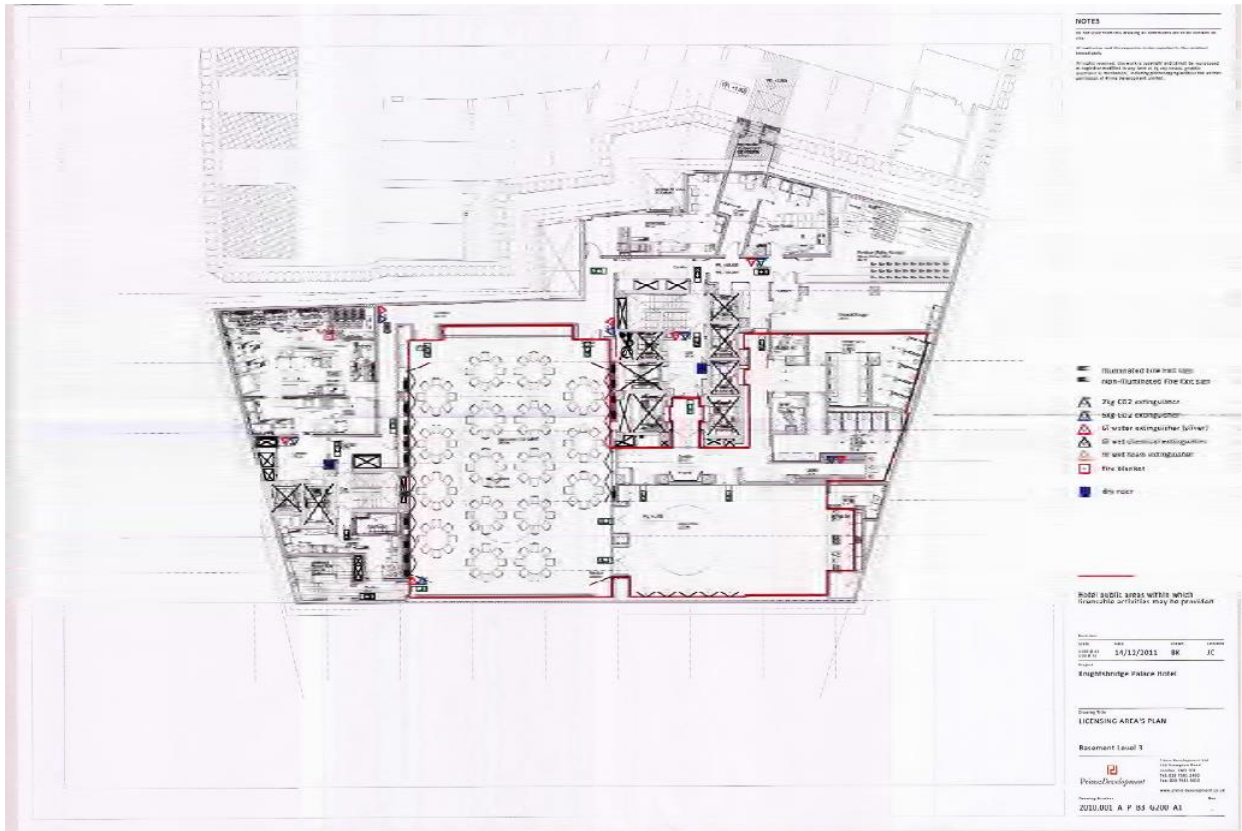
Client: Hilton Hotel
 Project: Scarborough London
 Drawing: BAR II RESTAURANT

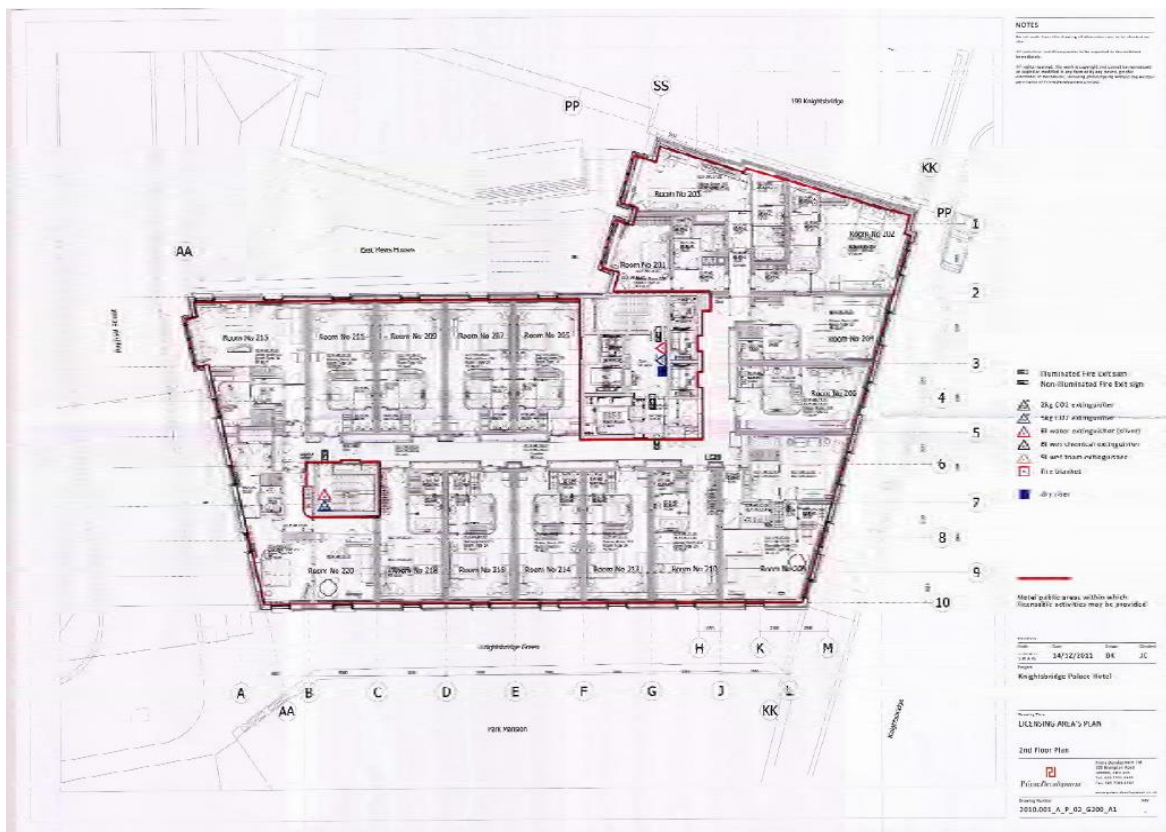
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 Date: 14/12/2013
 Drawn: JHE, PLN
 Checked: LEB, PL
 Project: BAR II RESTAURANT

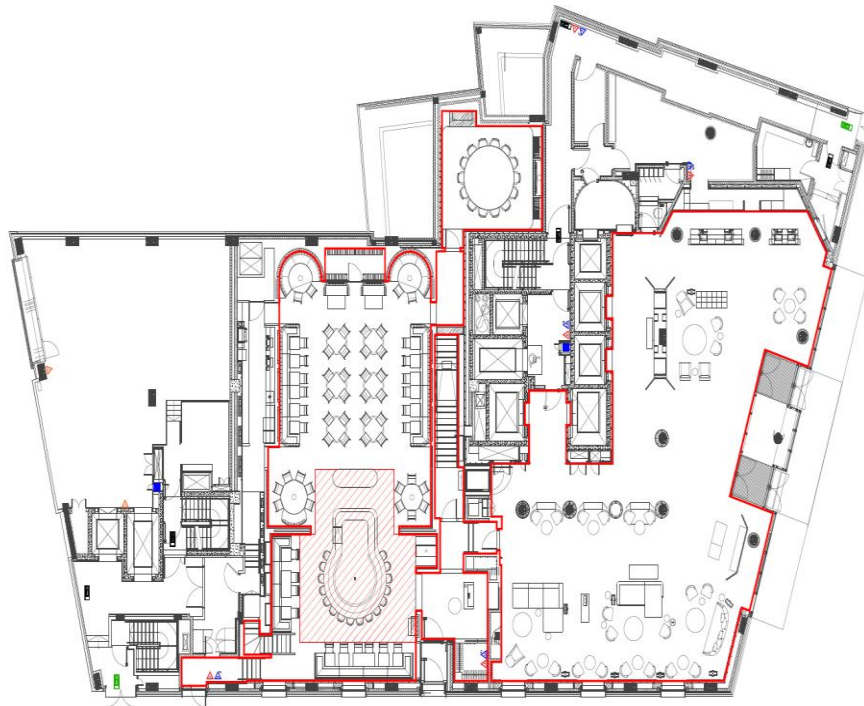
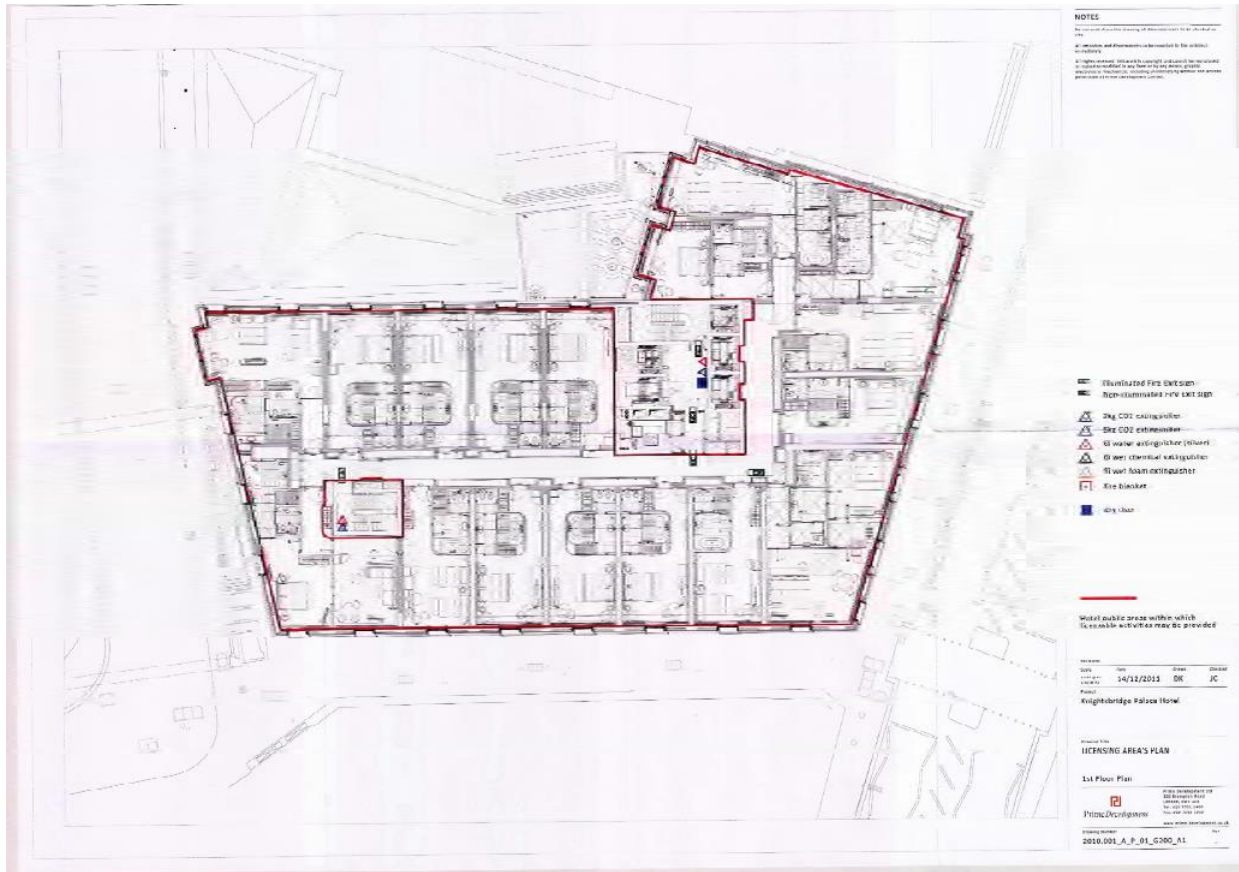
Project: Scarborough London
 Drawing: BAR II RESTAURANT

Project: 2917-DR-170

Client: Hilton Hotel
 Project: Scarborough London
 Drawing: BAR II RESTAURANT







01 GROUND FLOOR LICENSING PLAN



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

**Schedule 12
Part B**

**WARD: Knightsbridge
And Belgravia
UPRN: 010033548177**

**Premises licence
summary**

Regulation 33, 34

Premises licence number:

23/05115/LIPDPS

Part 1 – Premises details

Postal address of premises:

Bulgari Hotel
171 Knightsbridge
London
SW7 1DW

Where the licence is time limited, the dates:

Not applicable

Licensable activities authorised by the licence:

Performance of Dance
Exhibition of a Film
Performance of Live Music
Playing of Recorded Music
Anything of a similar description to Live Music, Recorded Music or Performance of Dance
Performance of a Play
Late Night Refreshment
Sale by Retail of Alcohol

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

Performance of Dance

Monday to Sunday: 00:00 to 23:59 (For Residents)
Monday to Sunday: 07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Sunday: 07:00 to 22:00 (Spa and Gym)
Monday to Sunday: 07:00 to 00:00 (Screening Rooms)

Exhibition of a Film

Monday to Sunday: 00:00 to 23:59 (For Residents)
Monday to Sunday: 07:00 to 00:00 (Business Centre)
Monday to Sunday: 07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Sunday: 07:00 to 00:00 (Screening Rooms)
Monday to Sunday: 07:00 to 22:00 (Spa and Gym)
Monday to Saturday: 07:00 to 00:00 (Private Dining Area)
Monday to Saturday: 07:00 to 01:00 (Basement Bar)
Monday to Saturday: 07:00 to 00:00 (Ground floor Restaurant)

Sunday: 07:00 to 23:00 (Private Dining Area)
Sunday: 07:00 to 23:00 (Basement Bar)
Sunday: 07:00 to 23:00 (Ground floor Restaurant)
Bank Holiday: 07:00 to 23:00 (Private Dining Area)
Bank Holiday: 07:00 to 23:00 (Basement Bar)
Bank Holiday: 07:00 to 23:00 (Ground floor Restaurant)

Performance of Live Music

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)
Monday to Sunday:	07:00 to 00:00 (Business Centre)
Monday to Sunday:	07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Saturday:	07:00 to 00:00 (Private Dining Area)
Monday to Saturday:	07:00 to 00:00 (Ground floor Restaurant)
Monday to Saturday:	07:00 to 01:00 (Basement Bar)
Sunday:	07:00 to 23:00 (Ground floor Restaurant)
Sunday:	07:00 to 23:00 (Private Dining Area)
Sunday:	07:00 to 23:00 (Basement Bar)
Bank Holiday:	07:00 to 23:00 (Private Dining Area)
Bank Holiday:	07:00 to 23:00 (Ground floor Restaurant)
Bank Holiday:	07:00 to 23:00 (Basement Bar)

Playing of Recorded Music

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)
Monday to Sunday:	07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Sunday:	07:00 to 22:00 (Spa and Gym)
Monday to Sunday:	07:00 to 00:00 (Business Centre)
Monday to Saturday:	07:00 to 01:00 (Basement Bar)
Monday to Saturday:	07:00 to 00:00 (Ground floor Restaurant)
Monday to Saturday:	07:00 to 00:00 (Private Dining Area)
Sunday:	07:00 to 23:00 (Ground floor Restaurant)
Sunday:	07:00 to 23:00 (Basement Bar)
Sunday:	07:00 to 23:00 (Private Dining Area)
Bank Holiday:	07:00 to 23:00 (Private Dining Area)
Bank Holiday:	07:00 to 23:00 (Ground floor Restaurant)
Bank Holiday:	07:00 to 23:00 (Basement Bar)

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

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 23:30 (Function Rooms and Pre Function Room)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)

Performance of a Play

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)
Monday to Sunday:	07:00 to 23:30 (Function Rooms and Pre Function Room)

Late Night Refreshment

Monday to Sunday:	23:00 to 00:00 (Basement Bar)
Monday to Sunday:	23:00 to 00:00 (Ground floor Restaurant)
Monday to Sunday:	23:00 to 00:00 (Private Dining Area)
Monday to Sunday:	23:00 to 00:00 (Business Centre)
Monday to Sunday:	23:00 to 00:00 (Screening Rooms)
Monday to Sunday:	23:00 to 23:30 (Function Room and Pre Function Room)
Monday to Sunday:	23:00 to 05:00 (For Residents)

Sale by Retail of Alcohol

Monday to Sunday:	00:00 to 23:59 (For Residents)
Monday to Sunday:	07:00 to 00:00 (Screening Rooms)
Monday to Sunday:	07:00 to 22:00 (Spa and Gym)
Monday to Sunday:	07:00 to 23:30 (Function Room and Pre Function Room)
Monday to Saturday:	07:00 to 00:00 (Private Dining Area)
Monday to Saturday:	07:00 to 01:00 (Basement Bar)
Monday to Saturday:	07:00 to 00:00 (Ground floor Restaurant)
Sunday:	07:00 to 23:00 (Basement Bar)
Sunday:	07:00 to 23:00 (Ground floor Restaurant)
Sunday:	07:00 to 23:00 (Private Dining Area)
Bank Holiday:	07:00 to 23:00 (Basement Bar)
Bank Holiday:	07:00 to 23:00 (Private Dining Area)

Bank Holiday: 07:00 to 23:00 (Ground floor Restaurant)

The opening hours of the premises:

Monday to Sunday: 00:00 to 00:00
Monday to Saturday: 08:00 to 22:00
Sunday: 09:00 to 22:00

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:

Prime Hotels (UK) Limited
1st Floor
40 Dukes Place
London
EC3A 7NH

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

07468060

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

Name: Boris Kundak

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

Restricted

Date: 17 August 2023

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

Licence & Appeal History

Application	Details of Application	Date Determined	Decision
12/00946/LIPN	New premise licence application	26.04.2012	Granted by Licensing Sub-Committee
12/04502/LIPT	Transfer licence from Prime Hotels (London) Ltd to Prime Hotels (UK) Ltd.	13.06.2012	Granted under delegated authority
12/04503/LIPDPS	Vary DPS	13.06.2012	Granted under delegated authority
12/05588/LIPDPS	Vary DPS	23.08.2012	Granted under delegated authority
13/04075/LIPV	Variation application to: 1. Remove the ancillary nature of alcohol sales within the ground floor bar area to non-residents. 2. To amend the nature of 'off' sales of alcohol permitted to the area known as cigar shop. 3. To increase the hours when licensable activities may be provided to non-residents within the bar area, the restaurant / private dining area, the business centre, the screening room and the function rooms.	01.08.2013	Granted by Licensing Sub-Committee
13/05852/LIPDPS	Vary DPS	20.08.2013	Granted under delegated authority
14/01382/LIPDPS	Vary DPS	03.08.2017	Granted under delegated authority
17/08675/LIPDPS	Vary DPS	04.11.2017	Granted under delegated authority

Application	Details of Application	Date Determined	Decision
18/14405/LIPV	<p>Variation application:</p> <ol style="list-style-type: none"> 1. To seek approval of new ground floor and basement level layout drawings where the overall licensed areas remain the same but the bar and restaurant areas change floors and there is the creation of a new lobby area on the ground floor and part of the restaurant becomes more of a casual cafe style operation. 2. To extend the hours when licensable activities may be provided to non-residents within the bar area by one hour on Monday to Saturday (changing from midnight to 01:00) 3. Changes to conditions relating to the bar and restaurant necessitated by the changes to layout and operations (conditions 31, 32, 33, 34, 35, 37, 38 and 39). 	17.06.2019	Granted by Licensing Sub-Committee
19/00225/LIPDPS	Vary DPS	22.01.2019	Granted under delegated authority
21/09018/LIPDPS	Vary DPS	10.01.2022	Granted under delegated authority
23/05115/LIPDPS	Vary DPS	17.08.2023	Granted under delegated authority

There is no appeal history

Temporary Event Notice history

Application	Details of Application	Date of event	Decision
23/00032/LITENN	Private Event taking place in the Ballroom with live musicians performing until 1am	25.01.2023 to 26.01.2023	Notice granted
23/00323/LITENP	An extension of operation hours for Saturday 4th February from 1am until 3am.	03.02.2023 to 04.02.2023	Notice granted
23/00812/LITENP	An extension of operation hours is needed from 1am until 2am	18.02.2023	Notice granted
23/00860/LITENP	An extension of operation hours for Thursday 16th February from 1am until 2am.	17.02.2023	Notice granted
23/00978/LITENN	The event will take place in the Ballroom until 1am, 100 guests will be seated for dinner. A charity event	23.02.2023 to 24.02.2023	Notice granted
23/02166/LITENN	The event is a magazine launch for 120 guests. It will start on Tuesday 25th April at 18:30 and will end on Wednesday 26th April at 02:00 (a licence until 11.30pm already exists, therefore two and a half additional hours are requested).	25.04.2023 to 26.04.2023	Notice granted
23/02233/LITENN	The event is a 40th Birthday party for 50 guests. It will start on Saturday 29th April at Tuesday 6th December at 19:00 and end on Sunday 30th April at 00:00 (a licence until 11.30pm already exists, therefore an additional half an hour is requested).	29.04.2023 to 30.04.2023	Notice granted
23/02234/LITENN	Private party for 100 guests starting at 8pm and ending 03:00am. (2hr extension of licensable activity)	21.04.2023 to 22.04.2023	Notice granted
23/02977/LITENP	100 guests event requires 2 hr extension of licence hours as event ends at 03:00am	20.05.2023 to 21.05.2023	Notice granted
23/03713/LITENP	extension of operation hours Saturday 17th June from 1am until 2am.	18.06.2023	Notice granted

Application	Details of Application	Date of event	Decision
23/03447/LITENN	A wedding celebration for approx 120 guests arriving from 15:00 for the wedding ceremony until 03:00am. Some guests are staying in house, there will be a live band and DJ performing.	03.06.2023 to 04.06.2023	Notice granted
23/04133/LITENP	birthday party for approximately 100 guests. It will start on Saturday 1st July around 9pm until 2.00am (a late licence until 1.00am already exists, therefore an additional hour is requested).	02.07.2023	Notice granted
23/05418/LITENN	wedding celebration for 60 guests, starting on Saturday 9th of September at 15:00 and ending on Sunday 10th of September 01:00. an existing license until 23:30 already exist. therefore we require an extension until 01:00.	09.09.2023 to 10.09.2023	Notice granted
23/06178/LITENN	Gala dinner for 70 people. Starts on Wednesday 11th Oct at 18:00 and ends on Thursday 12th Oct at 00:30.	11.10.2023 to 12.10.2023	Notice granted
23/06904/LITENP	Nolita Social, located on the lower ground floor of Bvlgari Hotel London. Sunday 29th October from 1am until 3am.	29.10.2023	Notice granted
23/07838/LITENP	Nolita Social, located on the lower ground floor. A birthday party with 100 guests. An extension of operation hours is needed for Sunday 12th November from 11pm until 03:00am	12.11.2023 to 13.11.2023	Notice granted



MEMORANDUM

TO: Simon Birkett
Chair
Knightsbridge Neighbourhood Forum
[REDACTED]

Chris Barrass
Managing Director
Knightsbridge Residents Management Company Limited
[REDACTED]

Melville Haggard
Chairman
The Knightsbridge Association
[REDACTED]

FROM: LDV Hospitality — Robert W. Keddie, III Chief Operating Officer/Partner

CC: Paul Meitner
[REDACTED]
Kostas Sfaltos (via email)
Craig Bayliss (via email)

RE: APPLICATION UNDER THE LICENSING ACT OF 2003 — LDV Hospitality Ventures UK, Limited (“LDV”) BULGARI HOTEL RESTAURANT AND BAR, 4 KNIGHTSBRIDGE GREEN LONDON, SW1X 7QA

DATE: November 9, 2023

As follow up to our meeting on Friday, November 3, 2023, attended by Messrs. Birkett, Barrass and Haggard for behalf of the Knightsbridge Community (“Knightsbridge Community”) and Kostas Sfaltos, Bulgari Hotel, Robert W. Keddie, III, LDV and Craig Bayliss, counsel for LDV, please accept the following memorandum in support of LDV’s request for licensure and an extension of operating hours in Nolita Social space until 2:00 am on Thursday, Friday and Saturday evenings. First and foremost, LDV and Bulgari thank the Knightsbridge Community for its time, input and candor. Collectively, we look to continue the good relationship we have had over the last four (4) years LDV has operated within the Bulgari Hotel and the Knightsbridge community. For the reasons set forth herein, LDV’s application should be granted under the current conditions attached hereto and set forth herein.



An LDV affiliate has operated the restaurant and bar space in the Bulgari Hotel since 2019, under the Hotel liquor license, without incident or complaint. This is a notable and material fact. This request for licensure has been filed to affect an administrative change as LDV and current license holder, Prime Hotels (Bulgari), alter their contractual relationship so that LDV has greater responsibility and accountability to Bulgari for the food and beverage operation. While the contractual terms are subject to alteration, the current LDV leadership team, employees and operating standards will remain in place. LDV at all times remains responsible to adhere to the operating standards and conditions imposed by Bulgari, which continue to insure the upper most level of professionalism in the food and beverage operation. As part of LDV's application, it has requested additional hours of operation in the Nolita Social basement bar space. LDV representatives met the Knightsbridge Community on November 3, 2023 and attempted to address all open concerns to the license application. As a result, the Knightsbridge Community requested additional written information, which is set forth herein and attached hereto.

1. Operating Condition proposed changes

The committee requested a list of the specific operating condition changes associated with LDV's request for a change of hours. For the record, all prior conditions of the existing Hotel license are marked to remain in place. The sole material change sought was the extension of hours for a total of three (3) hours over three (3) nights, Thursday -Saturday. Specifically, LDV seeks extended hours from 1:00 am until 2:00am Thursday, Friday and Saturday. Along with this, LDV proposed a decrease in operating hours Monday-Wednesday so that proper closure would be 12:00 midnight rather than the current 1:00 am set in the Hotel license. Additionally, after discussions with the Westminster Police and Environmental Health representative, LDV has agreed to the following supplemental security provisions:

- i. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
- ii. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
- iii. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.
- iv. All recordings shall be stored for a minimum period of 31 days with date and time stamping.
- v. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.
- vi. 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.



-
- vii. 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.
 - viii. 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.
 - ix. There shall be no vertical drinking in the basement bar and mezzanine area. (The specific conditions are attached hereto along with the adopted current conditions).

At the end of the day, LDV seeks one (1) additional operating hour, three (3) days a week. It has agreed to enhanced security provisions in excess of current standards. It will continue to adhere to the existing requirement that no new patrons can enter the space after 12:30am. LDV has added a provision for no vertical drinking at the bar in the Nolita social space during operation. LDV has also proposed that all patrons exiting the space after 1:00am, must exit thru the front of the hotel and not onto Knightsbridge Green. LDV has also proposed, in addition to current hotel security requirements, one dedicated (1) SIA security will be on site at all times and additional SIA security will be added as needed. Lastly, LDV is implementing all of the conditions of the Westminster Police and Environmental Health Department. With all of these conditions, LDV respectfully believes the Knightsbridge Community's concerns and objections have been addressed.

2. Precedence

Much discussion at the meeting centered on the concerns of the community regarding a precedent for other third-party applications for late hours in the community. As the parties acknowledged, as a matter of law, the governing council cannot review existing license conditions when rendering a decision on an unrelated application. As a matter of law, the decision on LDV's application has no impact or influence on other applications. From a more practical standpoint, the committee expressed concern over a series of new operators coming into the neighborhood with plans for large scale (over 250 seat) operations seeking extended late-night hours. While this is not a set of circumstances that LDV could impact or control, and such large-scale operations are plainly distinguishable from LDV's current operation, LDV would respectfully contend that granting its request, with the LDV's agreed limitations and conditions, could actually favor the Knightsbridge Community. A grant of late hours with very specific and limited operating conditions for a specific size of operation, could be used to limit other operators requests for late hours. In essence, these license conditions would seem to vest more community control and input into potential operations in comparison to the uncertainty of blanket objection followed by a unilateral decision from the governing council.

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www.ldvhospitality.com

ANTONIO LOPEZ DESIGN TRANSPARENT



3. **Other questions and issues:**

a. Transfer of license from LDV to another third party.

The Community's stated concern that LDV could potentially transfer this license to another, less professional operator is without merit. The contractual terms between Bulgari and LDV contains very specific prohibitions on any transfer or assignment of the parties' agreement, thereby rendering this concern unfounded. Additionally, it is worth noting that (a) LDV's operations at all times remain subject to the Bulgari standards and (b) Bulgari and LDV, as operator, remain ultimately responsible to the Knightsbridge Community for any issues related to the food and beverage operations, as they have since the onset of operations in 2019.

b. 24/7 availability to hotel residents and guests.

It is an existing condition of the Hotel license that the hotel guests/residences and their guests have 24/7 access to alcohol sales within the hotel. This is not a new condition. In practice, once the specific LDV operated food and beverage venues close for the evening, at their appointed closing hours, further service is available to a very specific subset of Hotel guests and residents only via room service, whether delivered to their room or residence or served in the lobby of the hotel, where they are ultimately overseen by Hotel employees. In any event, there is no set of circumstances that would allow for service under this provision in the Nolita space or the restaurant, after closing hours.

c. Knightsbridge Green.

Upon hearing concerns regarding current availability of liquor service on Knightsbridge Green, LDV is willing to amend its conditions so that no service would be allowed on Knightsbridge Green at any time. Additionally, as stated above, there is no access to Knightsbridge Green after 1:00am.

Thank you for your time and consideration and we remain available for further discussion or clarification if necessary.

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LICENSING SUB-COMMITTEE No. 2

Thursday 1 August 2013

Membership: Councillors: Alan Bradley (Chairman),
Melvyn Caplan and Gwyneth Hampson

Legal Adviser: Harjinder Bhela

Policy Officer: Chris Wroe

Committee Officer: Mick Steward

Relevant Representations: Environmental Health, Local Residents, Local
Businesses, Local Resident Associations, 2 Ward
Councillors

Present: Jeremy Bark (Solicitor for the Applicant), Sylvain Ercoli (General Manager),
Garry Langham (Head of Security), Jeff Hyatt (Head of Facilities) for the Knightsbridge
Residents Management Company – Robert Botkai (Solicitor), Chris Barrass (General
Manager), Cornelius Poteiger (Deputy Head of Security), Dave Nevitt (Environmental
Health)

Bulgari Hotel, 171 Knightsbridge, London, SW1W 1DW

1.

Proposed Variation to Licensable Activity Timings by Variations to Conditions:

Councillor Melvyn Caplan declared that he had sat on the original application. Councillor Gwyneth Hampson declared that she had accompanied the Lord Mayor to a civic engagement at the hotel. The Sub-Committee was advised that the Knightsbridge Association had withdrawn their representation.

Mr Bark addressed the Sub-Committee. He explained the nature of the hotel's operation and its trading history. The consultation regarding the changes being sought had commenced last year with the Police, Environmental Health and local groups. He advised that it was always the intention to seek a variation after an initial period of operation. The requirement to have functions finish by the latest hour requested would actually mean that they would finish 30 minutes beforehand. Mr Bark added that the hotel catered for high profile clients who required discreet service. The application did not seek to change the clientele profile of the hotel. He noted that for example that mobile phones could be used throughout the hotel without clients needing to go outside, it was also soundproofed throughout. Effective CCTV was also already in place. He explained that there were 8 valet car parkers in place plus customers arriving in chauffeur driven cars. The hotel did not seek to become a night club and each booking would be treated on its merits. He referred to the photos which depicted parking problems. These were not recognised as hotel customers or otherwise as associated with the hotel and were mainly dated 2012. They did not appear to be ballroom or restaurant users either. He also noted that no objections had been received from nearby residents and the Knightsbridge

Association had withdrawn their representation. He added that pre event planning would be key and that tube times, valet parking and other controls would assist in overall controls.

Dave Nevitt (Environmental Health) advised that there were no complaints recorded. The concerns related to the increase in non hotel residents arriving and departing in cars which the area outside the hotel was not equipped to deal with, arising from increased use of the bar, restaurants and function rooms.

Robert Botkai (Solicitor on behalf of Knightsbridge Residents Management Company) addressed the Sub-Committee. He explained that his clients had a good relationship with the applicant. His clients had no problems with the internal operation of the hotel but had massive issues with the impact caused by parking by users of the hotel. He referred to the batch of photographs which had been circulated showing cars parked outside the hotel causing traffic problems as the inlet and valet parking had been unable to solve the problem. Mr Botkai explained that his clients did not object to the earlier 7am start and the changes sought to the Cigar Shop. They did, however, object to the 1am use for non hotel residents in the restaurant and the bar being to be allowed for drinking only and the increase hours for private dining, the screening room and the function room as these would lead to increased parking and traffic at a later hour. It was not accepted, given the nature of the premises that significant numbers of customers would depart using public transport. The bulk of users would continue to arrive and depart in large numbers using chauffeur driven cars or taxis. His clients would be happy not to object if these problems were sorted.

Mr Barrass confirmed his statement, which had been circulated. He stressed the issues raised related to external issues which annoyed residents.

Mr Bark gave a brief summary. He added that as the premises were located outside the stress area permission should be granted unless there was good evidence on which to refuse.

Mr Botkai stressed in summary that the objections had not been made lightly. The issue of disturbance caused to residents amounted to public nuisance, had not been resolved, and until resolved greater use of the hotel should not be allowed .

The Sub-Committee withdrew to make its decision. The Sub Committee granted the earlier commencement hours, off sales to cigar shop, deleted condition 11, (as being no longer relevant); amended access to the terrace and extended Sunday trading hours for the business centre. They also extended the hour of use of the main restaurant and private dining room for non residents to 1 am Monday to Saturday conditional on sale of alcohol being ancillary to a table meal. In removing the ancillary nature of alcohol sales for non residents in the ground floor bar it was noted that the bar's licensable hours remained to midnight Monday to Saturday. The Sub Committee was not however satisfied on the evidence that an extension in hours to the screening and function rooms would not presently undermine the licensing objective of public nuisance.

<p>The Chairman advised that the Sub-Committee did not consider that problems caused by a significant increase in use of the hotel facilities by non residents had been satisfactorily addressed by the hotel and that as this would lead to increased disturbance particularly by cars arriving and departing for which no provision was currently available to resolve. The revised conditions which reflect the Sub-Committee's decision in each case are set out below.</p>

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 shall take all reasonable steps to 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 in a manner which carries a significant risk of leading or contributing to crime and disorder, prejudice to public safety, public nuisance, or harm to children;
 - (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 (other than any promotion or discount available to an individual in respect of alcohol for consumption at a table meal, as defined in section 159 of the Act);
 - (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;
 - (d) provision of free or discounted alcohol in relation to the viewing on the premises of a sporting event, where that provision is dependent on;
 - (i) the outcome of a race, competition or other event or process, or
 - (ii) the likelihood of anything occurring or not occurring;
 - (e) 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.
5. The responsible person shall ensure that no alcohol is dispensed 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).
6. The responsible person shall ensure that free tap water is provided on request to customers where it is reasonably available.

7. (1) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.
- (2) 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 a holographic mark.
8. The responsible person shall 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; and
 - (b) customers are made aware of the availability of these measures.

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.

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.
10. Admission of children to the premises must be restricted in accordance with the film classification recommended by the British Board of Film Classification or recommended by this licensing authority as appropriate.
11. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of a Metropolitan Police Crime Prevention Officer. 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. Recordings shall be made available immediately upon the request of Police or authorised officer throughout the preceding 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 are open to the public. This staff member shall be able to show Police recent recordings with the absolute minimum of delay when requested.
13. 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.

14. The refuse and delivery arrangements to the premises shall be in accordance with the detailed provisions agreed under the planning consent for the premises.
15. Off sales of alcohol are to be either (i) in sealed containers only and for consumption off the premises, or (ii) to the serviced apartments on the 7th to 9th floors of the premises, (iii) to the small terrace area located in Knightsbridge Green, or to the cigar shop which operates as separate premises on the mezzanine level within the building.
16. There shall be a minimum of 5 personal licence holders employed at the premises.
17. There shall be no unsupervised self-service of alcohol except for in the guest bedrooms.
18. On occasions when the Knightsbridge Green door is used for public access or egress to the hotel itself notices shall be prominently displayed throughout the time of such use at this exit requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.
19. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
20. No unauthorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree or any other property, or is distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
21. A proof of age scheme, such as Challenge 21, shall be operated at the premises where a customer wishes to purchase alcohol and the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.
22. The premises will employ a dedicated security manager based at the premises and responsible for overseeing all security issues within the premises.
23. The premises shall employ its own internal SIA registered security personnel together with such additional external SIA registered security personnel at it believes is necessary for particular times or days of the week. The numbers of such personnel employed shall be kept under review and will take account of any activities or events being hosted at the premises. In assessing the numbers of personnel required the premises will have regard to any advice provided, or comments made, by the police.
24. There will be a dedicated manager in respect of and responsible for the bar/restaurant areas and the conference and banqueting areas. Such managers will hold a personal licence.
25. A concierge shall be employed and be based at the ground floor entrance at all times the premises are open. In addition, there will be valet parking attendants available to persons requiring such service within this area.
26. The premises shall adopt and operate a specific policy in relation to the management of smoking areas outside of the hotel. Such policies shall make provision for any external areas to be monitored and supervised at all times when used. The primary designated smoking areas shall be on Knightsbridge Green and there shall be no designated smoking areas on Knightsbridge but for the avoidance of doubt this shall not preclude any individual from smoking on Knightsbridge.

GUEST BEDROOMS

27. The following licensable activities may be provided within guest bedrooms for hotel residents at any time; the sale of alcohol and the provision of regulated entertainment consisting of either recorded music or the showing of films.

SERVICED APARTMENTS

28. The provision of late night refreshment off the premises may only be provided to the serviced apartments on the 7th to 9th floors of the premises and may be provided during the period 11pm to 5am on any day of the week.
29. Off Sales of alcohol may be provided to the serviced apartments on the 7th to 9th floors of the premises (in line with condition 7) at any time.

RESTAURANT AND BAR

30. Only the following licensable activities may be permitted with these areas; the sale and supply of alcohol, the provision of regulated entertainment (consisting of recorded music, live music, facilities for making music and the showing of films) and late night refreshment.
31. The sale of alcohol in the main basement restaurant shall only be to persons seated at tables and as ancillary to table meals except for hotel residents and up to 3 guests for each resident, (additional guests may be allowed only with the prior authorisation from the manager in writing for specific additional guests, a copy of which shall be held at the hotel reception and made available for inspection at the request of the Police or authorised officer).
32. The main restaurant in the basement floor and shall be laid out as a restaurant and shall have no more than 80 persons (excluding staff) seated within this area at any one time.
33. The maximum capacity within the ground floor bar area shall be 120 persons (excluding staff) at any one time.
34. The supply of alcohol in the restaurant shall be by waiter or waitress only.
35. The supply of alcohol in the ground floor bar shall be by way of waiter/waitress service only other than to persons in the bar area immediately in front of the bar (as show more particularly on the plans submitted with the application).
36. 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.
37. A person shall be employed as a host within the ground floor bar area whenever this area is open to non-residents who will greet all persons entering this area and shall monitor the numbers of persons accommodated within this area.
38.
 - (a) Off sales of alcohol to the small terrace area in Knightsbridge Green shall only be to persons seated at tables and as an ancillary to a table meal. There shall be a maximum of 12 covers within this area. The terrace shall only be used between the hours of 8am and 10pm on Mondays to Saturdays and 9am and 10pm on Sundays.
 - (b) In addition, except in the case of an emergency or to allow access and egress to/from the terrace area the Knightsbridge Green entrance to the ground floor bar area shall not be used as an entrance or exit to the bar other than between the hours of 10am

to 9.30pm on Mondays to Saturdays and 11am to 9pm on Sundays. Whenever, the door is in such use then it shall be kept closed at all times except for immediate access and egress or in the event of an emergency and there shall be an SIA registered door supervisor stationed immediately inside the entrance door whilst it is in public use.

39. (a) Non-residents shall use the main basement restaurant between the hours of 7am and 1am on Mondays to Saturdays and between 7am and 11pm on Sundays and bank holidays.
- (b) Non-residents shall only use the ground floor bar area between the hours of 7am and midnight on Mondays to Saturdays and 7am and 11pm on Sundays and bank holidays.

PRIVATE DINING AREA

40. Only the following licensable activities may be permitted with this area; the sale and supply of alcohol, the provision of regulated entertainment (consisting of recorded music, live music and the showing of films) and late night refreshment.
41. The sale of alcohol within the private dining rooms shall be ancillary to a table meal within this area other than in respect of hotel residents and their bona fide guests or to persons attending a private or corporate function.
42. Non Residents shall only use this area between 7am and midnight on Mondays to Saturdays and between 7am and 11pm on Sundays and bank holidays, save that the use of this area by non residents is extended from midnight to 01.00 Monday to Saturday when the supply of alcohol is to a person seated at a table and for consumption by such a person as ancillary to their meal.
43. The maximum capacity within the private dining area shall be 50 persons (excluding staff).

BUSINESS CENTRE AREA

44. Only the following licensable activities may be permitted with this area; the sale and supply of alcohol, the provision of regulated entertainment (consisting of recorded music, facilities for making music and the showing of films) and late night refreshment.
45. Non Residents shall only use this area in connection with licensable activities between 7am to midnight on Mondays to Sundays.
46. The maximum capacity within the business centre area when licensable activities are provided shall 40 persons (excluding staff).

SCREENING AND PRE-SCREENING ROOM - BASEMENT 2

47. Only the following licensable activities may be permitted within this area; sale and supply of alcohol, the provision of late night refreshment and the provision of regulated entertainment of all descriptions other than indoor sports and wrestling.
48. Non-residents shall only use this area between the hours of 7am and midnight on any day of the week.
49. These areas will be used in conjunction whenever licensable activities are provided and the maximum capacity when licensable activities are provided within this area (either in the pre-screening area, the screening area or both areas combined) shall be 50 persons (excluding staff).

FUNCTION ROOM AND PRE-FUNCTION ROOM - BASEMENT 3

50. Only the following licensable activities may be permitted within this area; sale and supply of alcohol, the provision of late night refreshment and the provision of regulated entertainment of all descriptions other than indoor sports and wrestling.
51. Non-residents may only be allowed to use this area between the hours of 7am and 11.30pm on Mondays to Sundays with the exception that on up to 50 days per year the terminal hour for such use may be extended until midnight.
52. The maximum capacity of these areas when the ball room is used individually or combined with the pre-function room area for licensable activities shall be; 310 persons (including staff) where the event hosted is a standing only event, 140 (excluding staff) when the event is laid out for dinner style seating and 100 (excluding staff) when laid out in theatre style seating.
53. Dedicated conference and banqueting staff will be employed by the hotel to work at any events or functions held within this area and all such staff will be fully trained in relation to relevant provisions and duties imposed under licensing legislation and in relation to the hotel's own operation policies in relation to the use of this area.
54. Whenever an event or function involving licensable activities is hosted within this area then the premises shall ensure that there are a sufficient number of door staff on duty, or employed at the hotel, during the currency of the event in order to ensure the proper supervision of such event or function.
55. The smoking policy implemented by the hotel (see condition 27 above) shall specifically deal with the management of smoking by persons attending an event or function within this area.
56. In respect of the Function Room and Pre-Function Room (Basement 3), where the entire area is used by an external promoter and the promoter will then be solely responsible for organising the event and selling tickets to it, a Form 696 Metropolitan Police Risk Assessment will be submitted for consideration by Police.
57. Access to this area shall be carefully controlled by the hotel's management, security and conference and banqueting staff. In the case of events or functions involving attendance by non-residents then access shall be via the main hotel entrance and the central lift areas.
58. Sufficient members of staff will be on duty to manage such access and egress properly.
59. Access and transport to and from this area will operate in line with the specific policies adopted under the planning consent controlling and managing this issue.

SPA AND GYM AREA - BASEMENT LEVELS 4 AND 5

60. Only the following licensable activities are permitted within the Spa areas; the sale and supply of alcohol and the provision of regulated entertainment consisting of recorded music and the facilities for making music, dancing and facilities for dancing (gym area only) and the showing of films.
61. Other than within the Spa reception/café/lounge area within basement level 5, no drinks shall be served in glass containers at any time in the spa area.
62. The Spa areas may only be used by the residents of the hotel and/or apartments and their bona fide guests or by private members of the spa area.

63. These areas may only be used for licensable activities between the hours of 7am and 10pm on any day and non-residents will not be admitted to these areas outside of these times.

GENERAL

64. The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all material times be maintained in good condition and full working order.
65. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
66. All exit doors on designated escape routes leading from the areas set out in condition 17 shall be available at all material times without the use of a key, code, card or similar means.
67. All self closing doors shall be effectively maintained and not held open other than by an approved device.
68. The edges of the treads of steps and stairways shall be maintained so as to be conspicuous.
69. Curtains and hangings shall be arranged so as not to obstruct emergency signs.
70. The certificates listed below shall be submitted to the Licensing Authority upon written request.
- Any emergency lighting battery or system
 - Any electrical installation
 - Any emergency warning system
71. With the exception of the showing of films in the Hotel bedrooms, no entertainment, performance, service, or exhibition involving nudity or sexual stimulation which would come within the definition of a sex establishment in Schedule 3 to the Local Government (Miscellaneous Provisions) Act 1982 as amended by the Greater London Council (General Powers) Act 1986 (whether or not locally adopted), shall be provided under the authority of this licence.
72. Loudspeakers shall not be located in the external entrance lobby or outside the premises building with the exception of loudspeakers used in connection with an emergency.
73. With the exception of designated smoking bedrooms (if any), notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
74. There shall be no striptease or nudity, and all persons shall be decently attired at all times.
75. No person shall give at the premises any exhibition, demonstration or performance of hypnotism, mesmerism or any similar act or process which produces or is intended to produce in any other person any form of induced sleep or trance in which susceptibility of the mind of that person to suggestion or direction is increased or intended to be increased.

NOTE: (1) This rule does not apply to exhibitions given under the provisions of Section 2(1A) and 5 of the Hypnotism Act 1952.

76. The operators of the hotel shall organise and offer to host regular meetings with the management company of 199 Knightsbridge to which other resident associations may also be invited. It is anticipated that this will be done on a quarterly basis.
77. Whenever the premises apply for a temporary event notice then they shall notify the 199 Knightsbridge residents (via its management company) of such Temporary Event Notice at least 5 days before the event takes place.

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

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

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

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

Mandatory Conditions

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

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

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

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

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

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

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

Where -

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

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

- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

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

9.
 - a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team.
 - (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.
 - (c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.
 - (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.
 - (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.
10. 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.
11. 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.
12. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
13. There shall be no vertical drinking in the basement bar and mezzanine area.

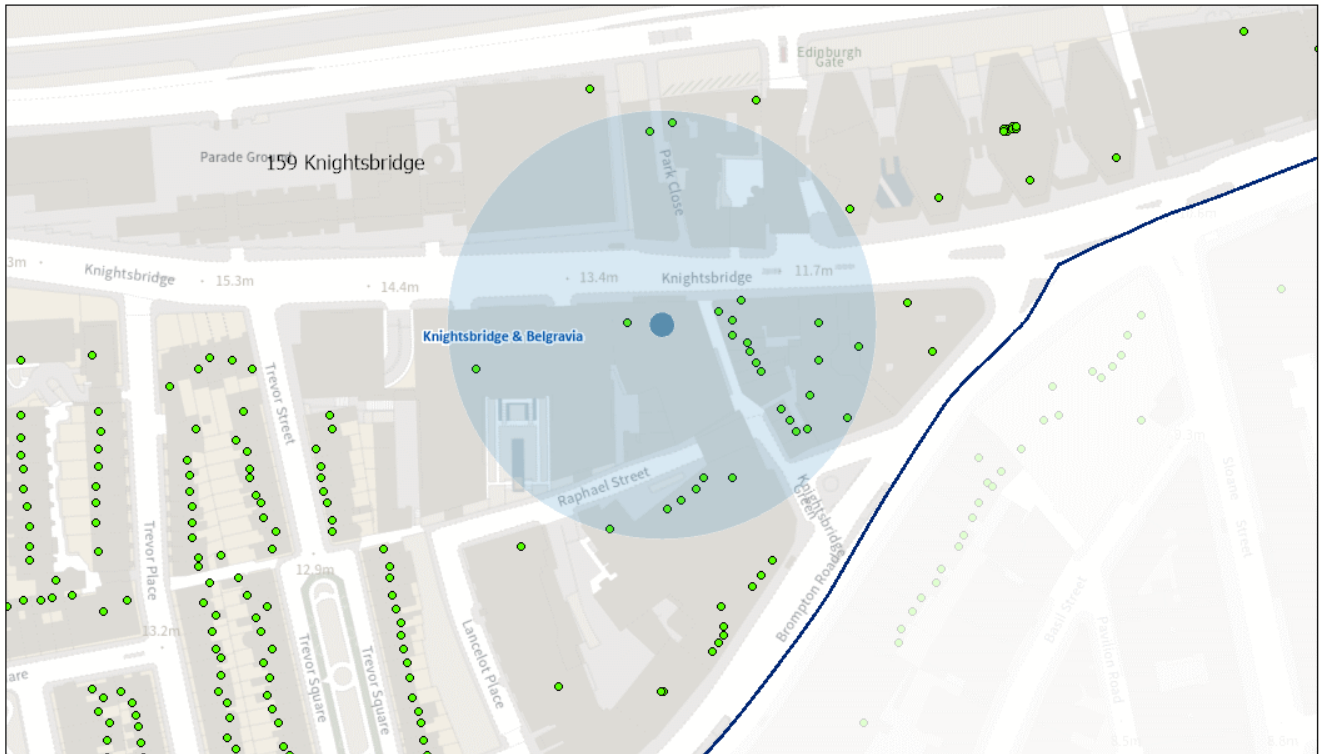
Conditions consistent with the operating schedule

14. 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.
15. The refuse and delivery arrangements to the premises shall be in accordance with the detailed provisions agreed under the planning consent for the premises.
16. On occasions when the Knightsbridge Green door is used for public access or egress to the hotel itself notices shall be prominently displayed throughout the time of such use at this exit requesting patrons to respect the needs of local residents and to leave the premises and the area quietly.

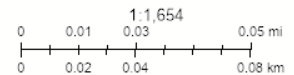
17. No noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
18. No unauthorised advertisements of any kind (including placard, poster, sticker, flyer, picture, letter, sign or other mark) is inscribed or affixed upon the surface of the highway, or upon any building, structure, works, street furniture, tree or any other property, or is distributed to the public, that advertises or promotes the establishment, its premises, or any of its events, facilities, goods or services.
19. A proof of age scheme, such as Challenge 21, shall be operated at the premises where a customer wishes to purchase alcohol and the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence or passport.
20. The premises shall employ its own internal SIA registered security personnel together with such additional external SIA registered security personnel at it believes is necessary for particular times or days of the week. The numbers of such personnel employed shall be kept under review and will take account of any activities or events being hosted at the premises. In assessing the numbers of personnel required the premises will have regard to any advice provided, or comments made, by the police. The requirement for SIA staff at these premises shall be separate to and independent of the requirement for SIA staff at the main hotel.
21. There shall be a minimum of 1 SIA door staff on duty from 21.00 to close, and the premises licence holder shall risk assess the need for additional SIA door staff in accordance with activities at the premises.
22. All patrons exiting the premises after 01.00 shall use the main hotel exit on Knightsbridge
23. There shall be no new entry to the premises after 00:30 except for hotel residents and their bona fide guests
24. The premises shall adopt and operate a specific policy in relation to the management of smoking areas outside of the hotel. Such policies shall make provision for any external areas to be monitored and supervised at all times when used. The primary designated smoking areas shall be on Knightsbridge Green and there shall be no designated smoking areas on Knightsbridge but for the avoidance of doubt this shall not preclude any individual from smoking on Knightsbridge.
25. The sale of alcohol in the ground floor restaurant area shall only be to persons seated at tables and as ancillary to table meals except for hotel residents and up to 3 guests for each resident, (additional guests may be allowed only with the prior authorisation from the manager in writing for specific additional guests, a copy of which shall be held at the hotel reception and made available for inspection at the request of the Police or authorised officer) save for in the hatched area (as shown on the approved layout drawings) where alcohol may be consumed by persons who are seated and where food shall be available. Within the hatched area up to 10 persons may consume alcohol whilst standing as they temporarily wait to be seated within the ground floor restaurant.
26. The ground floor restaurant shall be laid out as a restaurant and shall have no more than 140 persons (excluding staff) within this area at any one time.
27. The maximum capacity within the basement bar area shall be 90 persons (excluding staff) at any one time.
28. The supply of alcohol in the ground floor restaurant shall be by waiter or waitress only other than to persons seated at the counter who may be served directly.

29. The supply of alcohol in the basement bar and mezzanine area shall be by way of waiter/waitress service only other than to persons in the hatched area immediately in front of the bar in the basement.
30. 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.
31. A host shall be present at all times within the ground floor restaurant meet and greet lobby area whenever this area is open to non-residents.
32. No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

4 Knightsbridge Green London SW1X 7QA



25/11/2023, 09:59:41



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

Resident Count: 221

Licensed Premises within 75 metres of 4 Knightsbridge Green, London, SW1X 7QA				
Licence Number	Trading Name	Address	Premises Type	Time Period
23/05115/LIPDPS	Bvlgari Hotel	171 Knightsbridge London SW7 1DW	Hotel, 4+ star or major chain	Sunday; 09:00 - 22:00 Monday to Saturday; 08:00 - 22:00 Monday to Sunday; 00:00 - 00:00
23/03476/LIPVM	Paxtons Head Public House	153 Knightsbridge London SW1X 7PA	Public house or pub restaurant	Monday; 08:00 - 01:30 Tuesday; 08:00 - 01:30 Wednesday; 08:00 - 01:30 Thursday; 08:00 - 01:30 Friday; 08:00 - 01:30 Saturday; 08:00 - 01:30 Sunday; 08:00 - 01:30

Licence Number	Trading Name	Address	Premises Type	Time Period
23/05610/LIPT	Isibani	9 Knightsbridge Green London SW1X 7QL	Restaurant	Sunday; 09:00 - 23:00 Monday to Thursday; 09:00 - 23:00 Friday to Saturday; 09:00 - 00:30
07/01492/WCCMAP	Sunny News	10 Knightsbridge Green London SW1X 7QL	Shop	Monday to Sunday; 05:30 - 23:00
21/10979/LIPDPS	Sautters	8 Raphael Street London SW7 1DL	Shop	Monday; 08:00 - 23:00 Tuesday; 08:00 - 23:00 Wednesday; 08:00 - 23:00 Thursday; 08:00 - 23:00 Friday; 08:00 - 23:00 Saturday; 08:00 - 23:00 Sunday; 10:00 - 22:30
23/02224/LIPCH	Signor Sassi	13 - 14 Knightsbridge Green London SW1X 7QL	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 01:30 Sundays before Bank Holidays; 12:00 - 01:00
14/08765/LIPDPS	Mr Chow Restaurant	151 Knightsbridge London SW1X 7PA	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 01:30
18/03611/LIPDPS	Zuma	5 Raphael Street London SW7 1DL	Restaurant	Sunday; 12:00 - 00:00 Monday to Saturday; 10:00 - 00:30
21/11834/LIPDPS	Tattersalls Tavern	Tattersalls Tavern 2 Knightsbridge Green London SW1X 7QA	Public house or pub restaurant	Sunday; 07:00 - 00:00 Monday to Saturday; 07:00 - 00:30
13/05303/LIPVM	J Walter Thompson	First Floor 1 Knightsbridge Green London SW1X 7QA	Office	Sunday; 12:00 - 23:00 Monday to Saturday; 10:00 - 23:30
18/01419/LIPCHT	Osteria Romana	3 Park Close London SW1X 7PQ	Restaurant	Sunday; 12:00 - 23:30 Monday to Saturday; 10:00 - 00:00