

*Licensing Panel D - Thursday, 15th May, 2025***11. WHEATSHEAF, 25 RATHBONE PLACE, LONDON W1T 1JB**

Consideration was given to a report of the Executive Director Supporting Communities detailing an application to vary a premises licence under Section 34 of the Licensing Act 2003.

The Licensing Officer took the Panel through the report advising that the variation application was to

- i) change the internal layout of the premises including new fixed seating on the ground floor, removal of raised area on the first floor, relocation of the kitchen from the first floor to the second floor.
- ii) to amend the hours for Friday and Saturday for supply of alcohol for consumption on and off the premises and recorded music 10.00am to midnight~~12.00pm~~ and opening hours to 10:00 to 00:20.
- iii) ~~Late night refreshment~~ Friday and Saturday 11.00pm to midnight~~12.00pm~~ and
- iv) seasonal variation from the end of permitted hours on New Year's eve to the start of permitted hours on New Year's day.
- v) to remove conditions 16 and 18 as numbered on the premises licence
- vi) to remove condition 15 as numbered on the premises licence, replacing it with retained and amended wording from condition 15 to read: 'These hours are extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day
- vii) The applicant had also agreed to add ~~30~~ 11 new conditions requested by the Police and agreed two further conditions with Charlotte Street Association resulting in the withdrawal of their representation.

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The Licensing Officer advised that one representation had been received in objection to the application from a local resident. The licensing objectives engaged by this application were the prevention of crime and disorder, the prevention of public nuisance. The hours policy was engaged by the application in relation to the proposed terminal hours for consumption of alcohol off the premises. The premises policy was engaged by the application. The application included women safety principles. The premises was not in a cumulative impact policy area.

The applicant's representative confirmed that there were no amendments to the application.

Members confirmed that although the interested party was not in attendance, they had read the representation which would be fully taken into account during consideration of this item.

The applicant's representative, Suraj Desor provided background information on the application. Informing the Panel that

- Mitchell and Butler had acquired the pub the previous year, taking over from a sitting tenant who had now left.

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- The applicant was managing the premises as part of the Nicholson's pub collection, known for classic British pubs offering quality food and drink.
- The pub was undergoing significant refurbishment and was scheduled to reopen next month.
- The building dated from the 19th century, with a pub on the site since 1738, notable for past patrons including George Orwell and Dylan Thomas.
- The application sought to extend trading hours on Fridays and Saturdays from 11:00pm to midnight, with closing at 12:20 am, alongside approval of internal alterations and updated licence conditions agreed with the police and residents association.
- There were no objections to the internal layout amendments or licence conditions; concerns only related to the proposed later trading hours and their potential impact on use of external areas.
- Only one resident representation was received, despite other residents living closer to the pub raising no objections.
- The representation raised general concerns about noise and management of external areas under the previous operator, but no evidence suggested the variation would worsen these issues.
- The concerns raised were speculative however the proposed conditions would address these concerns and have a positive effect.
- The proposed extension was in line with Camden's core hours policy.
- Responsible authorities, including the police and environmental health, had raised no objections.
- It was noted that consumption of alcohol outside the premises was not a licensable activity, and there were currently no restrictions on outside drinking in the existing licence.
- Imposing conditions restricting outside drinking hours would be legally inappropriate as the application was for a variation, not a review.
- Customers had previously consumed alcohol outside under the former tenant with no recorded complaints beyond those raised in the current representation.
- The applicant, as the new operator, was experienced and committed to working with the local community.
- Additional conditions were offered after consultation with the residents association, including a restriction on outside consumption of alcohol after 11:00 pm on Fridays and Saturdays.
- This condition was more restrictive than the current licence, which allowed outside drinking until 11:20 pm.
- Further conditions were agreed with the police, including CCTV coverage, enhancing management of external areas.
- A site-specific external area management plan was submitted, including:
 - Signs advising customers not to take drinks into residential areas and to respect neighbours.
 - Staff monitoring of the external area to manage noise and prevent obstruction of neighbours' properties.
 - Enforcement of the no outside drinking after 11:00pm condition, ensuring customers vacated the area accordingly.

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- Regular collection of glasses, bottles, litter, and cleaning of the external area during the day and after closing.
- CCTV coverage of external areas operating overnight.
- A contact number would be provided to local residents for any issues during trading hours.
- There was no evidence the variation would undermine licensing objectives.
- It was emphasised that the offered conditions and management plan would promote licensing objectives and minimise any adverse impact.

They noted that if issues arose post-grant, the Licensing Act allowed for a licence review to address substantiated concerns. The Panel was asked to grant the application as submitted.

In response to questions the following information was provided by the applicant's representative Suraj Desor, James Gates (applicant's retail business manager) and William Prideaux (applicant's operational director)

- In relation to enforcement of the no external drinking condition between 11 pm and midnight, there were typically five to six staff members that would be on duty at that time.
- Although there was no specific licence condition requiring door supervisors, security staff deployment would be risk assessed and arranged as necessary, especially on Friday and Saturday nights.
- The applicant emphasised the importance of good local relations and safety, noting that all Nicholson's pubs participated in the Best Bar None scheme and maintained close interaction with licensing officers.

Decision and reasons

Panel Members confirmed that they had been able to follow and understand the submissions and discussion in relation to the application.

In deliberation, the Panel were minded to grant the variation, noting that the only concern was external behaviour during the extended hour, which had been addressed through agreed conditions with the Charlotte Street Association

The Panel also noted the absence of objections from any of the responsible authorities and they commended the applicant's collaborative approach with the Charlotte Street Association.

The Panel unanimously agreed to grant and approve the application.

It was

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RESOLVED –

i) THAT the application to vary the premises licence under Section 34 of the Licensing Act 2003 be granted for:

a) Changes to the internal layout of the premises including: -

- I. New fixed seating on the ground floor
- II. Change of bar servery shape on the first floor
- III. Removal of raised area on the first floor
- IV. Relocation of the kitchen from the first floor to the second floor

b) Amend the hours for Friday and Saturday for Supply of Alcohol (For consumption on/off the premises)

10.00 - 00.00 Friday and Saturday

~~Note as per amended condition 15~~ From the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

c) Addition of Late-Night Refreshment

23:00 – 00:00 Friday and Saturday

~~-From the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day~~

d) Amend the hours for Recorded Music for Friday and Saturday

23:00 – 00:00 Friday and Saturday

From the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

e) Amend the Opening hours For Friday and Saturday

10:00 – 00:20 Friday and Saturday

~~Note as per amended condition 15~~ From the end of permitted hours on New Years Eve to the start of permitted hours on New Years Day

f) Removal of embedded conditions 16 and 18 as numbered on the premises licence:

ii) THAT the following conditions be imposed on the licence:

Conditions consistent with the operating schedule

1) These hours are extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.

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~~2) Unless otherwise specified on this licence, no regulated entertainment, other than by way of music and singing only which is provided solely by the reproduction of recorded sound, shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.~~

~~3) Where alcohol is sold for consumption off the premises it must not be sold in an open container.~~

Agreed Police conditions

~~24) 4) The Premises Licence Holder shall ensure that CCTV cameras and recorders are installed at the premises.~~

~~32) 5) 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 Local Authority upon request. Cameras will record for 24 hours.~~

~~43) 6) At all times when the premises are open for the purpose of licensable activities, a suitably trained member of management shall be present to assist the Police or an authorised officer in obtaining the CCTV footage.~~

~~54) 7) Copies of CCTV shall be made available within 48 hours to the Police or Local Authority upon request.~~

~~65) 8) Signs must be displayed in the customer areas to advise that CCTV is in operation.~~

~~76) 9) Notices shall be displayed within the premises warning customers about personal thefts and to be vigilant.~~

~~87) 10) The venue shall supply and fit suitable anti-theft devices, such as table/counter clips, in order that customers may secure their bags.~~

~~98) 11) A comprehensive staff training programme is to be put together which will cover the core responsibilities around selling alcohol and meeting the licensing objectives. Training shall be written into a programme and will be made available for inspection by Police or other responsible authority upon request.~~

~~109) 12) A Challenge 21 policy will be enforced, where any person reasonably looking under the age of 21 shall be asked to prove their age when attempting to purchase alcohol, and signs to this effect will be displayed at the premises. The only acceptable forms of identity will be those with photographic identification documents or those approved by the Secretary of State.~~

~~114) 13) Police must be called to incidents of violence and / or disorder.~~

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~~124~~~~144~~ An incident log shall be kept at the premises and made available on request to an authorised officer or the Police, which will record the following:

- all crimes reported to the venue.
- all ejections of patrons.
- any complaints received relating to the licensing objectives.
- any incidents of disorder and violence.
- all seizures of drugs or offensive weapons.
- any faults in the CCTV system or searching equipment or scanning equipment.
- any refusal of the sale of alcohol, to include date, time and staff member.
- any visit by a relevant authority or emergency service.
- CAD reference numbers where Police are called.

Agreed Charlotte Street Association Conditions

~~132~~~~145~~ There will be no consumption of alcohol outside on Fridays and Saturdays after 23:00 hours.

~~143~~~~146~~ The premises shall operate the "Ask for Angela" scheme and display relevant signage within the premises advertising the scheme.

ACTION: Executive Director, Supporting Communities

12. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was none.

The hearing ended at 9.33 pm.

CHAIR

Contact Officer: Sola Odusina

Telephone No: 020 7974 8543

E-Mail: licensing.committee@camden.gov.uk