

From: licensing@rbkc.gov.uk <licensing@rbkc.gov.uk>
Sent: Monday, May 6, 2024 6:52 PM
To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>;
Subject: Licensing - Website Objection:

Thank you for your representations, which have now been received.

Below is the record of your form submission

Objector Name: L Thomson

Postal Address:

please send any postal correspondence to

The Boltons Association Gilston Road, London, SW10

Email Address:

Case number: LICPR/24/340849/01

Premises address: 166 Fulham Road, LONDON, SW10 9PR

Application Type: Grant of premises (S17)

Representations:

Dear Sir/Madam

We object and wish to make a representation about the above premises.

The reason is that unfortunately the applicant and case officer have not yet agreed a date they can meet with us to discuss this. We are very hopeful that suitable 'conditions' can be agreed in due course, in which case our 'objection' may be withdrawn.

We seek a properly defined space as well as a more detailed and balanced management plan to suit the unique circumstances of these premises and maintain reasonable neighbourly living amenity.

The previous pavement cafes on that site never served alcohol and traded only till early evening.

The applicant is asking for 2x material changes to the current licence as well as the creation of a new alcohol licence alongside these trading days and trading hours changes:

- o Adjustments to the existing licence will negatively impact neighbouring residents in very close proximity. Currently the premises open Mon - Fri, 0930-1730 – the proposed change radical, 0800 – 2230. There is also a request for an additional day of trading from Mon-Fri to Mon- Saturday. There does not appear to be adequate operating procedures to match this to ensure compliant, neighbourly and safe operations.

- o Is the intention for a café or a bar or a restaurant? It seems to be unclear but an alcohol licence which starts at 1100 every day through till 2200 is another extreme adjustment.

o Will alcohol be served/ consumed at the bar/restaurant front forecourt? Is a pavement licence, and/or, a Tables and Chairs Licence required? It would be useful to understand the scale of this prior to progressing with an Alcohol Licence. For example, would the tables and chairs extend across the entire frontage of the auction house or only in front of the café/bar/restaurant?

This is a standalone operation from the "Auction Rooms" next door – its trading hours are 0930-1730, Mon- Fri only. What is the proposed management of both IF they are to be related?

The activities listed under the 4 x Licensing Objectives are "thin" in comparison to the oversight given by other licensed premises in The Beach area. They should at least be on a par with outlets of a similar operation and size.

The space is not "small", it benefits from a paved forecourt which most other licensed premises do not have and therefore increases the cover numbers to be of a similar overall size. The outside space has potential for non-alcoholic drinks to be served from 0800.

Since this is another E-Class conversion to a Licensed operation, would it not be fair and equitable to have conditions imposed per the most recent E Class change at Wine Not? on FR? eg table service only; door security; no food/ alcohol delivery services from the outlet; a designated smoking area outside at the forecourt (and sufficiently set apart from other non-smoking diners/ drinkers) etc? RBKC Licensing carefully managed this outlet, we recommend the same since no draught alcohol will be served.

Noise & Nuisance requires a detailed dispersal management plan and possibly ongoing community meetings given the very close proximity of residential apartments on FR.

Is there any plan for food delivery services like Uber Eats/ Deliveroo to deliver from the premises? Any waiting vehicles/ mopeds/ ebikes at this point on FR would be chaotic for traffic and pedestrians. We have much experience of this out come with ZAPP on OBR.

There's no plan for CFC match days

Thank you in advance for your help.

Yours faithfully,
L Thomson for The Boltons Association

From: Lorraine Thomson
Sent: Thursday, May 9, 2024 4:16 PM
To: Licensing RBKC: RBKC <Licensing@rbkc.gov.uk>
Subject: RE: sloane street auctions

Hi Sharon and Elizabeth

Thank you very much for your email with the 4 updated conditions.

I am overseas now but will try my best to take a look over the next couple of days. Molly at Sloane Auctions knows I'm away, I spoke with her on Tuesday. I'll be back in London late Monday night 13/5.

Do you think it would be possible to agree the Management and Dispersal Plan conditions before the Licence is granted? This is a premises which has never been licensed before, licensing is a new activity for this trading company and as we said in our representation, the significant change in trading hours makes us very nervous about having a robust plan in place.

We worked this way with WineNot, The Picture House and 212 Fulham Road when they were applying for licences or amending their licence.

I also forgot to ask previously whether there would be music inside at the bar. If yes, it would be useful to know the restrictions on that as a condition of the licence. I believe WineNot was something like low level background music which changed at last orders.

Thank you very much for your help.

Best wishes
Lorraine.

Operator's response to representation on 08.05.24

Sloane Street Auctions Response to Premises License Representation

As stated in the initial premises license application document, we are a café seeking to have the option of serving alcohol with seated table meals (table service only). There will be no hot food and the menu is currently being prepared by an ex-Michelin star chef. The premises will be high-end, with any customers leaving after 9.30pm being advised as to keep noise down, with table signs saying, 'please keep noise to minimum'. Noise will be monitored and managed by staff on shift. (These seem like sensible ideas, but we would welcome further suggestions where pragmatic.)

The alcohol will be served and consumed from both the café and the forecourt with table service only. Our outdoor furniture will initially consist of 6 two-seater benches and 12 chairs – these will be positioned outside of the cafe. There is no requirement for a tables and chairs license if they are positioned on private land - the forecourt is within our demise.

Our forecourt is privately owned and has clear walled perimeter between the pedestrian pavement and our property. This will prevent spillage onto the street. Our clients will be seated to drink and eat hence no standing drinking. There are three clear entrances through the wall onto our terrace. This delineation makes it very clear to customers the extent of our boundaries.

All cigarette butts will be cleared daily and there will be no loitering past 10.30pm when the venue closes (there will be a designated conflict management trained supervisor present while premises are operating). There will be a designated smoking area in the forecourt that will be clearly separated from the non-smoking area.

Following conversations with the MET Police and public noise and nuisance team, all parties are agreed on the following points:

1 On days when Chelsea Football Club are playing at home or on days when a Chelsea victory parade takes place, any bottled beer sold for consumption on the forecourt or in the café shall be decanted into polycarbonates three hours before the advertised kick off time until three hours after the match has been completed.

2 On days when Chelsea Football Club are playing at home or on days when a Chelsea victory parade takes place, a conflict management trained member of staff shall be on duty for three hours before the advertised kick off time until three hours after the match has been completed.

3 Sale and consumption of alcohol within the auction rooms shall be ancillary to the use of the premises as an auction house or any private pre-booked functions.

With the additional clause:

4 - Within 2 months of the premises operating under this Premises Licence, a Dispersal and External Management Plan ('the Plan') shall be submitted to the Royal Borough of Kensington and Chelsea's Environmental Health Department, Licensing Authority, 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, parking arrangements or smoking outside 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 have due regard to any recommendations of the Licensing Authority, Police, and Environmental Health. 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, Environmental Health, and Police, 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.

There will be no food delivery services delivering to the premises, hence no concern regarding disruption of traffic and/or pedestrians.

We look forward to hearing your response and as mentioned above, would be happy to consider any further suggestions to ensure this runs as smoothly as possible and in line with community guidelines.