



City of Westminster

Licensing Sub-Committee Report

Item No:	
Date:	1 August 2024
Licensing Ref No:	24/02836/LIPN - New Premises Licence
Title of Report:	W10 Coffee & Deli 427 - 429 Harrow Road London W10 4RE
Report of:	Director of Public Protection and Licensing
Wards involved:	Harrow Road
Policy context:	City of Westminster Statement of Licensing Policy
Financial summary:	None
Report Author:	Jessica Donovan Senior Licensing Officer
Contact details	Telephone: 020 7641 6500 Email: Jdonovan@westminster.gov.uk

1. Application

1-A Applicant and premises			
Application Type:	New Premises Licence, Licensing Act 2003		
Application received date:	8 May 2024		
Applicant:	The Family Club Ltd		
Premises:	W10 Coffee & Deli		
Premises address:	427 - 429 Harrow Road London W10 4RE	Ward:	Harrow Road
		Cumulative Impact Zone:	None
		Special Consideration Zone:	None
Premises description:	The premises intends to operate as a coffee and deli shop.		
Premises licence history:	This is a new premises application and therefore no Premises Licence history exist.		
Applicant submissions:	The applicant has provided a mediation email which can be seen at Appendix 2.		
Applicant amendments:	Following consultation with the Metropolitan Police, the applicant amended the start time for the retail sale of alcohol from 08:00 to 20:00 Monday to Friday and 09:00 to 20:00 Saturday to Sunday to the timings shown at section 1-B .		

1-B Proposed licensable activities and hours							
Sale by retail of alcohol				On or off sales or both:			On Sales
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	12:00	12:00	12:00	12:00	12:00	12:00	12:00
End:	20:00	20:00	20:00	20:00	20:00	20:00	20:00
Seasonal variations/ Non-standard timings:		N/A					

Sale by retail of alcohol				On or off sales or both:			Off Sales
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	09:00	09:00	09:00	09:00	09:00	09:00	09:00
End:	20:00	20:00	20:00	20:00	20:00	20:00	20:00
Seasonal variations/ Non-standard timings:		N/A					

Hours premises are open to the public							
Day:	Mon	Tues	Wed	Thur	Fri	Sat	Sun
Start:	08:00	08:00	08:00	08:00	08:00	09:00	09:00
End:	20:00	20:00	20:00	20:00	20:00	20:00	20:00
Seasonal variations/ Non-standard timings:		N/A					

2. Representations

2-A Responsible Authorities	
Responsible Authority:	Environmental Health Service
Representative:	Kudzaishe Mondhlani
Received:	14 June 2024
<p>I refer to the application for a new Premises Licence. This representation is based on the operating schedule and proposed plans submitted no reference provided.</p> <p>The applicant is seeking the following</p> <ol style="list-style-type: none"> To provide for the Supply of Alcohol both 'On' and 'Off' the premises Monday to Friday between 08:00 to 20:00 hours and Saturday to Sunday between 09:00 and 20:00 hours. <p>I wish to make the following representation.</p> <ol style="list-style-type: none"> The supply of alcohol and the hours applied may have the likely effect of causing an increase in Public Nuisance in the area and may also impact on Public Safety. <p>The granting of the application as presented may have the likely effect of causing an increase in Public Nuisance in the area and may also impact on Public Safety.</p> <p>EH conditions may be proposed to uphold the licensing objectives. Should you wish to discuss the matter further please do not hesitate to contact me.</p>	

2-B Other Persons			
Name:	[REDACTED]		
Address and/or Residents Association:	[REDACTED] [REDACTED] [REDACTED]		
Status:	Valid	In support or objection:	OBJECTION
Received:	31 May 2024		
<p>I make a representation in objection to this application for a premises licence on the grounds of the preventing crime and disorder licensing objective. While the W10 Coffee and Deli is a welcome addition to the area, unfortunately where the café is situated, the green space by the Halfpenny Steps, is an area plagued by street-drinking. The council has already had to put up signs against public urination in this area and having a premises licensed to sell alcohol, especially by retail, just next door will increase instances of anti-social behaviour (public urination has also been considered a criminal offence under the 1986 Public Order Act).</p>			

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	20 June 2024		

This is the worse idea. We already suffer from server antisocial behaviour and have filled many police reports about homeless people sleeping [REDACTED] and use of drugs and alcohol in these places. (Not that the police do anything) [REDACTED] have also raised these concerns with [REDACTED] and the local MP. The corner directly outside the cafe is always full of drunks and drug addicts smoking. That location is a key route for this area and used by a lot of children and elderly. To be honest, the cafe by itself is ok. Adding an alcohol licence is a bit tricky. I think they did a test run last week or so and it was extremely rowdy and I had to shut all my windows as I could hear every conversation. Selling alcohol in an area already struggling with alcohol fuelled anti social behaviour on a [REDACTED] is tricky at best.

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	18 June 2024		

[REDACTED] I have significant concerns regarding this license's potential impact on our community. The main road where the cafe is situated is already a source of constant traffic noise, and extending the cafe's hours to serve alcohol will likely exacerbate the noise issue. Increased noise levels, particularly late into the evening, would greatly affect the quality of life for residents in the vicinity. The potential noise from an establishment serving alcohol can be extremely disruptive, preventing residents from enjoying a peaceful and restful environment. The serving of alcohol will undoubtedly lead to customers talking and smoking outside the establishment. Their conversations, especially if conducted loudly, will be heard and cause a significant nuisance. The smell of smoke is not only unpleasant but also invasive, as it will inevitably [REDACTED], causing a constant disturbance. This will result in an ongoing issue that will affect our comfort and well-being on a daily basis. Additionally, it is possible that the cafe might play music if they are serving into the evening, which could pose a further noise issue. The combination of extended hours, potential music, and increased foot traffic is a recipe for increased disturbance to the residents. Music played late into the evening and the sound of people chatting could easily penetrate through the walls and windows, adding to the already significant noise pollution in the area. Please note the structural environment in front of the cafe is a very open space where sound bounces outwards and echoes up. I respectfully urge you to consider the negative consequences that this license could have on the local residents, please protect the peace and quiet of our residential area and maintain the quality of life for all residents.

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	19 June 2024		
<p>The cafe by itself as it is right now is fine. family friendly. However, add an alcohol licence to this will pose a huge problem. This area already suffered from alcohol related anti social behaviour and violence. Allowing the sale of alcohol will only make the problem worst.</p> <p>[REDACTED] I would be ill advised to allow the sale of alcohol</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	19 June 2024		
<p>[REDACTED] I have strong concerns regarding the selling of alcohol. We already have a big problem with alcoholics sitting directly outside the coffee shop & a drug problem in the area, they urinate by the tree near the benches and cause a nuisance. On weekends we have people drinking in this area already & shouting expletives, racist comments that my young children have to listen to which is distressing to see and hear.</p> <p>The location [REDACTED] is along the canal and the open space causes sound to echo, any noise from [REDACTED] is already loud. Selling of alcohol on the premises would certainly cause more noise pollution and even more disruption.</p> <p>The police have recently been trying to clean the part of the harrow road up by making active arrests of criminals as we have have to suffer with extreme drug and alcohol problems and severe crime in the area & this would only exasperate the situation & make it worse not better. We have a serious issue with youths hanging around the bridge outside and robbing & beating up pedestrians & so this would also fluctuate given there will be more intoxicated people unaware of their surroundings. I have been a resident of City of Westminster for 45 years my whole life, I know the area very well & am very sure this will be detrimental to the entire community, especially [REDACTED]</p> <p>Please reconsider this application as myself and my neighbours would like to contest this application as we feel it would not be beneficial but in fact detrimental to the neighbourhood as a whole</p>			
Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	19 June 2024		
<p>[REDACTED], where the place is already a constanat source of drunken noise and fight from people seating outside the shop in the small square, apart from traffic. This place has a COFFEE SHOP Licence, now they want to transform it into a "club" ? UNNACCEPTABLE.</p> <p>A coffee shop, you probably imagine a cosy spot for friends to gather over a cuppa, in silence and tranquility.</p>			

Licence for ALCOHOL must be a PUB, which we have plenty around the area. And transforming the 1st floor above the coffe shop into a "club", [REDACTED] playing music untill night, is a "recipe" for increased disturbance and break of peace, day and night, all days of the week. please, NO NO NO !! Thank you very much !!

Name:		[REDACTED]	
Address and/or Residents Association:		[REDACTED] [REDACTED] [REDACTED]	
Status:	Valid	In support or objection:	OBJECTION
Received:	20 June 2024		

Please see below my appeal for the premises licensing application for "The Family Club LTD" "W10 Coffee & Deli"

[REDACTED] I vote not in favour of their application for a alcohol license and extended closing times. As a new establishment in an already heavily occupied area I would like to think it is expected to have consideration of the people living in the area. Not a single notice of this application was made readily available for the neighbourhood to appeal. They had a notice on their door front which hardly anyone will see other than individuals who regularly frequent this cafe. This already sets the tone for the type of non-consideration to be had. If you were truly concerned about the residents in the area and wanted their honest opinion, they would have made this notice easily visible and possibly posted some comments in the surrounding residents letter boxes. I only heard about this through our own residents group chat as well as it being posted through our letterboxes by the local residents.

As you know alcohol is mainly used in a social setting causing a significant amount of noise pollution. Already being situated on a main road has its drawbacks, but to now add another pollutant to the area would potentially be more harmful than beneficial. Alcohol brings about unsocial behavior and tarnishes the reputation of this area. There are already copious amounts of retailers with alcohol licenses located a few doors down on the main road. This specific area tries to be a peaceful environment to allow bird/duck watching as well as a restful seat by the canal. We already have an issue of drunken locals vandalising and being unsocial in the area, this will only fuel them.

Having their outdoor area opposite the busstop and [REDACTED] also brings about and potent and pungent smell of not only cigarette but cannabis smoke to. There is also the possibility of music being played in the late night which will definitely affect the quality of life and poor sleep the residents already experience. This establishment has already had an event during the day time where the noise pollution of loud converstions proved to be an annoyance. If that is anything to go by, this will only worsen. This location is not ideal for the type of establishment they are trying to become. A simple yet niche cafe is better suited and blends in well with the area.

In no way do I want speak so negatively of this establishment and hinder their chances of progress and growth. I am happy they have managed to open and be successful in obtaining customers on the regular. I just hope and strongly implore you to take this appeal in to consideration when making a decision and think about the impact this will have on the residents [REDACTED] and in the surrounding area. A happy neighbourhood fosters the growth of a happy business.

3. Policy & Guidance

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

Policy HRS1 applies

- A. Applications within the core hours set out below in this policy will generally be granted for the relevant premises uses, subject to not being contrary to other policies in the Statement of Licensing Policy.
- B. Applications for hours outside the core hours set out in Clause C will be considered on their merits, subject to other relevant policies, and with particular regard to the following:
1. The demonstration of compliance in the requirements of policies CD1, PS1, PN1 and CH1 associated with the likelihood of the effect of the grant of a licence for later or earlier hours on crime and disorder, public safety, public nuisance and the protection of children from harm.
 2. If the application is located within a Special Consideration Zone they have demonstrated that they have taken account of the issues identified in that area and provided adequate mitigation.
 3. Whether there is residential accommodation in the proximity of the premises that would likely be adversely affected by premises being open or carrying out operations at the hours proposed.
 4. The proposed hours of the licensable activities and when customers will be permitted to remain on the premises.
 5. The proposed hours when any music, including incidental music, will be played.
 6. The hours when customers will be allowed to take food or drink outside the premises or be within open areas which form part of the premises.
 7. The existing hours of licensable activities and the past operation of the premises (if any) and hours of licensable premises in the vicinity.
 8. Whether customers and staff have adequate access to public transport when arriving at and leaving the premises, especially at night.
 9. The capacity of the premises.
 10. The type of use, recognising that some venues are more likely to impact the licensing objectives than others; for example, pubs and bars are higher risk than theatres, cinemas and other cultural and sporting venues due to the nature of the operation.
 11. The Licensing Authority will take into account the active measures proposed for a 'winding down' period including arrangements for people to be collected from the premises to travel home safely.
 12. Conditions on hours may be attached that require that the supply of alcohol for consumption on the premises ceases a suitable period of time before customers are required to leave the premises.
 13. The council, acting as the Licensing Authority, may reduce hours if, after review, it is necessary to impose conditions specifying shorter hours in order to promote the licensing objectives.
 14. Specific days for non-standard hours should be identified and justified as part of the application to allow responsible authorities and interested parties to evaluate the impact that these licensable activities may have, and to plan accordingly. The consideration of applications for later hours for Bank Holiday Mondays will take into account that later hours are generally granted for preceding Sundays and that the next day is a working day. Non-specific days

	<p>are expected to be covered by Temporary Event Notices or variation applications.</p> <p>C. For the purpose of Clauses A and B above, the Core Hours for applications for each premises use type as defined within this policy are:</p> <ol style="list-style-type: none"> 1. Casinos: Up to 24 hours a day whilst casino gaming is permitted by a premises licence under the Gambling Act 2005. 2. Cinemas, Cultural Venues and Live Sporting Premises: Monday to Sunday: 9am to 12am 3. Hotels: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. For the sale of alcohol to guests for consumption in hotel/guest rooms only: Anytime up to 24 hours. 4. Off licences: Monday to Saturday: 8am to 11pm. Sunday: 9am to 10.30pm. 5. Outdoor Spaces: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 6. Pubs and bars, Fast Food and Music and Dance venues: Monday to Thursday: 10am to 11.30pm. Friday and Saturday: 10am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 12pm to 12am. 7. Qualifying Clubs: Monday to Thursday: 9am to 12am.. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 8. Restaurants: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. 9. Sexual Entertainment Venues and Sex Cinemas: Monday to Thursday: 9am to 11.30pm. Friday and Saturday: 9am to 12am. Sunday: 9am to 10.30pm. Sundays immediately prior to a bank holiday: 9am to 12am. <p>D. Core hours are when customers are permitted to be on the premises and therefore the maximum opening hours permitted will be to the same start and terminal hours for each of the days where licensable activity is permitted.</p> <p>E. For the purposes of this policy, 'premises uses' are defined within the relevant premises use policies within this statement.</p>
<p>Policy RNT1 applies</p>	<p>A. Applications outside the West End Cumulative Impact Zone will generally be granted subject to:</p> <ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities being within the council's Core Hours Policy HRS1. 3. The operation of any delivery services for alcohol and/or latenight refreshment meeting the council's Ancillary Delivery of Alcohol and/or Late-Night Refreshment Policy DEL1. 4. The applicant has taken account of the Special Consideration Zones Policy SCZ1 if the premises are located within a designated zone. 5. The application and operation of the venue meeting the definition of a restaurant as per Clause C. <p>B. Applications inside the West End Cumulative Impact Zone will generally be granted subject to:</p>

	<ol style="list-style-type: none"> 1. The application meeting the requirements of policies CD1, PS1, PN1 and CH1. 2. The hours for licensable activities are 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 demonstrated that they will not add to cumulative impact within the Cumulative Impact Zone. 5. The application and operation of the venue meeting the definition of a restaurant as per Clause C. <p>C. For the purposes of this policy a restaurant is defined as:</p> <ol style="list-style-type: none"> 1. A premises in which customers are shown to their table or the customer will select a table themselves to which food is either served to them or they have collected themselves. 2. Which provide food in the form of substantial table meals that are prepared on the premises and are served and consumed at a table. 3. Which do not provide any takeaway service of food and/or drink for immediate consumption, except if provided via an ancillary delivery service to customers at their residential or workplace address. 4. Where alcohol shall not be sold, supplied, or consumed on the premises otherwise than to persons who are bona fide taking substantial table meals and provided always that the consumption of alcohol by such persons is ancillary to taking such meals. 5. The sale and consumption of alcohol prior to such meals may be in a bar area but must also be ancillary to the taking of such meal.
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4. Equality Implications

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

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

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

5. Appendices

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

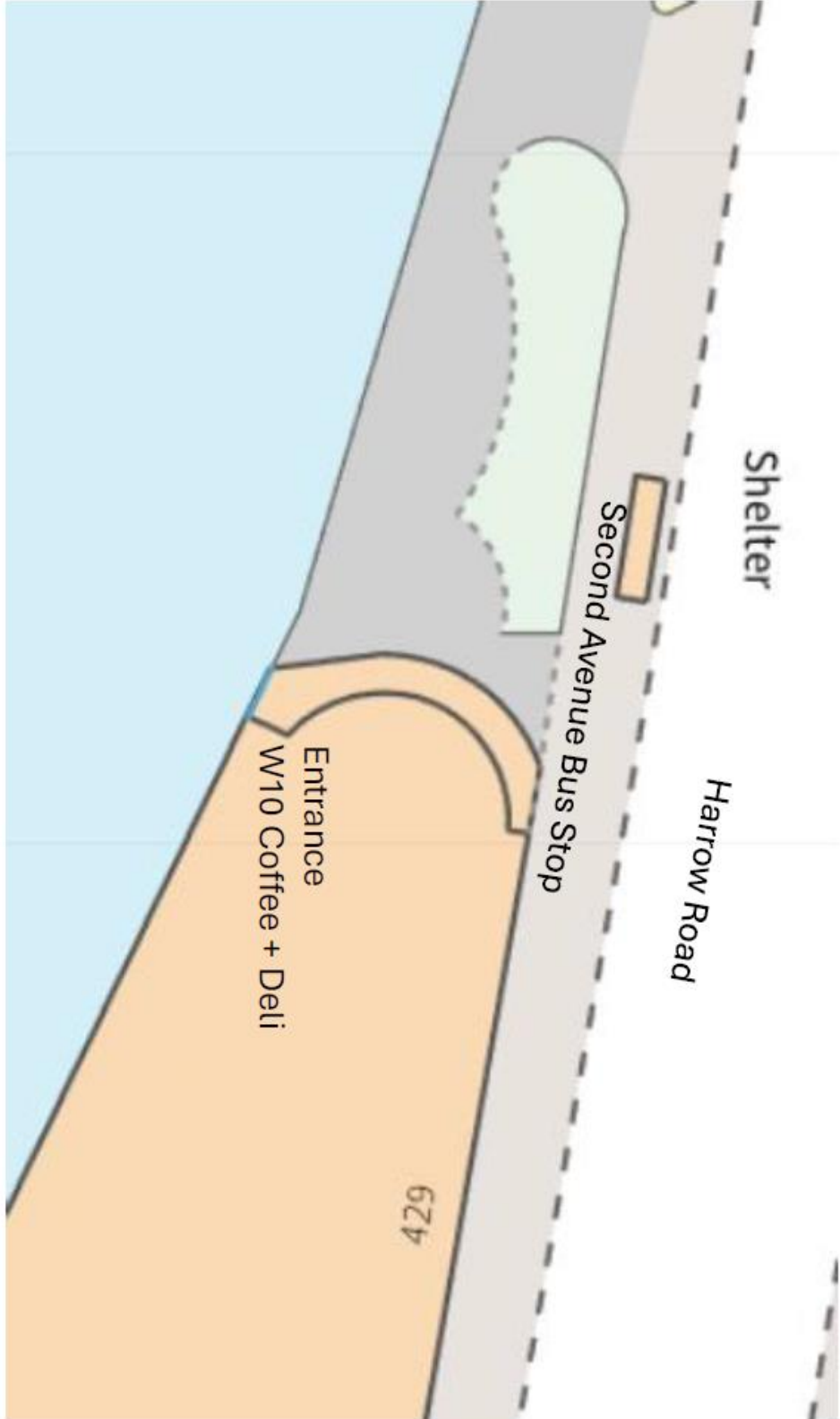
Report author:	Jessica Donovan Senior Licensing Officer
Contact:	Telephone: 020 7641 6500 Email: jdonovan@westminster.gov.uk

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

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

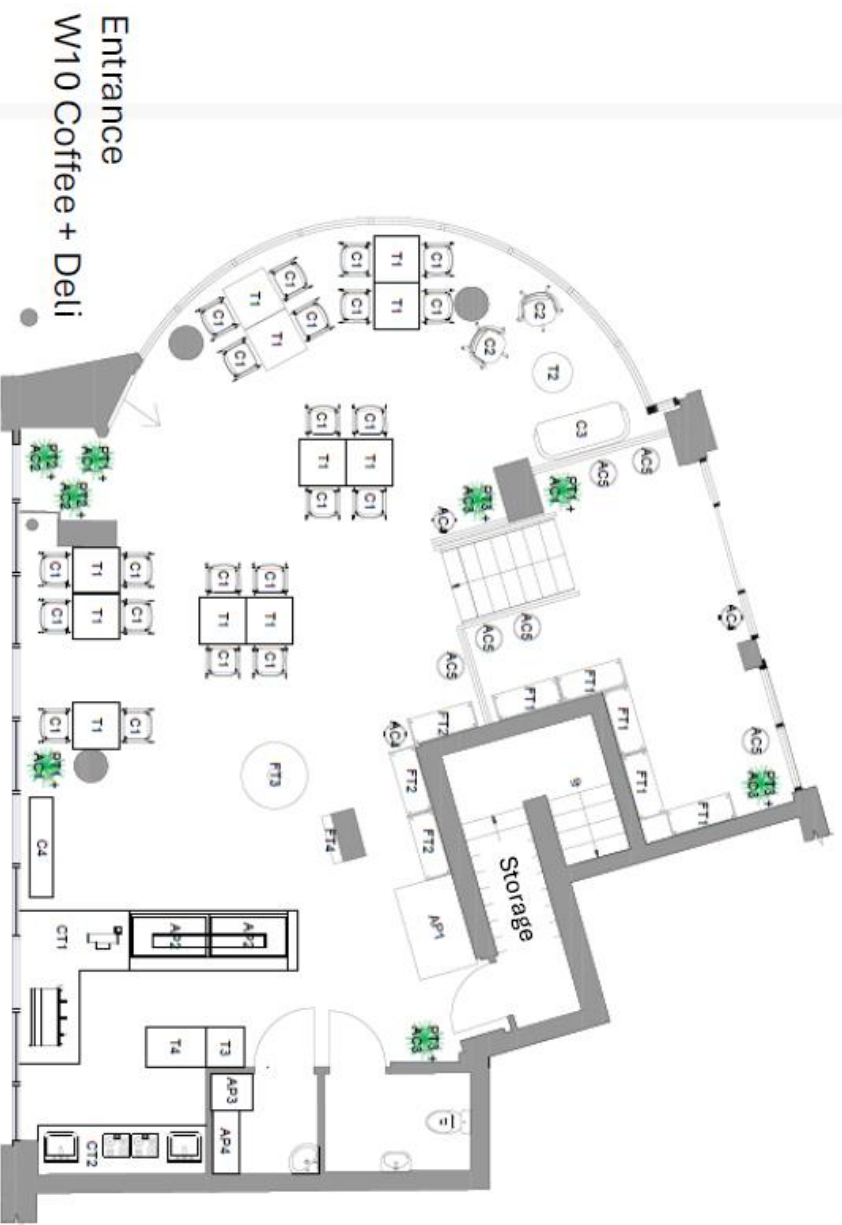
1	Licensing Act 2003	N/A
2	City of Westminster Statement of Licensing Policy	01 October 2021
3	Amended Guidance issued under section 182 of the Licensing Act 2003	December 2023
4	Cumulative Impact Assessment	04 December 2023
5	Environmental Health Service representation	14 June 2024
6	Interested party representation (1)	31 May 2024
7	Interested party representation (2)	20 June 2024
8	Interested party representation (3)	18 June 2024
9	Interested party representation (4)	19 June 2024
10	Interested party representation (5)	19 June 2024
11	Interested party representation (6)	19 June 2024
12	Interested party representation (7)	20 June 2024

Plan of premises for W10 Coffee + Deli: Part 1



Plan of premises for W10 Coffee + Deli: Part 2

1 PROPOSED FLOOR PLAN -
SCALE 1:30 @ A1 / 1:50 @ A3



Total area: 88.1m²

Plan of premises for W10 Coffee + Deli: Part 3 - safety equipment

FIRE ALARM SYSTEM ZONE PLAN



-  SMOKE DETECTOR
-  HEAT DETECTOR
-  MANUAL CALL POINT
-  FIRE PANEL
-  Fire blanket
-  CO2 Fire Extinguisher
-  Foam Fire Extinguisher

Unit 5, A27-429
Harrow
Road, London,
W10 4RE

Dear Resident

24/02836/LIPN: W10 Coffee & Deli, 427 - 429 Harrow Road, London W10 4RE

Thank you for your comments on the above application for a new premises licence.

Please see the attached conditions agreed by the applicant with the Metropolitan Police and Environmental Health Services. Also agreed with Police and the applicant, is the request to change the timings for the sale and supply of alcohol.

Off sales will begin at 09:00 hours.

On sales, including outside seating area will only commence from 12:00 hours.

Furthermore below is a response from the applicant to address the queries raised by the residents.

“W10 Coffee + Deli has been making significant efforts and achieving success in addressing anti-social behaviour in the green space by working directly with the police and the council. We hope you can see the difference in this green area compared to one year ago when we started the renovation work.

Our alcohol offering will be limited to fine wine, with a starting price of around £20 per bottle. Typically, those who engage in anti-social behaviour purchase considerably cheaper alcohol from the blue corner shop on Second Avenue and Harrow Road.

Our clientele brings peace into the area and usually you do not see any anti-social behaviour during our opening hours. All public drinking happens only after we close and these people buy their drinks in the corner shop.

We have no intention of making a pub but rather adding a several nice wine options to our offering.

No loud music will be played, it will stay as background music inside the café as it is now.

The first floor property has no connection to W10 Coffee + Deli and is planned to be converted to residential flats by NHG as far as we are aware.

We have not yet ran any tests yet. The café opening hours is 8am to 5pm and we suspect that you refer to the situation which may have happened on the benches after the café closure.”

Please feel free to reply via the Licensing Service or directly to the applicant copied into this email. Either way I would like to know if your objection is now withdrawn taking into consideration the contents of this email.

I look forward to hearing from you soon.

Premises History

Appendix 3

There is no licence or appeal history for the premises.

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

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

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

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

Mandatory Conditions

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

less in a manner which carries a significant risk of undermining a licensing objective;

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

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

- 8(i) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
- 8(ii) For the purposes of the condition set out in paragraph 8(i) above -
- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula -
- $$P = D + (D \times V)$$
- Where -
- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
- 8(iii). Where the permitted price given by Paragraph 8(ii)(b) above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
- 8(iv). (1) Sub-paragraph 8(iv)(2) below applies where the permitted price given by Paragraph 8(ii)(b) above on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Conditions consistent with the operating schedule

None

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

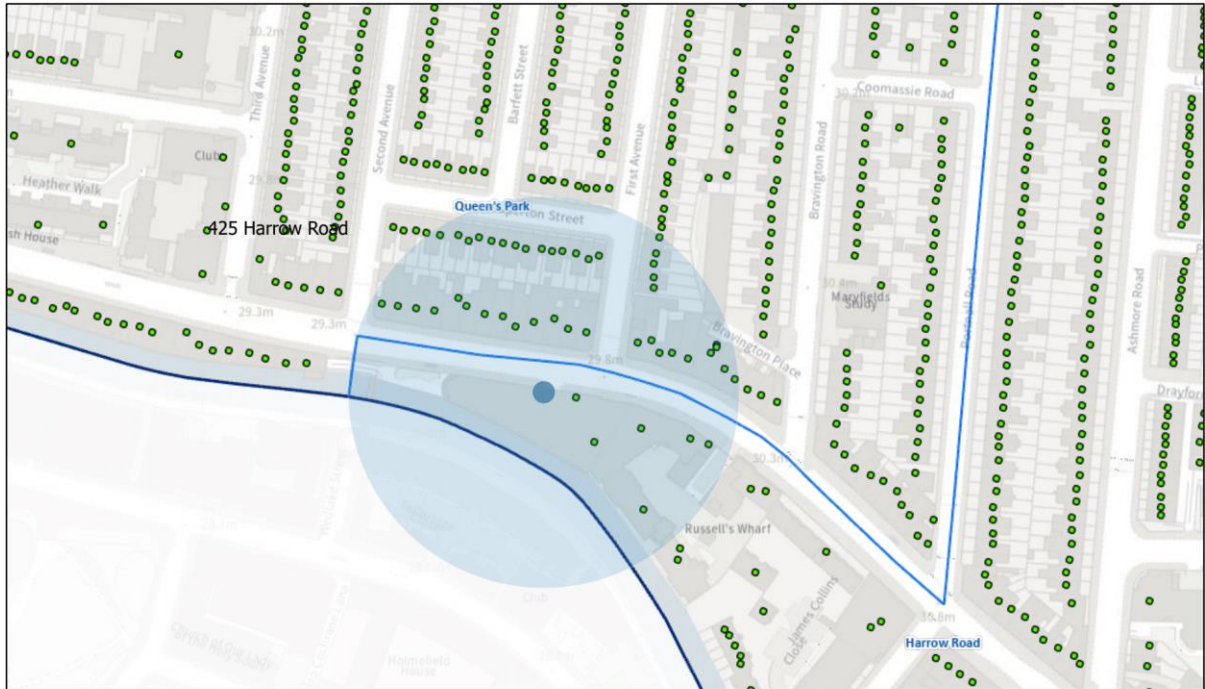
9. Licensable activities shall be ancillary to the premises being used primarily as a café.
10. The number of persons permitted in the premises at any one-time including staff shall not exceed 20 persons excluding staff.
11. The supply of alcohol at the premises shall be by waiter or waitress service to seated customers at all times.
12. Alcohol consumed outside the premises building shall only be consumed by patrons seated at tables within the authorised area.
13. All sales of alcohol for consumption off the premises shall be in sealed containers only, and shall not be consumed on the premises except to the area appropriately authorised to the use of tables and chairs on the highway.
14. All outside tables and chairs shall be removed from highway by 20:00 each day.
15. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them unless seated in the external area.
16. No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 23.00 hours and 08.00 hours on the following day.
17. During the hours of operation of the premises, the licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business
18. All waste shall be properly presented and placed out for collection no earlier than 30 minutes before the scheduled collection times.
19. No deliveries to the premises shall take place between 23.00 and 08.00 hours on the following day.
20. No deliveries from the premises, either by the licensee or a third party shall take place between 23:00 and 08:00 hours on the following day.
21. Delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.
22. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
23. 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.
24. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.

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

25. The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Westminster Police Licensing Team. All entry and exit points will be covered enabling frontal identification of every person entering in any light condition. The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance. All recordings shall be stored for a minimum period of 31 days with date and time stamping. Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.
26. 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.
27. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
28. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are properly supervised by staff so as to ensure that there is no public nuisance or obstruction of the public highway.
29. The supply of alcohol for on the premises consumption, shall only be to a person seated at a table.
30. The ground floor premises shall only operate as an eatery/cafe,
 - (i) in which the customer will select a table themselves,
 - (ii) where the supply of alcohol is by waiter or waitress service only,
 - (iii) which provide food in the form of meals at a table that are prepared on the premises and are consumed at the table.
31. 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.
32. Except for authorised external seating areas, patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke or make a phone call, shall not be permitted to take glass containers with them.
33. A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or an authorised officer of the City Council at all times whilst the premises is open.

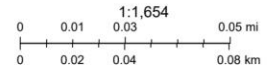
34. A Challenge 21 or Challenge 25 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram.
35. An incident log shall be kept at the premises, and made available on request to an authorised officer of the City Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - (a) all crimes reported to the venue
 - (b) all ejections of patrons
 - (c) any complaints received concerning crime and disorder
 - (d) any incidents of disorder
 - (e) all seizures of drugs or offensive weapons
 - (f) any faults in the CCTV system, searching equipment or scanning equipment
 - (g) any refusal of the sale of alcohol
 - (h) any visit by a relevant authority or emergency service.
36. The licensable activities authorised by this licence and provided at the premises shall be ancillary to the main function of the premises as an eatery/café.
37. In the event that a serious assault is committed on the premises (or appears to have been committed) the management will immediately ensure that:
 - (a) The police (and, where appropriate, the London Ambulance Service) are called without delay;
 - (b) All measures that are reasonably practicable are taken to apprehend any suspects pending the arrival of the police;
 - (c) The crime scene is preserved so as to enable a full forensic investigation to be carried out by the police; and
 - (d) Such other measures are taken (as appropriate) to fully protect the safety of all persons present on the premises.
38. All off sales of alcohol for consumption off and away from the premises shall be in sealed containers only, and shall not be consumed on or at the premises.
39. The sale and supply of alcohol for consumption off the premises, at authorised tables, shall be restricted to alcohol consumed by persons who are seated in an area appropriately authorised for the use of tables and chairs on the highway, and where the supply of alcohol is by waiter or waitress service only.

427 - 429 Harrow Road, London, W10 4RE



19/07/2024, 11:17:57

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



Resident count: 269

Licensed premises within 75 metres of 427 - 429 Harrow Road, London, W10 4RE				
Licence Number	Trading Name	Address	Premises Type	Time Period
24/03549/LIPT	Not Recorded	Ground Floor 425 Harrow Road London W10 4RE	Miscellaneous	Monday to Sunday; 08:00 - 00:00
18/00252/LIPVM	De Luxe Off Licence	606 Harrow Road London W10 4NJ	Shop	Sunday; 10:00 - 22:30 Monday to Saturday; 08:00 - 23:00