

The Royal Borough of Kensington and Chelsea



THE ROYAL BOROUGH OF
KENSINGTON
AND CHELSEA

Premises Licence

Premises Licence

14/154344/7

Part 1

Postal address of premises, or if none, ordnance survey map reference or description

Basement, Ground and First Floor, 233 Portobello Road

Post town

London

Post code

W11 1LT

Telephone number

Where the licence is time limited the dates

Licensable activities authorised by the licence

Provision of late night refreshments - Indoors

Sale by retail of alcohol - On and Off the Premises

The times the licence authorises the carrying out of licensable activities

Provision of late night refreshments - Indoors -

Monday	from: 23:00	To: 24:00
Tuesday	from: 23:00	To: 24:00
Wednesday	from: 23:00	To: 24:00
Thursday	from: 23:00	To: 24:00
Friday	from: 23:00	To: 24:00
Saturday	from: 23:00	To: 24:00
Sunday	from: 23:00	To: 23:30

Sale by retail of alcohol - On and Off the Premises -

Monday	from: 10:00	To: 24:00
Tuesday	from: 10:00	To: 24:00
Wednesday	from: 10:00	To: 24:00
Thursday	from: 10:00	To: 24:00
Friday	from: 10:00	To: 24:00
Saturday	from: 10:00	To: 24:00
Sunday	from: 10:00	To: 23:30

The opening hours of the premises

Monday	from: 07:00	To: 00:30
Tuesday	from: 07:00	To: 00:30
Wednesday	from: 07:00	To: 00:30
Thursday	from: 07:00	To: 00:30
Friday	from: 07:00	To: 00:30
Saturday	from: 07:00	To: 00:30
Sunday	from: 07:00	To: 23:30

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

Both on and off the premises

Part 2

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

Cinquecento (Portobello Road) Limited
14 David Mews
London
W1U 6EQ
Email

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

12321758

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

Emanuele Tagliarina

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



Dated 08 November 2021

Director for Streets and Regulatory Services

COUNCIL OFFICES, 37 PEMBROKE ROAD, W8 6PW

Annex 1 - Mandatory conditions

1 - General condition:

(1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

2 - General condition:

The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

3 - General condition:

(1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their

photograph, date of birth and either-

- (a) a holographic mark, or
- (b) an ultraviolet feature.

4 - General condition:

The responsible person must ensure that-

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures-

- (i) beer or cider: ½ pint;
- (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

5 - General condition:

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

2. For the purposes of the condition set out in paragraph 1-

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

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

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

where-

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

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

- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence, or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

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

(e) 'value added tax' means value added tax charged in accordance with the Value

Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

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

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

6 - General condition:

(1) No supply of alcohol may be made under the premises licence-

- (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
- (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

(2) Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Annex 2 - Conditions consistent with the operating schedule

7 - General condition:

Clearly legible notices shall be displayed at all exits from the premises requesting patrons to respect the needs of local residents and to leave the premises and area quietly.

8 - General condition:

Clearly legible notices shall be displayed at the premises stating that CCTV is in operation and the police have instant access to footage.

9 - General condition:

All waste shall be properly presented and placed for collection no earlier than 30 minutes before the scheduled collection times.

10 - General condition:

A dedicated telephone number for the Designated Premises Supervisor or the duty manager shall be maintained for use by any person who may wish to make a complaint during the operation of the licence, which shall be provided to the Licensing Authority and local residents' associations. Any change to the number shall be notified to the Licensing Authority and to local residents' associations within 7 days of the change.

11 - General condition:

No noise or vibration associated with the operation of plant at the Premises shall give rise to a nuisance to the occupiers of neighbouring properties.

12 - General condition:

No smells generated from the cooking processes at the Premises, shall give rise to nuisance to occupiers of neighbouring properties.

13 - General condition:

Refuse collections shall take not place between 23:00 hours and 07:00 hours the following day.

14 - General condition:

The sale and supply of alcohol on the premises shall be to customers seated at tables by waiter/waitress services.

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

15 - General condition:

There shall be CCTV in operation at the Premises and:-

- a) A member of staff who has been nominated in writing and who is conversant with the operation of the CCTV system shall be on the Premises at all times when the Premises are open to the public.
- b) If the Premises are not open, and subject to the tests set out by virtue of the Data Protection Act, within 24 hours of a request for access to the CCTV system from either the police or licensing authority, this staff member must be able to show a police, HMRC or authorised council officer recent data or footage with the absolute minimum of delay when requested.
- c) All recordings shall be stored for a minimum of 31 days with date and time stamping.
- d) Recordings shall be made available immediately upon the request of a police or licensing officer throughout the preceding 31-day period.
- e) The CCTV system shall be maintained according to the current Home Office specification for premises of this type.
- f) Should the equipment become faulty then the Metropolitan Police will be notified by email and all reasonable efforts made to have any fault rectified within 24 hours.
- g) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.

16 - General condition:

The premises shall operate a 'Challenge 25' age verification policy and staff shall be trained in respect of the policy. Staff shall ask for proof of age from anyone they suspect of being less than 25 years of age. The only acceptable forms of

identification shall be a photo style driving licence, a passport, a photo identification card bearing the PASS logo in a hologram format, military ID or recognised photo ID from member countries of the European Union.

17 - General condition:

A daily incident log shall be kept at the premises for a period of at least 12 months from the date of last entry, and made available on request to an authorised officer of the Council or the Police, which will record the following:-

- a) All crimes reported to the venue
- b) All ejections of patrons
- c) Any complaints received
- d) Any incidents of disorder
- e) Any faults in the CCTV system repaired within 24 hours
- f) Any refusal of the sale of alcohol
- g) Any visit by a relevant authority or emergency service
- h) Any lost property found or handed to staff at the premises
- i) Any other relevant incidents to be recorded

18 - General condition:

From 5 August 2023, no staff or customers shall be permitted on the first-floor rear terrace for licensable and non-licensable activities at any time.

19 - General condition:

The first-floor (internal area) of the Premises shall be kept clear of all customers between 22:30 hours and 08:30 hours the following day.

20 - General condition:

All sales of alcohol for consumption off the Premises shall be in sealed containers only and shall only be supplied with, and ancillary to, a takeaway meal.

21 - General condition:

A Dispersal and External Management Plan ('the Plan') should be submitted to the Royal Borough of Kensington and Chelsea's Environmental Health Department, Licensing Authority and the Police for consultation. The Plan shall detail the procedures, management controls and practical steps including all measures to control any noise generated by patrons entering or leaving the premises (including travel arrangements) that will be taken to ensure that public nuisance does not arise at any time when licensable activities are taking place on the premises. The Premises Licence Holder shall incorporate any recommendations of the Licensing Authority, Police and Environmental Health into the Plan. Once the revised Plan has been finalised, the Premises Licence Holder shall implement and comply with the Plan at all times. A copy of the revised Plan shall be sent to the Licensing Authority, Police and Environmental Health within 5 working days of it being revised. Any further amendments to the Plan shall be submitted to the Licensing Authority within 28 days of the revision.

22 - General condition:

The doors leading onto the first-floor rear terrace shall be kept closed from 21:00 hours until 08:30 hours the following day.

23 - General condition:

Consumption of alcohol on the Premises shall cease, and the Premises shall close to patrons and all patrons shall be off the Premises no later than 30 minutes after the end of the permitted hours for the sale by retail of alcohol on the Premises.

24 - General condition:

No staff or customers shall be permitted to smoke on the first-floor roof terrace at any time.

25 - General condition:

The Licence Holder/Designated Premises Supervisor shall organise and accommodate meetings to discuss the operation of the Premises with residents at least 2 times per calendar year. The details of the proposed meeting shall be clearly displayed on a window or door visible to people outside the Premise and the Premises Licence Holder shall directly notify ward councillors and local residents' associations of the meeting date at least two weeks before the meeting. The Licence Holder/Designated Premises Supervisor shall take the minutes of meetings with residents that shall be circulated to all attendees and to the Licensing Authority and copies shall be readily available at the Premises upon request.

26 - General condition:

Deliveries to the Premises shall not take place between 23:00 hours and 07:00 hours the following day.

27 - General condition:

All members of staff who sell alcohol must be properly trained in the legal requirements and restrictions to sell alcohol. A record shall be maintained and kept at the Premises detailing the name of each member of staff trained, the date training was provided, details of the person who provided the training and an acknowledgment that staff have been so trained. The record shall be available for inspection by authorised officers of the licensing authority and the Police at all times the Premises are open.

28 - General condition:

Staff shall receive refresher training in the Licensing Act 2003 at intervals of no more than 12 months.

29 - General condition:

There shall be no structural cleaning taking place on the first floor between 23:00 hours and 08:30 hours the following day.

Conditions 30 – 32 shall only have effect until 4 August 2023

30 - General condition:

Up to 4 August 2023, the first-floor rear terrace shall be kept clear of all customers between 21:00 hours and 10:00 hours the following day for licensable and non-licensable activities.

31 - General condition:












Up to 4 August 2023, there shall be no music or amplified sound played on the first-floor roof terrace.

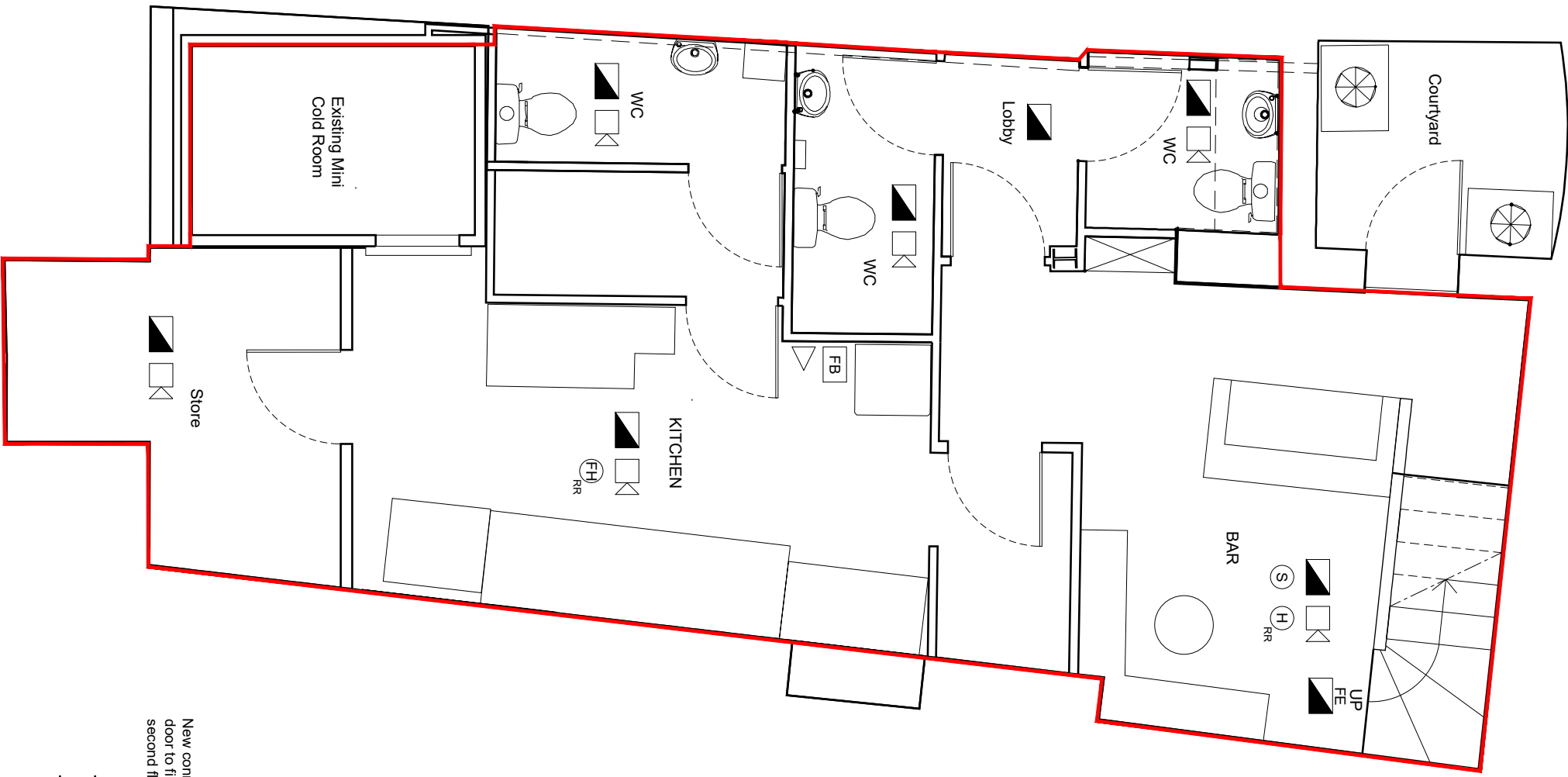
32 - General condition:

Up to 4 August 2023, notices will be placed in the first-floor rear terrace reminding customers that they are in a residential area.

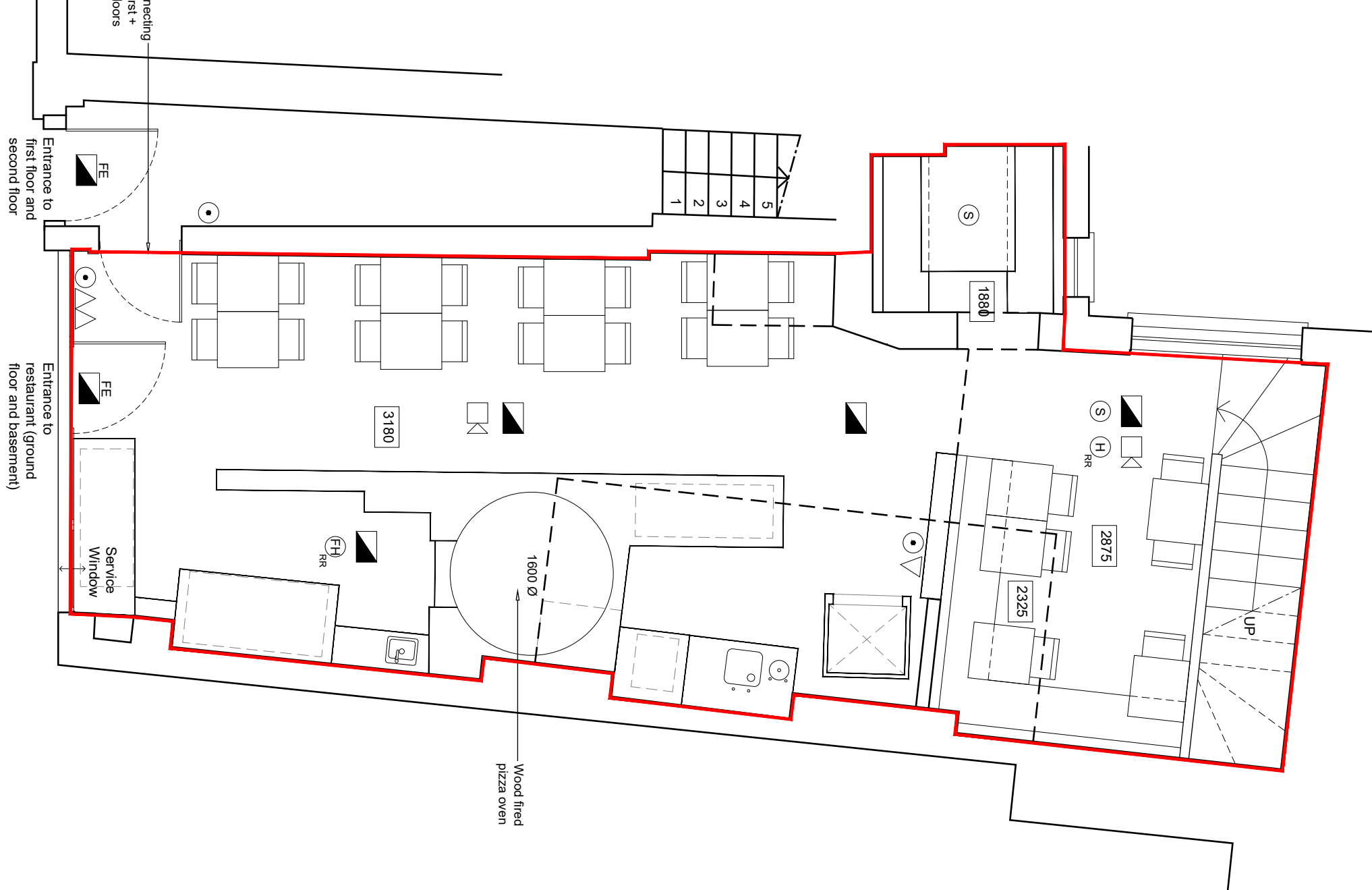
33 - General condition:

The existing conditions on the licence will apply permanently to the extended basement floor, extended ground floor as well as the additional first floor of the Premises (excluding the roof terrace), and the existing conditions on the licence will also apply for a time limited period until 4 August 2023 in relation to the first-floor roof terrace.

KEY:	NOTES
	Soundproofing system fixed to party walls.
	Wall build-up : - Steel stud frame installed of 0.55 mm thickness, 50mm width, 90 mm depth at 600mm spacing - Two panels of Gyproc Soundbloc plasterboard of 15 mm thickness - Insertion of Rockwool 33 kg/m3 of 50 mm thickness or equivalent within cavity
	8 Watt maintained luminaire
	8 Watt maintained fire exit luminaire
	Sounder
	Fire extinguisher
	Smoke detector
	Heat rate rise detector
	Fixed heat rate rise detector
	Call point
	Area of licensable activities



01 BASEMENT FLOOR PLAN - PROPOSED
SCALE 1:50 @ A3 - 1:25 @ A1



02 GROUND FLOOR PLAN - PROPOSED
SCALE 1:50 @ A3 - 1:25 @ A1



DATE	REV	AMENDMENTS	BY	CH
2005/21	A	GENERAL COMMENTS	LF	JC

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 Email: jon@jonclark.co.uk
 Web: www.jonclark.co.uk

PROJECT
 233 Portobello Rd, London W11 1LT

DRAWING
 Proposed Floor Plans
 Sheet 1 of 2

SHEET
 241 - P015

REVISION
 A

SCALE
 1:50 @ A3 - 1:25 @ A1

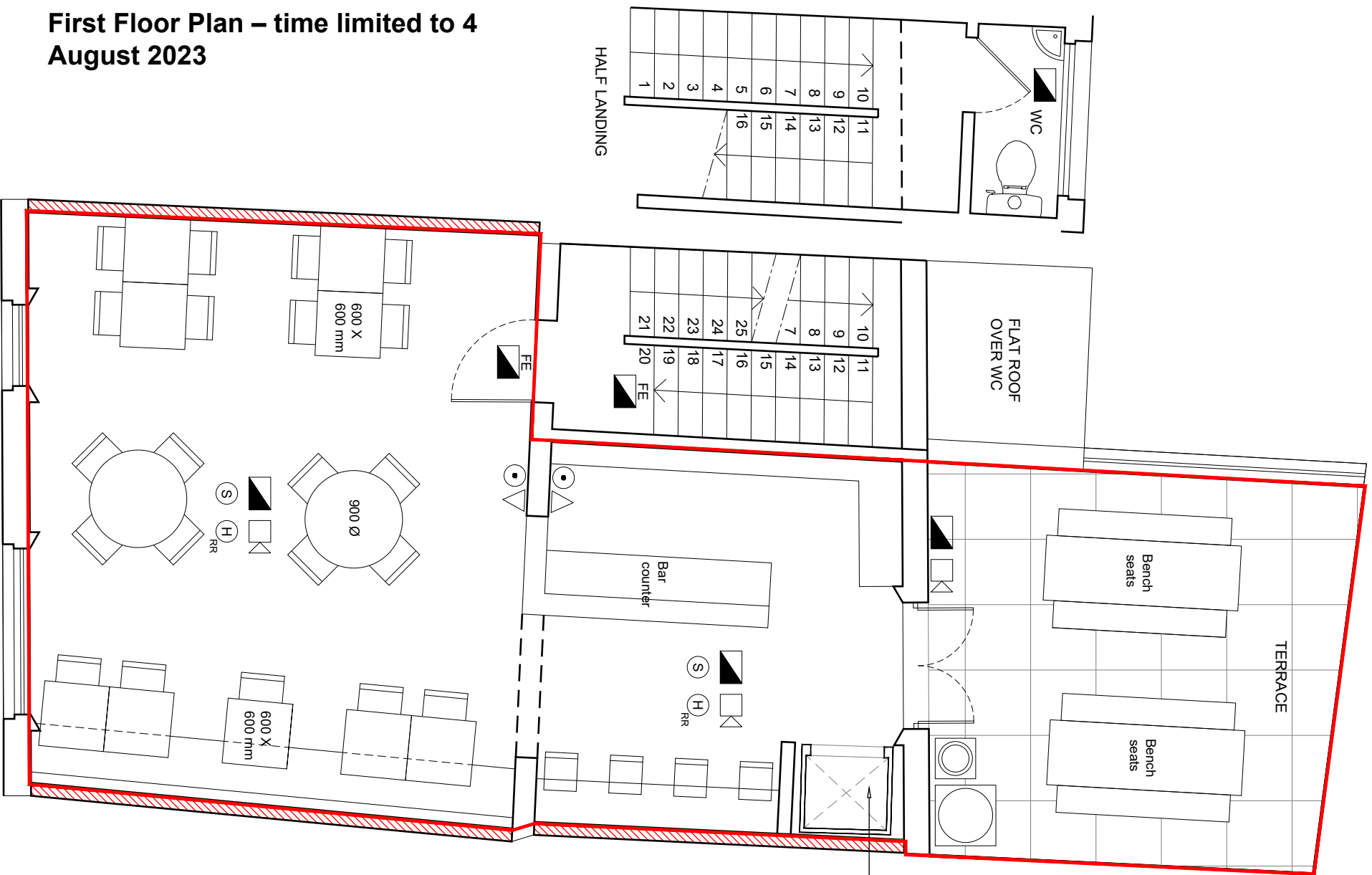
DATE
 17.11.20

DRAWN
 LF

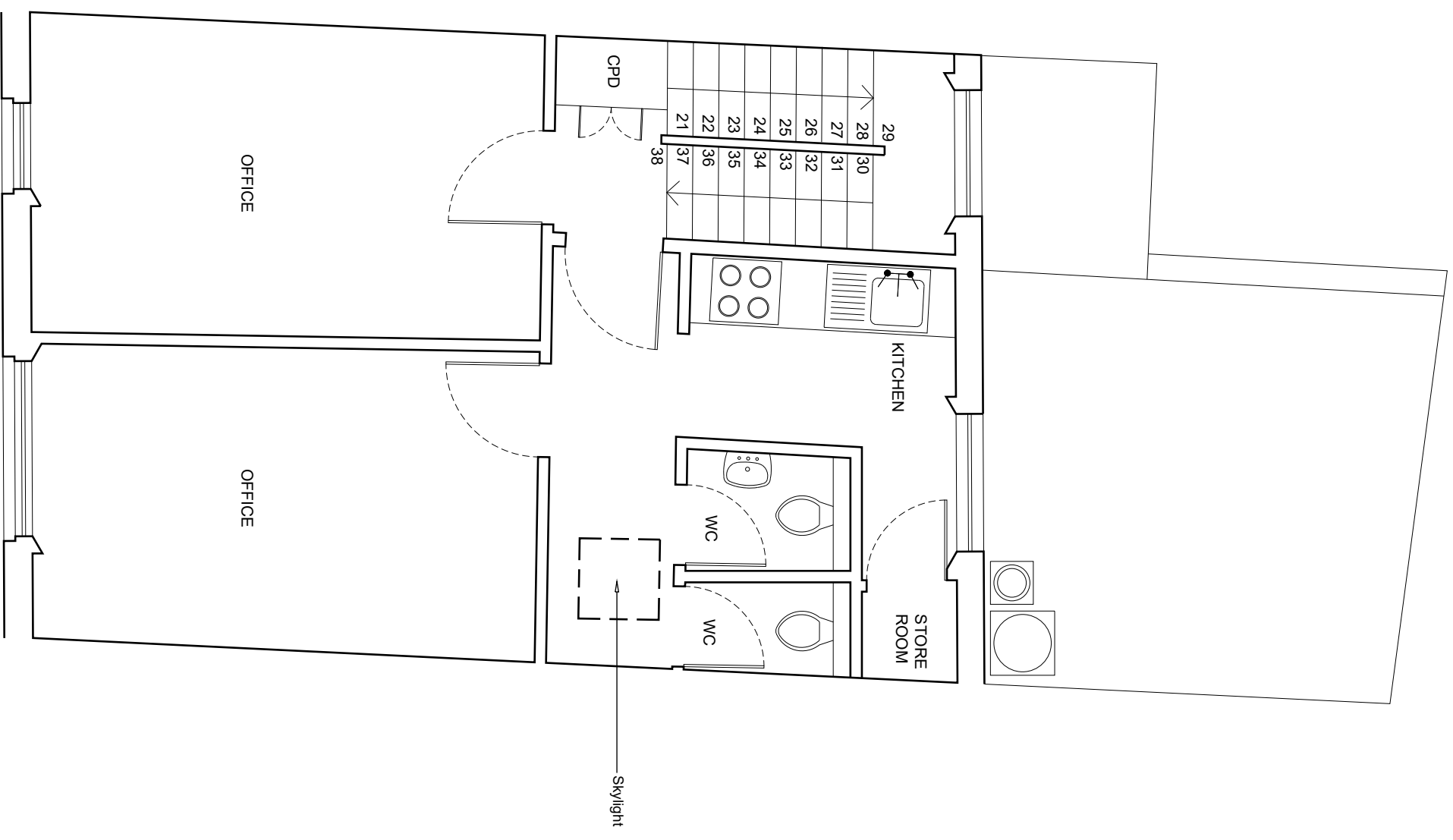
CHECKED
 JC

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First Floor Plan – time limited to 4 August 2023



01 FIRST FLOOR PLAN (UPPER FLOOR OFFICES) - PROPOSED
P016 SCALE 1:50 @ A3 - 1:25 @ A1



02 SECOND FLOOR PLAN (UPPER FLOOR OFFICES)
P016 PROPOSED - SCALE 1:50 @ A3 - 1:25 @ A1

1:50



KEY:	NOTES
	Soundproofing system fixed to party walls.
	Wall build-up : - Steel stud frame installed of 0.55 mm thickness, 50mm width, 90 mm depth at 600mm spacing - Two panels of Gyproc Soundbloc plasterboard of 15 mm thickness - Insertion of Rockwool 33 kg/m3 of 50 mm thickness or equivalent within cavity
	8 Watt maintained luminaire
	8 Watt maintained luminaire
	8 Watt maintained fire exit luminaire
	Sounder
	Fire extinguisher
	Smoke detector
	Heat rate rise detector
	Call point
	Area of licensable activities

DATE	REV	AMENDMENTS	BY	CH
04.12.20	A	GENERAL COMMENTS	LF	JC
11.12.20	B	GENERAL COMMENTS	LF	JC
01.02.21	C	GENERAL COMMENTS	LF	JC
19.05.21	D	GENERAL COMMENTS	LF	JC

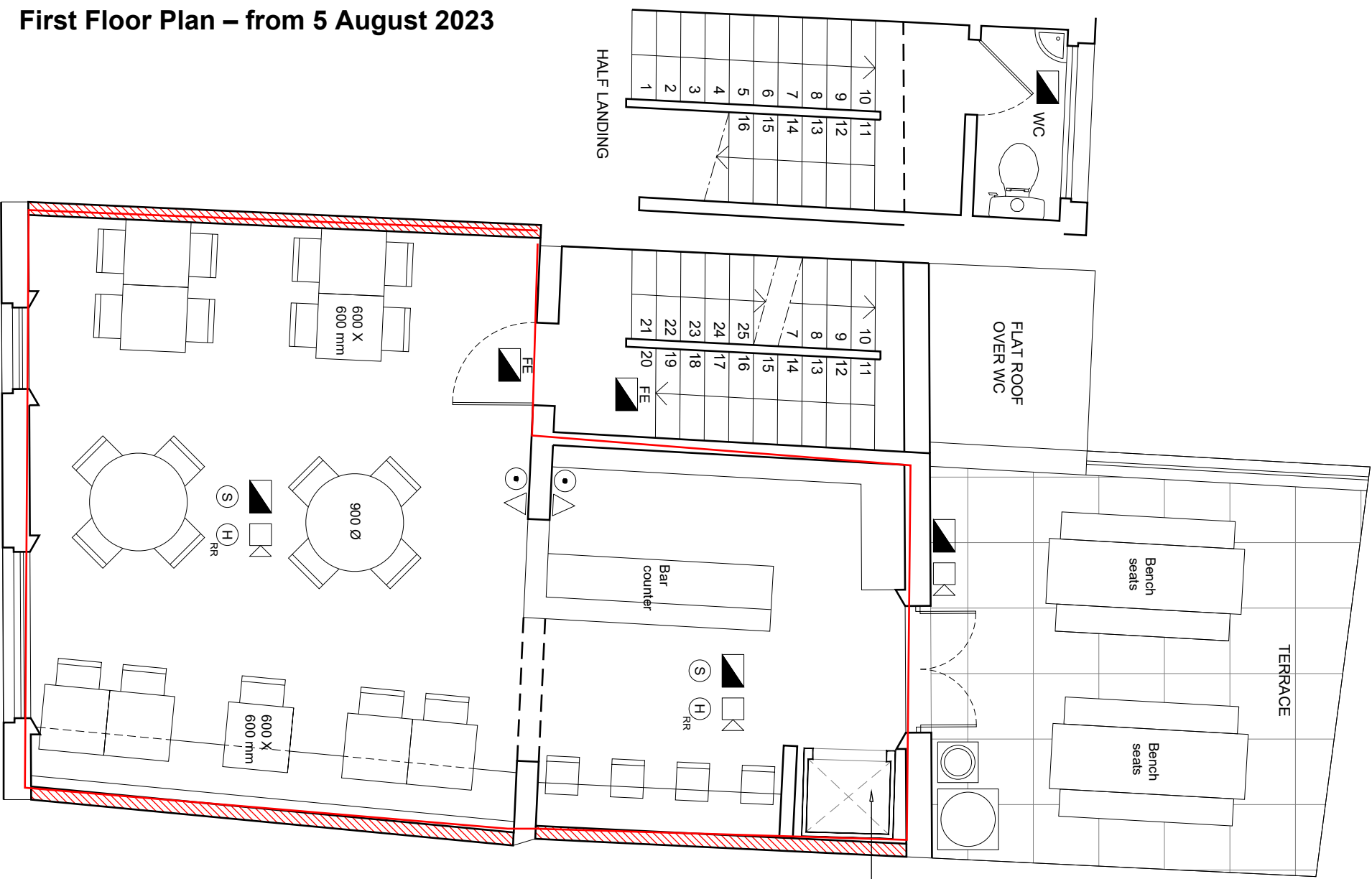
JONATHAN CLARK ARCHITECTS
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PROJECT
 233 Portobello Rd, London W11 1LT

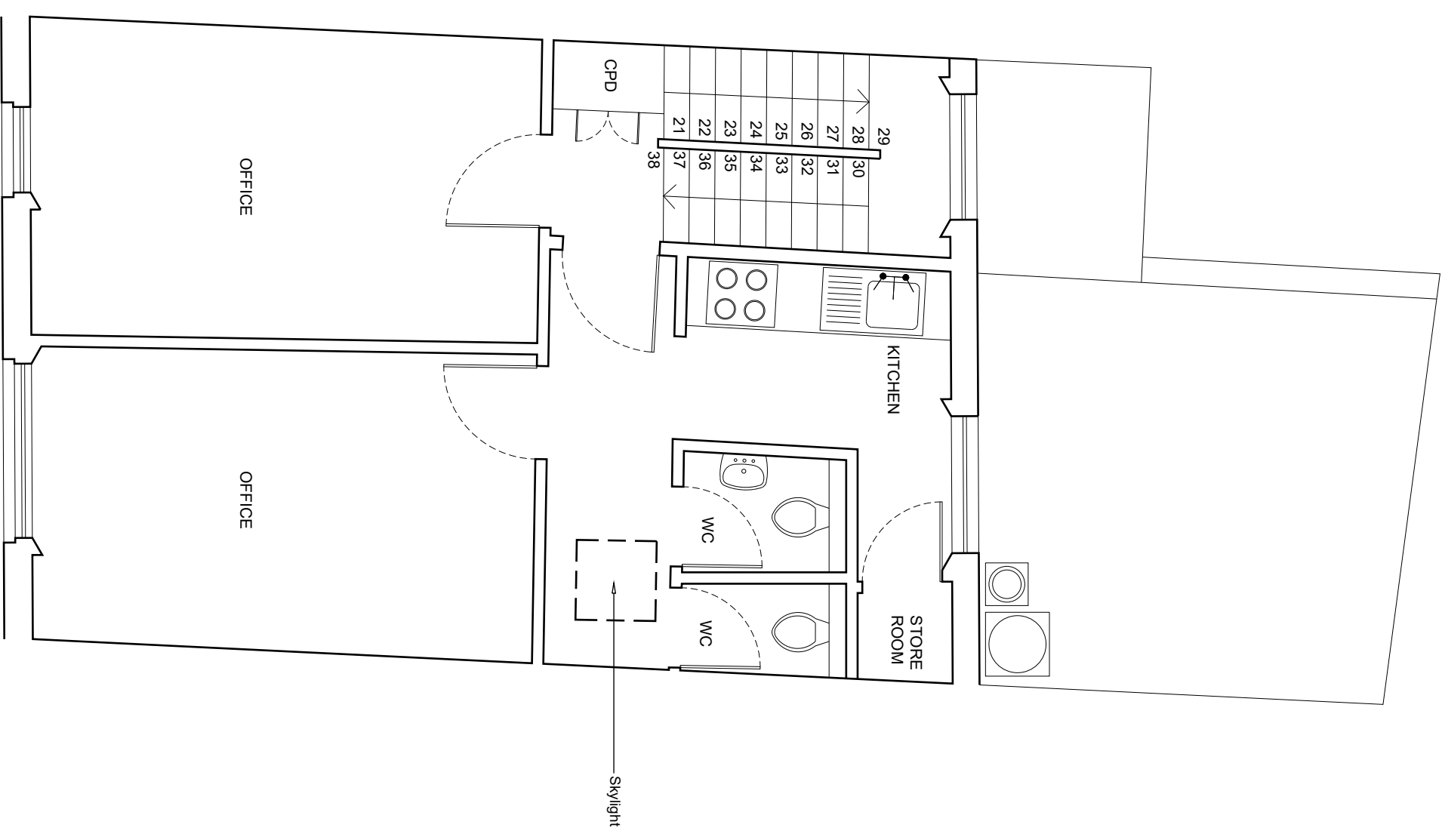
DRAWING	REVISION
Proposed Floor Plans Sheet 2 of 2	
SHEET	D
241-P016	
SCALE	DATE
1:50 @ A3 - 1:25 @ A1	17.11.20
DRAWN	CHECKED
LF	JC

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First Floor Plan – from 5 August 2023



01 FIRST FLOOR PLAN (UPPER FLOOR OFFICES) - PROPOSED
P016 SCALE 1:50 @ A3 - 1:25 @ A1



02 SECOND FLOOR PLAN (UPPER FLOOR OFFICES)
P016 PROPOSED - SCALE 1:50 @ A3 - 1:25 @ A1



NOTES

KEY:	NOTES
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	8 Watt maintained fire exit luminaire
	Sounder
	Fire extinguisher
	Smoke detector
	Heat rate rise detector
	Call point
	Area of licensable activities

DATE	REV	AMENDMENTS	BY	CH
19.05.21	D	GENERAL COMMENTS	LF	JC
01.02.21	C	GENERAL COMMENTS	LF	JC
11.12.20	B	GENERAL COMMENTS	LF	JC
04.12.20	A	GENERAL COMMENTS	LF	JC

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PROJECT
 233 Portobello Rd, London W11 1LT

DRAWING
 Proposed Floor Plans
 Sheet 2 of 2

SHEET	REVISION
241-P016	D

SCALE
 1:50 @ A3 - 1:25 @ A1

DATE
 17.11.20

DRAWN
 LF

CHECKED
 JC

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