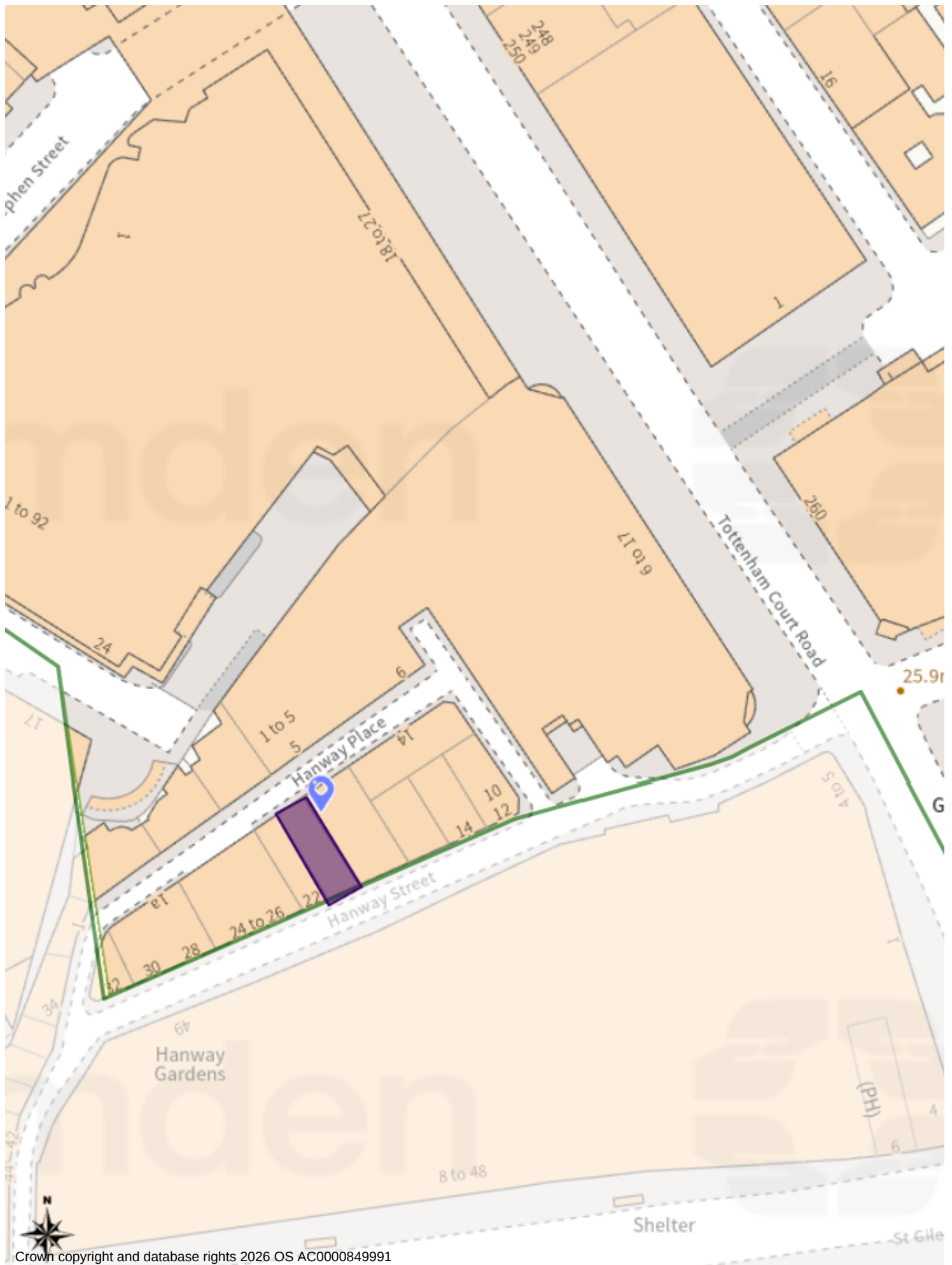




Crown copyright and database rights 2026 OS AC0000849991



Camden

Hanway Social Club, 20 Hanway Street, W1T 1UG

Scale = 1:721.980

7-July-2026

Application for full variations to a licensed premises - Ref no. 135161

Are you able to return the existing premises licence or club certificate? Yes

What do you want to vary? Premises licence : PREM-LIC\3744

Who is making the variation? An authorised agent

Agent details

First name Graham

Last name Hopkins

Name of business (optional) GT Licensing Consultants

Address 55 CODENHAM GREEN
SS16 5DT
BASILDON

Email address [REDACTED]

Telephone number [REDACTED]

Correspondence details

Who should we correspond with in regards to this application? Agent

What type of variation are you applying for? Full variation

What is the non-domestic rateable value (NDRV) of the premises? 29800

Will the variations mean the premises is used exclusively or primarily to sell or supply alcohol? Yes

Will the variations change the expected attendance? Yes

Application for full variations to a licensed premises - Ref no. 135161

Will the increase be more than 5,000 attendees at any one time?

No

When do you want the variations to take effect?

As soon as possible

What changes do you want to make?

- Amend premises information and premises business hours
- Amend activities
- Amend conditions

Amend seasonal variations to business hours?

No

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

No

Upload revised premises plans (optional)

- GFPlan-PHOTO-2026-03-14-17-41-39.jpg

Make changes to your business hours below

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	00:00

Activities on your licence

- f. Recorded music

- i. Late night refreshments
- 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	00:00

Revise the location (optional)

Indoors

Amend the specifics of the activity changed (optional)

Performance of recorded music

Are there changes to seasonal variations of the activity?

No

Are there changes to the activity taking place at other times?

No

Late night 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	23:30

Where will refreshments be provided?

Indoors

Tell us about the specifics of the activity

Provision of hot food & drink.

Are there any seasonal variations for the activity?

No

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

No

Supply of alcohol

Day	Start time	End time
Monday	11:00	01:30
Tuesday	11:00	01:30
Wednesday	11:00	01:30
Thursday	11:00	01:30
Friday	11:00	01:30
Saturday	11:00	01:30
Sunday	11:00	23:30

Revise the location (optional) On the premises

Are there changes to seasonal variations of the activity? No

Are there changes to the activity taking place at other times? No

Amended conditions

Amendment type : Revise

Condition Number : Condition 19 at Annex 2

A maximum capacity of 130 people, including staff, shall be permitted on the premises at any time that it is open to the public.

Amendment type : Revise

Condition Number : Condition 35 at Annex 2

Amend Challenge 21 to Challenge 25 and any reference to 21 to become 25.

Will any of the changes made give rise to concerns in respect of children? No

The prevention of crime and disorder No

Public safety No

The prevention of public nuisance No

The prevention of children from harm No

About this form

Issued by Camden Town Hall

Application for full variations to a licensed premises - Ref no. 135161

Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Form reference

Ref. no. 135161

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.

LEGEND

 AMBIT OF PREMISES

 LIQUOR SALES

 SAFETY LIGHTING

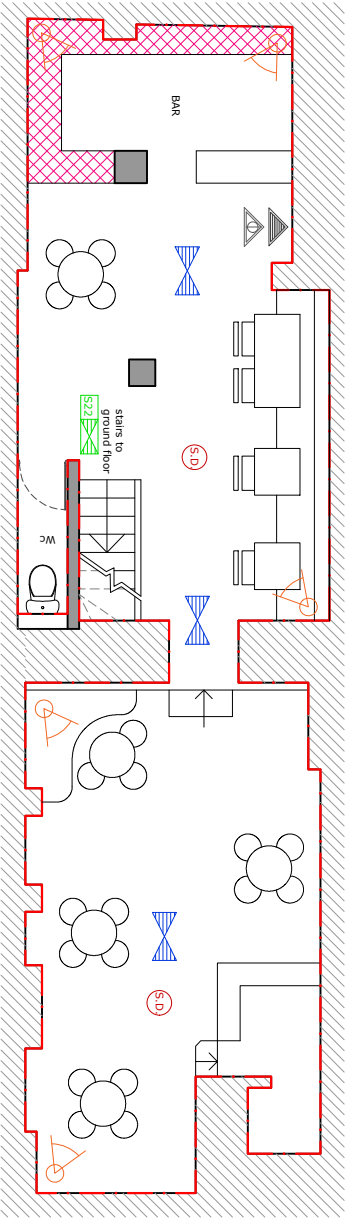
 SMOKE DETECTOR

 CARBON DIOXIDE FIRE EXTINGUISHER

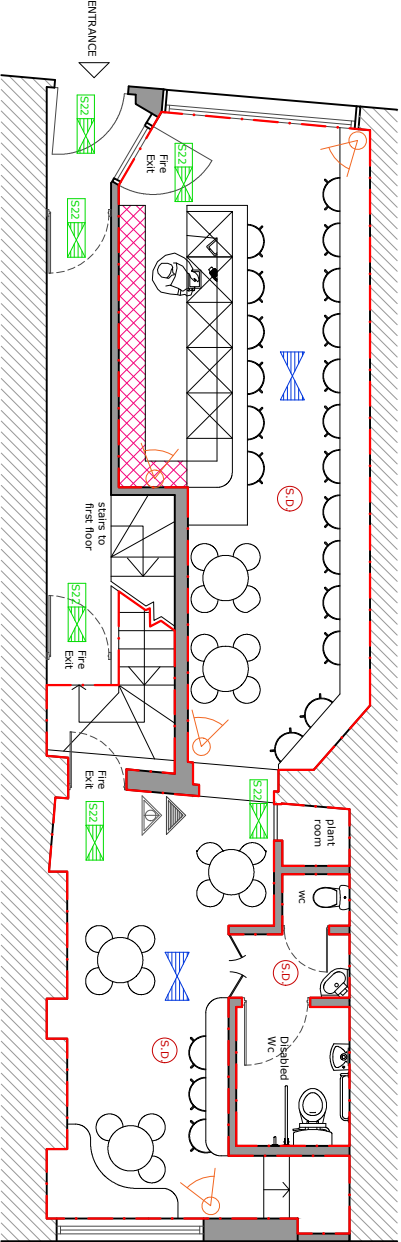
 9 LT. WATER FIRE EXTINGUISHER

 INTERNALLY ILLUMINATED FIRE ESCAPE SIGN (BS 5266)

 CCTV OPERATING SYSTEM



BASEMENT FLOOR PLAN



GROUND FLOOR PLAN

From: [GRAHAM HOPKINS](#)
To: [Samina Khan](#)
Subject: Fwd: The Hanway
Date: 09 July 2026 12:55:57

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Hi Samina,

That is agreed thank you.

Kind regards,

Graham Hopkins

----- Forwarded message -----

From: Keith Roach [REDACTED]
Date: Thu, 9 Jul 2026 at 12:51
Subject: Re: The Hanway
To: GRAHAM HOPKINS [REDACTED]

Yes, I agree.

Sent from [Outlook for Android](#)

From: GRAHAM HOPKINS [REDACTED]
Sent: Thursday, 09 July 2026 12:47:51
To: Keith Roach [REDACTED]
Subject: Fwd: The Hanway

Hi Keith

Please agree wording below re training condition!

Kind regards,

Graham Hopkins

----- Forwarded message -----

From: Samina Khan [REDACTED] →
Date: Thu, 9 Jul 2026 at 10:22
Subject: RE: The Hanway
To: GRAHAM HOPKINS [REDACTED]

You're absolutely right,

Please see below model condition that you should include:

All front of house staff shall be trained in Welfare and Vulnerability Engagement (WAVE), "Ask for Angela", drink spiking, first aid [and Martyn's Law]. Records of staff training shall be provided to an authorised officer upon request.

Samina Khan
Licensing Officer

Telephone: [REDACTED]

From: GRAHAM HOPKINS <[REDACTED]>
Sent: 09 July 2026 09:44
To: Samina Khan <[REDACTED]>
Subject: Re: The Hanway

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Hi Samina,

I will ask Mr Roach. As the premises is on licensed should we not include WAVE Training?

Kind regards,

Graham Hopkins

On Thu, 9 Jul 2026 at 08:50, Samina Khan [REDACTED] wrote:

Morning Graham,

Thank you for your email below.

We have model conditions in our Licensing Policy and I would like to suggest the following wording be used please:

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

Many thanks,

Samina Khan
Licensing Officer

Telephone: [REDACTED]

From: GRAHAM HOPKINS [REDACTED]
Sent: 08 July 2026 21:49
To: Samina Khan [REDACTED]; licensing inbox
[REDACTED]
Subject: The Hanway

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Good morning Samina,

Further to our conversation on the 8th July regarding the application to vary the premises licence number PREM-LIC 3744 please note the following:

- 1) I spoke to Mr Roach and he is contacting our planning consultant colleagues to get a new layout plan of both floors drawn as quickly as possible.
- 2) It is our client's intention that if the variation to PREM-LIC 3744 is granted in full, that they will surrender the existing ground floor premises licence PREM-LIC 104571.
- 3) We wish to retain the extended hours for New Year please to be applied to the ground floor too if the variation is granted.
- 4) For clarity there are no "other hours" requested than those requested on the variation for PREM-LIC 3744 and the extended New Year hours.
- 5) In order to protect women & girls, children and vulnerable people we will offer a further condition that "Where available all staff at The Hanway (on both floors) shall receive "WAVE Training" & "Ask Angela Training"

The reason for the variation was that following conversation(s) with Licensing staff, it was suggested it might be better to have just one premises licence for the premise than two. Hence the application.

If I have missed anything then please let me know.

Kind regards,

Graham Hopkins
GT Licensing Consultants 

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you and residents.

This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice [here](#) which tells you how we store and process the data we hold about you

and residents.



London Borough of Camden, 5 Pancras Square, London N1C 4AG

Premises Licence

London Borough of Camden Licensing Authority

Premises licence number

PREM-LIC\3744

Part 1 – Premises details

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

Hanway Social Club
20 Hanway Street
London
W1T 1UG

Telephone number N/A

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

(f) Recorded Music:	Yes
Retail of Alcohol:	Yes

The times the licence authorises the carrying out of licensable activities

(f) Recorded Music:	
Monday to Wednesday	11:00 – 23:30
Thursday to Saturday	11:00 – 02:00
Sunday	11:00 – 00:00
Retail of Alcohol:	
Monday to Wednesday	11:00 – 23:30
Thursday to Saturday	11:00 – 01:30
Sunday	11:00 – 23:30

All of the above hours for licensable activities are extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day

The opening hours of the premises

Monday to Wednesday	11:00 - 00:00
Thursday to Saturday	11:00 - 02:00
Sunday	11:00 - 00:00



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

ON Premises

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence

Hanway Social Limited
Gable House
239 Regents Park Road
finchley
London
N3 3LF

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

09781391

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

Cheryl Denny

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

Personal Licence Number: [REDACTED]

Issued by: [REDACTED]

For Corporate Services Directorate on behalf of the Licensing Authority

[REDACTED]

Date Licence Amended: 22/11/2024 - APP\PREMISES-VARYDPS\124783
Date Licence Amended: 11/04/2024 - APP\PREMISES-VARYDPS\120211
Date Licence Amended: 11/01/2024 - APP\PREMISES-VARYDPS\118324
Date Licence Amended: 10/03/2021 - APP\PREMISES-VARYDPS\104407
Date Licence Amended: 25/02/2016 - APP\PREMISES-TRANS\001431
Date Licence Granted: 02/04/2015 - APP\PREMISES-NEW\ 001499

Annex 1 - Mandatory conditions

1. The supply of alcohol is prohibited at a time when there is no designated premises supervisor in respect of the premises.
2. The supply of alcohol is prohibited at a time when the designated premises supervisor does not hold a personal licence or his/her licence is suspended.
3. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must
 - (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
 - (b) be entitled to carry out that activity by virtue of section 4 of that Act.
5. But nothing in subsection (4) requires such a condition to be imposed -
 - (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c. 12) (premises with premises licences authorising plays or films), or
 - (b) in respect of premises in relation to -
 - (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
 - (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
6. For the purposes of this section
 - (a) “security activity” means an activity to which paragraph 2(1)(a) of that Schedule applies[and which is licensable conduct for the purposes of that Act (see section 3(2) of that Act)], and
 - (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.
7.
 - (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).
- 8. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
- 9.
 - (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.
- 10. 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.

11. 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.

12. For the purposes of the condition set out in paragraph 11

(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 rate 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.



13. Where the permitted price given by Paragraph (b) of 12 above 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.
14. (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.

Annex 2 - Conditions consistent with the operating schedule

N/A

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

Hearing date: 02/04/2015

15. The Premises Licence Holder will be a member of any pub watch scheme that is active in the area.
16. Notices providing crime prevention advice will be prominently displayed in the premises.
17. There will be zero tolerance to drugs on the premises.
18. No customers will be allowed outside the curtilage of the premises with alcohol in open containers.
19. A capacity limit of 60 is not to be exceeded at any time during the operation of the premises.
20. Pre-opening checks will be carried out prior to opening to ensure that all entrances/exits are clear.
21. Safety checks are to be carried out before the admission of the public.
22. Safety checks are to be recorded in a log book held on the premises.
23. Exits to the premises are to be kept unobstructed, with non-slippery and even



surfaces, free of trip hazard and clearly identified.

24. Where chairs and tables are provided, internal gangways are to be kept unobstructed.
25. Doors at exits are to be regularly checked to ensure that they function satisfactorily and a record to be kept of the checks.
26. Adequate and appropriate first aid equipment and materials are to be made available at the premises at all times.
27. The CCTV will be checked daily.
28. Dedicated taxi numbers will be available to customers.
29. Music will not be audible above background level to the nearest noise sensitive premises.
30. External noise levels will be regularly monitored to ensure these are not excessive.
31. Clear signage is to be displayed prominently and maintained at all exits of the premises requiring patrons to leave and enter the premises and area quietly out of respect for local residents.
34. All doors and windows shall remain closed when regulated entertainment is taking place.
35. Notices must be prominently displayed at the exits reminding patrons to depart in orderly fashion.
36. 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.
37. The system shall be maintained in good working order and at all times the premises is open to the public, be fully operational covering both internal and external areas of the premises to which the public have access;
38. The CCTV camera views are not to be obstructed.



39. At least one CCTV camera is to be placed no more than seven feet above floor level, near to the exit in order to capture clear facial images of all persons leaving the premises.
40. 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.
41. At all times when the premises are open for the purposes of licensable activities, a suitable trained member of staff shall be present to assist the Police or authorised officer in obtaining the CCTV footage.
42. Copies shall be made available within 48 hours to the Police or Local Authority, upon request.
43. The facility to transfer the images to a compatible, removable format shall be held on the premises.
44. Staff working at the premises shall be trained in the use of CCTV and a log will be kept to verify this.
45. Signs must be displayed in the customer areas to advise that CCTV is in operation.
46. All flat surfaces in toilet cubicles, including any curved toilet roll holder ellipses, are to be 'designed-out' in order to prevent drugs misuse.
47. When the venue is open for licensable activities, the toilets are to be checked by staff at least every hour and these checks are to be documented on each visit.
48. At least one member of the management team to be on duty whilst the premises remain open for licensable activities, is to hold a personal licence under the Licensing Act 2003;
29. A management document is to be drawn up, maintained and amended as required which will deal with the following:
 - (a) Definition of promotions, events and bookings;
 - (b) Procedure for the management of each category;
 - (c) Security procedures including the reporting of incidents;
 - (d) Procedure for ensuring promoters are informed of and managed in such a way as to promote the Licensing Objectives and ensure



compliance with the conditions on the premises licence;

- (e) Response plan and management structure in the event of an emergency.
30. For an event involving a promoter, DJ or artist(e), or one where the venue has been booked by an outside agent with a view to selling tickets to the public for profit, the licensee shall complete a risk assessment Form 696 and email it to scd9proactivelicensingintelligence@met.pnn.police.uk and copied to EK-licensing@met.police.uk at least 14 days prior to the event. The licensee shall notify the Metropolitan Police using the same emails if there are any short-notice bookings of events or any unusual or large scale event as soon as reasonably practicable. The Police will have the right of absolute refusal of any such events for reason of late notification.
 31. The venue must employ and document a dispersal policy to the satisfaction of the Police and Licensing Authority for the patrons leaving the venue at the end of an event. These documents must be made available on request to any responsible authority and be reviewed on a monthly basis.
 32. The licensee will ensure that staff are trained, as appropriate, in respect of relevant licensing law, crime scene best practice, upon the sale of alcohol to drunks and to persons underage, and any other age-related products. Training shall be logged and signed by the staff to ensure that they have understood.
 33. No persons carrying visibly open or sealed alcohol vessels shall be admitted to the premises at any time that the premises are open for any licensable activity.
 34. Management will ensure that patrons utilising the external area remain within the curtilage of the venue when consuming alcohol.
 35. 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 recognised in the Home Office guidance, including passports, photo-card driving licence or proof of age card bearing the PASS hologram.
 36. The venue shall not engage the service of street promoters to encourage clientele to attend the venue.
 37. 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:



- (a) All crimes reported to the venue;
 - (b) All ejections of patrons;
 - (c) Any complaints received;
 - (d) Any incidents of disorder or violence;
 - (e) All seizures of drugs or offensive weapons;
 - (f) Any faults in the CCTV system or searching equipment or scanning equipment;
 - (g) Any refusal of the sale of alcohol to include date, time and staff member
 - (h) Any visit by a relevant authority or emergency service;
 - (i) CAD reference numbers where Police are called.
38. Police must be called to incidents of violence and/or disorder where appropriate.
39. Where the premises are open for licensable activities on Thursdays, Fridays and Saturdays, including Sunday Bank holidays, from 22:00 hours a minimum of one (1) SIA-registered door supervisor shall be employed at the premises until close.
40. A door supervisor's register shall be updated on occasions when supervisors are employed. The register is to be made available for inspection by Police and/or Licensing Authority. Details to show:
- (a) Full name;
 - (b) SIA Registration Number;
 - (c) Date and hours worked; and
 - (d) Contact telephone number and email address.
 - (e) A coloured photograph of each door supervisors SIA badge shall be taken by the DPS and retained at the premises.
41. All door supervisors will wear high-visibility jackets or vests whilst working at entry/exit points and around the exterior of the building.
42. All SIA staff on duty are to remain on duty for half an hour after the close of the venue to ensure all patrons are dispersed peacefully from the area.
43. Door supervisors and appropriate staff shall be provided with 'two-way' radios or similar systems capable of ensuring continuous communication between each other at all times that the premises are open for licensable activity.
44. The licence holder shall ensure that any queue to enter the premises which



forms outside the premises is orderly and supervised by door staff so as to ensure that there is no public nuisance or obstruction to the public highway.

45. The collection of refuse, to include bottles, and including the placing of that refuse into receptacles outside the premises, shall only take place between 11:00 and 21:00.
46. A noise limitation policy shall be agreed with the Environmental Health responsible authority.

Annex 4 - Plans



London Borough of Camden, 5 Pancras Square, London N1C 4AG

Premises Licence Summary
London Borough of Camden Licensing Authority

Premises licence number PREM-LIC\3744

Part 1 – Premises details

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

Hanway Social Club
20 Hanway Street
London
W1T 1UG

Telephone number N/A

Where the licence is time limited the dates N/A

Licensable activities authorised by the licence
--

(f) Recorded Music:	Yes
Retail of Alcohol:	Yes

The times the licence authorises the carrying out of licensable activities

(f) Recorded Music:	
Monday to Wednesday	11:00 – 23:30
Thursday to Saturday	11:00 – 02:00
Sunday	11:00 – 00:00
Retail of Alcohol:	
Monday to Wednesday	11:00 – 23:30
Thursday to Saturday	11:00 – 01:30
Sunday	11:00 – 23:30

All of the above hours for licensable activities are extended from the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day

The opening hours of the premises
--

Monday to Wednesday	11:00 - 00:00
Thursday to Saturday	11:00 - 02:00
Sunday	11:00 - 00:00

Part 2**Name, (registered) address of holder of premises licence**

Hanway Social Limited
Gable House
239 Regents Park Road
finchley
London
N3 3LF

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

09781391

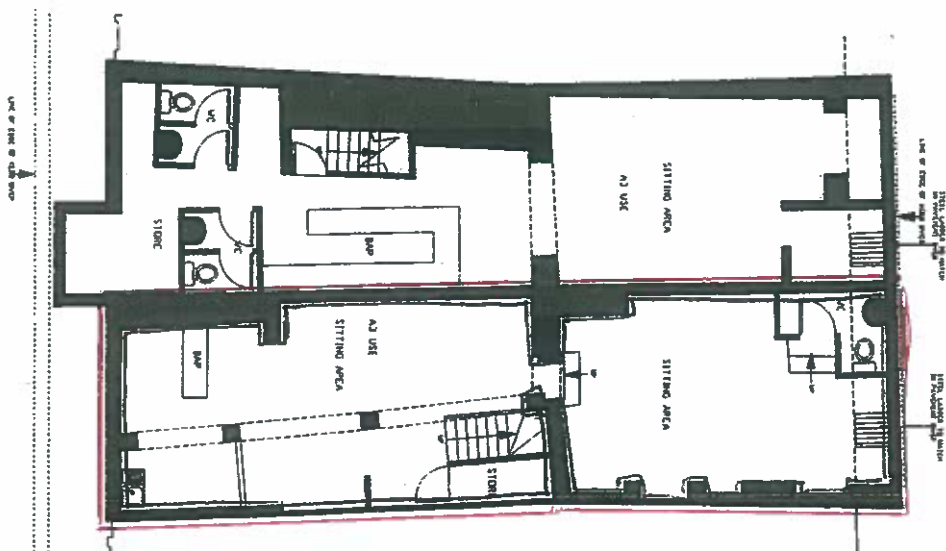
Name of designated premises supervisor where the premises licence authorises the supply of alcohol

Cheryl Denny

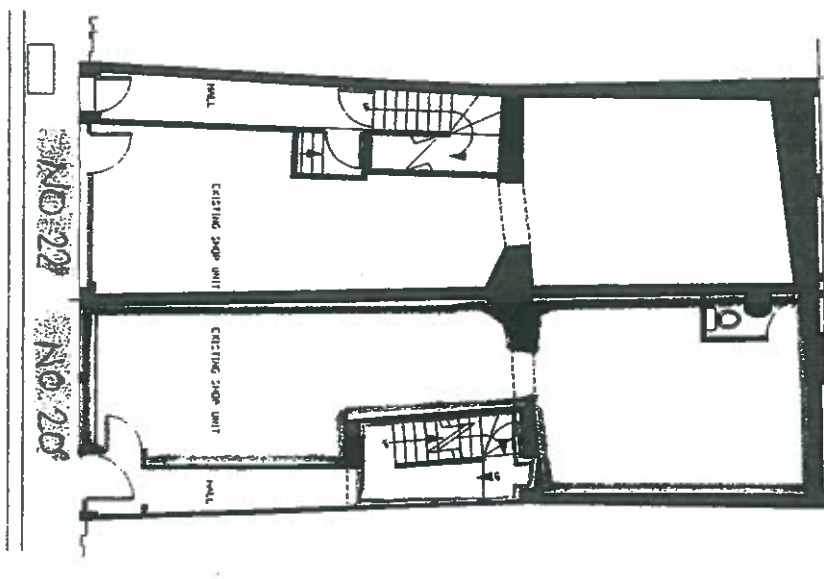
State whether access to the premises by children is restricted or prohibited

N/A

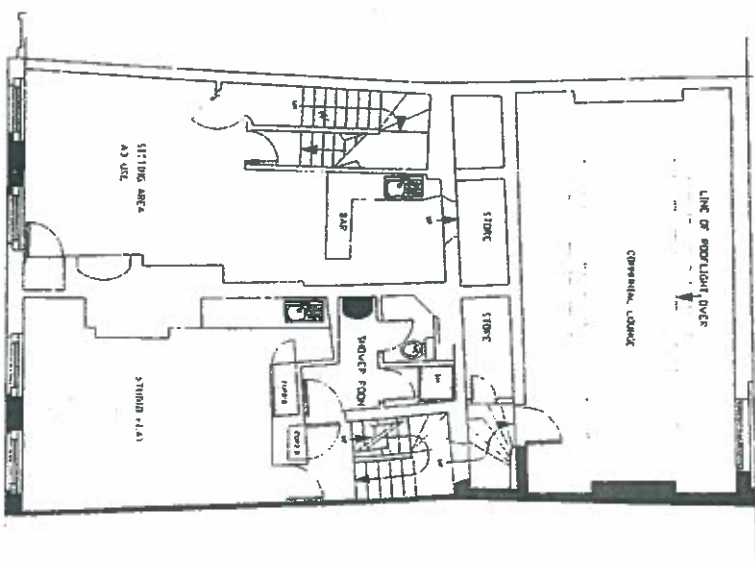
EXISTING BASEMENT FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



— LICENSED AREA

RETAIL

RETAIL/OFFICE

DATE	10/10/2018
BY	10/10/2018
FOR	10/10/2018
PROJECT	10/10/2018
CLIENT	10/10/2018
NO. PAGE	10/10/2018
DATE	10/10/2018
BY	10/10/2018
FOR	10/10/2018
PROJECT	10/10/2018
CLIENT	10/10/2018
NO. PAGE	10/10/2018
DATE	10/10/2018
BY	10/10/2018
FOR	10/10/2018
PROJECT	10/10/2018
CLIENT	10/10/2018
NO. PAGE	10/10/2018

Date: 27th April 2026
Application Ref: APP\PREMISES-VARY/135161
Direct Phone Number: [REDACTED]
Contact: Peter Agbley
E-mail: [REDACTED]



Regulatory Services

Licensing Team

London Borough of Camden
 Town Hall
 Argyle Street
 London WC1H 8EQ

Tel: 020 7974 4444 (switchboard)

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

Town Hall
 DX: 2106 Euston

www.camden.gov.uk

Please quote our reference in any correspondence

Licensing (Contact Camden)
 Town Hall Extension
 Argyle Street
 London
 WC1H 8EQ

Licensing Act 2003

Re: The Hanway/Hanway Social Club - 20 Hanway Street, London, W1T 1UG
Premises Licence Number: PREM-LIC\3744

LICENSING AUTHORITY REPRESENTATION

This representation is made by the Licensing Authority and it relates to the following Licensing Objectives:

- The prevention of public nuisance

The Premises and Summary of Application

The premises are described as a bar located on the ground floor on Hanway Street. The premises are situated within a mixed commercial and residential area and very close to Oxford Circus Underground Station and Tottenham Court Road tube station

The premises is currently licensed for:

Recorded Music:

Monday to Wednesday:	11:00 to 23:30
Thursday to Saturday:	11:00 to 02:00
Sunday:	11:00 to 00:00

Retail of Alcohol:

Monday to Wednesday:	11:00 to 23:30
Thursday to Saturday:	11:00 to 01:30
Sunday:	11:00 to 23:30

The opening hours of the premises

Monday to Wednesday:	11:00 to 00:00
Thursday to Saturday:	11:00 to 02:00
Sunday:	11:00 to 00:00

The application is to vary the following:

1. Amend Licensable Activities:

Recorded Music:
Monday to Saturday: 11:00 to 02:00
Sunday: 11:00 to 00:00

Late Night Refreshment:
Monday to Saturday: 23:00 to 02:00
Sunday: 23:00 to 23:30

Supply of Alcohol:
Monday to Saturday: 11:00 to 01:30
Sunday: 11:00 to 23:30

The opening hours of the premises

Monday to Wednesday: 11:00 to 02:00
Sunday: 11:00 to 00:00

2. Revise Condition(s):

- a. 19. A capacity limit of 60 is not to be exceeded at any time during the operation of the premises.

Revise Condition: maximum capacity of 130 people, including staff, shall be permitted on the premises at any time that it is open to the public.

- b. Condition 35 at Annex 2 Amend Challenge 21 to Challenge 25 and any reference to 21 to become 25

Complaint History and Officer's Visits and Interactions

- 8th November 2025 – A resident reports noise nuisance and alleges that the occupant of 20 Hanway Street is allowing patrons to take alcohol onto the street, in breach of licence conditions. The issue is ongoing, with an incident reported at 23:54 involving loud individuals outside the premises. The resident states they were advised to report each occurrence and requests enforcement action.
ACTION – Licensing Authority wrote to the premises and regarding breaches of both licences' conditions.
- 14th November 2025 – Complaint sent to Noise Team - Allegation patrons drinking alcohol outside the venue at street level on regular basis causing a significant disturbance to residents. There is also an allegation the management place furniture on the opposite side of the road and patrons sit and enjoy their drinks in spring / summertime. It is also alleged the premises allows licensable activity beyond permitted hours especially weekends
- 27th November 2025 – Resident complaint patrons noise outside.
- 13 February 2026 – Licensing Officers visited the area as part of evening and night-time inspections. Officers spoke to staff and issued a WAVE flyer and also reminded them that A-boards and external furniture are not permitted on the designated area/pavement.

- 27th February 2026 – Licensing Officers visited and witnessed noise clearly audible from outside the premises and observed the entrance door being opened while regulated entertainment was taking place
ACTION – 4th March 2026 - Email sent to the premises and the agent regarding breaches of both licences' conditions.
- 28th February 2026 – Resident complaint of crowds congregating outside the premises and customers standing outside with drinks in their hands.
- 14th March 2026 – email response from Agent (Graham Hopkins) Agent confirmed plan to apply for a full variation of PREM-LIC/3744 to include the ground floor. If granted, the ground floor licence (PREM-LIC/104571) will be surrendered. The premises currently operate under both licences, and staff have been instructed to comply with all conditions.
- 20th April 2026 – Licensing Authority received an allegation of patrons causing disturbances outside the premises and breach of condition at 20 Hanway Street:
18. No customers will be allowed outside the curtilage of the premises with alcohol in open containers.
ACTION - 24 April 2026 – Licensing Officers visited as part of the evening and Night Visits. Although no patrons were observed outside the premises, the Licensing Officer spoke to the door staff and advised that the entrance door should be kept closed to prevent noise escape.

Premises Layout and Operational Arrangements

The premises currently operate under two separate premises licences:

- PREM-LIC/104571 – Ground Floor
- PREM-LIC/3744 – Basement Floor

The Licensing Authority seeks clarification on how the premises are being operated under two separate licences, given that:

- There is a single shared entrance to the premises; and
- Customers are able to move freely between the ground floor and basement areas.

This clarification is required to demonstrate how the conditions attached to each licence are being complied with in practice, particularly in relation to supervision and management of each licensable area, capacity control and monitoring and the operational separation (if any) between the two licensed areas.

Furthermore, it is not clear whether the current arrangements may give rise to breaches of licence conditions, for instance capacity condition and if so, which licence may need to be reviewed should there be enforcement issues.

Conditions

Appendix Five of the Licensing Policy provides example conditions for different types of premises and licensable activity.

When granting or varying a premises licence under the Licensing Act 2003, the Licensing Authority may do so subject to conditions which it considers appropriate to promote the licensing objectives.

The below premises policies in Appendix five are relevant for this application and have been used as a basis for recommending conditions that may be appropriate to promote the licensing objectives:

- Pubs and Bars

The below condition is considered to be appropriate for the promotion of the licensing objectives, and are based on example conditions in the Licensing Policy:

1. All front of house staff shall be trained in Welfare and Vulnerability Engagement (WAVE), "Ask for Angela", and drink spiking awareness. Records of staff training shall be provided to an authorised officer upon request.
2. The number of persons permitted to use any designated smoking area at the premises shall be limited to a maximum of 5 (Five) at any one time. The area shall be actively managed by staff to prevent overcrowding, minimise noise nuisance, and ensure the orderly dispersal of patrons

Conclusion

Paragraph 8.15 of The Statement of Licensing Policy states, *"This policy applies to premises where the sale of alcohol is the primary licensable activity. It also applies to proprietary clubs (i.e. members' clubs run for the benefit of the owner not the members) and restaurants where the sale of alcohol is not restricted to seated customers who are taking table meals at the premises.*

Paragraph 8.16 *Pubs and bars provide a valuable service to people who live, work, and visit the borough. However, they may also contribute to crime, disorder, anti-social behaviour and nuisance when consuming excessive quantities of alcohol.*

The application seeks to increase licensable activities/hours and revise two conditions currently attached to the premises licence.

- *Condition 35 at Annex 2 Amend Challenge 21 to Challenge 25 and any reference to 21 to become 25.*

"Challenge 21" is a recognised and established licensing condition intended to support the prevention of underage sales. Any alteration to this condition risks weakening age verification controls and could increase the risk of underage sales occurring at the premises.

Accordingly, it is requested that the reference to "Challenge 21" is retained, unless the licensee can provide a clear justification for any proposed amendment.

(This should read as Condition 55, as there is an error in the numbering on the licence)

- Condition 19 – A maximum capacity of 130 people, including staff, shall be permitted on the premises at any time that it is open to the public.

This proposed condition significantly increases the capacity from 60 to 130 persons, effectively more than doubling occupancy, without any supporting evidence or justification. The application also fails to provide sufficient detail on how the increased numbers would be managed operationally, including entry, exit, and patron supervision.

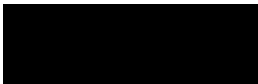
The application does not provide a clear management plan or risk assessment to demonstrate how the proposed increase in capacity and extended licensing hours would be effectively controlled. There is also no detail on how door supervision, customer dispersal, or the management of external areas would be handled. In the absence of this information, it cannot be shown that the proposals would uphold the licensing objectives.

Additionally, the application to vary PREM-LIC/3744 to include the ground floor does not state that, if granted, the ground floor licence (PREM-LIC/104571) will be surrendered.

The Licensing Authority therefore recommends that the existing conditions remain in place, particularly to manage risks associated with overcrowding, poor dispersal, noise nuisance, and increased disturbance during late-night hours in or near sensitive residential areas.

In view of above, it is recommended that the above three conditions should remain.

Yours sincerely

A solid black rectangular box used to redact the signature of Peter Agbley.

Peter Agbley
Licensing Team Leader

From: [Peter Agbley](#)
To: ["GRAHAM HOPKINS"; Samina Khan](#)
Bcc: [Gina Demetriou](#)
Subject: RE: The Hanway/Hanway Social Club - 20 Hanway Street, London, W1T 1UG
Date: 28 April 2026 14:41:00
Attachments: [image001.png](#)
[image002.png](#)
[image003.jpg](#)
[image004.png](#)
[image005.jpg](#)
[Hanway.docx](#)

Hi Graham,

I hope this email finds you well.

I have tried to call you twice today to discuss the application for Hanway Street, but have not been able to reach you.

As referenced in Samina's email yesterday, I have now revised my representation to include a number of complaints that were previously missed, in order to ensure that my representation has an accurate record of the concerns raised in relation to the premises.

I also note from your recent correspondence with Gina Demetriou that there is an intention to surrender the ground floor premises licence (PREM-LIC/104571) should the application to vary premises licence PREM-LIC/3744 be granted. However, this intention has not been referenced within the submitted variation application, nor has any formal undertaking or supporting documentation been provided in this regard.

It is considered that, had this information been clearly set out at the time of submission, it may have assisted in addressing a number of the concerns raised by local residents and other interested parties, particularly in relation to the operation of the premises under two separate licences, the movement of patrons between floors, and the associated management and supervision arrangements.

While it is acknowledged that a premises may lawfully operate under two separate premises licences, the current arrangement, specifically the shared entrance and the unrestricted movement of customers between the ground floor and basement, raises legitimate concerns regarding the practical application and enforcement of licence conditions across both areas.

In light of the stated intention to consolidate the operation under a single premises licence, it is expected that an updated plan should have been provided, clearly identifying the licensable areas and any measures in place to promote the licensing objectives. In addition, a detailed operating schedule should be submitted, setting out how the premises will be managed under the varied licence, including but not limited to supervision, dispersal policies, noise control, and the prevention of public nuisance.

Providing this information would assist the Licensing Authority in fully assessing the application and determining whether the proposed arrangements are appropriate and promote the licensing objectives.

I am also aware that residents have submitted representations, as the application in its current form appears to indicate an increase in capacity and changes to conditions.

You may wish to consider withdrawing the current application and resubmitting in a revised and comprehensive format that fully reflects the intended operation of the premises.

I am happy to discuss my representation further at your convenience.

Thank you

Peter Agbley
Licensing Team Leader

Telephone: 020 7974 5507

From: GRAHAM HOPKINS <gtlicensingconsultants@googlemail.com>

Sent: 27 April 2026 14:38

To: Peter Agbley <Peter.Agbley@camden.gov.uk>

Subject: Re: The Hanway/Hanway Social Club - 20 Hanway Street, London, W1T 1UG

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Mr Agbley,

Thank you for your email and for copying the LA Rep to us. We will forward this to our client Mr Roach.

I would point out that the reason that our client has applied for this variation is following pressure from the LA Officers, we understand due to concerns about their being two premises licences in force for the two separate businesses at 20 Hanway Street.

It is of course perfectly legal to have separate licences for each business and for customers of them to go to either or both.

We understand that the issue of the A Boards has been addressed.

We will discuss this with Mr Roach as to whether this process is necessary.

Kind regards,

Graham Hopkins

GT Licensing Consultants [REDACTED]

On Mon, 27 Apr 2026 at 14:16, Peter Agbley <[REDACTED]> wrote:

Dear Samina,

Please see attached the Licensing authority representation regarding the above application.

I have copied in the agent – Graham Hopkins

Thank you

Peter Agbley
Licensing Team Leader

Public Safety
Investment, Place and Opportunity
London Borough of Camden

Tel: [REDACTED]

Web: camden.gov.uk

Date: 28/4/2026
Application Reference: APP\PREMISES-VARY/135161
Direct Phone Number: [REDACTED]
Contact: Mr Gurch Patti
E-mail: [REDACTED]



Regulatory Services
Environmental Health, Business
and Consumer Service
 London Borough of Camden
 Town Hall Judd St
 London WC1H 9JE

Tel: 020 7974 4444 (switchboard)

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

Town Hall
 DX: 2106 Euston

www.camden.gov.uk

Please quote our reference in any correspondence

Noise Pollution Environmental Health
 Camden Council
 5 Pancras Square
 London
 N1C 4AG

– Licensing Act 2003

Re: The Hanway/Hanway Social Club - 20 Hanway Street, London, W1T 1UG
Premises Licence Number: PREM-LIC\3744

NOISE POLLUTION ENVIRONMENTAL HEALTH - AUTHORITY REPRESENTATION

This representation is made by the Noise Pollution Environmental Health Authority and it relates to the following Licensing Objectives:

- **The prevention of public nuisance**

The Premises and Summary of Application

The premises is located on the ground floor on Hanway Street and situated within a mixed commercial and residential area. The application is for a variation of the premises licence to permit the following licensable activity:

- **Recorded Music:**

Monday to Saturday:	11:00 to 02:00
Sunday:	11:00 to 00:00
- **Late Night Refreshment:**

Monday to Saturday:	23:00 to 02:00
Sunday:	23:00 to 23:30
- **Supply of Alcohol:**

Monday to Saturday:	11:00 to 01:30
Sunday:	11:00 to 23:30

The application seeks to increase licensable activities/hours and revise two conditions currently attached to the premises licence (conditions 19 and 35).

Condition 19 currently states:

A capacity limit of 60 is not to be exceeded at any time during the operation of the premises.

The variation aims revise the condition to:

A maximum capacity of 130 people, including staff, shall be permitted on the premises at any time that it is open to the public.

The proposed variation to the licence seeks to increase the permitted capacity from 60 to 130 persons, representing more than a twofold increase in occupancy. However, no supporting evidence or substantive justification has been provided to demonstrate that such an increase is appropriate or can be safely accommodated.

A material increase in patron numbers is likely to result in elevated noise levels, both within the premises and in the surrounding locality. This may include noise arising from amplified music, raised voices, and general activity associated with a substantially larger number of customers. Furthermore, an increased volume of patrons arriving at and departing from the premises, particularly during peak periods and at closing time. This is likely to give rise to additional disturbance in the vicinity, including loitering, shouting, and the congregation of individuals outside the premises.

The absence of sufficient detail regarding the management of ingress and egress further heightens these concerns, as inadequate control of entry and dispersal arrangements may lead to congestion and prolonged noise disturbance in the nearby area. In addition, the lack of clarity in respect of supervision and crowd management measures increases the risk of disorderly behaviour not being adequately addressed, thereby exacerbating potential impacts on residents and neighbouring occupiers.

In the absence of robust and clearly defined mitigation measures, the proposed increase in capacity is likely to result in a material intensification of noise and disturbance, and therefore has the potential to undermine the licensing objective of the prevention of public nuisance.

Complaint history:

The noise pollution team are receipt of noise related complaints emanating from 20 Hanway Street. Noise Pollution has received at least 3 complaints since 2025. It is alleged the premises is repeatedly in breach of condition 18: ***No customers will be allowed outside the curtilage of the premises with alcohol in open containers.*** It is also alleged loud music emanates through to nearby residents home. Some of the residents have taken video and picture evidence of the disturbances they have to endure on a regular basis.

The most recent allegation was received on 24th April 2026 at 21:09. Allegation of loud music and noise from patrons outside the venue. Noise Pollution officers visited the venue at 22:29 (24/04/26). No music was audible from street level, but officers did note customers were spilling onto the street and on the opposite side.

Another complaint was received on 29/11/26 at 22:19 patrons with open alcoholic drinks at street level outside the venue. Unfortunately, Noise officers were not available to visit and verify on this occasion.

A complaint received on 27/2/25 at 23:09 alleged loud heavy bass music was causing a disturbance inside the residents bedroom. Noise officers visited the residents' home at

23:58 (27/2/25). Officers did not witness a statutory noise nuisance, but the resident did claim the music levels were much higher earlier in the night. Noise officers visited and advised the management of The Hanway, 20 Hanway Street regarding the alleged noise disturbance.

Framework Hours Policy

The Camden council licensing framework hours are:

- Monday to Thursday 1000 hours until Midnight
- Friday and Saturday 1000 hours until 00:30
- Sunday 1000 hours until 23:00 hours

The licensable hours applied for are beyond the framework hours which pose a greater risk of causing public nuisance up until the terminal hour. Granting such hours could undermine the prevention of public nuisance objective.

The current conditions within the premises licence may not be adequate to promote the objectives, and therefore Camden Noise Pollution would like to propose further noise conditions to uphold the licensing objective prevention of public nuisance:

Recommended conditions:

Noise Pollution would like the Licensee and Members to consider implementing the following conditions for the promotion of the licensing objectives:

- No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.
- The licence holder shall ensure that any queue to enter the premises which forms outside the premises is orderly and supervised by door staff or staff.
- Staff shall regularly supervise the pavement area outside the premises to ensure customers are not blocking pavements or causing nuisance to neighbouring premises.
- No furniture to be placed on Hanway Street.
- A qualified Acoustic Consultant, who is a member of the Institute of Acoustics (IoA) or other similar professional body, should be appointed by the applicant to undertake a full acoustic survey of the site, before the commencement of regulated entertainment, to determine the maximum music noise levels. These levels should be such as not to cause a noise nuisance in the nearest noise sensitive premises during the provision of regulated entertainment. The acoustic survey should be followed by a comprehensive acoustic report outlining the survey's methodology, established music noise levels, all nearest noise sensitive premises and all recommended noise mitigation measures to be implemented when regulated

entertainment is taking place. The acoustic report should be submitted to the Local Authority for approval. All the recommendations within the report must be implemented prior to the regulated entertainment taking place.

- No deliveries to the premises shall take place between 23.00 and 07.00 on the following day.
- Waste collections and deliveries shall take place between the hours of 07.00 and 20.00hrs.
- The licensee shall display the telephone number/email address of the Designated Premises Supervisor for use by any Responsible Authority or any person who may wish to make a complaint during the operation of the licence in a prominent external location at the premises that is easily accessible to the public.
- No more than 5 of patrons shall be permitted to smoke outside the premises at any one time.
- The Licensee shall provide a safe receptacle for cigarette ends to be placed outside for the use of customers, such receptacle being carefully placed so as not to cause an obstruction or trip.
- All music systems shall be routed through a sound limiting device. The limiting device(s) should be set up to prevent an audible nuisance in all nearby residential premises; a certificate of compliance should be submitted to the Noise Pollution team. The device shall be controlled by the licensee/management and kept in a locked, tamper-proof box. The sound limiting device must be recalibrated annually to ensure that the music is not an audible nuisance in nearby residential premises prior to the anniversary (of the grant of licence/variation/review).
- Patrons will not be allowed to take drinks, glass, or open containers outside of the premises at any time. Prominent signage shall be provided to this effect.
- No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
- All external doors and windows shall be kept closed, other than for access and egress, when regulated entertainment is taking place.
- The premises shall be adequately ventilated to allow doors and windows to remain closed during licensed entertainment. The air conditioning system must be maintained in proper working order.
- Customers shall be supervised when leaving the premises and shall be asked to leave quietly.

- Notices shall be displayed at the exit of the premises requesting customers leaving the premises to respect the needs of local residents and businesses and leave the area quietly.

Conclusion

The proposed variation of premises licence application is to provide licensable activity beyond Camden council's framework hours and the measures to promote the licensing objectives within the existing operating schedule are not sufficient. The variation also seeks to increase the permitted capacity from 60 to 130 persons, representing more than a twofold increase in occupancy. However, no supporting evidence or substantive justification has been provided to demonstrate that such an increase is appropriate or can be safely accommodated. Therefore the application should be refused. If Members are minded to grant the application, then the additional conditions mentioned above as appropriate steps to promote the licensing objectives.

However, any recommendations made in this representation should not be regarded as the only course of action available to Members. When making a determination, Members will need to consider all representations and submissions made to the panel, and make a determination based on all of the evidence that is provided.

Yours sincerely,

Mr Gurch Patti
Noise and Pollution Officer

Charlotte Street Association

email: [REDACTED]

Licensing Authority,
London Borough of Camden,
Town Hall Extension, Argyle Street,
London WC1H 8EQ.

27th April 2026

Sent by email to: licensing@camden.gov.uk

Dear Sir/Madam,

**Re: Licensing Act 2003: Application for a Variation to the Premises Licence:
Hanway Social Club, Basement, 20 Hanway Street, London W1T 1UG.**

Reference: APP\PREMISES-VARY\135161

I am writing on behalf of the Charlotte Street Association.

The Charlotte Street Association was formed in 1970. Its area of interest is bounded by the Euston Road on the North, Gower Street on the East; Oxford Street on the South, and Wells Street/Cleveland Street on the West.

Hanway Street comes within the Association's area of interest.

Among the objectives of the Association are to represent the interests of the residents of the area, with particular regard to its essential character, and scale; and to initiate and publicise positive proposals for the improvement and extension of the area's environment & amenity.

The Association is consulted by both Camden Borough Council and Westminster City Council on planning applications and other matters affecting the area, including licensing matters. It gives evidence in support of its objectives at planning and other inquiries. It took part in the consultation on, and commented upon, the original proposed Statements of Licensing Policy for both Camden and Westminster; and in later years commentated on the subsequent Reviews to vary Camden's Statement of Licensing Policy.

The Association was also actively involved in the preparation of the Area Action Plan for Camden's part of Fitzrovia, as well as participating in the public consultation and the Public Examination in 2013. The Fitzrovia Area Action Plan was adopted by Camden Council in March 2014.

Our Association wishes to object to this Variation application, on the grounds of Public Nuisance, for the reasons given below, due to the likely detrimental effect this will have on the residential amenity of those living nearby.

Continued to page 2.

**Re: Licensing Act 2003: Application for a Variation to the Premises Licence:
Hanway Social Club, Basement, 20 Hanway Street , London W1T 1UG.**

Reference: APP\PREMISES-VARY\135161

PROPOSED FULL VARIATION TO THE EXISTING LICENCE:

Currently, there are two Licenced premises at 20 Hanway Street:

- (a). one in the Basement; and
- (b). the other in the Ground Floor.

In this application, it has been difficult to understand which premises is which. But, our understanding is that this Variation Application is being made by the **Basement premises**.

The proposed Variation, by Hanway Social Ltd, consists of:

- (a). **To add: the existing Ground Floor** to the Premises Licence of the Basement Licence; so that, presumably, the venue will become one Bar premises consisting of two floors, (Ground Floor and Basement).
- (b). **To extend the hours** of the existing Licensable Activities for:
 - Recorded Music;
 - Sale of Alcohol ON-the-Premises;
- (c). **To add Licensable Activity:** Late Night Refreshment.
- (d). **To amend the following Conditions:**
 - Amend/revise Condition 19 at Annex 2; and
 - Amend/revise Condition 35 at Annex 2

The PROPOSED HOURS compared with the EXISTING HOURS:

1. Thus, **the PROPOSED HOURS** are as follows:

For Monday to Saturday:

- (a). **Supply of Alcohol (ON the Premises):** 11.00am to 01.30am (i.e. after midnight)
- (b). **Recorded Music:** 11.00am to 02.00am (i.e. after midnight)
- (c). **Late Night Refreshments:** to 02.00am (i.e. after midnight)
- and Open to the Public:** 11.00am to 02.00am (i.e. after midnight)

For Sunday:

- (a). **Supply of Alcohol (ON the Premises):** 11.00am to 23.30am
- (b). **Recorded Music:** 11.00am to midnight
- (c). **Late Night Refreshments:** to 11.30pm
- and Open to the Public:** 11.00am to midnight

2. This compares with **the EXISTING HOURS**, as follows:

For Monday to Wednesday:

- (a). **Supply of Alcohol (ON the Premises):** 11.00am to 11.30pm
- (b). **Recorded Music:** 11.00am to 11.30pm
- and Open to the Public:** 11.00am to midnight

For Thursday to Saturday:

- (a). **Supply of Alcohol (ON the Premises):** 11.00am to 01.30am (i.e. after midnight)
- (b). **Recorded Music:** 11.00am to 02.00am (i.e. after midnight)
- and Open to the Public:** 11.00am to 02.00am (i.e. after midnight)

Continued to page 3.

**Re: Licensing Act 2003: Application for a Variation to the Premises Licence:
Hanway Social Club, Basement, 20 Hanway Street , London W1T 1UG.**

Reference: APP\PREMISES-VARY\135161

This compares with **the EXISTING HOURS – continued:**

For Sunday:

- (a). Supply of Alcohol (ON the Premises): 11.00am to 11.30pm**
- (b). Recorded Music: 11.00am to midnight**
- and Open to the Public: 11.00am to midnight**

THE MAIN ISSUES:

1. Residential:

As will be seen from our enclosed "**Map Showing Buildings With Residential**", there is much residential nearby in Hanway Street and especially in Hanway Place, both of which are tiny streets following the original medieval (pre-1730s) street pattern. The premises at No. 20 goes through to the parallel street behind, which is Hanway Place, which contains much residential. Our concern is that customers will also use and spill out from the rear entrance door, and stand talking, smoking and drinking outside in Hanway Place, causing disturbance to the residential flats in this very narrow street.

Even though it is behind Oxford Street and Tottenham Court Road, it has to be appreciated that Fitzrovia is generally quiet in the evenings, and even more so at weekends and Bank/Public Holidays. The residential community relies on these windows of "quietness".

The upper floors of 20 Hanway Street are also residential flats.

2. The premises:

We appreciate that the Ground Floor and the Basement are currently separate licensed venues/bars.

The current Variation application appears to be proposing that both venues are amalgamated into one venue, with a proposed maximum capacity of 130 people (including staff) at any one time.

Nonetheless, this appear to be a concentration of many people in such a small venue, in this location of small, narrow streets. In the circumstances, we wish to object to the proposals, on the grounds of Public Nuisance, due to the likely detrimental effect this will have on the residential amenity of those living nearby, many of whom live very nearby.

The Ground Floor Plan layout drawing:

This drawing, which shows the Proposed revision, appears to show a new internal door from the Ground Floor onto the existing Basement stairs – this arrangement (as drawn) would not appear to work; and would probably need a reconfiguration of the existing stairs.

It also raises the issue of how the Stairs will work in terms of fire escape/means-of-escape both in terms of the Basement; as well as for the Ground Floor.

3. Hours:

In summary, the proposed new Closing Time is 2.00am for every day of the week, Monday to Saturday, which could mean customers leaving the premises upto 2.30am. And for Sunday, the proposed new Closing Time is Midnight, which could mean customers leaving well after midnight.

Continued to page 4.

**Re: Licensing Act 2003: Application for a Variation to the Premises Licence:
Hanway Social Club, Basement, 20 Hanway Street , London W1T 1UG.**

Reference: APP\PREMISES-VARY\135161

3. Hours - continued:

We wish to strongly object to these proposed new additional/terminal hours, which are are well beyond the terminal hours of Camden's Framework Hours.

4. Conditions:

The Application is proposing to amend two of the existing Conditions:

Re: Amend/revise Condition 19 at Annex 2:

The revised wording is: "*A maximum capacity of 130 people, including staff, shall be permitted on the premises at any time that it is open to the public.*"

As in our letter above, we wish to object to this capacity.

Re: Amend/revise Condition Number 35 at Annex 2:

The revised wording is to Amend Challenge 21 to Challenge 25, to which we have no objection.

Although we are strongly opposed to this proposed Variation, if the Panel is considering granting a Variation, we would also ask that the following Conditions are considered:

- (a). That the rear door onto Hanway Place is not used for entry or exit at any time, except in case of emergency.
- (b). That the "Ask for Angela" condition is added.

5. Neighbouring borough's "Stress Area":

Hanway Street is on the boundary between Camden and Westminster. On the opposite side of this street, is Westminster's "Stress Area". New premises licences (or variations) are not usually granted by Westminster within their "Stress Areas".

CUMULATIVE IMPACT:

There are some 25 Public Houses within the Camden side of Fitzrovia and a further 20 in Westminster. In addition, there are many licensed Restaurants. Fitzrovia is a relatively small area in which there is a stable residential community.

Camden's Statement of Licensing Policy states that " *the absence of a special policy for an area does not prevent any responsible authority or interested party making representations on the grounds that the premises will give rise to negative cumulative impact on the area in question.*"

Fitzrovia is a case in point, where it is essential to take account of this cumulative negative impact of such extended licensed activities and recognise the detrimental effect this would have on this residential community.

Many people live in this small network of narrow streets in Hanway Street and Hanway Place, which accords with central Government policy to encourage people to live in central urban areas. Thus, it is very important that the amenity of the residential community here is protected.

Documents not available on Camden's Public Licensing Register:

We wish to point out that the documents for this Variation Application were not available on Camden's Public Licensing Register, which is not fair. We only saw the documents, because we requested them. But members of the public and/or residents may not know to make such a request; and thus may not have been able to submit representations.

Continued to page 5.

CHARLOTTE STREET ASSOCIATION

27th April 2026: Page 5.

**Re: Licensing Act 2003: Application for a Variation to the Premises Licence:
Hanway Social Club, Basement, 20 Hanway Street , London W1T 1UG.**

Reference: APP\PREMISES-VARY\135161

We would urge that this particular Variation Application is not granted.

Yours sincerely,

*Clive Henderson,
On behalf of Charlotte Street Association.*

Attached: (1). Map Showing Buildings with Residential

Formal Representation and Objection – Licensing Act 2003 (Section 34 Variation Application)

Property Affected: 15 Hanway Place, London W1T 1UY

Application: Hanway Social Ltd – Variation of Premises Licence (PREM-LIC/3744)

Premises: 20 Hanway Street, London W1T 1UG

We are writing to formally object to the above application for a variation of the premises licence submitted by Hanway Social Ltd. We are directly impacted residents living immediately adjacent to and above the premises.

Our objection is made on the grounds of the prevention of public nuisance and public safety, as defined under the Licensing Act 2003.

1. Existing Conditions Already Create Significant Nuisance

The premises in its current licensed form is already causing severe and ongoing disturbance to residents.

We experience:

- Loud amplified music, including low-frequency bass, penetrating our flat on a near-daily basis
- Noise disturbance continuing regularly until 2:00 AM to 3:00 AM
- Large numbers of patrons congregating outside the premises late into the night
- Shouting, intoxicated behavior, and street-level disruption directly outside our home

This is not occasional. It is chronic, predictable, and ongoing.

The impact is substantial:

- Sleep is routinely disrupted
- We are unable to enjoy our home in the evenings
- We are frequently unable to open windows due to noise and safety concerns

2. Breach of Existing Licence Conditions – Drinking in the Street

We regularly observe patrons purchasing alcohol from the premises and consuming it outside on the street.

This behavior:

- Occurs nightly during peak hours
- Contributes directly to noise, disorder, and congregation outside the building
- Indicates a failure by the operator to enforce or comply with existing licence conditions

3. Premises Fails to Contain Its Patrons

We have been told by the operator that patrons leave because it becomes overcrowded and hot, leading to spillover into the street.

4. Proposed Capacity Increase Will Worsen the Situation

Increasing capacity from 60 to 130 persons will significantly increase street congestion and disturbance.

5. Proposed Extension of Hours Will Extend Harm

Extending alcohol service and late-night activity will prolong disruption into early morning hours.

6. Supporting Evidence

Video evidence (40+ recordings) is available at:

[REDACTED]

We are willing to participate in calls and facilitate property visits.

Conclusion

We respectfully request refusal of the application or a review and reduction of existing licence conditions.

Warm regards,

Adam Frey

David McIntire

From: [licensing inbox](#)
To: [Samina Khan](#)
Subject: FW: formal representation in respect of application: APP\PREMISES-VARY\135161
Date: 27 April 2026 15:41:27

FYA

Mohammed Rahman
Licensing Support Officer

Telephone: 020 7974 0761

From: David & Adam <[REDACTED]>
Sent: 27 April 2026 11:25
To: licensing inbox <licensing@camden.gov.uk>
Subject: Fwd: formal representation in respect of application: APP\PREMISES-VARY\135161

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Dear Sir or Madam,

We are writing to submit a formal representation in respect of the following application:

APP\PREMISES-VARY\135161

The Hanway, 20 Hanway Street, London W1T 1UG

We have attempted on multiple occasions to submit our representation via the Camden Council licensing portal. However, the system consistently fails when uploading documents or completing submission. This issue has been reproduced across multiple devices and browsers.

As a result, we are unable to submit our representation through the prescribed online process.

Given the statutory time limits for representations under the Licensing Act 2003, we are therefore submitting our objection directly via email. Please find attached our full representation in both PDF and DOCX formats.

We respectfully request that:

1. This email and its attachments are accepted as a valid representation; and
2. The representation is formally recorded against the above application under the name:

Adam Frey
15 Hanway Place
London W1T 1UY

We ask that you confirm in writing that:

- This submission has been received; and
- It has been accepted and logged as a valid representation within the consultation period

For clarity, we have made reasonable and repeated attempts to use the Council's official submission process, but have been prevented from doing so due to technical failure outside of our control. This email is therefore intended to preserve our right to make a representation within the statutory period.

We trust the Council will ensure that our representation is duly considered as part of the licensing determination process.

Should you require any additional information, we are happy to assist and can also make ourselves available for discussion or site visits if helpful.

We look forward to your confirmation of receipt and acceptance.

Kind regards,
Adam Frey
David McIntire



Outlook

Hanway Social extension objection + AC solution

From Tom Martin <[REDACTED]>
Date Tue 21/04/2026 02:06
To licensing inbox <licensing@camden.gov.uk>

You don't often get email from tcmartin1@hotmail.com. [Learn why this is important](#)

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

Tom Martin
Flat 1, 15 Hanway Place,
W1T 1UY

[REDACTED]

21st April, 2026.

Licensing Service
London Borough of Camden
licensing@camden.gov.uk

Subject: Representation on Premises Licence Variation Application – The Hanway Social, 20 Hanway Street, London W1T 1UG (also known as Helen of Troy)

Dear Licensing Officer,

I am writing to make a formal representation regarding the above application to vary the premises licence. I reside in a two level mezzanine flat who's all four windows are one house to the side and directly above the premises on Hanway Street - and I will be directly and adversely affected by the proposed changes.

I object to the application on the grounds of the **prevention of public nuisance** licensing objective. The applicant seeks to extend the hours for the sale of alcohol and late-night refreshment on weekday nights (until 01:30 Monday–Wednesday and later on other days) together with a significant increase in maximum capacity from 60 to 130 persons. These changes will materially increase the number of patrons leaving the premises and congregating on the street with their drinks during weekday evenings and nights - as they do at weekends, with sometimes as many as 100 people, in something of a fashion tribe bar scene frenzy, generating higher levels of noise, conversation, shouting, and general disturbance in this densely residential area.

My flat is entirely south-facing and open-plan with a mezzanine level, totalling approximately 400 square feet. It becomes extremely hot during the evenings in warmer months due to solar gain. I currently rely on opening my windows to exhaust heat from two portable air-conditioner units (one on each floor. With the proposed later hours and larger crowds outside, keeping the windows open

will expose me directly to noise from patrons on the street. I am unable to use ear plugs or similar hearing protection because I suffer from ongoing ear infections. Closing the windows is not a realistic option, as it would leave the flat unbearably hot and uncomfortable, preventing me from reasonably enjoying my home.

The proposed variation would therefore cause a significant worsening of the existing noise nuisance.

A practical and effective mitigation, which would sufficiently address the public nuisance concern, would be the professional supply and installation — at the applicant's expense — of a sound-attenuated monobloc or water-cooled through-the-wall air-conditioning system with a minimum cooling capacity of 6 kW. The unit should be recessed into a shallow false wall in the approximately 89 cm gap off to the side of the windows (utilising the existing ~35 cm depth of plasterboard and insulation before the brick), with hidden internal insulated ducting and dampers to supply discreet cold-air vents on both the upper mezzanine level and the lower floor. These two cold air supplies should be controllable independently of each other by infrared remote control units (like a TV remote). This would allow me to maintain adequate cooling and ventilation without needing to open any windows, thereby eliminating the pathway for external noise into my flat.

All external penetrations through the brickwork (the two air intake/exhaust holes) must be positioned to align with or sympathetically match the existing brick vent pattern on either side of the windows of my lower floor, as with the adjacent flat of my building on the upper floor, thus actually increasing symmetry and preserving the Georgian character of this Grade II listed building. The entire installation must obtain any necessary Listed Building Consent, be carried out by specialists experienced in heritage properties, use reversible methods where possible, and include acoustic attenuation on the ducts and penetrations to minimise any internal noise.

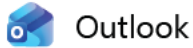
I recently spoke with Keith Roach, the Designated Premises Supervisor for The Hanway Social (Helen of Troy), who was completely understanding of my situation and expressed how happy he would be to resolve this by funding the necessary air-conditioning works. I am grateful for this constructive approach.

In light of my conversation with Mr Roach, I would be prepared to **withdraw this representation** if the applicant (Hanway Social Limited) agrees in writing to fund and arrange the above mitigation works at no cost to me, including all associated costs for supply, installation, acoustic measures, and any required consents or permissions. I am happy to provide further details of the required specification, to meet again with Mr Roach or his representatives, and/or to support any Listed Building Consent application with a letter explaining my residential amenity needs. If this targeted mitigation cannot be delivered, I maintain my objection and respectfully ask that the application be refused, to protect me and other nearby residents from increased noise nuisance.

I would be grateful if you would acknowledge receipt of this representation and keep me informed of any progress or hearing date. I consent to my contact details being shared with the applicant so that constructive discussions can continue.

Yours sincerely,

Tom Martin



FW: To the licensing team

From licensing inbox <licensing@camden.gov.uk>

Date Tue 28/04/2026 21:10

To Afshar Ahmad <[REDACTED]>

Cc Samina Khan <[REDACTED]>

Mohammed Rahman
Licensing Support Officer

Telephone: [REDACTED]

From: Max Key <[REDACTED]>

Sent: 29 April 2026 09:41

To: licensing inbox <licensing@camden.gov.uk>

Subject: To the licensing team

You don't often get email from [REDACTED] [Learn why this is important](#)

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious. Please take extra care with any links, attachments, requests to take action or for you to verify your password etc.

To whom it may concern,

I am writing to express my serious concerns regarding the application submitted by Hanway Social Ltd to vary the premises licence for Hanway Social Club, 20 Hanway Street, W1T 1UG.

As a resident of Soho housing association at 15 Hanway Street, with my living room windows directly above 18 Hanway Street and adjacent to the Hanway Social Club, I am concerned that the proposed variation will result in excessively increased noise levels due to extended operating hours.

This will also include outdoor drinking, amplified music, and crowd noise with people dispersing late at night. Given the close proximity of the premises to my home, I believe the proposed changes will have a negative effect on my standard of living, my health and well being.

I respectfully request that the Licensing Authority gives great consideration to these concerns when reviewing the application.

My neighbours are greatly concerned as I am and have written to express this.
Thank you for your attention to this matter.

Yours sincerely,
Max Key

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.