

From: John Gaunt
Sent: 28 February 2018 14:00
To: Leigh's iphone
Cc: Amy Dumitrescu; Licensing
Subject: RE: Proposed Premier Inn Wimbledon - Hearing Monday 26 March - 1:30pm

Dear Leigh

Thank you for your email. I have annotated the below (in blue) to the best of my information; I hope that this may help and as indicated in my original email, if a conversation would assist, please give me a call.

Regards

John Gaunt
Consultant

From: Leigh's iphone
Sent: 26 February 2018 15:47
To: John Gaunt
Cc: Amy Dumitrescu
Subject: Proposed Premier Inn Wimbledon - Hearing Monday 26 March - 1:30pm

Dear John,
Thank you for your email below.

The reason no Authority has put in a Representation is because you have agreed some of their Conditions. The community is another authority, albeit with a small 'a' - but your client will be joining a busy, happy residential community, and to ensure the new business has a good start here, you must listen also to our concerns.

Would you kindly provide a drawing demonstrating what you mean by 'one discreet sign' ? Most applicants here in Wimbledon include this as a gesture of goodwill. **This has only just been agreed with the police and a design for such has yet to be completed. The intent of the condition is however clear and as such was acceptable to the police.**

Also would you please be clear about cover numbers. You say a minimum of 70 percent of something - is that 176? Please confirm the actual cover number your client intends to serve. **The intention is that the emphasis will be on a majority of seated covers; this will be a food level operation. I will seek to get an indicative number of seated covers likely to be provided. I am not sure where you get 176 but I will check.**

Finally the issue of parking. Would you please provide a POV on the loss of amenity to local homeowners, caused by restaurant visitors arriving by private vehicle. Also a POV on issues related to these guests departing after 11 pm weekdays and midnight on Thursday (a work night), Friday/Saturday. **Parking and highways is a planning consideration as I am sure that you are aware.**

From experience transport is very much linked to anti social behaviour, noise nuisance, litter and in some even cases crime. We know our neighbourhood, and we ask this, to make your client aware of problems related to this sensitive location immediately adjoining family homes. **Our clients are well experienced at operating premises such as this in sensitive locations – and without issue. The**

hotel residents will be the closest 'affected' and their amenity is a paramount concern to our clients along with the amenity of the wider community as well.

The former building was an office block, closed at 6 pm, and the majority of staff used public transport.

Thank you in advance for your reply.

Kind regards,

Leigh Terrafranca, on behalf of WEHRA

Sent from my iPhone

From: John Gaunt

Sent: 26 February 2018 12:40

To:

Cc: Amy Dumitrescu; Licensing

Subject: Proposed Premier Inn Wimbledon - Hearing Monday 26 March - 1:30pm

Good morning

We act for Whitbread Premier Inn on whose behalf we have lodged a premises licence for the above development. We are advised that representations against our client's application have been received from you.

If you felt that a conversation or indeed a meeting might assist to attempt to alleviate your concerns than please let us know.

However we can confirm in any event that:

- There are no authority representations to this application against what is proposed, and particularly none from the Metropolitan Police and/or Environmental Health
- Following a constructive dialogue with the police, the following additional conditions – beyond those proposed within our application – have been agreed to be attached to any licence granted and these have been set out below. Clearly these are designed in part to reflect the location of the intended premises and to seek to reinforce the intentions of our clients through appropriate and proportionate conditions. These are:
 1. There will be no overt external signage of the proposed Bar & Block Steakhouse unit save for one discreet sign adjacent to the entrance. Otherwise the building will be overtly signed as a Premier Inn.
 2. There will be a minimum number of covers representing not less than 70 % of the overall occupancy for the Ground Floor licensed food and area.
 3. Food and beverage provision will be substantially food led and ancillary to the principal operation of the premises as a hotel.
 4. No admission or re-admission at weekends after 11.00pm save for hotel residents and their bone fide guests.
 5. A personal licence holder on duty after 7.00pm Thursdays – Saturdays whilst the premises are open to non-residents.
 6. CCTV to cover the lift lobby entrances on all floors and all entrance and exit points – and of course the ground floor licensed area. There will be the usual retention for 28/31 days with images being made available on proper request under Data Protection rules and when the premises are open to non-residents.

- Please also be aware in terms of specifics raised (and in no particular order):
 - 24 hour licensing for hotel residents is a usual and expected feature in such developments; Premier Inn rooms do not have mini-bars. Please note the limitation on admission and re-admission contained in the above.
 - A food and beverage facility is available at all Premier Inns, part of the brand expectation and experience.
 - Off sales from the premises are explicated restricted to persons taking drinks from the licensed area to the unlicensed hotel bedrooms. There is no intention for drinks to be taken from the premises into the wider external area or wider locality.
 - As you may be aware, licensing and planning are distinct and separate regimes. Transport considerations, for example, do not usually form part of a licensing determination being within the usual remit of planning.
 - In respect of the food and beverage offering here, it is indeed intended that this should be a Bar & Block Steakhouse, as the police are aware, a relatively new concept, very much food led - and a number of which are located in what might be described as highly 'sensitive' locations where they are trading without issue or any adverse impact on the licensing objectives locally.
- Insofar as this has to go to a hearing, I can confirm that we will be circulating a skeleton argument in advance of the hearing setting out the detail of my client's case and the legal context in which the application will fall to be determined.

I look forward to hearing from you and if a conversation would assist, please do not hesitate to give me a call. My mobile as below is likely best. I hope to hear from you. Many thanks.

Regards

John Gaunt
Consultant

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