

I want to apply for a

Premises licence

Are you an agent?

Yes - I am an agent

Agent Details**First name**

[REDACTED]

Last name

[REDACTED]

Name of business

Woods Whur 2014 Limited

Name and address28 ST JAMES HOUSE PARK PLACE
LS1 2SP
LEEDS**Email address**

[REDACTED]

Telephone number

[REDACTED]

Does the premises have a name?

No

What is the address or location?24 Endell Street
WC2H 9AD
London**What is the type of premises?**

Former Hospital Club

Describe the area it is situated in

Commercial

Describe the layout of the premises

Please see plans - will be emailed

Copy of the premises plans

- Patrizia-24EndellSt,London-signed dps consent.pdf

Tell us about the premises business hours

| Day | Start time | End time |
|-----------|------------|----------|
| Monday | 00:00 | 00:00 |
| Tuesday | 00:00 | 00:00 |
| Wednesday | 00:00 | 00:00 |
| Thursday | 00:00 | 00:00 |
| Friday | 00:00 | 00:00 |
| Saturday | 00:00 | 00:00 |
| Sunday | 00:00 | 00:00 |

Are there any seasonal variations for the premises opening times?

No

Is the premises open to the public at times other than those listed?

No

Is the premises an open space?

No

Is the premises currently under construction?

No

How many people are expected to attend the premises at any one time?

Less than 5000 people

Will the premises be exclusively or primarily used to sell alcohol?

No

How are you applying for a premises licence?

As a limited company

Business details**What is the company registration number**

OC331498

Name of businessPatrizia Property Investments Managers
LLP**Name and address**166 SLOANE STREET
SW1X 9QF
LONDON**Telephone number****How long do you want your premises licence for?**

Permanently

When do you want your licence to start?

As soon as possible

Activity you wish to licence

f. Recorded music

i. Late night refreshments - Hot food or hot drinks only between 11pm and 5am.
Refreshments outside of these times do not need to be licenced

j. Supply of alcohol

Recorded Music

| Day | Start time | End time |
|-----------|------------|----------|
| Monday | 11:00 | 02:00 |
| Tuesday | 11:00 | 02:00 |
| Wednesday | 11:00 | 02:00 |
| Thursday | 11:00 | 02:00 |
| Friday | 11:00 | 02:00 |
| Saturday | 11:00 | 02:00 |
| Sunday | 11:00 | 02:00 |

Where will performances take place? Indoors

Tell us about the specifics of the activity Provision of recorded music

Are there any seasonal variations for the activity? No

Will the activity take place at times other than those listed? No

Late refreshments

| Day | Start time | End time |
|-----------|------------|----------|
| Monday | 23:00 | 02:00 |
| Tuesday | 23:00 | 02:00 |
| Wednesday | 23:00 | 02:00 |
| Thursday | 23:00 | 02:00 |
| Friday | 23:00 | 02:00 |
| Saturday | 23:00 | 02:00 |
| Sunday | 23:00 | 02:00 |

Where will refreshments be provided? Indoors

Tell us about the specifics of the activity The provision of late night refreshment

Are there any seasonal variations for the activity? No

Will the activity take place at times other than those listed? No

Alcohol supply

| Day | Start time | End time |
|-----------|------------|----------|
| Monday | 11:00 | 02:00 |
| Tuesday | 11:00 | 02:00 |
| Wednesday | 11:00 | 02:00 |
| Thursday | 11:00 | 02:00 |
| Friday | 11:00 | 02:00 |
| Saturday | 11:00 | 02:00 |
| Sunday | 11:00 | 02:00 |

Where will the supplied alcohol be consumed?

On the premises

Are there any seasonal variations for the activity?

No

Will the activity take place at times other than those listed?

No

DPS details**Does your designated premises supervisor (DPS) currently hold a personal licence?**

Yes

Was their personal licence issued by Camden?**Personal licence number****Issuing local authority****First name****Last name**

Address

[REDACTED]
[REDACTED]
[REDACTED]

Signed Copy of the Designated Premises Supervisor (DPS) consent form

- Patrizia-24EndellSt,London-signed dps consent.pdf

Will there be any activities associated with the premises which may give rise to concern in respect of children?

No

The prevention of crime and disorder

GENERAL Alcohol will be sold for consumption on the premises to members of staff and guests working at the premises and/or at functions provided in the licensed areas. At least one member of staff on duty whilst this licence is being used shall be trained in the requirements of the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the premises licence. Such person shall be competent to ensure offences are not committed and that the premises shall be run in accordance with the licence. The premises are not open to the public and the front entrance desk will be manned at all times 24 hours a day so that nobody can have unauthorised access. The number of corporate events at the premises running to 02.00 will be capped at a maximum of 6 per year. At all other events licensable activities will cease at midnight. THE PREVENTION OF CRIME AND DISORDER The premises licence holder shall ensure that CCTV cameras and recorders are installed at the premises and are of a standard acceptable to and

approved by the Police. The CCTV system shall be maintained in good working order and be fully operational covering both internal and external areas as shown on the plans. The CCTV camera views shall not be obstructed. The medium on which CCTV images are recorded shall be of evidential quality; stored securely; shall be retained for a period of 31 days; and be available for inspection by the police or authorised officers on request. Copies of any CCTV image shall be made available within 48 hours of the request to the police or local authority. The facility to transfer the images to a compatible, removable format shall be held on the premises. Signs must be displayed in the customer areas to advise that CCTV is in operation. If the CCTV is inoperative or not installed and working to the satisfaction of the police, the licence holder shall notify the Police within 48 hours and give an estimate of the repair timescale. The licence holder and staff shall comply with all reasonable requests from the police. No alcohol beverages or glass containers shall be taken outside the premises by customers at any time other than to the external terraced areas on the 4th and 5th floors. Means of escape shall be maintained unobstructed, immediately available and clearly identifiable. Any drugs, psychoactive substances or weapons confiscated from customers shall be stored in a locked and secure container and the police shall be notified as soon as reasonably practicable. Customers found in possession of drugs, psychoactive substances or weapons should be refused entry or removed from the premises. The

Premises Licence Holder shall operate a written dispersal policy on nights when events are taking place at the premises which will ensure safe and gradual dispersal of customers from the premises to ensure that no nuisance is created for residents in the area. This policy will be agreed with relevant police and local authority officials. The premises licence holder will ensure that staff receive training on this policy which will be reviewed and updated when necessary. An incident logbook shall be maintained by the premises that details incidents of note that occur in the premises. This shall include refused sales, disorder, and ejections as a minimum. The logbook shall be kept on the premises and be available for inspection at all times the premises is open, and management shall regularly check the book to ensure all staff are using it. Customers shall be supervised when leaving the premises and shall be asked to leave quietly. They will be directed towards the nearest public transport routes or to a taxi rank and held will be able to stay in the reception area until any car to transport them arrives at the front of the premises. A proof of age scheme such as Challenge 25 shall operate at the premises and all staff shall be trained in its implementation. Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification. There will be no externally promoted events at the premises. All events will be organised by the premises licence holder for bone fide pre-invited guests.

A full fire risk assessment will be

The prevention of public nuisance

undertaken for the premises and regularly updated. Means of escape shall be maintained unobstructed, immediately available and clearly identifiable.

The use of the external area shall cease after 2200 hours on each day of the week. Amplified music, song or speech shall not be broadcast in external areas at any time.

13) No external areas of the premises, including the garden/terrace/frontage (specify), shall be used for the purposes of regulated entertainment. Refuse such as bottles must be placed into receptacles outside the premises at times that will not cause a disturbance to nearby properties. Notices shall be prominently displayed at each exit from the premises asking customers to be considerate to neighbours when leaving.

The prevention of children from harm

A proof of age scheme such as Challenge 25 shall operate at the premises and all staff shall be trained in its implementation. Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification.

About this form**Issued by**

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

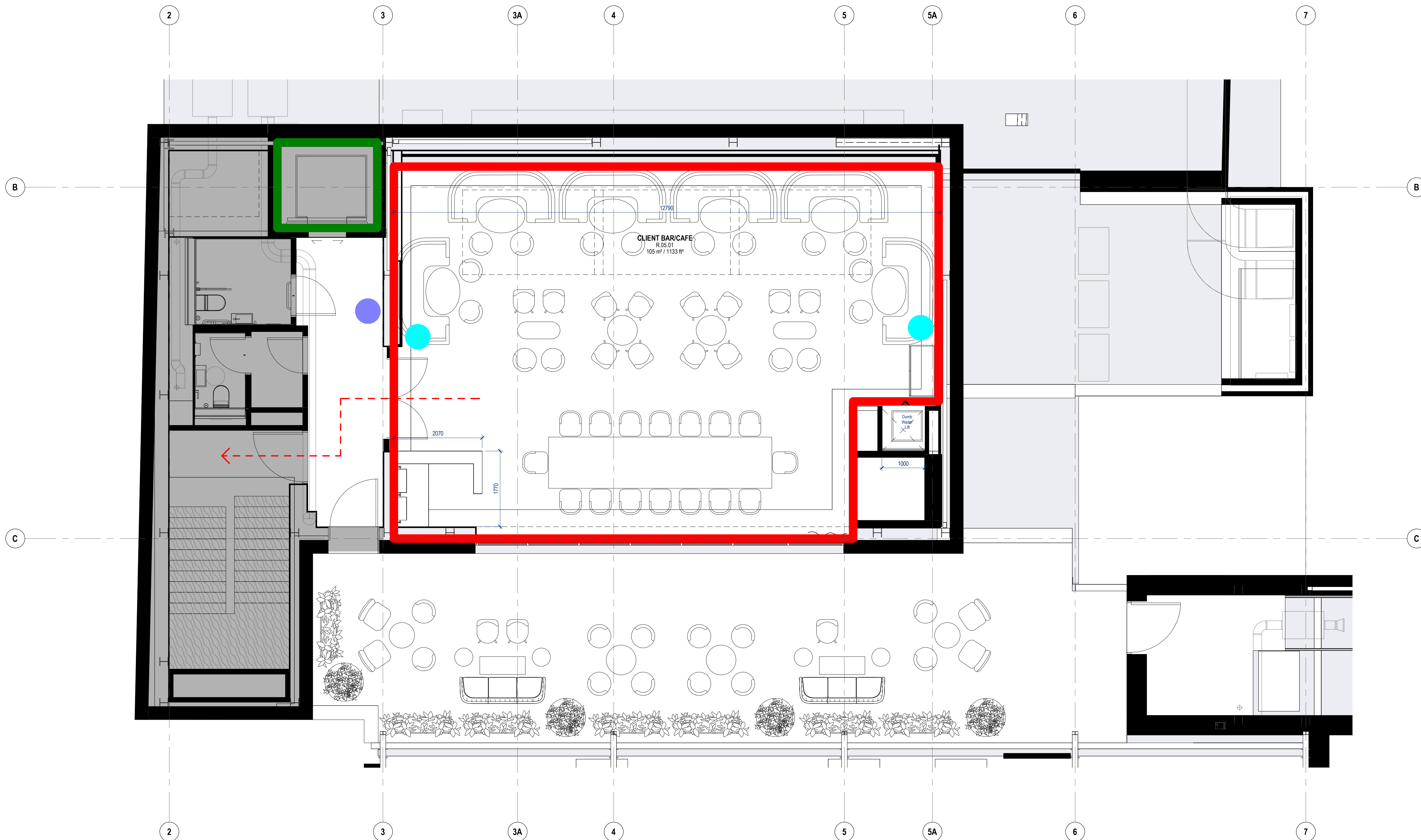
020 7974 4444

Form reference

Ref. no. 120149

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.



CLIENT
Patrizia

PROJECT
24 Endell Street
24 Endell Street, London

DRAWING TITLE
General Arrangement
Level 05 - Fifth Floor License Plan

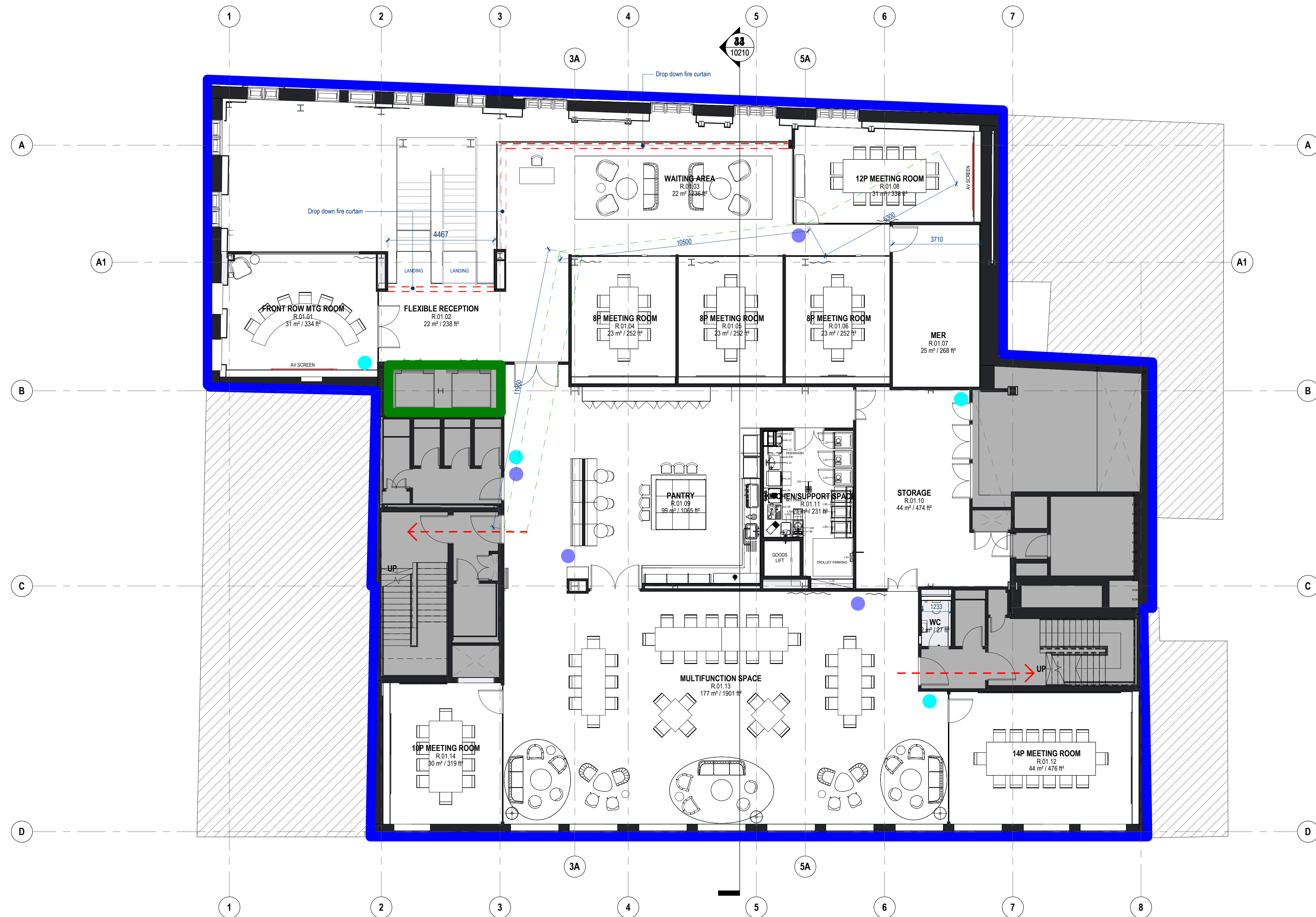
MCM PROJECT NUMBER SCALE
P23-038 **As indicated @ A1**

STATUS
For Information

DRAWING NUMBER
23038-MCM-XX-05-DR-A-10305 C01

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General Arrangement - Legend

- Basebuild
Out of scope
- Kitchen
- Lifts
- Site Boundary
- Area for License
- Means of Egress
- Points of Access
- Fire Extinguisher Position
(TBC by Fire Engineer)
- External Camera
- Internal Camera

Note:

Refer to the following MCM drawing packages for the required information:

- (05) - Existing
- (06) - Demolitions
- (07) - Building Control & Fire Safety
- (10) - General Arrangement
- (11) - Basebuild Modifications
- (22) - Internal Walls
- (24) - Cores, Stairs & Ramps
- (32) - Internal Doors & Ironmongery
- (33) - Raised Floors & Screeds
- (35) - Ceilings & Soffits
- (42) - Wall Finishes
- (43) - Floor Finishes
- (55) - Coordinated Ceilings
- (71) - Signage
- (72) - Furniture
- (74) - Sanitary
- (76) - Joinery

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CLIENT
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PROJECT
24 Endell Street
24 Endell Street, London

DRAWING TITLE
General Arrangement
Level 01 - First Floor License Plan

MCM PROJECT NUMBER SCALE
P23-038 1 : 100 @ A1

STATUS
For Information

DRAWING NUMBER
23038-MCM-XX-01-DR-A-10301 C01

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PROJECT
24 Endell Street
24 Endell Street, London

DRAWING TITLE
General Arrangement
Level 02 - Second Floor License Plan

MCM PROJECT NUMBER SCALE
P23-038 1 : 100 @ A1

STATUS
For Information

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23038-MCM-XX-02-DR-A-10302 C01

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- Site Boundary
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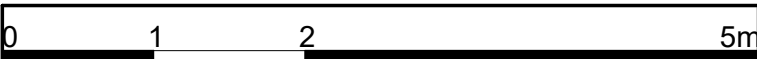
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CLIENT**Patrizia****PROJECT****24 Endell Street**
24 Endell Street, London**DRAWING TITLE****General Arrangement**
Level 03 - Third Floor License Plan**MCM PROJECT NUMBER****P23-038****SCALE****1 : 100 @ A1****STATUS****For Information****DRAWING NUMBER****23038-MCM-XX-03-DR-A-10303 C01**

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Patrizia

PROJECT
24 Endell Street
24 Endell Street, London

DRAWING TITLE
General Arrangement
Level 00 - Ground Floor License Plan

MCM PROJECT NUMBER SCALE
P23-038 1 : 100 @ A1

STATUS
For Information

DRAWING NUMBER
23038-MCM-XX-00-DR-A-10300 C01

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CLIENT**Patrizia****PROJECT****24 Endell Street**
24 Endell Street, London**DRAWING TITLE****General Arrangement**
Level 04 - Fourth Floor License Plan**MCM PROJECT NUMBER****P23-038****SCALE****1 : 100 @ A1****STATUS****For Information****DRAWING NUMBER****23038-MCM-XX-04-DR-A-10304 C01**

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“Create a building that is a stage where the art, the details, the communication of Patrizia delivers a vibrant space”



24 ENDELL STREET

A new Home for the Patrizians

14

Meeting rooms

12

Focus Booths

1

Cocktail Bar

1

Deli-Bar

88

Bikes in 2 bike stores

3

Tea Points & Pantry

9

Showers

1

Coffee Bar on Arrival

1

Gym

717

Total seats

136

Individual desks

179

Lockers on work floors

492

Flat-whites a day

68

EOJ lockers

2

Open Art Galleries

6

Floors

9

Collaborative Spaces

1

Multi-function Room /
3 settings

1

Parents Room

1

Contemplation Room

1

IT Build Room

6

Terraces

1

Boardroom & support
areas

134

Art canvases, large
screens, framed photos,
sculptures and counting...

46

Plant pots

BGY

C/5
core five

chapmanbdsp

HOARE LEA **(H.)**

HTS STOCK MATCHER

MCM.

MiX **WORKPLACE TECHNOLOGY**
CONSULTANTS

SWECO 

 **TRICON**
FOODSERVICE CONSULTANTS

Verte
sustainability

we **make** **shore**

BGY

24 ENDELL STREET, COVENT GARDEN

This document is the result of workshops conducted over 3 months with the Client team.
We have taken direction and comments throughout and fed them into the final Concept Design.
We have also worked closely with MCM feeding their studies in our design.

12 July 2023

PRESENTATION AGENDA

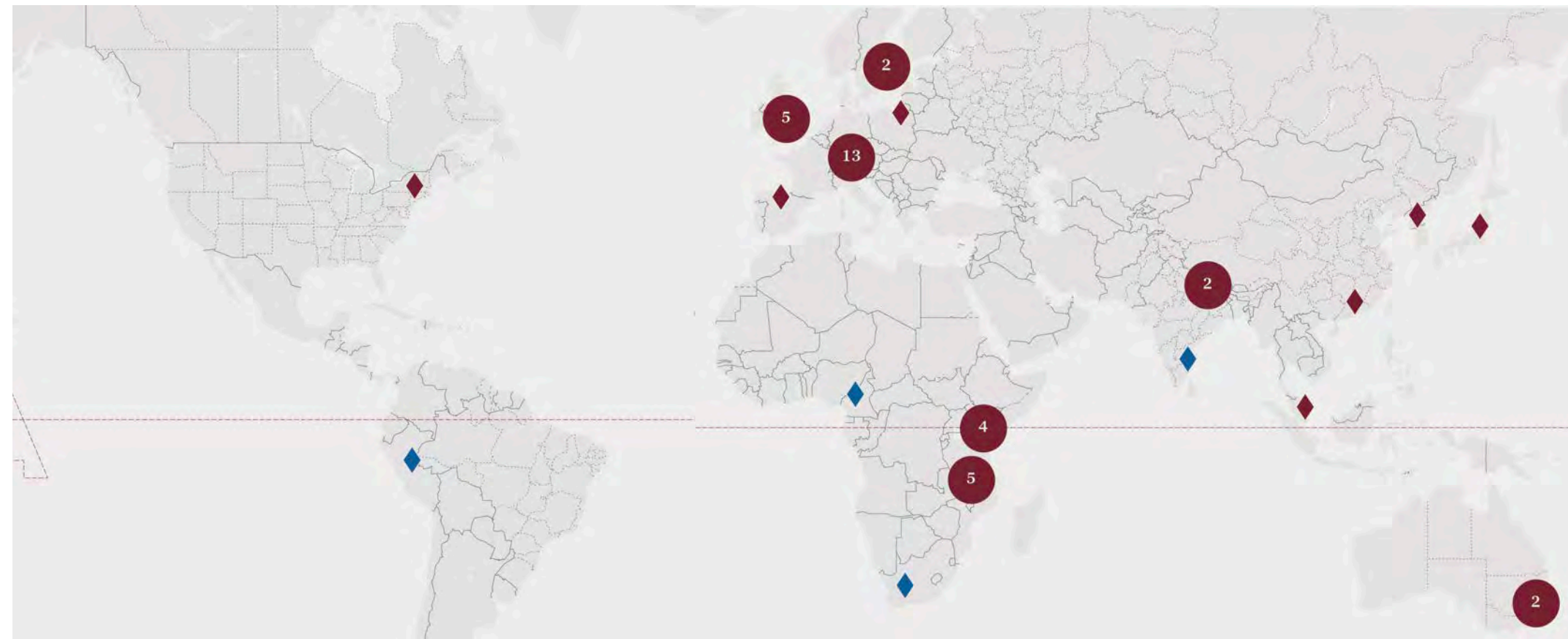
| | |
|-------------------------------|---|
| Narrative Overview | 1 |
| Layout Plans & Sketch Visuals | 2 |
| 3Ds | 3 |

1. Narrative Overview

The BGY team have updated and developed a tailored narrative, translating the Patrizian philosophy into the design of an already charismatic building.

Tell the story of Patrizia as you arrive into the building

Your global reach of partnerships, investment and culture is clear as a narrative on arrival and even from the window to the street



Your Headquarters - The standout building of Augsburg



Investments for clients



Experimental architecture



“**Create a stage** which has a good look & feel, has a harmonic feel, **things that resonate with the building**. It can have super contrast, be super modern, it’s about defining an approach, then the images and then you go for it!”

“Next step is to revise the look and feel, all materials, colours, all interior aspect to be considered, **what you feel when stepping in the building**, all these in the presentation by MCM were different than our thoughts. “

“In the presentation you can’t feel the building, it’s just rooms and functionality. We need to **articulate and celebrate the key areas** such as the Entrance, Pavilion, Basement and the Double height space.“

“We want people to see this **new home for the business as a cool building that they want to be in**. The employees are remotely working and can work from anywhere, we aim for the building to be an attraction for them and **a place for them to desire to come in and work and collaborate** “

“**Needs a narrative that runs through the floors** and uses, **an experience through look & feel**, that is cohesive “

“**Practicality and Journey very important** to show in the presentation . BGY, now remodel again, get clear **what is the mood, what is the idea, what we would like the outcome to be** in the end. Focus on details such as light, sound etc. and I’d say first we have to agree on general look and feel, mood and what is the fit out in the end of this building”

“One of the fundamentals , when you look at the design as it is now, there’s no joy, no wow, no kind of ‘WOW, I’m walking in to an amazing building’ There’s no sequence of **spaces that give you that sense of - it’s special**. “

“The elegance of you (WE) starting with one property and continuing your approach with every building. It is so important to the way the strategy of the company is represented into this building. In a way like “**here we are with this one building again being representative of our continued aspirations and also the expectations of people that come to visit you there**”. That’s what I think we need to be delivering”

“ART PROVOKES“

“The Cat A, B & C is super important to be **understood as one project**”



“It’s very dark, we want height and light in the building”

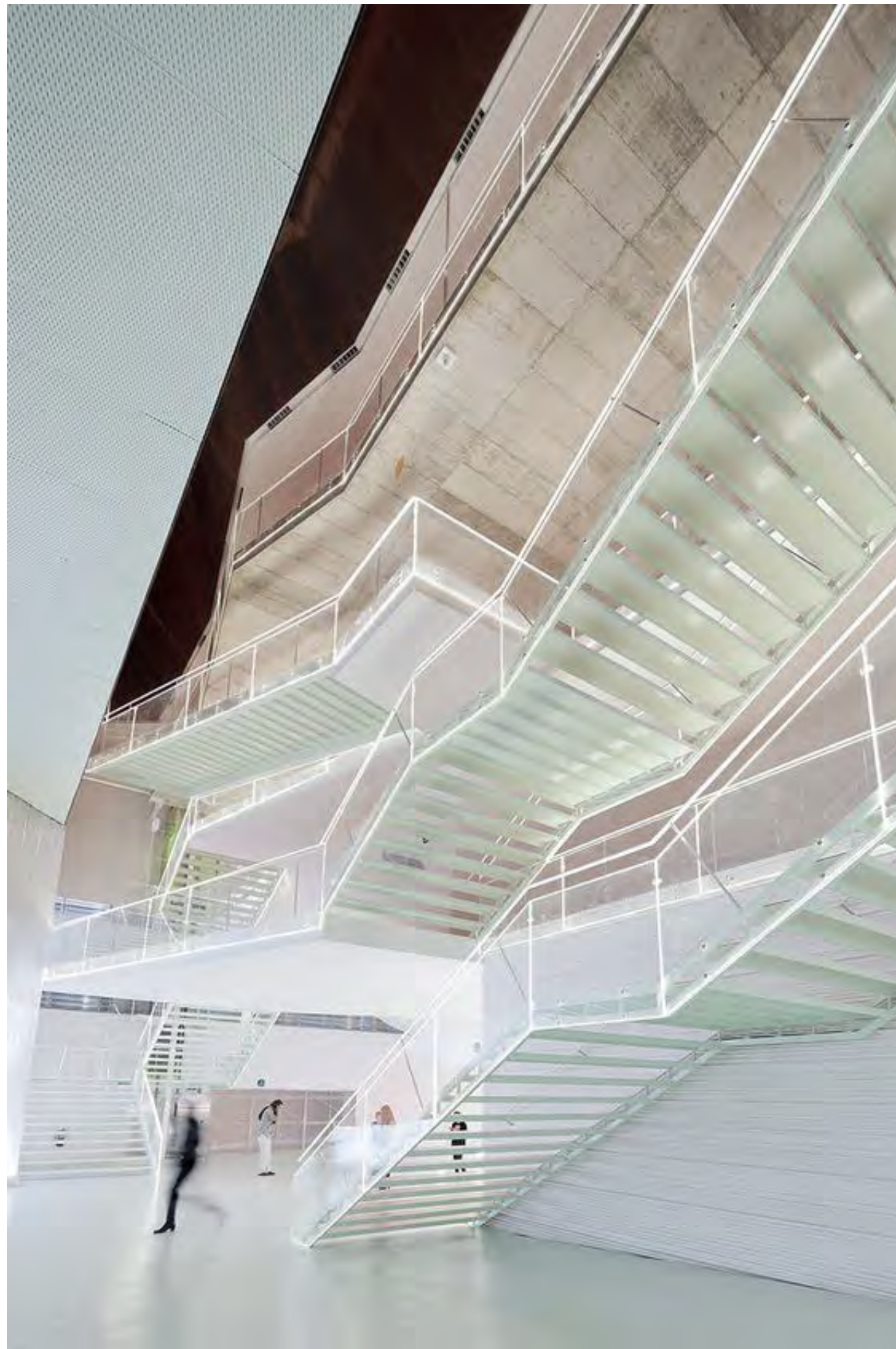
“We want the building to be delivered with hospitality in mind”

“For the palette to be tonal, and the artwork to add motion and texture ”

“The arrival through a Gallery, welcomed into the Cafe”

Look and Feel

The contrast of expressive art, with style and sophistication



An emotive response

Club and Functionality

Contrasting duality

Culture and art

Style and atmosphere

Create a soul

Vibrancy and Activation

versus

Calm and Focused

Sophisticated,
connected spaces

Street art
Installations / commissioned

Look and Feel

An elegant workplace that speaks Patrizian style of Hospitality and the function of the business

Add lighting to desk clusters to create defined areas and bring the eye level down



Two Feelings of Contrasting Duality

Style, Atmosphere, Culture & Art

Give the Building a Soul

Vibrancy and activation

Calm and Focused

Sophisticated & connected space

Art and the core throughout with link to the Foundation

Demonstration of the activity of the company

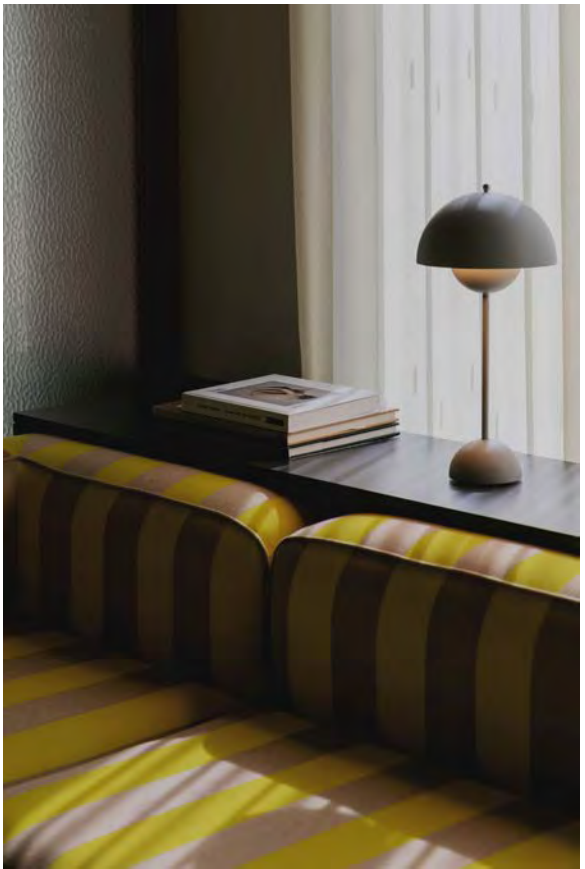


Look and Feel

With a sense of generosity



Lounge seating that acts as a welcome and workspace



With integrated lighting , power and data





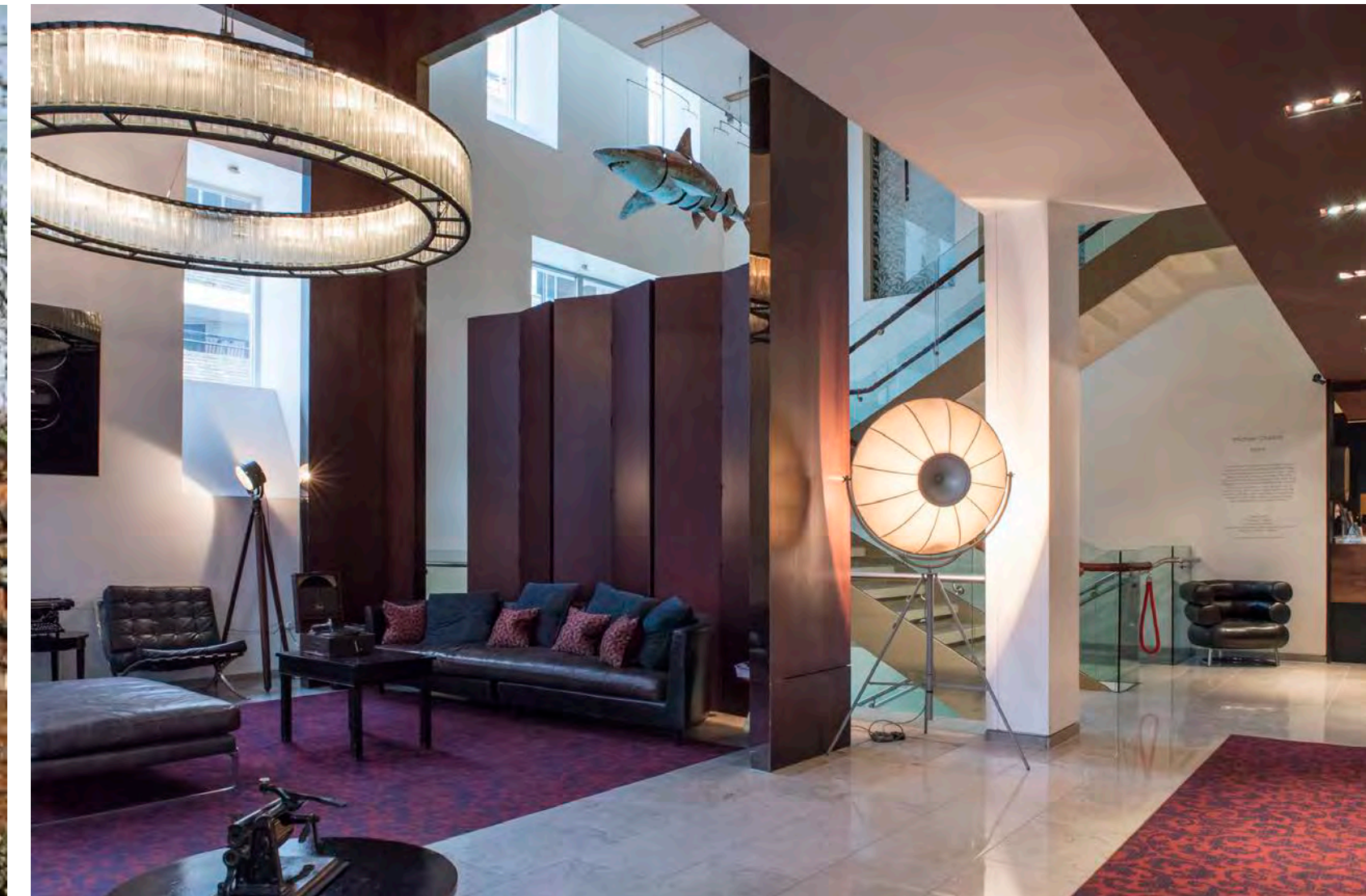
Where the building blocks of the company are part of the art and design

You bought a building with a broad history and we wanted to ensure it feels connected to that

A building with a history built around people and culture



in the heart of Covent Garden - a constant cornerstone in this community.



The Hospital 1749 - 1913

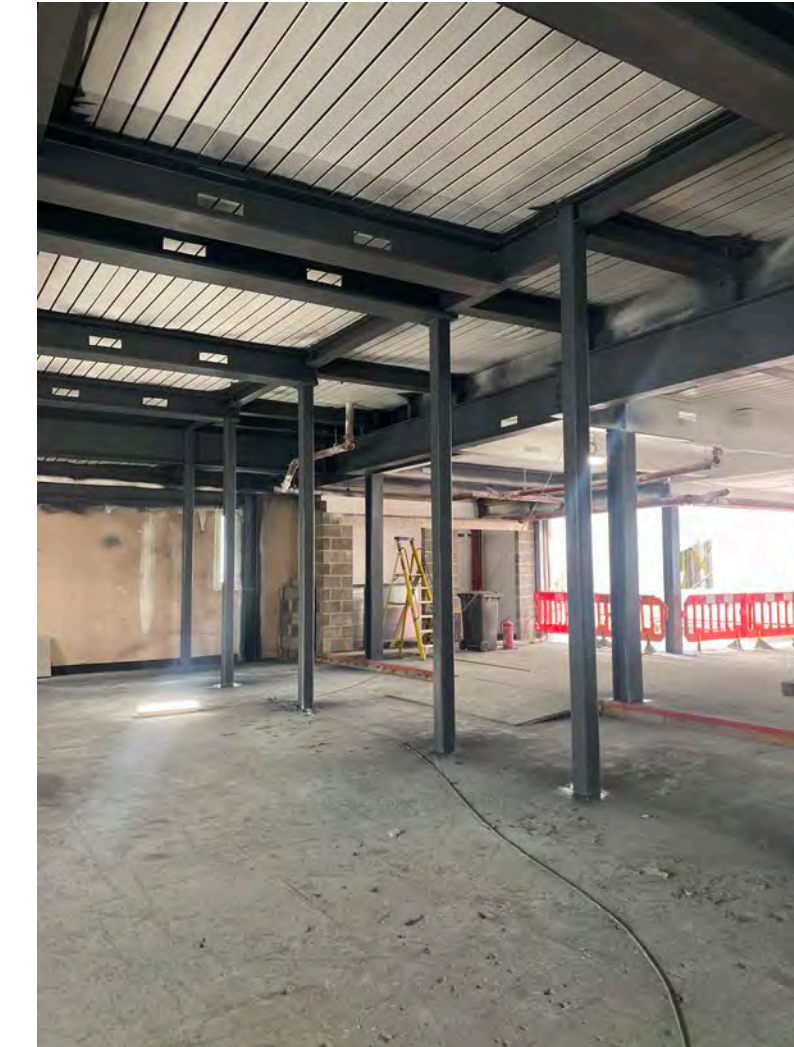
The British Lying In Hospital -The oldest maternity hospital in London, the Lying-In Hospital for Married Women, opened at the end of 1749 with the Duke of Portland as its President. It had been established by a group of governors of the Middlesex Hospital, who were dissatisfied with the facilities available in that Hospital for women in labour.

The Club 2004 - 2021

As well as being a members club it also housed a television studio (h Studio), recording studio, screening room, live performance space, restaurant, lounges and gallery over seven floors.

Retain as much of the architectural history of the building, and where new, introduce with honesty

Reveal the buildings materiality and structure and add in materials that are real, recovered and honest.

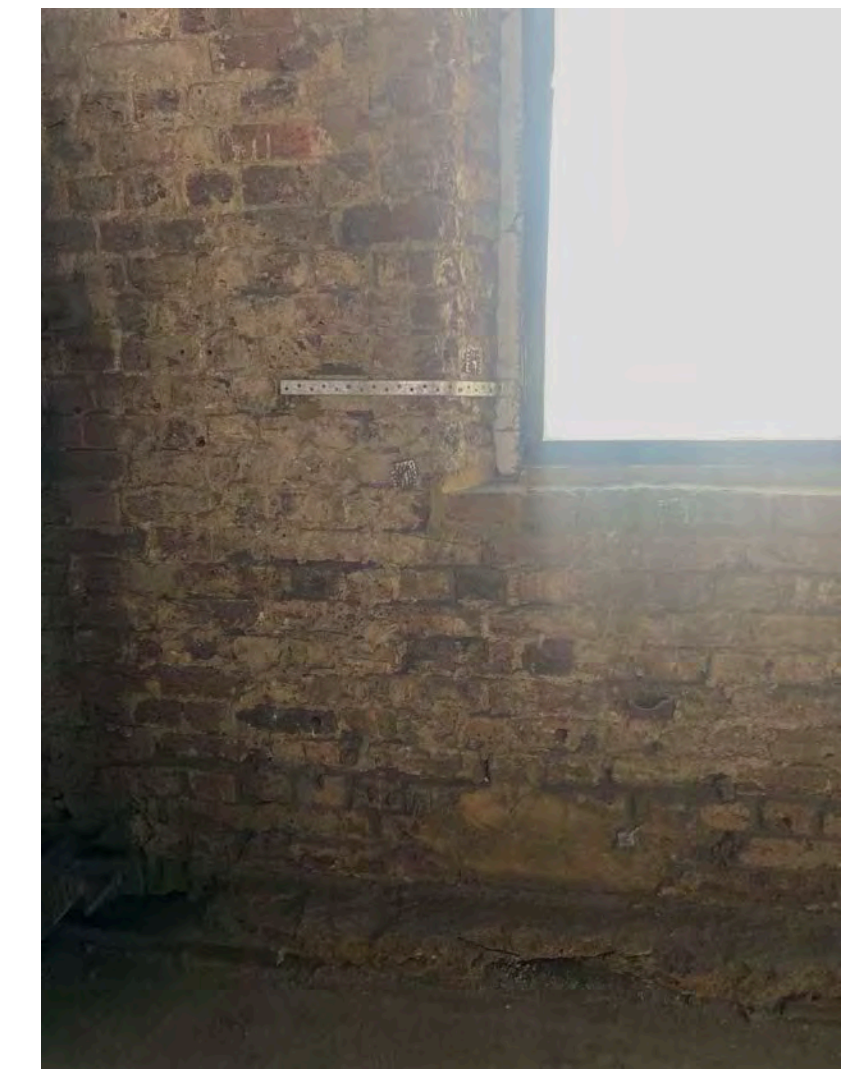


New ceiling Material
with Existing structure

Embracing the
existing
Steelwork



Steelwork fixings



Original brickwork

Art discovered in unexpected places



Bringing in diverse Artwork from established and emerging London artists.



Nathan Bowen



Hayley Welsh



Woskerski



Stik



Sean Worrall



David Speed



Jimmy C



Otto Schade



Fanakapan

Leading with hospitality

The arrival and the cafe area are tonal and reflect the utilitarian heritage of the building.



2. Layouts & Sketches

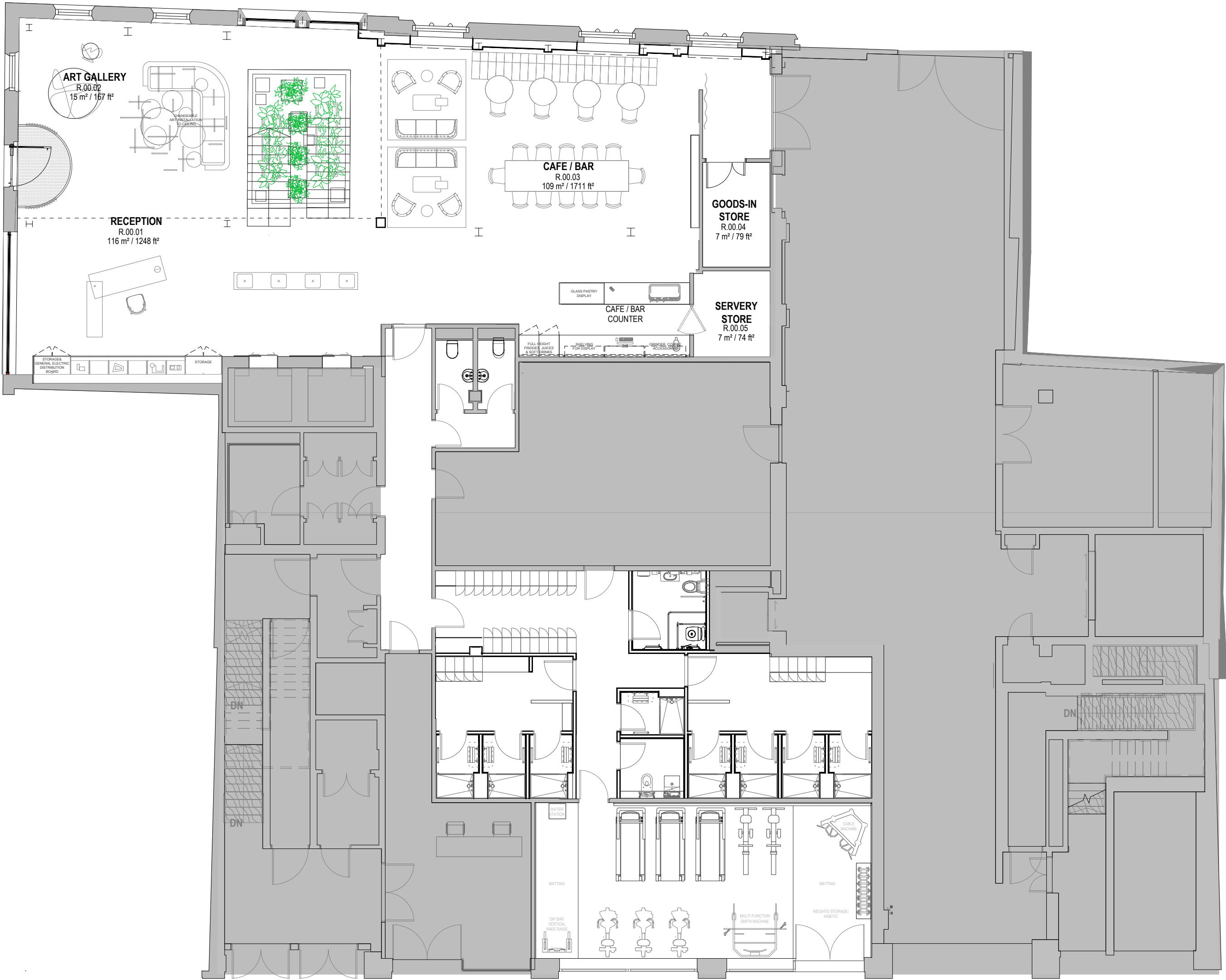
The narrative agreed, taking shape and colour, functionality and materiality developed in harmony with Patrizia's core values and branding identity.

Ground Floor Plan

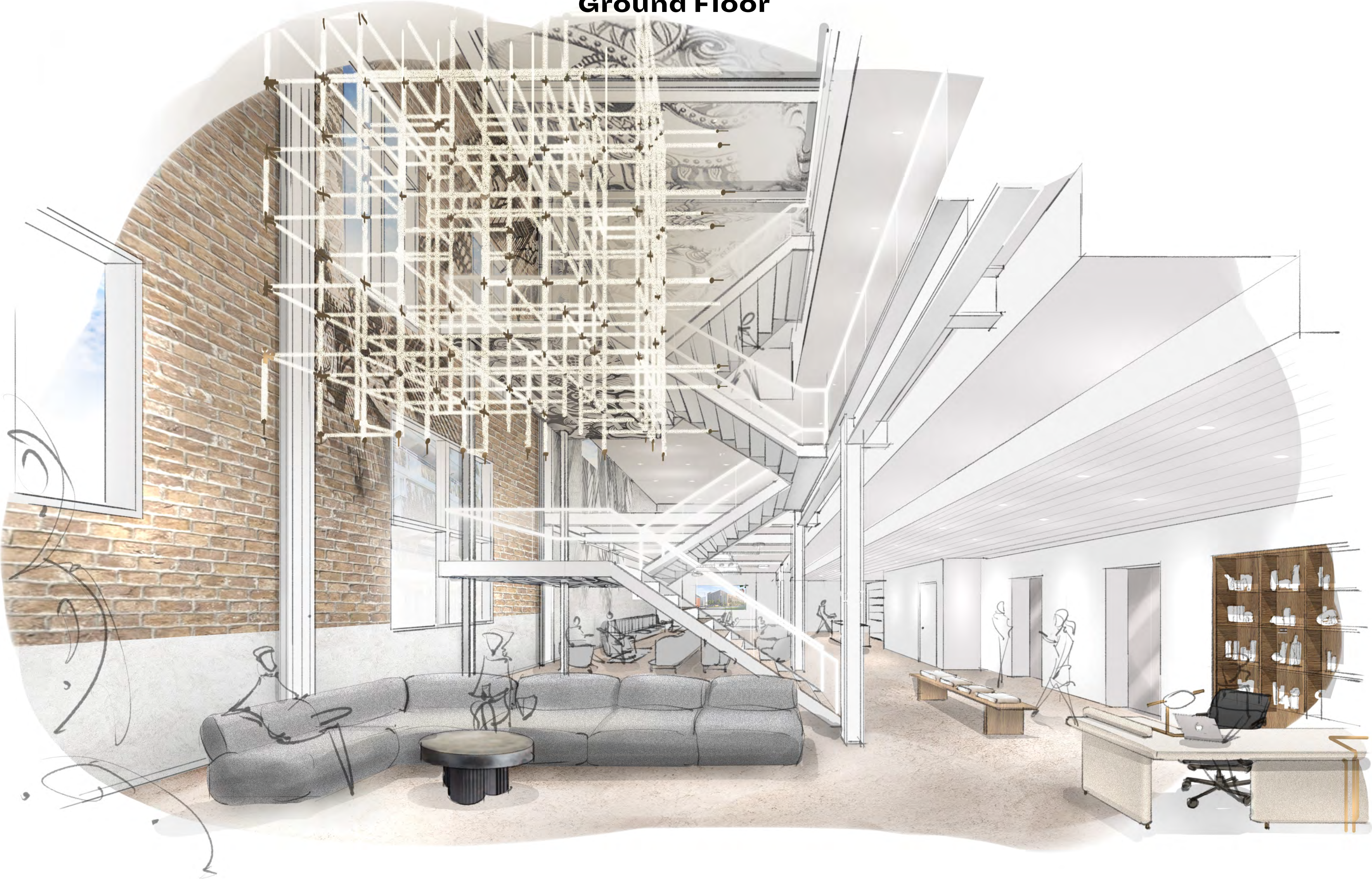
SEAT COUNT

Art Gallery: 6
Dining: 20
Lounge: 10

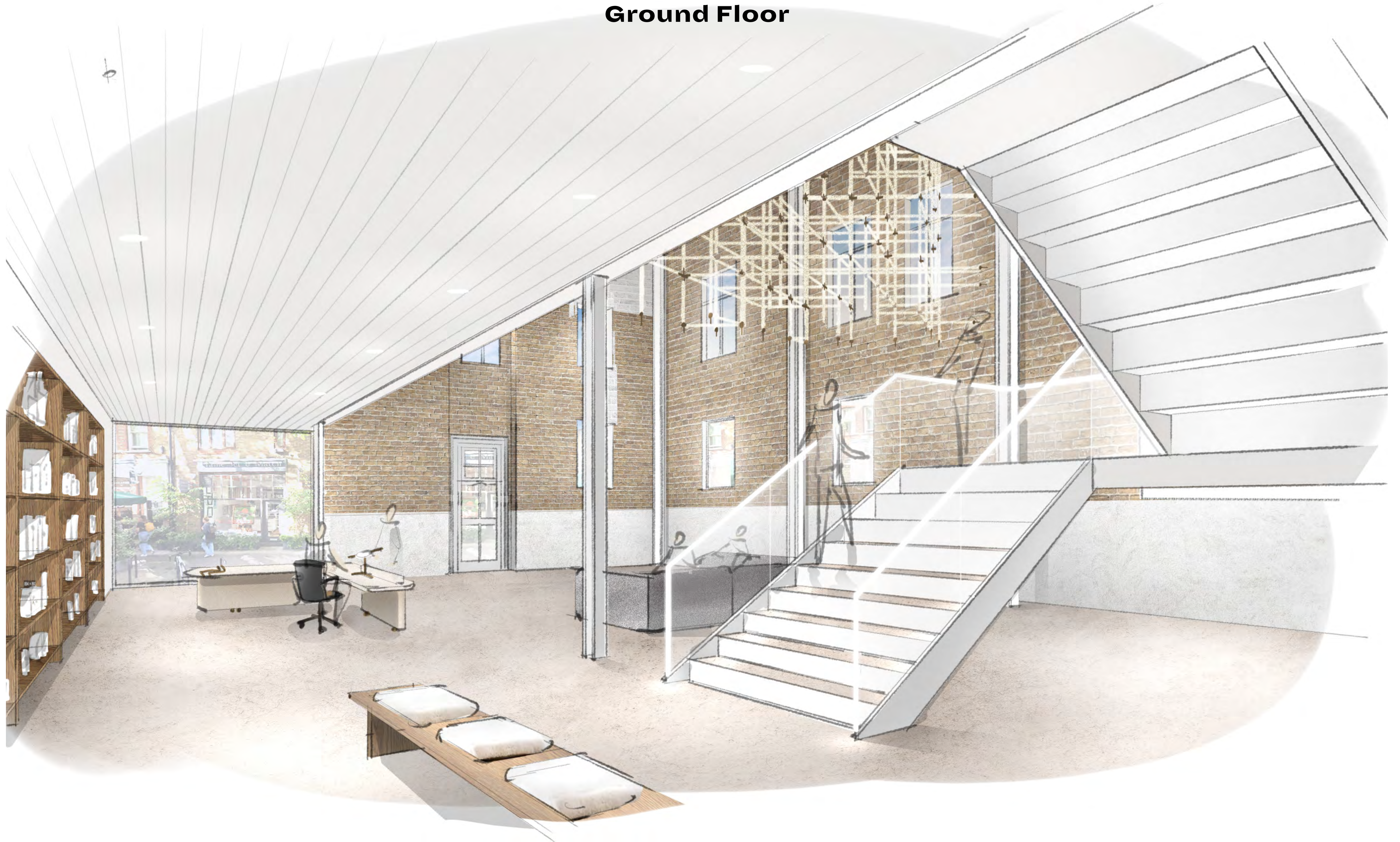
Total: 36



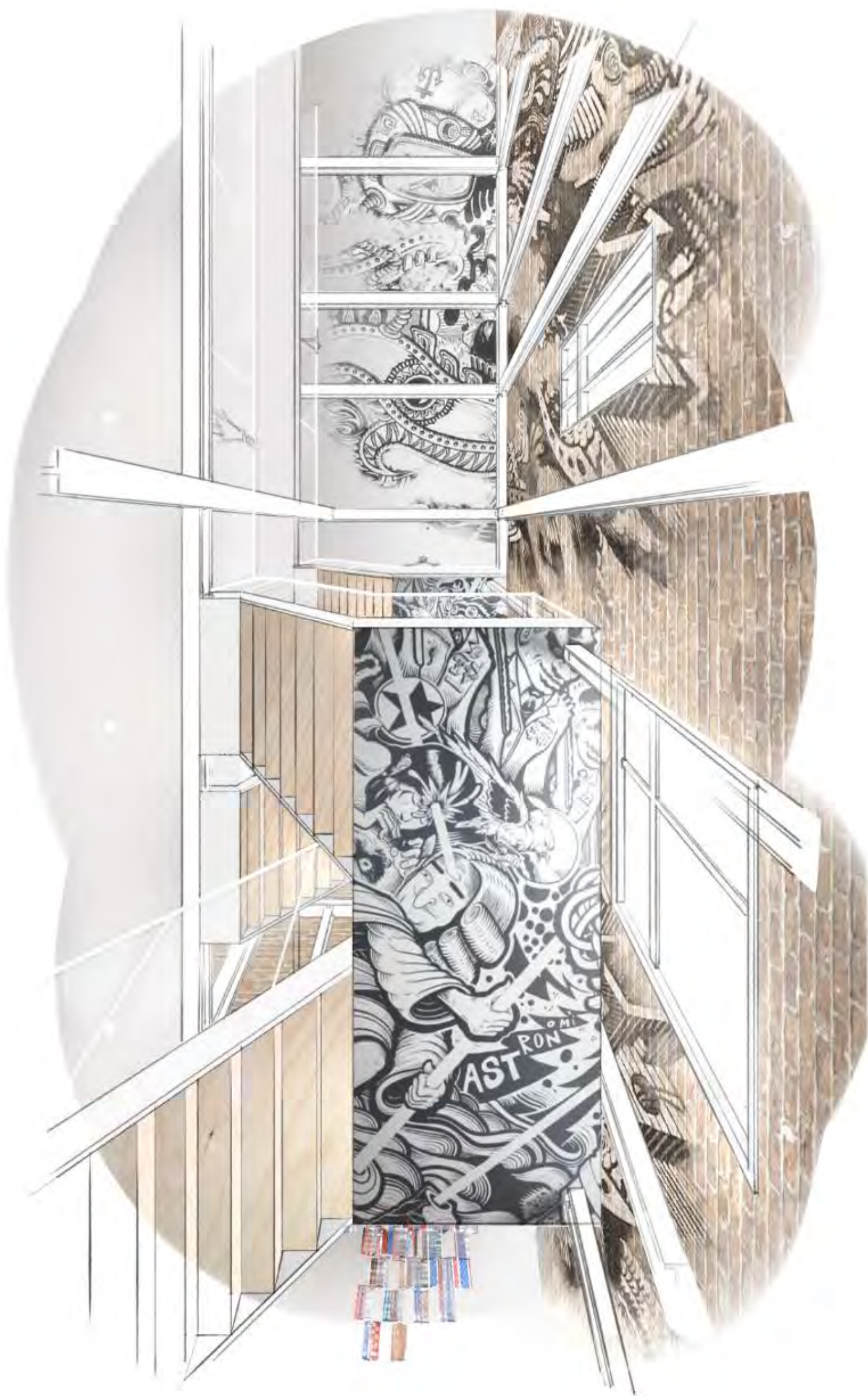
Ground Floor



Ground Floor



Staircase



Ground Floor





First Floor Plan

Round Table Setting



SEAT COUNT

Waiting Area: 11
Meeting Rooms: 67
Pantry: 12

Round table to Multifunction: 30
Lounge seating: 29

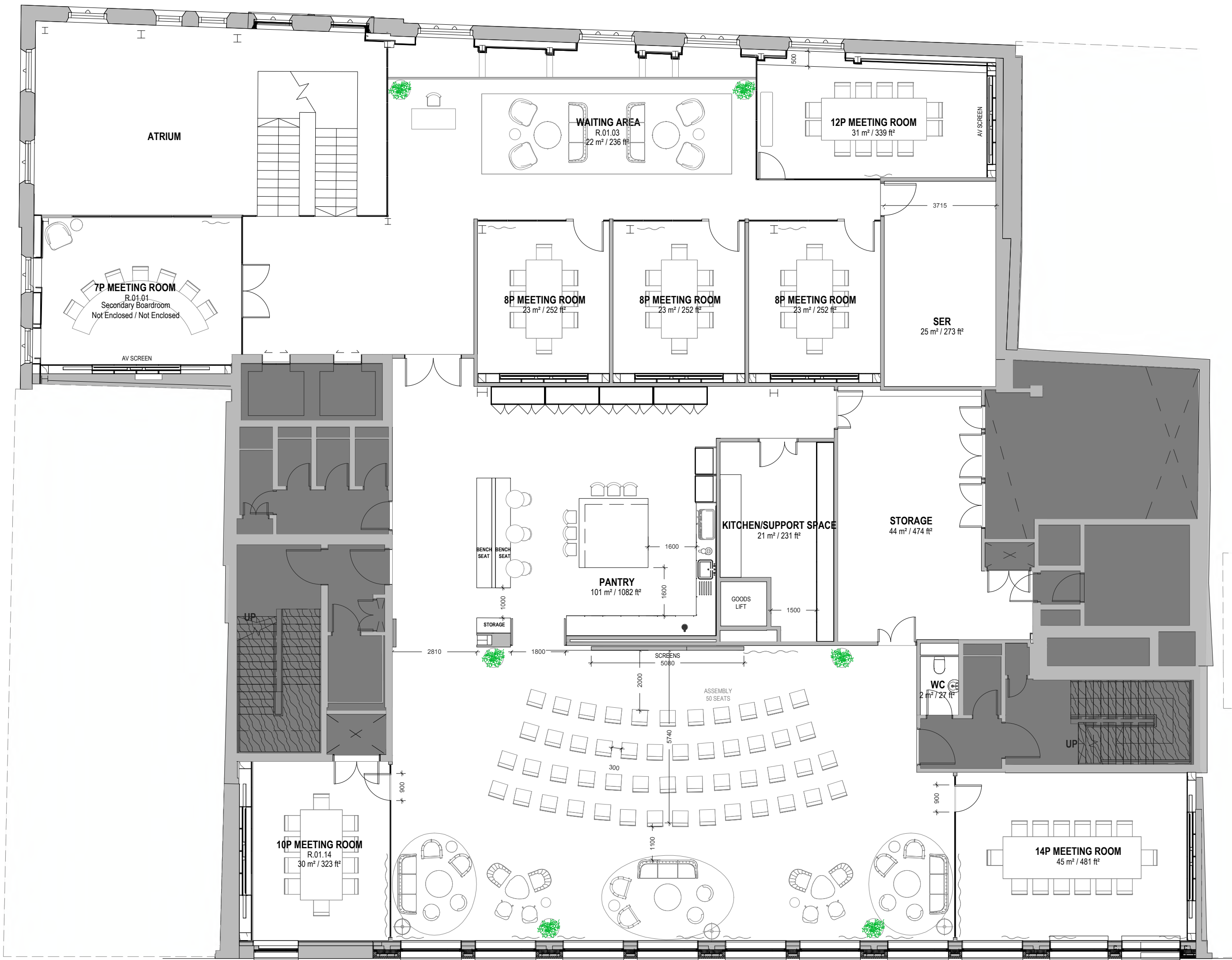
Total: 149

WARDROBE

To Pantry: 7600 mm / 50mm = 152 coats

First Floor Plan

Theatre Setting



SEAT COUNT

Waiting Area: 11
Meeting Rooms: 67
Pantry: 12

Assembly seating: 50
Lounge seating: 29

Total: 169

WARDROBE

To Pantry: 7600 mm / 50mm = 152 coats

Second Floor Plan



SEAT COUNT

Individual Work-points: 68
Collaboration Areas: 15
Team Tables: 16
Team Room: 4
Meeting Rooms: 8
Focus Rooms: 7
Parents' Room: 1
Art Space: 3

Total: 122

WARDROBE

To Tea Point: 2160 linear mm / 50 mm = 43 coats,
To Desks: 2910 to desks = 58 coats,
TOTAL = 101 coats

PERSONAL SPACE

Lockers are 87

Desks are 1400 wide:
- allows for 2 screens;

Second Floor



Third Floor Plan



SEAT COUNT

Individual Work-points: 68
Collaboration Areas: 21
Team Tables: 16
Team Room: 6
Meeting Rooms: 22
Break Out: 6
Focus Rooms: 7
Contemplation Room: 1

Total: 147

WARDROBE

To Tea Point: 4195 linear mm / 50 mm = 84 coats;
To Desks: 3030 linear mm / 50 mm = 60 coats;
TOTAL = 144 coats

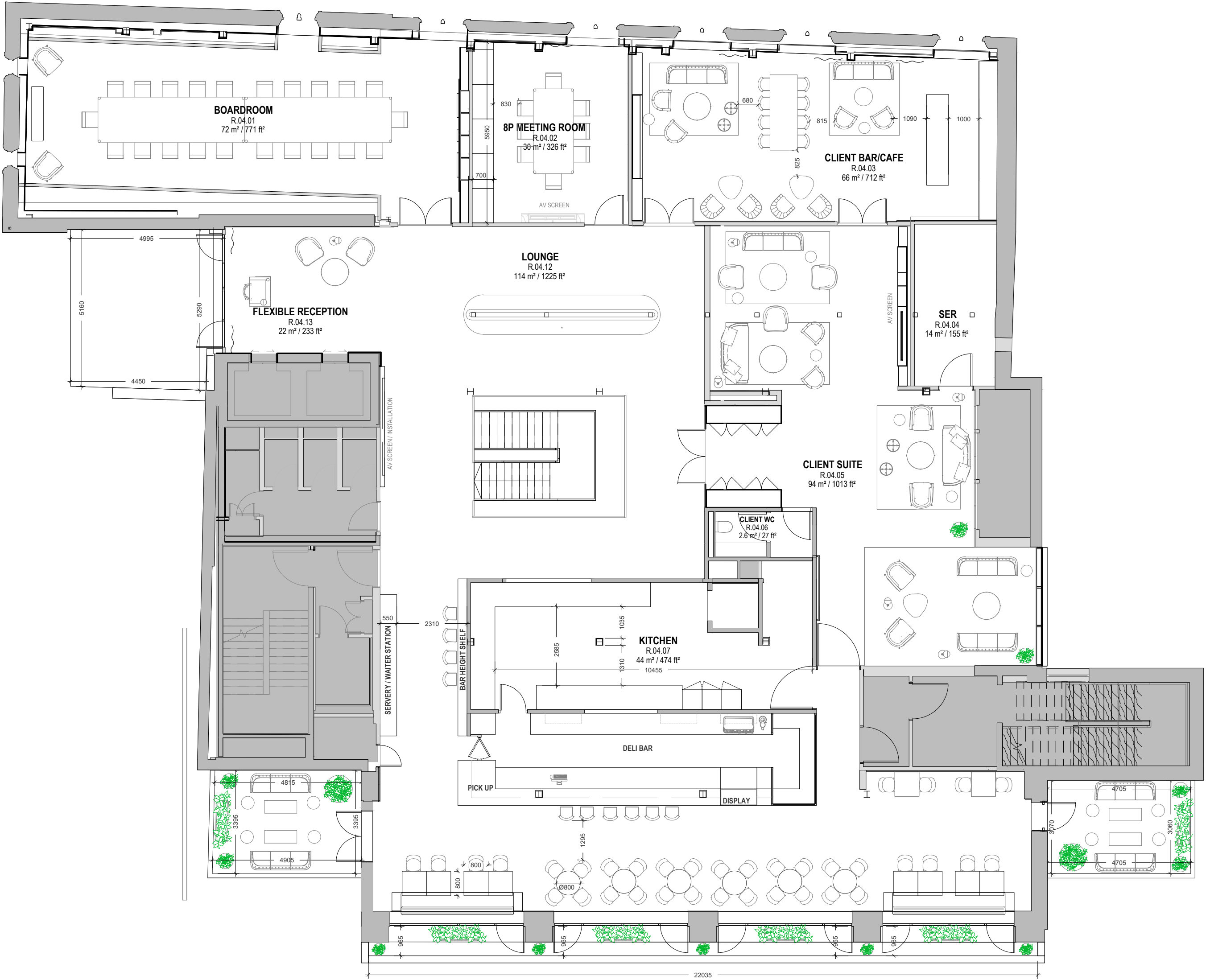
PERSONAL SPACE

Lockers are 92
Desks are 1400 wide:
- allows for 2 screens;

Third Floor



Fourth Floor Plan



SEAT COUNT

Reception/Lounge: 14

Boardroom: 22
Meeting Room : 8

Client Suite Bar/Cafe: 23
Client Suite: 22

Deli Bar Counter: 10
Dining: 44
Terraces: 20

Total: 163

WARDROBE

To Client Suite: 2450 linear mm / 50 mm
= 49 coats;

Fourth Floor











Fifth Floor Plan

Dinner Setting

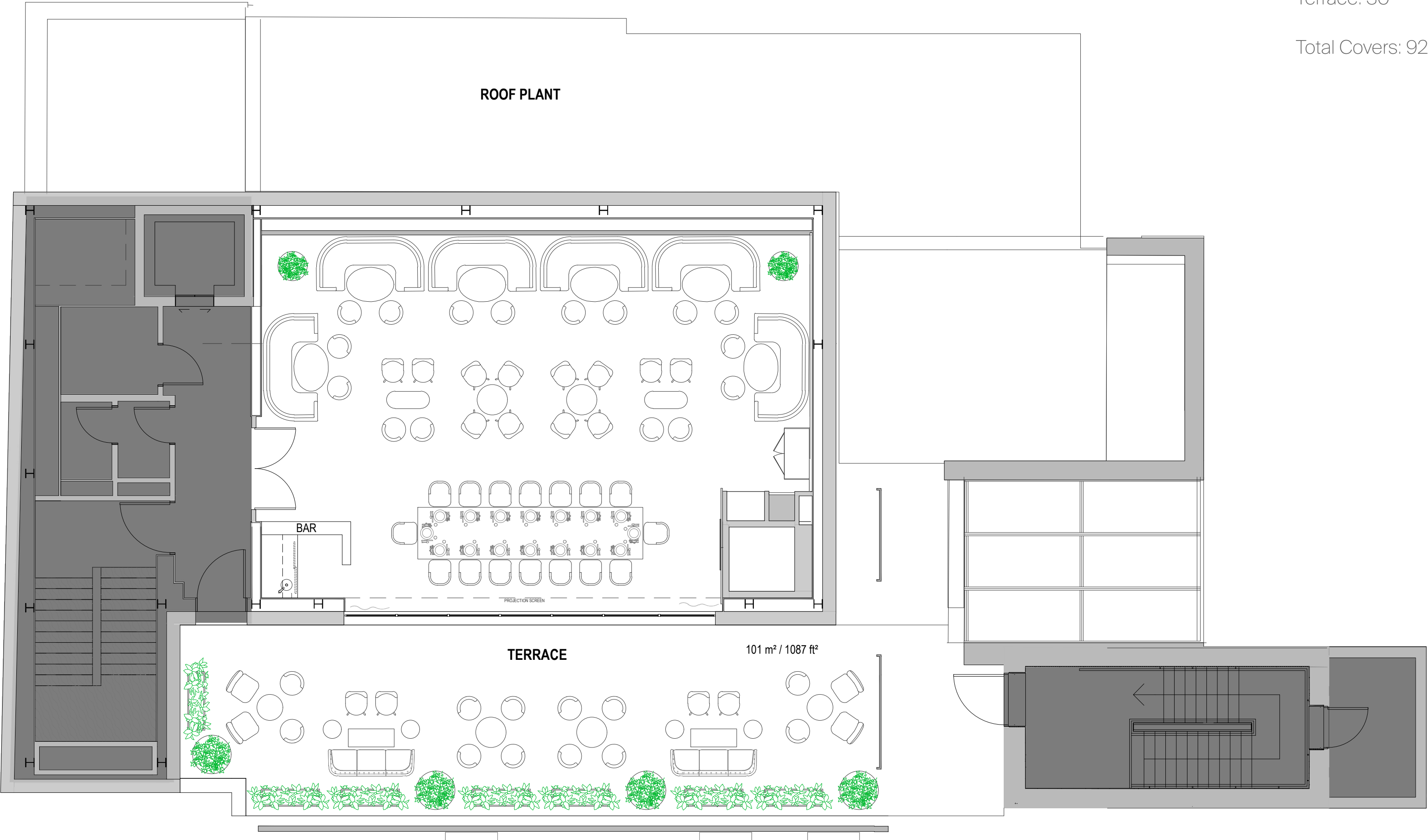
SEAT COUNT

Dining: 16

Lounge: 46

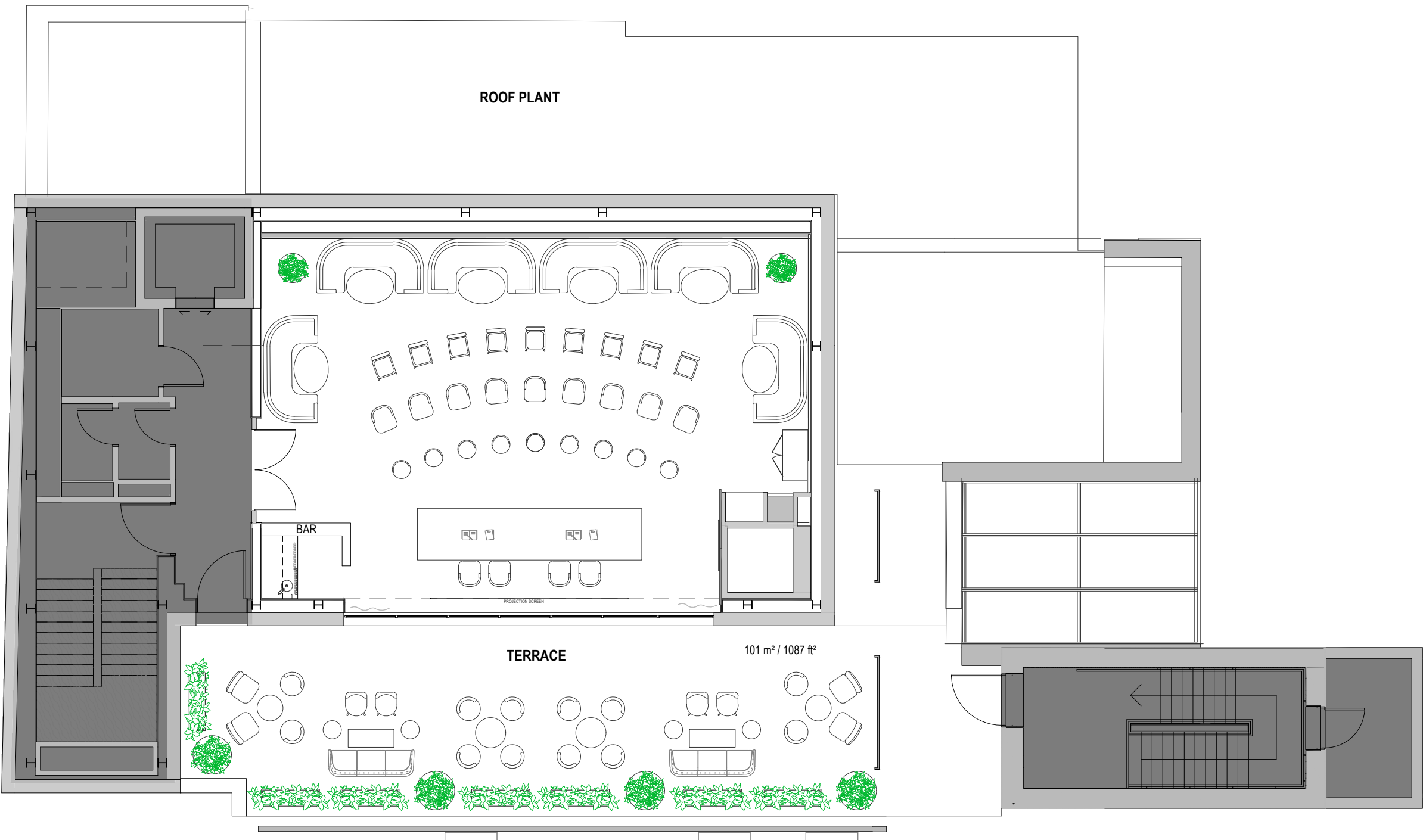
Terrace: 30

Total Covers: 92



Fifth Floor Plan

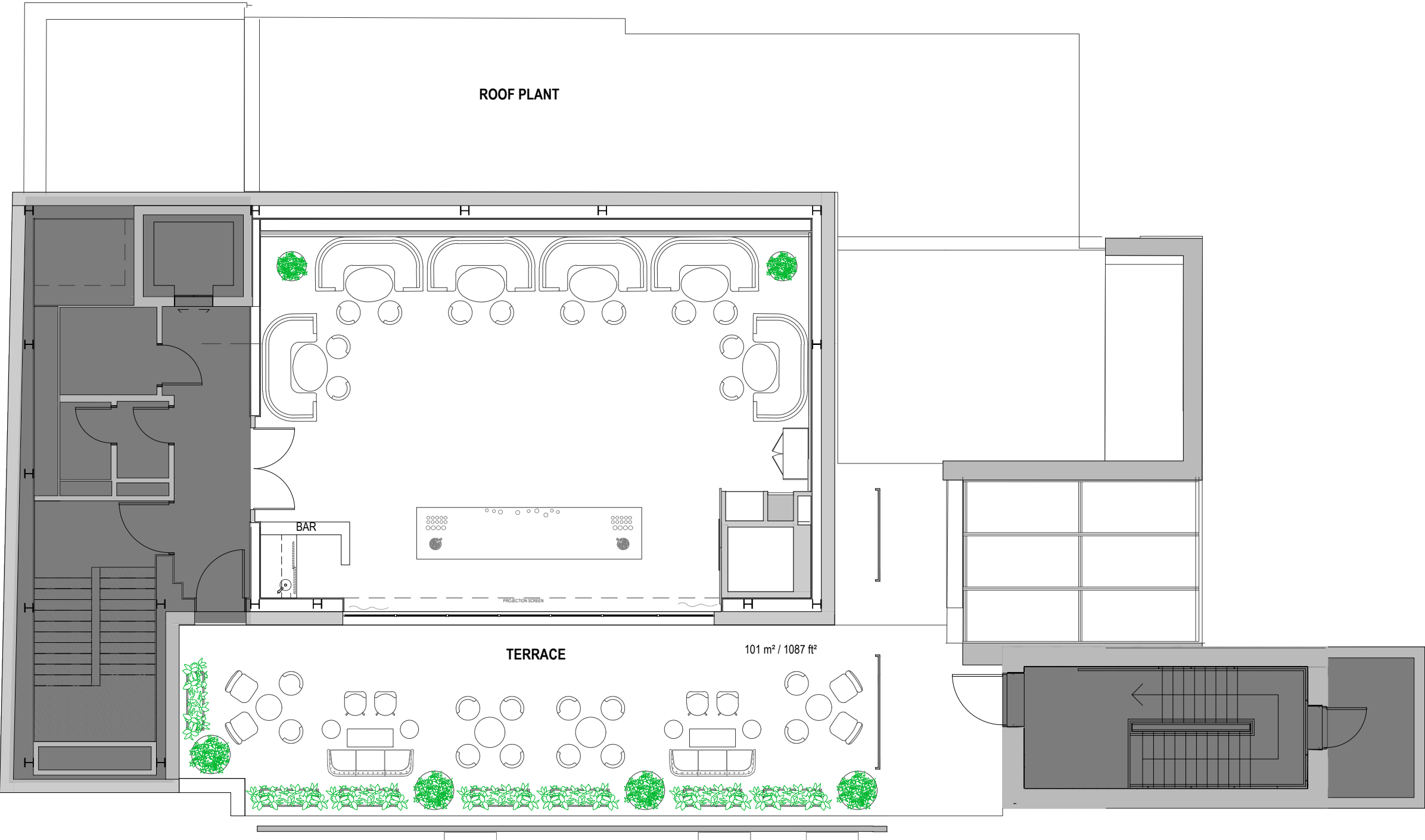
Town Hall & Event Setting



SEAT COUNT

Conference Table: 4
(with potential up to 7 if needed)
Audience: 51
Terrace: 30

Total: 85



SEAT COUNT

Covers: 36 (+standing)
Terrace: 30

Total: 66



5. CGIs Visuals

3Ds links

Ground Floor to 2nd Floor:

<https://app.lapentor.com/sphere/patrizia-gf-2fl>

3rd Floor to 5th Floor:

<https://app.lapentor.com/sphere/patrizia-3fl-5fl>

Ground Floor

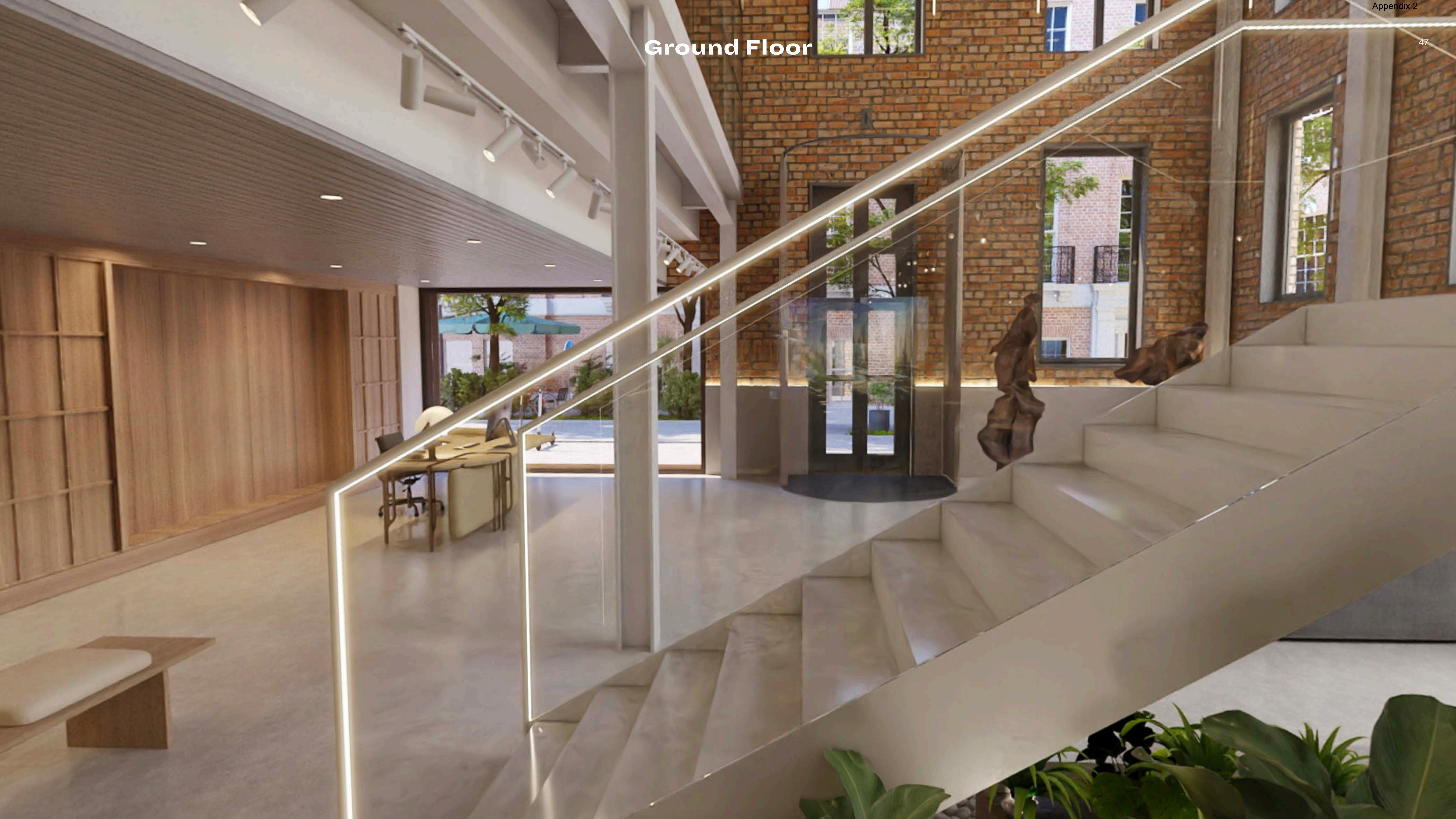
Ground Floor



Ground Floor



Ground Floor



Ground Floor



Ground Floor



Ground Floor



Ground Floor

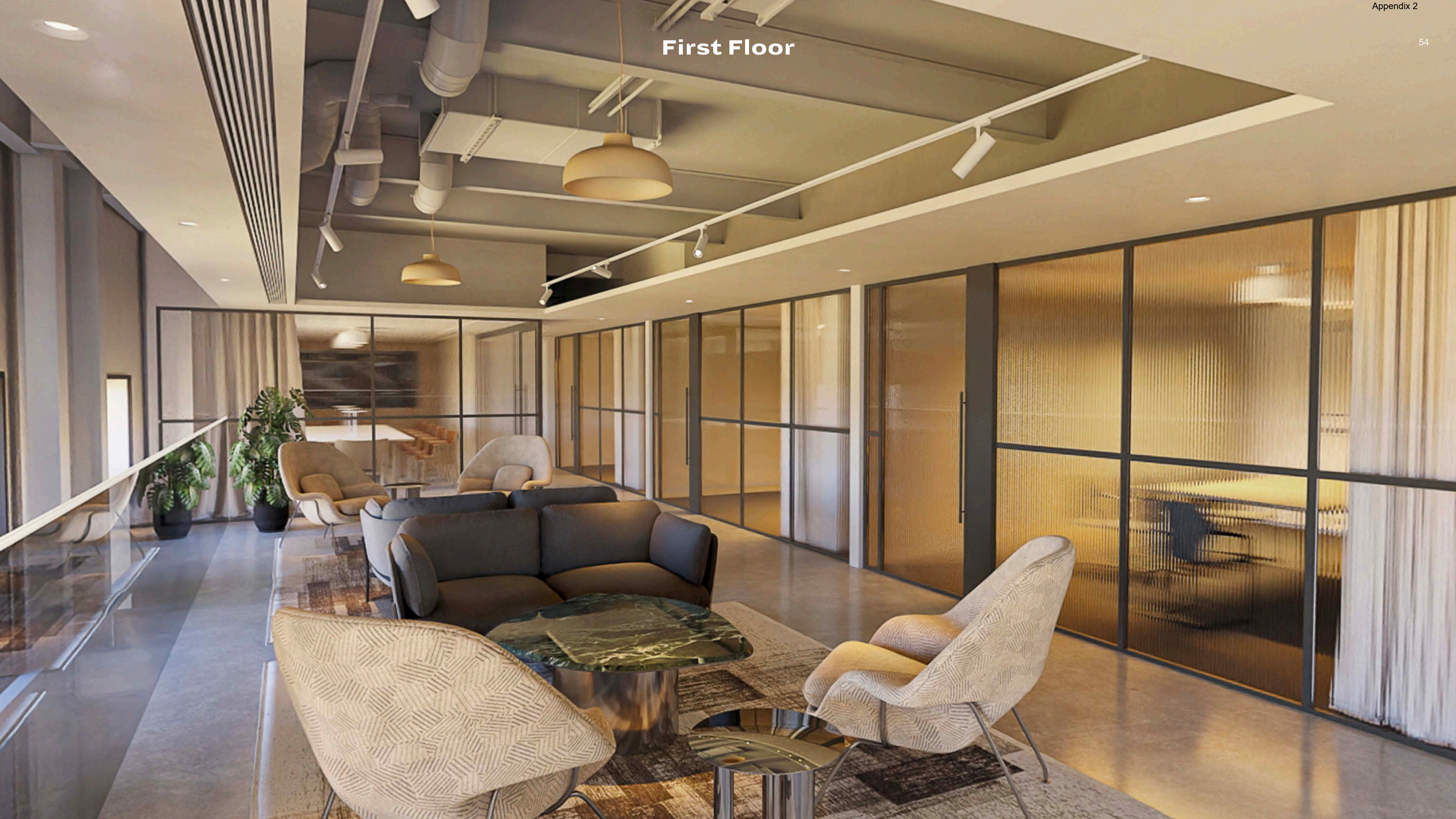


First Floor

First Floor



First Floor



First Floor



First Floor



First Floor



First Floor



Second Floor

Second Floor



Second Floor





Second Floor





Second Floor



Second Floor



Second Floor



Third Floor

Third Floor



Third Floor



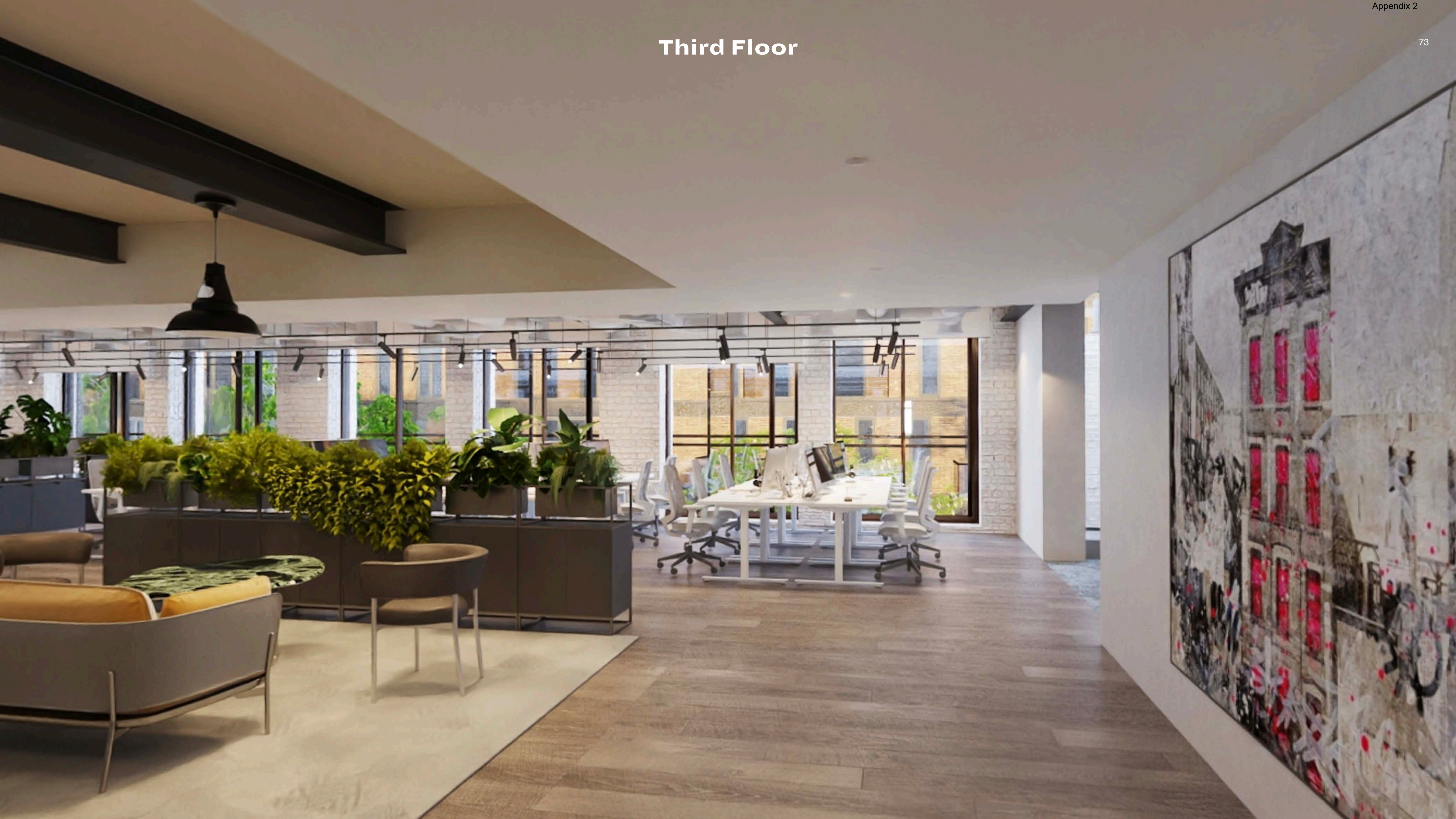
Third Floor



Third Floor

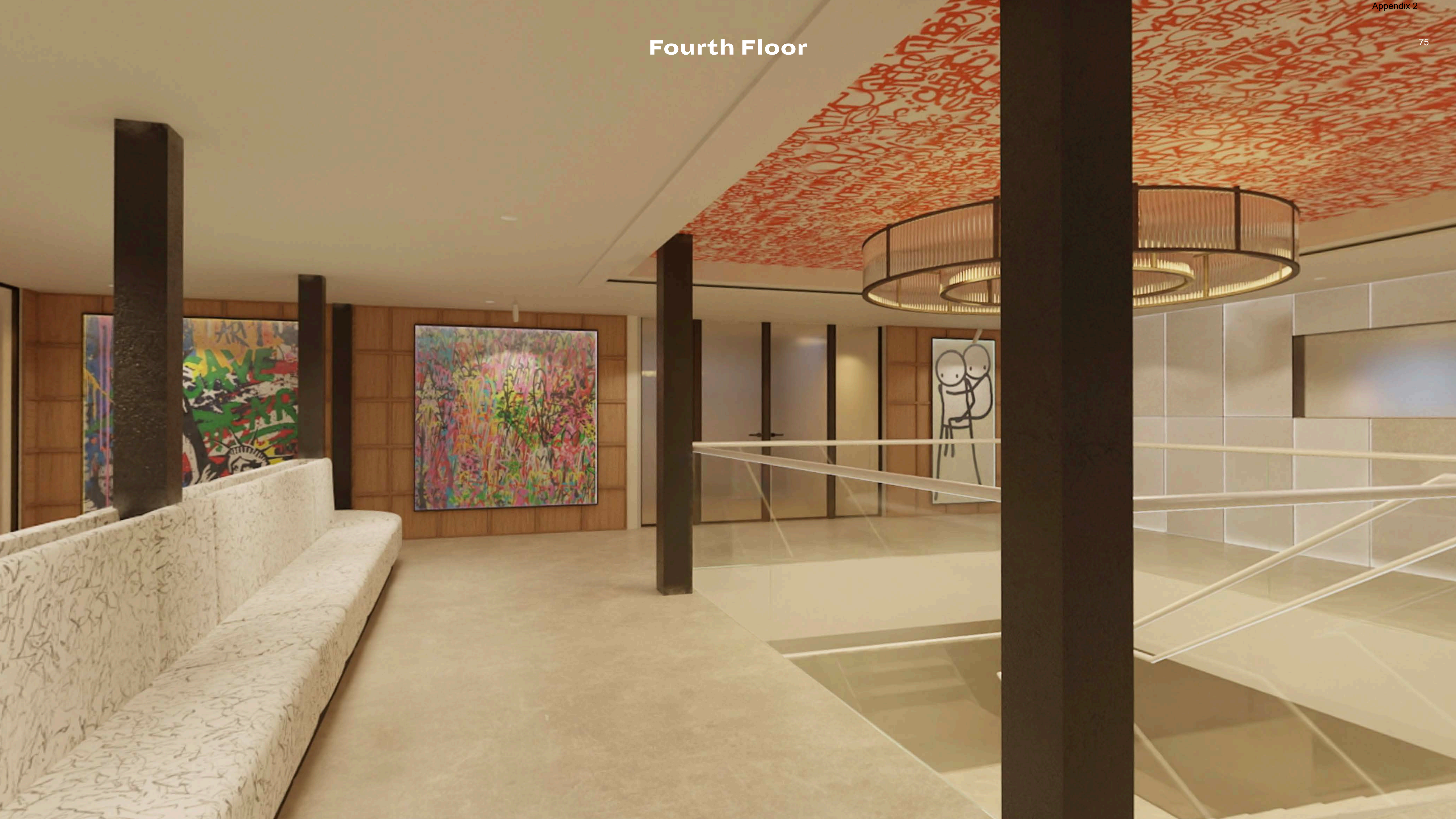


Third Floor

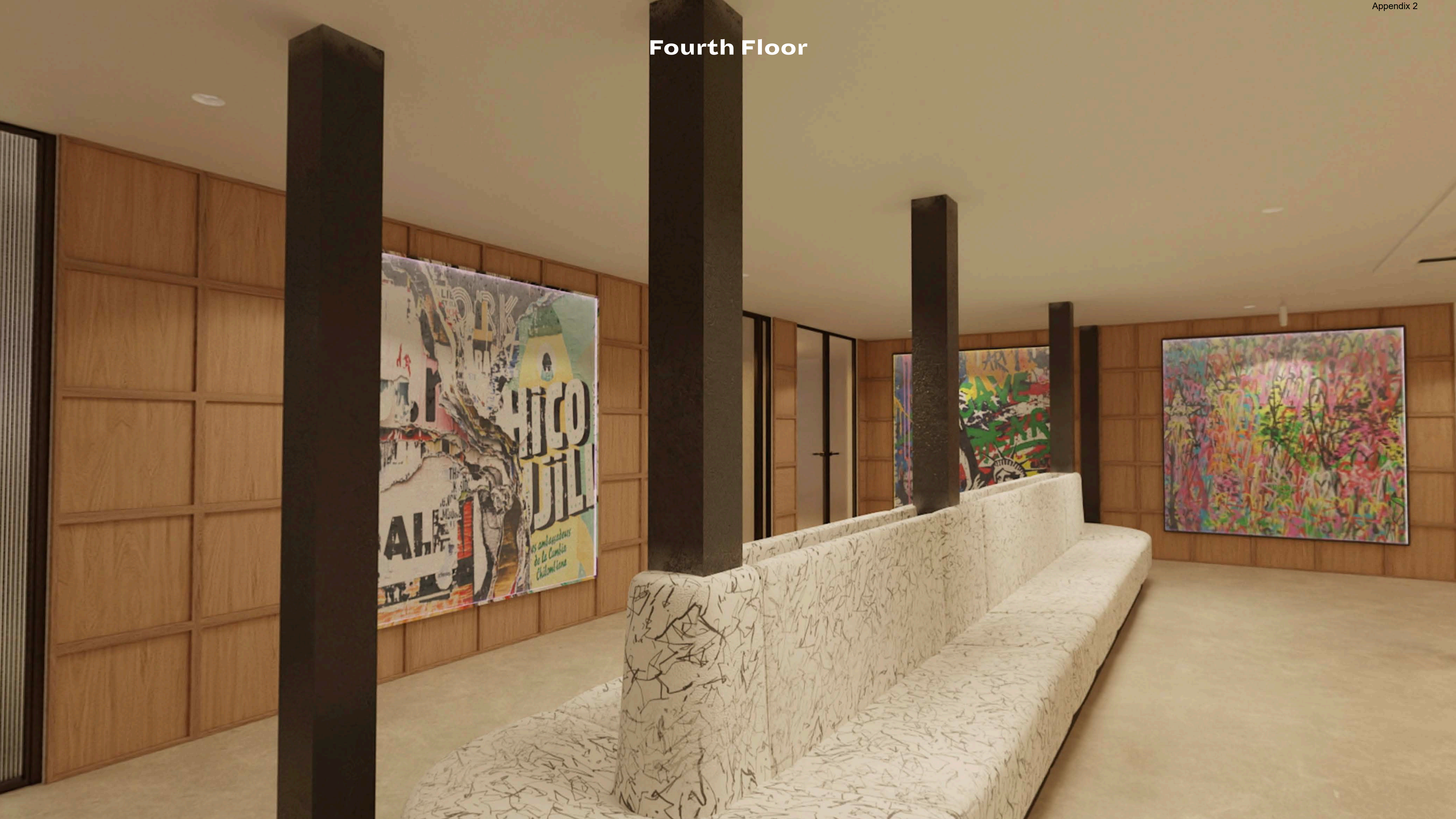


Fourth Floor

Fourth Floor



Fourth Floor





Fourth Floor



Fourth Floor



Fourth Floor



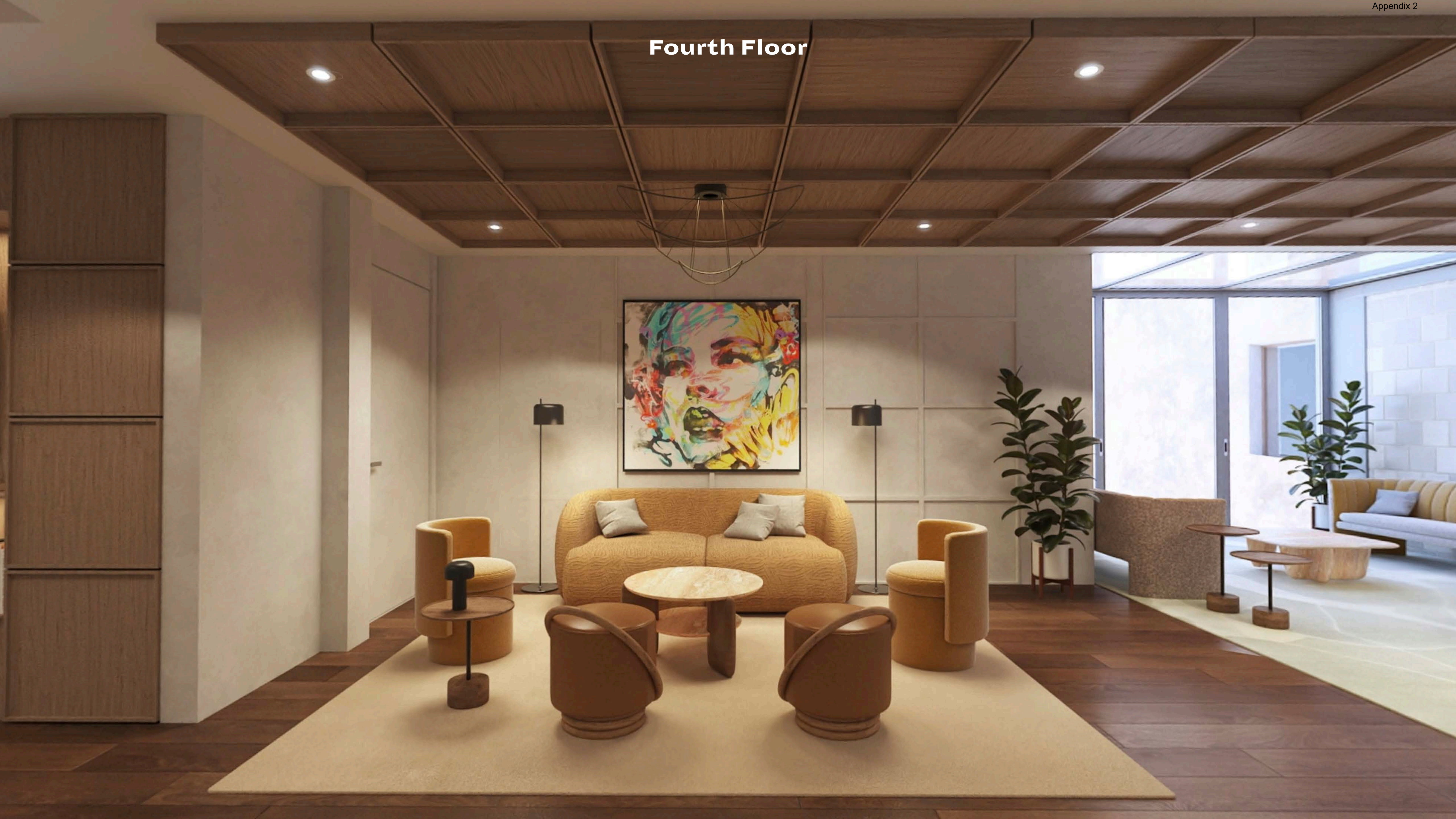
Fourth Floor



Fourth Floor



Fourth Floor



Fourth Floor



Fourth Floor



Fifth Floor

Fifth Floor



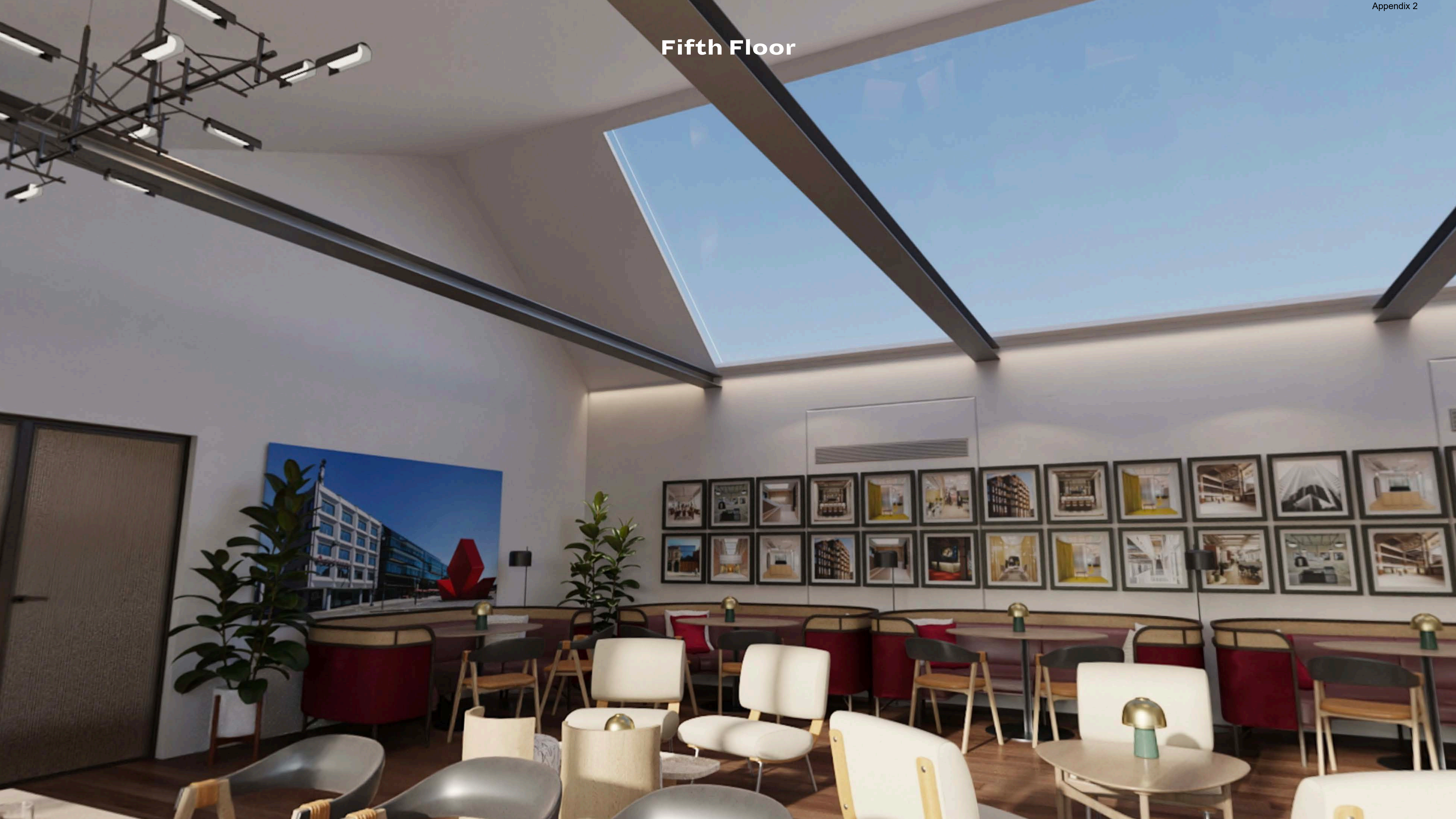
Fifth Floor



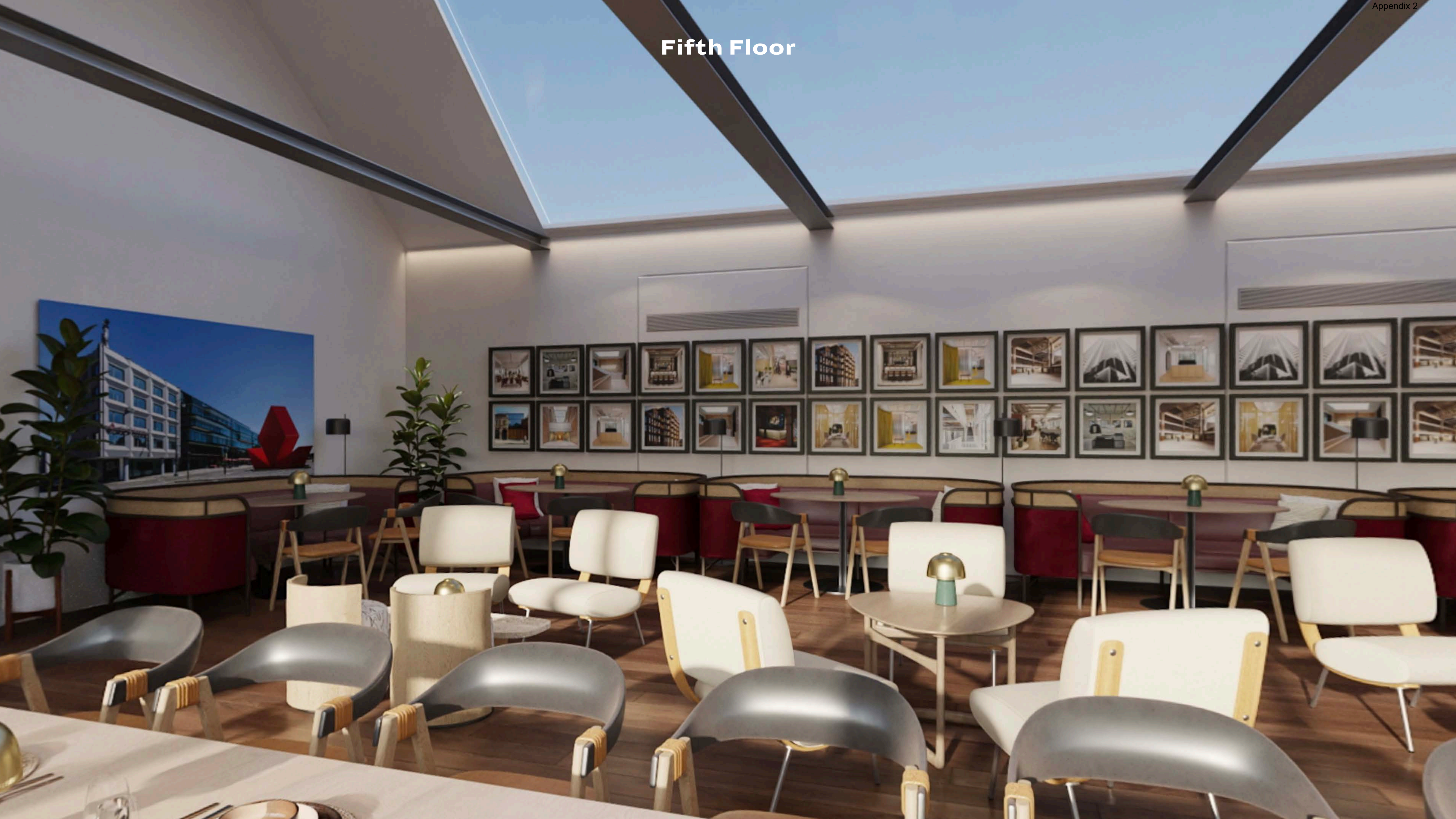
Fifth Floor



Fifth Floor



Fifth Floor



Fifth Floor



Fifth Floor



**...and that's a Wrap
(recap, Q&A...)**

Date: 05/04/2024
Application Reference: APP\PREM-NEW/120149
Direct Phone Number: [REDACTED]
Contact: Steven Dormer
E-mail: [REDACTED]



Public Protection
 Supporting Communities
 London Borough of Camden
 5 Pancras Square
 LONDON
 N1C 1AG

Tel: 020 7974 4444 (switchboard)

London Borough of Camden
 Fax: 020 7974 6955 / 6940
 Textphone: 020 7974 6866

DX: 2106 Euston

www.camden.gov.uk

Please quote our reference in any correspondence

Licensing (Contact Camden)
 Crowndale Centre
 218 Eversholt Street
 London
 NW1 1BD

Licensing Act 2003 – SECTION 17
RE: 24 Endell Street, London, WC2H 9AD

LICENSING AUTHORITY REPRESENTATION

This representation is made by the Licensing Authority, and it relates to the following licensing objectives: -

- Prevention of public nuisance

The Premises and Summary of Application

The application is to permit the provision of the following:-

- Alcohol
- Recorded Music
- Late Night Refreshment

The operational times being applied for are as follows: -

Alcohol – Both (Indoors)

| | |
|------------------|---------------|
| Monday to Sunday | 11:00 – 02:00 |
|------------------|---------------|

Recorded Music

| | |
|------------------|---------------|
| Monday to Sunday | 11:00 – 02:00 |
|------------------|---------------|

Late Night Refreshment

| | |
|------------------|---------------|
| Monday to Sunday | 11:00 – 02:00 |
|------------------|---------------|

The opening hours of the premises

| | |
|------------------|---------------|
| Monday to Sunday | 00:00 – 00:00 |
|------------------|---------------|

Volunteered conditions in the operating schedule.

General

Alcohol will be sold for consumption on the premises to members of staff and guests working at the premises and/or at functions provided in the licensed areas.

At least one member of staff on duty whilst this licence is being used shall be trained in the requirements of the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the premises licence.

Such person shall be competent to ensure offences are not committed and that the premises shall be run in accordance with the licence.

The premises are not open to the public and the front entrance desk will be manned at all times 24 hours a day so that nobody can have unauthorised access.

The number of corporate events at the premises running to 02.00 will be capped at a maximum of 6 per year.

At all other events licensable activities will cease at midnight.

The Prevention of Crime and Disorder

The premises licence holder shall ensure that CCTV cameras and recorders are installed at the premises and are of a standard acceptable to and approved by the Police.

The CCTV system shall be maintained in good working order and be fully operational covering both internal and external areas as shown on the plans.

The CCTV camera views shall not be obstructed.

The medium on which CCTV images are recorded shall be of evidential quality; stored securely; shall be retained for a period of 31 days; and be available for inspection by the police or authorised officers on request.

Copies of any CCTV image shall be made available within 48 hours of the request to the police or local authority.

The facility to transfer the images to a compatible, removable format shall be held on the premises.

Signs must be displayed in the customer areas to advise that CCTV is in operation.

If the CCTV is inoperative or not installed and working to the satisfaction of the police, the licence holder shall notify the Police within 48 hours and give an estimate of the repair timescale.

The licence holder and staff shall comply with all reasonable requests from the police.

No alcohol beverages or glass containers shall be taken outside the premises by customers at any time other than to the external terraced areas on the 4th and 5th floors.

Means of escape shall be maintained unobstructed, immediately available and clearly identifiable.

Any drugs, psychoactive substances or weapons confiscated from customers shall be stored in a locked and secure container and the police shall be notified as soon as reasonably practicable.

Customers found in possession of drugs, psychoactive substances or weapons should be refused entry or removed from the premises.

The Premises Licence Holder shall operate a written dispersal policy on nights when events are taking place at the premises which will ensure safe and gradual dispersal of customers from the premises to ensure that no nuisance is created for residents in the area.

This policy will be agreed with relevant police and local authority officials.

The premises licence holder will ensure that staff receive training on this policy which will be reviewed and updated when necessary.

An incident logbook shall be maintained by the premises that details incidents of note that occur in the premises.

This shall include refused sales, disorder, and ejections as a minimum. The logbook shall be kept on the premises and be available for inspection at all times the premises is open, and management shall regularly check the book to ensure all staff are using it.

Customers shall be supervised when leaving the premises and shall be asked to leave quietly.

They will be directed towards the nearest public transport routes or to a taxi rank and held will be able to stay in the reception area until any car to transport them arrives at the front of the premises.

A proof of age scheme such as Challenge 25 shall operate at the premises and all staff shall be trained in its implementation.

Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification.

There will be no externally promoted events at the premises. All events will be organised by the premises licence holder for bona fide pre-invited guests.

Public safety

A full fire risk assessment will be undertaken for the premises and regularly updated. Means of escape shall be maintained unobstructed, immediately available and clearly identifiable.

The prevention of public nuisance

The use of the external area shall cease after 2200 hours on each day of the week. Amplified music, song or speech shall not be broadcast in external areas at any time.

No external areas of the premises, including the garden/terrace/frontage (specify), shall be used for the purposes of regulated entertainment.

Refuse such as bottles must be placed into receptacles outside the premises at times that will not cause a disturbance to nearby properties.

Notices shall be prominently displayed at each exit from the premises asking customers to be considerate to neighbours when leaving.

The prevention of children from harm

A proof of age scheme such as Challenge 25 shall operate at the premises and all staff shall be trained in its implementation.

Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification.

Complaint History

There is currently a licence in place issued to the Hospital Group at 24 Endell Street in 2005. Licence number PREM-LIC\2164. In 2010 there was complaints made and officers visited the premises. Officers checked that there was no disorder emanating from the premises.

Looking through the records no further action was taken via a review of the licence.

Background

The application is being made by **PATRIZIA PROPERTY INVESTMENT MANAGERS LLP**. Who appear that their primary business is property investment. On Companies House it does not indicate a track record in running licensed premises.

Current Application

The applicant has applied to operate outside the framework hours on Sundays as specified in the council's adopted policy.

5.3 Our framework hours are: For licences including the sale or supply of alcohol for consumption on the premises only:

Monday to Thursday 10:00 am until 11:30 pm
Friday and Saturday 10:00 am until midnight
Sunday 11:00 am until 10:30 pm

For licences authorising the sale of alcohol for consumption off the premises:

Monday to Saturday 08:00 am until 11:00 pm
Sunday 10:00 am until 10:30 pm

Cumulative Impact (Special Policy Areas)

The premises are situated in the Seven Dials Cumulative Impact Policy area where there is a presumption to refuse all new and variation applications, as set out in Chapter Six of the Licensing Policy (Cumulative Impact Policies). While this presumption is rebuttable, this is only in exceptional circumstances and where the applicant has successfully demonstrated that the granting of their application would not contribute to the existing impact of licensed premises in that area.

Conclusion

The application has hit two policy triggers within the London Borough of Camden. The premises is situated within a Cumulative Impact Area. The application also indicates operating outside the framework hours set out in the licensing policy.

It is not clear that if this licence is to run alongside the licence that is in place at this site. I would be grateful if you can clarify this matter.

Can you confirm if there has been any engagement with local resident groups regarding this application. This is something that is encouraged when applying to operate in an already saturated area for late night venues.

I wish for the licence holder to carry out the following:

A noise management plan. This must consider potential effect on near by residents.

During events at the premises a plan to control smokers and vapers gathered outside.

Noise limiter to be installed during special events.

If you have any questions, then please do not hesitate to contact me.

Yours sincerely



Steven Dormer
Licensing Officer

From: [Paddy Whur](#)
To: [Steven Dormer](#)
Subject: RE: Licensing Act Premises Licence Application for 24 Endell Street, WC2H 9AD

Steven,

I have now spoken to my client and he is happy to pull hours back to framework on a Sunday night.

Also he would offer the following conditions:

- The Premises Licence Holder will operate a noise management plan for events at the premises. This plan to be agreed with the Licensing Authority.
- The Premises Licence holder will operate a written policy to manage those who smoke or vape outside the premises.

The Patrizia event music systems includes a QSC Qsys core processor. This processor includes an audio limiter that can be set by a commissioning engineer to prevent audio being played at a higher level than is set by the local council etc. This limiter will be accessible by a system commissioner only and not be a function that is accessible in the user interface. The system will hard limit the audio sent out the audio processing to the amplifiers / loudspeakers to prevent a user being able to playback systems beyond a given sound pressure limit.

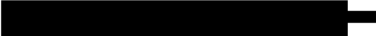

Would you be happy with this or do you require anything more from me at this stage?

Paddy Whur



Woods Whur,
 St James's House, 28 Park Place, Leeds, LS1 2SP

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From: Paddy Whur 
Sent: Thursday, April 11, 2024 12:49
To: 
Subject: Licensing Act Premises Licence Application for 24 Endell Street, WC2H 9AD

Hi Steven,

I am the solicitor representing the applicant.

Prior to the application being lodged I took the police licensing officer round the site and also have liaised with David Kaner from the residents group.

Dealing with your comments.

The existing licence for the Hospital Group would be surrendered on the grant of the new licence.

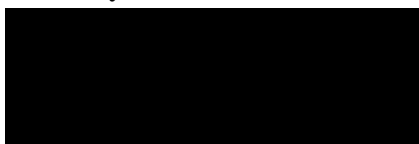
I have gone back to the client and asked to pull back the hours for Sunday nights to framework.

I have spoken to my client about a noise management plan and control of smokers and vapers.

I have spoken to them about a noise limiter.

I will come back to you as quickly as I can.

Paddy Whur



Woods Whur,

St James's House, 28 Park Place, Leeds, LS1 2SP

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details**First name**

[REDACTED]

Last name

[REDACTED]

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

Former victim of Domestic Violence

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

I live in the vicinity of the site. It should be allowed a licence for corporate events until 22:00 and no later. There is no need for a corp event to go on beyond that time. To extend to 02:00 will cause nuisance to the residences in this area. Mitigating restrictions will be hard to evidence (e.g. people looking into flats opposite) and difficult for residents to then enforce if not impossible. If alcohol is served then people will be drunk. They will shout. They will

disobey requests to lower noise, leave quietly and not use our neighbourhood as a toilet or stand outside and smoke. This is the reality and licencing should reflect the reality of the nuisance we encounter day in and day out and not a list of intentions that are never then enforced. This is even more likely where it will not be open to public. Private events here always cause nuisance especially because those attending feel entitled to the space around them. We experience this with shop 'events' that play exceptionally loud music with no mitigation, have large groups forming in the street who then shout until all hours and continue post event including peeing in the street over entrances to our home (where I live this often runs into the lift area leaving us to negotiate a puddle of pee). All venues promise egress control. I rarely see it in practice. Please issue a licence until 22:00 as this is in keeping with the area and reasonable. Also place restrictions on delivery of goods, collection of empty bottles (another source of nuisance). This is another constant nuisance for residents. Please also bear in mind that Central/ West End residents live with constant noise and we are expected to put up with alot of commercial disturbance (usually on basis of privilege). Many residents here are social housing tenants with children or health needs who need and should expect 8 hours rest. We live with constant building, delivery and other noise. To allow a licence post 22:00 would ensure that at least 6 times a year they will be expected to have 4.5-5 hours rest from commercial activity and noise (as deliveries are permitted from 07:00) without



any recompense from the owners/tenants of this property. I hardly think that this fair. I would strongly suggest that if the site is allowed a licence any time beyond 22:00 that it is required to offer free space at least 2 x year to local community groups (proactively) and gave residents a direct contact number for each event night with a clear expectation that they will act there and then to mitigate any nuisance/noise.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details**First name**

Christopher

Last name

French

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 68 Dudley Court
36 Endell Street
London
WC2H 9RH

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

The terminal hour for Licensable Activities should be restricted to 22:00 on any day, as this is more appropriate for corporate events in an office building and will reduce the risk of noise nuisance as people disperse. Terraces should not be used after 20:00 (which is already the planning restriction). Doors and windows should be kept closed after 20:00 to reduce risk of noise escape. No noise to emanate “so as to cause a nuisance” There should be a capacity limit for the 4th and 5th floors of 100 people for events. After 20:00 there



should be a restriction on access so that people cannot stand within 2m of the windows on the 4th floor to reduce the risk of overlooking of the residents on Betterton Street and Shorts Garden.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details**First name**

Derek

Last name

Henden

Telephone number (optional)**Email address****Address**

Maisonette 3rd And 4th Floor
33 35 Endell Street
London
WC2H 9BA

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

I object to the proposed licence on the grounds of public nuisance caused to residents and businesses on Endell Street, based on the experience of the former Hospital Club. The greatest disturbance was after the end of licenced hours with numerous hire cars occupying any available parking space often playing loud music while they wait, followed by inebriated groups loudly bidding a fond farewell to their friends. This situation will be made worse by the current occupation of former residents parking bays outside 22 and 24



being completely occupied by hire bikes and scooters. This makes the application for a 2am licence 7days a week completely unreasonable. A terrace has appeared at 4 /5th floor level with a glazed access door. This will provide an excellent view into residents bedrooms opposite including my own.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details**First name**

Eric

Last name

Stuart

Telephone number (optional)**Email address****Address**68 Neal Street
London
WC2H 9PA**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance
- protection of children from harm

Details of representation

The site is surrounded on 4 sides by residential buildings and the wider area, although mixed use, has a high number of residential dwellings - a majority of the upper floors in the vicinity are residential. There are school age children living in the neighbourhood who need healthy sleep. The site is located within the Seven Dials CIP area where it is recognised that additional licensed premises can have a negative impact on local residents. The CIP has made a significant difference to local



residents and is helping to curb the worst abuses which harms the physical and mental health of local residents, although residents still suffer from the impact of licensed premises, especially those with late licenses. The site received planning approval for development as office space, and it was highlighted that this would be less disruptive to residents than the previous private members club use. It is unclear why an office space would need up to 6 events lasting until 2am per year and unlimited events running until midnight, but people leaving at these hours after having been drinking will undoubtedly disturb local residents through additional noise at unsociable hours. It appears that one of the proposed licensed areas at the site leads out onto a terrace that is directly across the road and just metres away from residential buildings. Noise from use of this terrace during the planned events anticipated by the license application will disturb not just the occupants of the dwellings opposite but those living in the wider neighbourhood as noise made at that level carries quite far. If any license is granted it should only be granted with hours of service consistent with those expected for an office use with no licensable activities taking place after 7pm.

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details

First name

Henry

Last name

Hogarth

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 3
74 Neal Street
London
WC2H 9PA

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance
- protection of children from harm

Details of representation

The hours of operation for selling alcohol and playing of music to the proposed 2am are not compatible with an immediate area consisting of so many residential dwellings (including children). It will cause unacceptable noise nuisance and indirectly contribute to antisocial behaviour, which is already a major issue in the area.



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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details

First name

J

Last name

U

Telephone number (optional)

Email address

[REDACTED]

Address

24 Betterton Street
London
WC2H 9BU

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

APP\PREMISES-NEW\120149 I strongly object to this proposal for a license. Notice was only posted towards the end of the week of 5th April, meaning that very few people have been aware of it and had the chance to object, which is underhand. It is unclear why Patrizia need a seven day a week late night/early morning license, when only having six corporate events per year. We the residents will suffer because of the comings and goings and how the use of the

open spaces in the building will have an impact on us. As a next door neighbour this will have an impact. The late night use of terraces and particularly the balconies at corporate level where the opening and closing of doors will expose us to music and noise, cigarette smoke and potentially cigarette butts being thrown onto the street. The point of concern and probably the area requiring more information and should be subject to more onerous controls – relates specifically to general occupation management day to day, and then specific event management/ “crowd” management – in relation to both internal events (at finishing time) and the top floor and 2 external terraces, and balconies – accessed via the client bar/café. Plus the timing and use of the balconies. Whilst Patrizia might indicate it's not within the licence application and that noise will cease from 10pm – they do not firm up the management controls to ensure this point – its clearly accessible straight from the internal space. There should be a cut off time of 8pm for all external spaces, including the balconies. In looking for a blanket licence of “refreshments” until 2am, 7 days a week, this doesn't tally with the intended use they describe. The licence should not be more generous than the local pubs/restaurants and should follow the rule rather than exception. If they want to request specific operating licence for the maximum 6 times a year to operate later – they can do so on a case by case basis Betterton Street is a narrow thoroughfare and is purely residential at the top half closest to the Patrizia development which

compromises us all with the already increased traffic of people if the Patrizia entrance and exit point is here in the street. There are open balconies onto the street at the level where the Patrizia plan to entertain, presumably for smoking and drinking. These directly abut our flats and houses. And the comings and goings there with the openings and closing of doors to a bar will directly expose us to the noise and music. We already suffer from people using the thoroughfare as a conduit, coming from Drury Lane in the early hours. When drunk, people have a habit of screaming, shouting. We already have to contend with this and other anti social behaviour- fighting urinating drug taking peeing people using our doorsteps for these activities and littering our doorsteps with their detritus, not least the smashing of bottles and of things in the street, plus crime against parked vehicles. Regarding Patrizia, we have already had two years of hell with six days a week of building works, beginning before 8am with shouting builders on the streets; drilling demolition and detritus. Are our nights now, to be compromised too? Directing people towards taxis is not going to do it and can we have our residential parking back on the street please, as the two spaces at the top have been removed during the building works. Please honour the residents in our fight against a corporate takeover of the street. And our right to a peaceful enjoyment of our homes without being hijacked by the disturbance of the peace in seeking to promote late night licenses for music and alcohol as we are the ones who are most impacted.

Supporting documents (optional)

- RepresentaionPatriziaLatenightLicenseapplic.pdf

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details**First name**

James

Last name

Hallinan

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat 11 Betterton House
Betterton Street
London
WC2H 9BT**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

I strongly oppose the granting of a License to the old Hospital Club building to operate selling alcohol after the hours of 11pm on any day of the week. When the Hospital Club was a nightclub I experienced numerous instances of nuisance from patrons and Hospital Club staff in the early hours of the morning outside my flat in Betterton Street. Singing, shouting and generally acting without any regard to

anyone who might be sleeping in the early hours with that building had a nightclub license. The worst thing was most of the nuisance was caused by Hospital Club staff hanging around an exit next to the poetry society building. This seemed to be a place for loud conversations between staff or even the staff coming out alone and shouting into mobile phones in the early hours of the morning. I have videos of this behaviour I can show at a later date but this platform does not allow me to upload them.

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details**First name**

KATHERINE

Last name

DEE

Telephone number (optional)**Email address****Address**33 Betterton Street
London
WC2H 9BQ**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance

Details of representation

24 Endell Street has recently been renovated under planning application 2021 /5347/P. In the acoustic report of that application stated the following: 3.1 Hours of operation The proposed office accommodation will be operational during typical working hours (08:00 to 18:00) and occasionally outside these times. The basement studio has the potential to operate 24 hours a day and 7 days a week. 3.2 Potential noise sources The potential noise sources associated with the scheme can be broadly divided into two categories:

- Building services plant
- Internal activity in



commercial units. The potential impact of these sources is to be assessed once detailed proposed are known in order to minimise impact on existing noise sensitive premises around the development. I can see no mention of the music until 2am in the planning application acoustic report. I live directly opposite the terraces and unobscured upper windows of the premises at 33 Betterton Street. The late night use, and sale of alcohol, with increase the hours in which we are overlooked, and the potential for noise, to an unacceptable level. Betterton Street is a narrow street and noise travels easily. The previous occupant had late night parties and when the doors to the terrace were opened for smoking, the music could be heard very clearly. We would request that the application is rejected, and if not, no alcohol or music be allowed past 19.00 which is late for an office block and a full hour later than their previous stated typical working hours. We would also request that access to outside areas is limited at night in order to reduce the potential for noise.

About this form

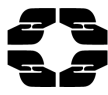
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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an organisation

Your details**Organisation name**

Odhams Walk Resident Management Ltd

First name

Keira

Last name

Fox

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address62B ODHAMS WALK
LONDON
WC2H 9SD**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance
- protection of children from harm

Details of representation

To the attention of Public Licensing at Camden Council: We are writing in regards to the application reference number APP\PREMISES-NEW\120149, the building in question is the former Hospital Club building at 24 Endell Street. We have been informed of the Licensing Application for the



building above. The owners of the building, Patrizia, intend to have some private functions at the premises and so have applied for a licence for the sale of alcohol, late night refreshment and recorded music. The licence is for part of the ground floor (entrance/exit on Endell Street), and for the 4th floor and 5th floor, including the roof terrace. The application allows events to take place until 02:00 on any day of the week, although the application limits the number of events that can continue after Midnight to 6 a year. It also allows them to sell alcohol to members of staff, and their guests, working at the building. The terraces cannot be used after 22:00. We as a TMO organisation of 120 residents, object to the proposed late license based on historic antisocial behaviours due to late night drinking licenses and late -night noise disturbance after 22.00 hrs, affecting residents some of which are families with young children and elderly/vulnerable residents. We also object based on traffic flow issues that residents also have experienced previously, with congestion late at night due to taxi collections and noise disturbance on the streets until after 02.00 hrs. We object based on increased crime in the area due to late licenses and loitering in the streets at anti-social hours. We agree on the below amendments to the proposed licence: • The terminal hour for Licensable Activities should be restricted to 22:00 on any day, as this is more appropriate for corporate events in an office building and will reduce the risk of noise nuisance as people disperse. • Terraces should not be used after 20:00 (which is

already the planning restriction). • Doors and windows should be kept closed after 20:00 to reduce risk of noise escape. • No noise to emanate “so as to cause a nuisance” • There should be a capacity limit for the 4th and 5th floors of 100 people for events. • After 20:00 there should be a restriction on access so that people cannot stand within 2m of the windows on the 4th floor facing Betterton Street to reduce the risk of overlooking of the residents opposite.

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details**First name**

Linda

Last name

Henden

Telephone number (optional)**Email address****Address**

Maisonette 3rd And 4th Floor
33 35 Endell Street
London
WC2H 9BA

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

People on the outside terrace and leaving the building and do not disperse immediately and quietly cause disturbance and a public nuisance. It is my experience that people who have been drinking alcohol are never quiet. This was experienced with the previous owners of the building, The Hospital Club, who had a late night licence and were unsuccessful in controlling the noise, nuisance and disturbance to the neighbours. I live opposite and will be directly affected.



About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an organisation

Your details**Organisation name**

Odhams Walk Resident Management Ltd

First name

Margaret

Last name

Crowe

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address3 ODHAMS WALK
LONDON
WC2H 9SA**Remain anonymous**

No

Grounds of representation

- prevention of public nuisance

Details of representation

This area is highly saturated with residential housing and the residents everyday have to suffer noise nuisance from the public house, the Circus nightclub, and the other establishments in this road. Operating until 2am should not be allowed at any time throughout the year as it will create a noise nuisance in the area, due to people leaving the establishment. It doesn't matter if they have "doormen" asking people to be quiet, people after having consumed alcohol don't really care and you can't police them anyway. The tube station is open on a

Friday right throughout the weekend and people will be walking to the tube station via Long Acre so more noise guaranteed. Excessive noise that interferes with a person's ability to sleep or use their home is not acceptable at all. This street in particular isn't very wide and the area can be likened to a street canyon. Echoing effects happens and this can cause the noise to appear louder. Licencing should be allowed to 10pm not 2am, it's a corporate building not an entertainment centre.

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WC1H 9JE

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As a business

Your details

Business name

Secession Ltd

First name

Samuel

Last name

Freud

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

FREUD CAFE BAR GALLERY 198
SHAFTESBURY AVENUE
LONDON
WC2H 8JL

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

I write from the position of a neighbor (81B Endell St) and local business operator (198 Shaftesbury Avenue). We have experience operating a premises in the area with a license that extends later than what is currently requested (3am). We have been operating in the area for 38 years. The granting of a license for recorded music and



the sale of alcohol has the potential to better serve customers at the venue and could increase foot traffic on Endell Street. This change is desirable in an area that has seen an increase in crime as licensed premises, such as the Hospital Club, have closed. The district to the south of St Giles and east of Seven Dials is becoming a hotbed for crime and disorder. The Central District Alliance and the Shaftesbury Estate both maintain their own security teams that patrol their domains; however, the aforementioned area lies adjacent to, but outside of this protected zone. We have evidence of drug dealers and users being concentrated towards Endell Street. Currently, there are too few police or similar entities actively patrolling our streets, and we would welcome another venue in the area to act as a bastion to help improve safety. After 6 PM, most shops close, and by 10 PM, the area seems surrendered to local drug dealers and their clientele. Robberies and break-ins are frequent, and there are too few people around to make the area lively. If Endell Street is to continue as a mixed-use location, it will need activity throughout the day and night to return it to a safer street. If its only use is as a thoroughfare between Shaftesbury Avenue and Long Acre, it will remain dangerous. The police will no doubt provide a report on the rate of crime in the area to support this. Granting the license will attract the right kind of people to Endell Street at hours they would otherwise not come and should be encouraged by the Licensing Authority. Regarding the plans for the premises themselves, they would not produce a lot of

noise. Speaking from experience, the proposed plan will not cause any problems. 1) The small client café/bar on the 5th floor doesn't have a bar, so its intensity will be negligible and likely a place where customers can sit and talk rather than listen to music loudly. 2) The ground floor bar, while it may appear to have a lot of tables, should also not provide a nuisance. The bar seems like it can only cater to two stations if they keep the stools at the bar, thus functioning more as a restaurant bar than a regular bar. In summary: 1) Providing patrons with an incentive to stay on-site until 2 AM should help prevent crime and disorder and ensure public safety by increasing the nighttime population of Endell Street. 2) The design of the premises is not conducive to creating loud volumes of music or sound, particularly as all activity will be confined to the inside of the property after 10 PM. I support the granting of the license without additional conditions being placed upon the applicant as it may go some way to achieving the licensing objectives in the area.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details

First name

Michelle

Last name

ZiniLopes

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat A
37 Endell Street
London
WC2H 9EE

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

The disturbance and nuisance to residents living in the proximity Licensable activities should stop at 10pm which is quite suffice for staff/corporate events. This is stop the nuisance that comes will the dispersal of people leaving the building and taxis beeping and waiting and double parking outside. There is already a planning restriction so the Terrace should not be used at 8pm.



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|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As an individual

Your details

First name

Philip

Last name

Sutton

Telephone number (optional)

Email address

[REDACTED]

Address

Flat 3
33 Betterton Street
London
WC2H 9BQ

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

As a long-term resident of 33 Betterton Street directly opposite the development, I strongly object to the 2.00 licence application. Music from the top floors and terrace travels directly across to my flat. You then have the extra noise of people leaving the premises waiting for cabs. I agree with the recommendations below from the CGCA. • The terminal hour for Licensable Activities should be restricted to 22:00 on any day, as this is more appropriate for corporate events in an office building and will reduce the risk of noise



nuisance as people disperse. • Terraces should not be used after 20:00 (which is already the planning restriction). • Doors and windows should be kept closed after 20:00 to reduce risk of noise escape. • No noise to emanate “so as to cause a nuisance” • There should be a capacity limit for the 4th and 5th floors of 100 people for events. • After 20:00 there should be a restriction on access so that people cannot stand within 2m of the windows on the 4th floor facing Betterton Street to reduce the risk of overlooking of the residents opposite.

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| Representation | |
|------------------------------|-------------------------|
| Premises name | No Name |
| Application reference number | APP\PREMISES-NEW\120149 |
| Last date for representation | 18/04/2024 |

Making a representation as

As a business

Your details

Business name

Secession Ltd

First name

Samuel

Last name

Freud

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

FREUD CAFE BAR GALLERY 198
SHAFTESBURY AVENUE
LONDON
WC2H 8JL

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

I write from the position of a neighbor (81B Endell St) and local business operator (198 Shaftesbury Avenue). We have experience operating a premises in the area with a license that extends later than what is currently requested (3am). We have been operating in the area for 38 years. The granting of a license for recorded music and



the sale of alcohol has the potential to better serve customers at the venue and could increase foot traffic on Endell Street. This change is desirable in an area that has seen an increase in crime as licensed premises, such as the Hospital Club, have closed. The district to the south of St Giles and east of Seven Dials is becoming a hotbed for crime and disorder. The Central District Alliance and the Shaftesbury Estate both maintain their own security teams that patrol their domains; however, the aforementioned area lies adjacent to, but outside of this protected zone. We have evidence of drug dealers and users being concentrated towards Endell Street. Currently, there are too few police or similar entities actively patrolling our streets, and we would welcome another venue in the area to act as a bastion to help improve safety. After 6 PM, most shops close, and by 10 PM, the area seems surrendered to local drug dealers and their clientele. Robberies and break-ins are frequent, and there are too few people around to make the area lively. If Endell Street is to continue as a mixed-use location, it will need activity throughout the day and night to return it to a safer street. If its only use is as a thoroughfare between Shaftesbury Avenue and Long Acre, it will remain dangerous. The police will no doubt provide a report on the rate of crime in the area to support this. Granting the license will attract the right kind of people to Endell Street at hours they would otherwise not come and should be encouraged by the Licensing Authority. Regarding the plans for the premises themselves, they would not produce a lot of

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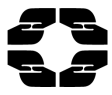
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Data protection



No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

CASE OUTLINE TO SUPPORT THE PREMISES LICENCE APPLICATION FOR PATRIZIA AT 24 ENDELL STREET, FORMER HOSPITAL CLUB.

The Applicant Patrizia

Patrizia is a leading partner for global real assets, as a company with operations around the world, Patrizia has been offering investment opportunities in real estate and infrastructure assets for institutional, semi-professional and private investors for 36 years. PATRIZIA manages more than EUR 46 billion in assets and employs over 1000 professionals at 24 locations worldwide. Through its Foundation, it is committed to social responsibility.

Based in Augsburg, Germany, the company is listed on the Frankfurt stock exchange and, among others, is a member of the SDAX and MSCI World Small Cap Index.

Patrizia is relocating its London headquarters to Covent Garden to turn the historic hClub building into a showcase of the “New Work” initiative for the smart office of the future.

The group is planning to leave its current Knightsbridge offices and move to the period building at 24 Endell Street which is undergoing extensive refurbishment and modernisation in line with Patrizia’s sustainability targets. This is a multi million pound project.

The group’s ambition is to lead the market for the office of the future. It wants to lead by example and create a state-of-the-art, creative office space, described as a “modern, agile and creative work environment powered by advanced smart building technologies”.

“In 2018, well before Covid, we predicted that in future offices won’t be just places for routine administration and standardized tasks,” said Wolfgang Egger, founder & CEO, Patrizia. “We wanted to lead the way in shaping the office of the future and started our New Work initiative for all Patrizia workspaces. Our ambition was to create a work environment for even more creativity, collaboration, productivity and more fun at work.”

The group’s New Work initiative is about being creative and flexible but also sustainable, community-focused and using cutting-edge technology. The four pillars of the programme are Work Free, Work Flexible, Work Smart and Work Well.

“New Work at Patrizia isn’t just about office space, it’s about our culture, in essence our organisational DNA,” said Simon Woolf, chief human resources officer. “We recently designed and refurbished our new offices in Frankfurt and Luxembourg, despite the pandemic and our colleagues there are already thriving in their new workspaces. I’ve no doubt that our new premises in London will be an inspiring place which allows our people to flourish.”

Location matters: Covent Garden was chosen because it has long been known as a vibrant hub for the creative industries and the hClub building, a former members’ club recently acquired by WE Holding, is a historic landmark.

The building is also easily reached by public transport, with three tube stations at a five-minute walking distance, and will benefit from the new Elizabeth Line/Crossrail link, which provides high-speed connections to Canary Wharf in the East, and to Paddington Station in the West.

This is a significant investment in a landmark building to create a modern working environment for the 200+ members of staff who will be based in the premises. It will also create an art gallery, and be ideal to host a modest number of corporate events each year.

Need for a premises licence under the Licensing Act 2003

The applicant wants to offer a modest range of alcohol for sale through the premises licences for staff who are working at the premises. This facility is hosted on the fourth floor and can be seen on the layout plans. There will also be the opportunity for corporate events in the art gallery on the ground floor and also for networking, professional corporate events for a variety of professional bodies. This is something which the company offers successfully at its other landmark offices around the world. It is anticipated that these events will cater for no more than 150 people and will be less frequent than twice per month. We have offered to cap the number of potential later events at 6 per year. These events will take place on the 4th and/or 5th floors of the premises.

The building currently has a premises licence issued to the former Hospital club. This will be surrendered on the grant of a satisfactory new licence. This licence provided for a potentially more impactful licensed area and had very little protection by way of condition.

Pre-application engagement with the Responsible Authorities and David Kaner on behalf of the residents groups

As a responsible business the applicant engaged with the Licensing Authority and the Metropolitan Police in advance of the application process with an offer to walk round the building and to explain how it will operate.

As a result of this meeting many of the Police recommendations were incorporated into the licence application and no representation was received once lodged.

In addition to this the applicant has engaged with David Kaner on behalf of local residents groups. The Applicant maintains close contact with residents as part of an ongoing dialogue through building works and with a desire to have a close relationship once the premises are occupied.

Representations received

Residents

There are a number of representations raised by residents and David Kaner has put forward some suggested conditions be attached to the licence, and some amendments to what is applied for.

He has asked for the following to be amended in the application, our response to each is highlighted in yellow:

1. The terminal hour for Licensable Activities should be restricted to 22:00 on any day, as this is more appropriate for corporate events in an office building and will reduce the risk of noise nuisance as people disperse.

With respect to the request we believe due to the style of the operation, management control, frequency of use and conditions on the licence that the hours applied for are reasonable and should

be allowed. We are surrendering the H club licence which was potentially much more impactful with outdated conditions attached. The conditions offered as part of this application are appropriate and proportionate to promote the licensing objectives.

2. Terraces should not be used after 20:00 (which is already the planning restriction).

This is agreed.

3. Doors and windows should be kept closed after 20:00 to reduce risk of noise escape.

This is agreed with a small amendment to read as follows: "Doors and windows should be kept closed after 20:00 except for entrance and egress after 20:00 to reduce the risk of noise escape."

4. No noise to emanate "so as to cause a nuisance".

Accepted.

5. There should be a capacity limit for the 4th and 5th floors of 100 people for events.

This is a disproportionate condition which is not appropriate for the style of the business, type of supervision and frequency of event.

6. After 20:00 there should be a restriction on access so that people cannot stand within 2m of the windows on the 4th floor facing Betterton Street to reduce the risk of overlooking of the residents opposite.

This is an unenforceable condition and can not be offered.

We are happy to further discuss these amendments to the application with the residents and Mr Kaner, and this shows the level of local engagement.

Representation by Steven Dormer of the Licensing Authority

The Licensing Authority have raised an representation stating they would like to see the applicant carry out the following:

- A noise management plan. This must consider potential effect on near by residents.
- During events at the premises a plan to control smokers and vapers gathered outside.
- Noise limiter to be installed during special events.

In addition there was a request to pull the Sunday hours to be in line with core hours in this location.

We responded to the representation as follows:

I have now spoken to my client and he is happy to pull hours back to framework on a Sunday night.

Also they would offer the following conditions:

- *The Premises Licence Holder will operate a noise management plan for events at the premises. This plan to be agreed with the Licensing Authority.*
- *The Premises Licence holder will operate a written policy to manage those who smoke or vape outside the premises.*

The Patrizia event music systems includes a QSC Qsys core processor. This processor includes an audio limiter that can be set by a commissioning engineer to prevent audio being played at a higher level than is set by the local council etc. This limiter will be accessible by a system commissioner only and not be a function that is accessible in the user interface. The system will hard limit the audio sent out the audio processing to the amplifiers / loudspeakers to prevent a user being able to playback systems beyond a given sound pressure limit.

At this stage we haven't heard back from the officer but believe the above offer mitigates his concerns, along with the bulk of the conditions offered in the operating schedule in the licence application, and most importantly the style of operation.

Conditions offered in the Operating Schedule

1. Alcohol will be sold for consumption on the premises to members of staff and guests working at the premises and/or at functions provided in the licensed areas.
2. At least one member of staff on duty whilst this licence is being used shall be trained in the requirements of the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the premises licence. Such person shall be competent to ensure offences are not committed and that the premises shall be run in accordance with the licence.
3. The premises are not open to the public and the front entrance desk will be manned at all times 24 hours a day so that nobody can have unauthorised access.
4. The number of corporate events at the premises running to 02.00 will be capped at a maximum of 6 per year. At all other events licensable activities will cease at midnight.
5. The premises licence holder shall ensure that CCTV cameras and recorders are installed at the premises and are of a standard acceptable to and approved by the Police.
6. The CCTV system shall be maintained in good working order and be fully operational covering both internal and external areas as shown on the plans.
7. The CCTV camera views shall not be obstructed.
8. The medium on which CCTV images are recorded shall be of evidential quality; stored securely; shall be retained for a period of 31 days; and be available for inspection by the police or authorised officers on request.
9. Copies of any CCTV image shall be made available within 48 hours of the request to the police or local authority.

10. The facility to transfer the images to a compatible, removable format shall be held on the premises.
11. Signs must be displayed in the customer areas to advise that CCTV is in operation.
12. If the CCTV is inoperative or not installed and working to the satisfaction of the police, the licence holder shall notify the Police within 48 hours and give an estimate of the repair timescale. The licence holder and staff shall comply with all reasonable requests from the police.
13. No alcohol beverages or glass containers shall be taken outside the premises by customers at any time other than to the external terraced areas on the 4th and 5th floors.
14. Means of escape shall be maintained unobstructed, immediately available and clearly identifiable.
15. Any drugs, psychoactive substances or weapons confiscated from customers shall be stored in a locked and secure container and the police shall be notified as soon as reasonably practicable. Customers found in possession of drugs, psychoactive substances or weapons should be refused entry or removed from the premises.
16. The Premises Licence Holder shall operate a written dispersal policy on nights when events are taking place at the premises which will ensure safe and gradual dispersal of customers from the premises to ensure that no nuisance is created for residents in the area. This policy will be agreed with relevant police and local authority officials. The premises licence holder will ensure that staff receive training on this policy which will be reviewed and updated when necessary.
17. An incident logbook shall be maintained by the premises that details incidents of note that occur in the premises. This shall include refused sales, disorder, and ejections as a minimum. The logbook shall be kept on the premises and be available for inspection at all times the premises is open, and management shall regularly check the book to ensure all staff are using it.
18. Customers shall be supervised when leaving the premises and shall be asked to leave quietly. They will be directed towards the nearest public transport routes or to a taxi rank and held will be able to stay in the reception area until any car to transport them arrives at the front of the premises.
19. A proof of age scheme such as Challenge 25 shall operate at the premises and all staff shall be trained in its implementation. Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification.
20. There will be no externally promoted events at the premises. All events will be organised by the premises licence holder for bona fide pre-invited guests.
21. A full fire risk assessment will be undertaken for the premises and regularly updated.
22. Means of escape shall be maintained unobstructed, immediately available and clearly identifiable.
23. The use of the external area shall cease after 2200 hours on each day of the week.
24. Amplified music, song or speech shall not be broadcast in external areas at any time. 13) No external areas of the premises, including the garden/terrace/frontage (specify), shall be used for the purposes of regulated entertainment.
25. Refuse such as bottles must be placed into receptacles outside the premises at times that will not cause a disturbance to nearby properties.
26. Notices shall be prominently displayed at each exit from the premises asking customers to be considerate to neighbours when leaving.

27. A proof of age scheme such as Challenge 25 shall operate at the premises and all staff shall be trained in its implementation. Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification.

Conclusions

We have looked carefully at the Camden Statement of Licensing Policy, pre-engaged with the Responsible Authorities and submit the application should be granted for the following reasons:

- The nature and style of operation from the premises. The restriction to the number of events to be held at the premises and the hours of operation.
- The standing and investment of the applicant company and its multi million pounds investment into its new London headquarters.
- The engagement it has undertaken, and continues to undertake, with the Regulatory Authorities and the local people and resident groups.
- The operating schedule offered and the additional conditions and reduction of hours on a Sunday highlight the quality of control to be undertaken at the premises.
- The surrender of the H Club licence and replacement by a significantly less impactful style of operation with a much more controlled level of enforceable conditions.
- It is submitted that the application as amended promotes the Licensing Objectives and the conditions offered are proportionate and appropriate after a detailed risk assessment and amendment.
- For all of the above reasons the licence should be granted as applied for with the amendments agreed through this document.

Paddy Whur

Woods Whur Solicitors

MANAGEMENT OF THE PREMISES WHEN EVENTS ARE HELD

Transport

- Management/Event staff/Door Supervisors and team members are aware of transport hubs and must direct guests to the relevant tube station/nearest taxi rank or to a waiting Uber/private hire/car.

Staffing

- Each event will be run by a professional event company and will be fully risk assessed. Sufficient staff shall be employed to supervise guests from the controlled reception on the ground floor to wherever the event is being hosted. Guest numbers will be known in advance for all events so forward planning for staff numbers will be managed.
- A Duty Manager will be on duty until the last guest has left the venue to help with dispersal and guide the customers to their transport. The Duty Manager will be supported by sufficient staff to create a professional ambience and assist in management of guests.

Music and Lighting

- Music and lighting will be appropriate to the corporate event taking place at the venue and music will be played through the in-house music system which has its own dynamic noise limiter.

Minimizing noise on exit

- There will be a gradual departure of guests leaving the premises and these will be supervised as detailed above.
- Managers and Door Supervisors to be in the area close to the exit to oversee departing customers.
- Management and Door Supervisors will encourage guests to drink up and progress to the exit as events draw to a close.
- Staff will actively encourage customers not to congregate outside the venue.
- Directing customers to the nearest taxi ranks or other transportation away from the area or offer taxi services to customers to help with dispersal.

Smoking and Vaping Area:

- Guests will be supervised from the event space on the 4th/ 5th floor to the leave the premises from the main exit where they will be permitted to smoke/vape in an area which will be under supervision of staff/CCTV. Numbers will be limited and supervised in an area to ensure no disturbance to residential properties.

OPERATING SCHEDULE

1. Alcohol will be sold for consumption on the premises to members of staff and guests working at the premises and/or at functions provided in the licensed areas.
2. At least one member of staff on duty whilst this licence is being used shall be trained in the requirements of the Licensing Act 2003 in terms of the licensing objectives, offences committed under the Act and conditions of the premises licence.
3. Such person shall be competent to ensure offences are not committed and that the premises shall be run in accordance with the licence.
4. The premises are not open to the public and the front entrance desk will be manned at all times 24 hours a day so that nobody can have unauthorised access.
5. The number of corporate events at the premises running to 02.00 will be capped at
6. a maximum of 6 per year.
7. At all other events licensable activities will cease at midnight.

The Prevention of Crime and Disorder

9. The premises licence holder shall ensure that CCTV cameras and recorders are installed at the premises and are of a standard acceptable to and approved by the Police.
10. The CCTV system shall be maintained in good working order and be fully operational covering both internal and external areas as shown on the plans.
11. The CCTV camera views shall not be obstructed.
12. The medium on which CCTV images are recorded shall be of evidential.
13. quality; stored securely; shall be retained for a period of 31 days; and be available for inspection by the police or authorised officers on request.
14. Copies of any CCTV image shall be made available within 48 hours of the request to the police or local authority.
15. The facility to transfer the images to a compatible, removable format shall be held on the premises.

16. Signs must be displayed in the customer areas to advise that CCTV is in operation.
17. If the CCTV is inoperative or not installed and working to the satisfaction of the police, the licence holder shall notify the Police within 48 hours and give an estimate of the repair timescale.
18. The licence holder and staff shall comply with all reasonable requests from the police.
19. No alcohol beverages or glass containers shall be taken outside the premises by customers at any time other than to the external terraced areas on the 4th and 5th floors.
20. Means of escape shall be maintained unobstructed, immediately available and clearly identifiable.
21. Any drugs, psychoactive substances or weapons confiscated from customers shall be stored in a locked and secure container and the police shall be notified as soon as reasonably practicable.
22. Customers found in possession of drugs, psychoactive substances or weapons should be refused entry or removed from the premises.
23. The Premises Licence Holder shall operate a written dispersal policy on nights when events are taking place at the premises which will ensure safe and gradual dispersal of customers from the premises to ensure that no nuisance is created for residents in the area.
24. This policy will be agreed with relevant police and local authority officials.
25. The premises licence holder will ensure that staff receive training on this policy which will be reviewed and updated when necessary.
26. An incident logbook shall be maintained by the premises that details incidents of note that occur in the premises.
27. This shall include refused sales, disorder, and ejections as a minimum. The logbook shall be kept on the premises and be available for inspection at all times the premises is open, and management shall regularly check the book to ensure all staff are using it.
28. Customers shall be supervised when leaving the premises and shall be asked to leave quietly.
29. They will be directed towards the nearest public transport routes or to a taxi rank and held will be able to stay in the reception area until any car to transport them arrives at the front of the premises.

- 30. A proof of age scheme such as Challenge 25 shall operate at the premises and all staff shall be trained in its implementation.
- 31. Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification.
- 32. There will be no externally promoted events at the premises. All events will be organised by the premises licence holder for bone fide pre-invited guests.

Public safety

- 33. A full fire risk assessment will be undertaken for the premises and regularly updated. Means of escape shall be maintained unobstructed, immediately available and clearly identifiable.

The prevention of public nuisance

- 34. The use of the external area shall cease after 2200 hours on each day of the week.
- 35. Amplified music, song or speech shall not be broadcast in external areas at any time.
- 36. No external areas of the premises, including the garden/terrace/frontage (specify), shall be used for the purposes of regulated entertainment.
- 37. Refuse such as bottles must be placed into receptacles outside the premises at times that will not cause a disturbance to nearby properties.
- 38. Notices shall be prominently displayed at each exit from the premises asking.
- 39. customers to be considerate to neighbours when leaving.

The prevention of children from harm

- 40. A proof of age scheme such as Challenge 25 shall operate at the premises and all staff shall be trained in its implementation.
- 41. Only photographic ID such as a British driving licence or a passport shall be treated as acceptable forms of identification.

Section 1: Background comments of the Borough Solicitor

- 1.1 The purpose of Camden's Statement of Licensing Policy is to make it clear to applicants that wider considerations will be taken into account when determining applications. It is intended to guide the Licensing Panel when considering licence applications. However, the Licensing Panel must always consider each application on its own merits and allow exceptions to the normal policy where the circumstances of the application justify allowing an exception. The burden is on the applicant to show that they comply with the policy.
- 1.2 Members should only address those matters that have formed the subject matter of relevant representations. Matters that arise that are not the subject of relevant representations fall outside the function that the Panel is exercising when it holds a hearing
- 1.3 Members must determine, having regard for the evidence, whether granting the application for a premises licence will impact adversely on the policy criteria listed in paragraph 3 of this report.
- 1.4 In accordance with the provisions of Part 1 of Schedule 5 of the Act, where a Licensing Authority rejects in whole or in part, an application for a new premises licence, the applicant may appeal against the decision, to a magistrate's court within 21 days of being notified of the decision.
- 1.5 Similarly, where a person who made relevant representations in relation to the application contends that the licence ought not to have been granted, or that different or additional conditions should have been imposed on the licence, he may appeal against the decision to a magistrate's court within 21 days of being notified of the decision.
- 1.6 **The Human Rights Act 1998** incorporates the key articles of the European Convention on Human Rights into domestic law. Decisions on licensing matters are actions of a public authority and must be compatible with Convention rights. Consequently, Members of the Panel must be aware of the rights contained in the Convention (particularly those set out below) when making licensing decisions.
 - (a) **Article 6: Right to a fair trial**
In the determination of his civil rights and obligations, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
 - (b) **Article 8: Right to respect for private and family life**
Everyone has a right to respect for his or her private life, his home and correspondence.

(c) Article 1 of the First Protocol: Protection of property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions, including a licence. No one shall be deprived of his possession except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

(d) Article 10: Freedom of Expression

Everyone has the right to freedom of expression. This right shall include freedom to hold opinions and to receive and impart information and ideas without interference by public authority and regardless of frontiers. This Article shall not prevent States from requiring the licensing of broadcasting, television or cinema enterprises.

The exercise of these freedoms since it carries with it duties and responsibilities may be subject to such formalities, conditions, restrictions or penalties as are prescribed by law and are necessary in a democratic society, in the interests of national security, territorial integrity or public safety, for the prevention of disorder or crime, for the protection of health and morals, for the protection of the reputation or rights of others, for preventing the disclosure of information received in confidence, or for maintaining the authority and impartiality of the judiciary.

(e) Article 14: Prohibition of discrimination

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

- 1.7 When formulating policy local authorities must have regard to the **Equality Act 2010**. The Act provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including licensing powers. Members of the panel must be mindful of this duty when determining all licensing applications.

The section 149 Public Sector Equality Duty

(1) 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;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

- (a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
- (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
- (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

- (a) tackle prejudice, and
- (b) promote understanding.

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

1.8 In determining any application, the Council must comply with the public sector equality duty in s.149 of the 2010 Act. This is a duty to have regard to the need to achieve the statutory goals of s.149, rather than to achieve a particular result. The s149 duty sits alongside and does not override statutory requirements in relation to determining licensing applications, including the duty to consider all evidence on its merits and the legislative criteria listed at paragraphs 3 & 4.

1.9 When members have before them representations or other material on issues relevant to s149, even outside the scope of “standard” licensing considerations such material must still be specifically assessed in the context of s149. However, because s149 creates a requirement to “have regard” the fact a matter raised is relevant to s149 will not automatically translate into a reason for refusing an application that would be sustainable in any subsequent appeal, given the legal requirement to determine applications in compliance with licensing legislation.

Section 2: Financial Comments

- 2.1 Following consideration there are no financial implications concerning this application. The Executive Director Corporate Services has been consulted in the preparation of this report and has no further comments to add.