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Co Op 250 - 254 Kentish Town Road

Scale = 1:721.980

8-July-2025



Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Co-operative Group Food Limited

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number Prem-lic.1214

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description Co-op 250-254 Kentish Town Road			
Post town	London	Postcode	NW5 2AB

Telephone number at premises (if any)	
Non-domestic rateable value of premises	£110,000

Part 2 – Applicant details

Daytime contact telephone number	[REDACTED]		
E-mail address (optional)	[REDACTED]		
Current postal address if different from premises address	Licensing Department Co-operative Group Food Limited 1 Angel Square		
Post town	Manchester	Postcode	M60 0AG

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible? Yes No

If not, from what date do you want the variation to take effect? DD MM YYYY

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Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No

Please describe briefly the nature of the proposed variation (Please see guidance note 2)
The application is to extend the sale of alcohol for consumption off the premises from Mon - Sat 0700 – 2300 and Sunday 10:00-22:30 to Mon-Sun 2300 – 0200 and to add Late Night Refreshment as a licensable activity Mon to Sun 2300 – 0200. The store will close to the public at 2300 Mon - Sat and 22:30 Sunday and re-open at 0700 on the following day Mon - Sat and 10:00 Sun. All sales between 2300 – 0200 Mon - Sat and 22:30- 02:00 Sun will be for on-line delivery only. Conditions will apply.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

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Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

- | Provision of regulated entertainment (Please see guidance note 3) | Please tick all that apply |
|---|-----------------------------------|
| a) plays (if ticking yes, fill in box A) | <input type="checkbox"/> |
| b) films (if ticking yes, fill in box B) | <input type="checkbox"/> |
| c) indoor sporting events (if ticking yes, fill in box C) | <input type="checkbox"/> |
| d) boxing or wrestling entertainment (if ticking yes, fill in box D) | <input type="checkbox"/> |
| e) live music (if ticking yes, fill in box E) | <input type="checkbox"/> |
| f) recorded music (if ticking yes, fill in box F) | <input type="checkbox"/> |
| g) performances of dance (if ticking yes, fill in box G) | <input type="checkbox"/> |
| h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) | <input type="checkbox"/> |

Provision of late night refreshment (if ticking yes, fill in box I)

Supply of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			Will the performance of a play take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 8)			<u>Will the exhibition of films take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)	
Day	Start	Finish		
Mon			State any seasonal variations for indoor sporting events (please read guidance note 6)	
Tue				
Wed				
Thur				Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)
Fri				
Sat				
Sun				

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)		
Mon					
			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Tue					
			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Wed					
Thur					
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>			
				Outdoors	<input type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 5)					
Mon								
Tue								
Wed						<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur								
Fri						<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat								
Sun								

F

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the playing of recorded music</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

G

Performances of dance Standard days and timings (please read guidance note 8)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 6)		
Wed			<u>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Thur					
Fri					
Sat					
Sun					

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)</p>			<p>Please give a description of the type of entertainment you will be providing</p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><u>Please give further details here</u> (please read guidance note 5)</p>		
Wed					
Thur			<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)</p>		
Fri					
Sat			<p><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)</p>		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon	23:00	02:00	<u>Please give further details here</u> (please read guidance note 5)		
Tue	23:00	02:00			
Wed	23:00	02:00	<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Thur	23:00	02:00			
Fri	23:00	02:00	<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat	23:00	02:00			
Sun	23:00	02:00			

J

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption – please tick (please read guidance note 9)	On the premises	<input type="checkbox"/>			
				Off the premises	<input checked="" type="checkbox"/>			
				Both	<input type="checkbox"/>			
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 6)					
Mon	07:00	02:00						
Tue	07:00	02:00						
Wed	07:00	02:00						
Thur	07:00	02:00				Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)		
Fri	07:00	02:00						
Sat	07:00	02:00						
Sun	10:00	02:00						

K

<p>Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 10).</p> <p>NONE</p>
--

L

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6)
Day	Start	Finish	
Mon	07:00	23:00	
Tue	07:00	23:00	
Wed	07:00	23:00	
Thur	07:00	23:00	
Fri	07:00	23:00	
Sat	07:00	23:00	
Sun	10:00	22:30	

Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 7)

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

All non Mandatory Conditions will be removed and replaced with the attached Schedule of Conditions.

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 11)

The applicant has given thought to the potential impact of the grant of this application on the four licensing objectives and, having regarding to the locality and following discussions with Police, considers that the following conditions are appropriate and proportionate.

b) The prevention of crime and disorder

See attached Schedule of Conditions

c) Public safety

See attached Schedule of Conditions

d) The prevention of public nuisance

See attached Schedule of Conditions

e) The protection of children from harm

See attached Schedule of Conditions

Checklist:


Please tick to indicate agreement

- I have made or enclosed payment of the fee; or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy.
- I have sent copies of this application and the plan to responsible authorities and others where applicable.
- I understand that I must now advertise my application.
- I have enclosed the premises licence or relevant part of it or explanation.
- I understand that if I do not comply with the above requirements my application will be rejected.

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.






Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	4 June 2025
Capacity	Solicitors for the Applicant

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)			
Mrs Cheryl Scott			
			
			
			
Post town	Newcastle upon Tyne	Post code	
Telephone number (if any)			

- Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.

12. The application form must be signed.
13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.



London Borough of Camden, Town Hall, Judd Street, London WC1H 9JE

Premises Licence

London Borough of Camden Licensing Authority

Premises licence number

PREM-LIC\1214

Part 1 – Premises details

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

CO-OPERATIVE GROUP FOOD LIMITED
250 - 254 KENTISH TOWN ROAD
LONDON
NW5 2AB

Telephone number	0207 424 9024
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Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities

Monday - Saturday : 07.00-23.00
Sunday: 10.00-22.30

The opening hours of the premises

N/A

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

Sale by retail of alcohol is permitted for consumption OFF the premises only.



Part 2

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

Co-operative Group Limited

[REDACTED]

[REDACTED]

[REDACTED]

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

[REDACTED]

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

Gaetano Carbonara

[REDACTED]

[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]

Issuing Authority: [REDACTED]

Signed on behalf of the Director, Culture and Environment Department

[REDACTED]

Date of Amendment: 15/07/2021 APP\PREMISES-VARYDPS\105830

Date of Amendment: 09/07/2021 APP\PREMISES-VARYDPS\105754

Date of Amendment: 16/12/2019 APP\PREMISES-MVARY\099922

Date of Amendment: 23/10/2018 APP\PREMISES-MVARY\092383

Date of Amendment: 11/07/2013 APP\PREMISES-MVARY\00376

Date of Amendment: 04/12/2012 APP\PREMISES-VARYDPS\002599

Date of Amendment: 30/11/2012 APP\PREMISES-C-LIC\0019

Date of Amendment: 19/04/2012 APP\PREMISES-VARY\000679

Date of Amendment: 04/02/2011 Change of premises name

Date of Amendment: 27/02/2010 APP\PREMISES-VARYDPS\001636

Date of Amendment: 18/12/2007 Change of Premises Licence Holder Address

Date Licence Granted: 06/12/2005



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. (a) The premises licence holder or club premises certificate holder shall ensure that an age verification policy applies to the premises in relation to the sale or supply of alcohol.

(b) 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 a holographic mark.
5. 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.
6. For the purposes of the condition set out in 5
(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) "valued added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.
7. Where the permitted price given by Paragraph (b) of 6 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.

8. (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

9. Alcohol shall not be sold or supplied except during permitted hours.
 In this condition, permitted hours means:
 - a) On weekdays 07.00 to 23.00
 - b) On Sundays 10.00 to 22.30
10. The above restrictions do not prohibit:
 - (a) during the first twenty minutes after the above hours, the taking of alcohol from the premises, unless the alcohol is supplied or taken in an open vessel.
 - (b) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of the alcohol so ordered;
 - (c) the sale of alcohol to a trader or club for the purposes of the trade or club;
 - (d) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces.
11. Alcohol shall not be sold in an open container or be consumed in the licensed premises.

Annex 3 - Conditions attached after a hearing by the licensing authority 18/04/2012

12. The Licence holder shall install and maintain a closed circuit TV monitoring system. Images recorded will be retained for at least 21 days and will be handed to the police/local authority on request.
13. Signage will be displayed in store stating that it is an offence for people aged under 18 to purchase alcohol.
14. The store will be fitted with a panic button for staff to press in cases of emergency.
15. No deliveries to take place between the hours of 23:00 and 06:00 the following day.



16. All staff shall be trained in relation to underage related sales of alcohol.
17. A proof of ages scheme such as challenge 25 shall be in place and notices of this prominently displayed within the store.
18. The premises shall operate an electronic till prompt when alcohol is scanned to remind staff to check the age of the purchaser
19. An "Age refusals register" will be kept on the premises to record where sales of alcohol are challenged or refused.

Annex 4 - Plans



London Borough of Camden, Town Hall, Judd Street, London, WC1H 9JE

Premises licence summary

Premises licence number	PREM-LIC\1214
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Premises details

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

CO-OPERATIVE GROUP FOOD LIMITED
250 - 254 KENTISH TOWN ROAD
LONDON
NW5 2AB

Telephone number	0207 424 9024
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Where the licence is time limited the dates
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N/A

Licensable Activities authorised by the licence
--

Sale by Retail of Alcohol

The times the licence authorises the carrying out of licensable activities

Monday - Saturday: 07.00-23.00
Sunday: 10.00-22.30

The opening hours of the premises
--

N/A

Where the licence authorises supplies of alcohol whether these are on and/or off supplies
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Sale of alcohol is permitted for consumption OFF the premises only.

Name, (registered) address of holder of premises licence

Co-operative Group Limited

██████████

██████████ r

██████████



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

██████████

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

Gaetano Carbonara

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

N/A

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Subject: APP\PREMISES-VARY\128883 250-254 Co-operative Group Food Ltd, 250-254 Kentish Town Road NW5 2AB
Date: 25 June 2025 12:30:14
Attachments: [20x20-5723907427989361648.png](#)
[20x20-11283250780356857967.png](#)
[20x20-16124440275027828245.png](#)

Dear Licensing Panel,

I have lived in Kentish Town since 2007, and I have been a Ward Councillor since 2010. I have also served on the Camden Licensing Committee and Licensing Panels since 2010. During this time, I have worked closely with Caroline Hill and Kentish Town Road Action, which she leads. I am now writing to endorse the objection that she, as Chair, makes to this licensing application from the Co-op at 250-254, Kentish Town Road, enclosed below:

'KENTISH TOWN ROAD ACTION 25. 06. 25ng

APP\PREMISES-VARY\128883 250-254 Co-operative Group Food Ltd, 250-254
Kentish Town Road NW5 2AB

from: Kentish Town Road Action

[REDACTED]

To the Licensing Committee Camden

Kentish Town Road Action is strongly opposed to this application by the Co-op to extend the sales of alcohol off the premises for 7 days a week until 2am – (alcohol to be sold from hatches) and to add a Late Night Refreshment licence for 7 days a week until 2 am – (refreshments to be sold from hatches).

The Co-operative Group has applied for a Major Variation of the premises licence in order to sell alcohol and refreshments off the premises for hours that are way past the Terminal Hours – 2 am is three hours past the Terminal Hour for off licence alcohol sales, and two hours past the Terminal Hour for Late Night Refreshment.

If this application is approved the outcome will be disastrous for Kentish Town Road and all the many residents who live on Kentish Town Road and in the houses on many of the side streets. Kentish Town Road runs through a highly built-up residential neighbourhood. There are residential flats above all the shops in the road. Leading off the high street are several streets of dense residential housing. The high street is at present fairly quiet at night but it will not remain so if this application is approved and there is the inevitable increase in motorbikes whizzing through to hatches to pick up and deliver alcohol and refreshments in the early hours.

The Prevention of Crime and disorder

The Co-op will argue that the alcohol and refreshment deliveries through hatches will be carefully controlled, but the Police will have great difficulty in managing them, especially in the early hours. There will be fights and awful disruptions.

Public Safety

There are already problems with late night drinking in Kentish Town Road. There would be a real danger of accidents, fights and worse when alcohol were to be delivered from hatches without the personal control of Licencees.

Protection of Children from Harm

It would be very difficult to carry out ID checks from underage customers outdoors at night. Who will be policing this? There could be very nasty fights around the hatches.

Kentish Town Road Action objects to this licensing application and is asking the panel to reject the application in its entirety. It seems to us to be a very cynical and exploitative attempt by the Co-operative Group to undermine Camden's licensing policies in what appears to be an underhand manner.

The Framework Hours for Alcohol and Late-Night Refreshments are there for a very good reason – to keep the streets quiet and safe at night so that residents, and especially children, can sleep undisturbed ready for school and work the next day. The application as it stands should be dismissed outright.

The Co-operative Group and Society has always stood for good values and principles. In its Mission Statement it supports local communities and their social well-being. It says it values ethical conduct, social responsibility and caring for others.

This application for supply of late-night alcohol and refreshments from hatches hardly supports these good intentions. Please turn it down.'

For the reasons given above, I object to this licensing application and ask the Panel to reject the application in its entirety.

Kind regards

Jenny

Councillor Jenny Headlam-Wells

Labour Councillor for Kentish Town South

Web: camden.gov.uk

Tel: [REDACTED]

Office address:
London Borough of Camden
London WC1H 9JE



Please consider the environment before printing this email.

Representation	
Premises name	Co-Operative Group Food Limited
Application reference number	APP\PREMISES-VARY\128883
Last date for representation	04/07/2025

Making a representation as

As an individual

Your details
First name

Meric

Last name

Apak

Telephone number (optional)
Email address

[REDACTED]

Address

[REDACTED]

[REDACTED]

Remain anonymous

Yes

Detail the exceptional circumstances

I don't mind my name being published but not my personal address

Grounds of representation

- prevention of public nuisance

Details of representation

I am a resident in Kentish Town since 1986 and Ward councillor since 2010. I have a fairly good and intimate knowledge of the area, and of Kentish Town Road in Particular. It is a densely populated residential area - vibrant during the day and evenings, and extremely quiet and tranquil past midnight. This is thanks to the licensing framework hours prevailing in the area and protecting this tranquillity for our residents outside framework hours. Ambient

noise levels past midnight on Kentish Town Road falls away completely, so much so that even the slightest conversation reverberates and will cause noise nuisance keeping residents and their children awake. I appreciate this application for the late hours applied for past midnight will not involve sales to the public directly for collection from the store. It is for delivery only. While this will undoubtedly lessen the noise nuisance impact on residents, there is evidence from nearby premises that even electric delivery bikes will cause noise nuisance by simply conversing either on their phones or when collecting goods to deliver. Or delivery riders conversing with each other while waiting to collect deliveries. This is an evidenced fact I have observed personally, and believe cannot be mitigated by conditioning simply because premises have no jurisdiction or control over third party delivery riders outside their premises, and such conditions cannot be practicably enforced either by officers or the premises. In practice, there is no real difference between patrons spilling out of pubs being attracted to and kept in the area by these premises, and delivery riders being attracted to and kept in the area by these premises, who will cause noise nuisance and keeping residents awake. I therefore object to this application on the grounds that it will fail to promote the prevention of public nuisance policy objective. Hence, I ask that the panel reject the application outright. I would like to address the panel at the hearing as an interested party.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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.

Representation	
Premises name	Co-Operative Group Food Limited
Application reference number	APP\PREMISES-VARY\128883
Last date for representation	04/07/2025

Making a representation as

As an organisation

Your details**Organisation name**

TRACT

First name

Kathryn Anne

Last name

Gemmell

Telephone number (optional)**Email address**

[REDACTED]

Address

[REDACTED]

[REDACTED]

[REDACTED]

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

Noise will be generated by delivery operatives and the premises is located in an area surrounded by residential units and streets. Noise will also be generated at the point of delivery which will disturb neighbours of those making the orders. We don't see any welfare conditions being offered to support operatives eg access to WC's and drinking water.

About this form

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From: [REDACTED]
To: [REDACTED] VARY\128883 250-254 Co-operative Group Food Ltd, 250-254 Kentish Town Road
NW5 2AB
Date: 03 July 2025 08:17:06

FYA

Regards

Michelle Grant
Licensing Support Officer

From: [REDACTED]
Sent: Wednesday, July 2, 2025 9:32 PM
To: licensing inbox <licensing@camden.gov.uk>
Cc: [REDACTED]
<[REDACTED]>
[REDACTED]
Subject: re. APP\PREMISES-VARY\128883 250-254 Co-operative Group Food Ltd, 250-254
Kentish Town Road NW5 2AB

[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 Licensing Committee

We have been made aware of the above application for a late licence to sell alcohol long after the target hours.

Our association has long had agreement from our members that we support the framework hours, which exist to protect residents from late night noise and antisocial behaviour.

We are therefore writing in strong support of the letter you have received from Kentish Town Road Action, opposing this application. If granted, this would not only create nuisance in itself but would set a dangerous precedent for similar applications in the future.

Yours sincerely

Debby Hyams
David Jockelson

Chair and Secretary, Inkerman Area Residents Association Limited
Registered in England No. 10075818 Registered Office: 31 Alma Street, London, NW5 3DH

KENTISH TOWN ROAD ACTION 25. 06. 25

APP\PREMISES-VARY\128883 250-254

Co-operative Group Food Ltd, 250-254 Kentish Town Road NW5 2AB

from: Kentish Town Road Action

13 Leverton St. London NW5 2PH. [REDACTED]

To the Licensing Committee Camden

Kentish Town Road Action is strongly opposed to this application by the Co-op to extend the sales of alcohol off the premises for 7 days a week until 2am – (alcohol to be sold from hatches) and to add a Late Night Refreshment licence for 7 days a week until 2am – (refreshments to be sold from hatches).

The Co-operative Group has applied for a Major Variation of the premises licence in order to sell alcohol and refreshments off the premises for hours that are way past the Terminal Hours – 2am is **three hours** past the Terminal Hour for off licence alcohol sales, and two hours past the Terminal Hour for Late Night Refreshment.

If this application is approved the outcome will be disastrous for Kentish Town Road and all the many residents who live on Kentish Town Road and in the houses on many of the side streets. Kentish Town Road runs through a highly built-up residential neighbourhood. There are residential flats above all the shops in the road. Leading off the high street are several streets of dense residential housing. The high street is at present fairly quiet at night but it will not remain so if this application is approved and there is the inevitable increase in motorbikes whizzing through to hatches to pick up and deliver alcohol and refreshments in the early hours.

The Prevention of Crime and disorder

The Co-op will argue that the alcohol and refreshment deliveries through hatches will be carefully controlled, but the Police will have great difficulty in managing them, especially in the early hours. There will be fights and awful disruptions.

Public Safety

There are already problems with late night drinking in Kentish Town Road. There would be a real danger of accidents, fights and worse when alcohol were to be delivered from hatches without the personal control of Licencees.

Protection of Children from Harm

It would be very difficult to carry out ID checks from underage customers outdoors at night. Who will be policing this? There could be very nasty fights around the hatches.

Kentish Town Road Action objects to this licensing application, and is asking the panel to reject the application in its entirety. It seems to us to be a very cynical and exploitative attempt by the Co-operative Group to undermine Camden's licensing policies in what appears to be an underhand manner.

The Framework Hours for Alcohol and Late Night Refreshments are there for a very good reason – to keep the streets quiet and safe at night so that residents, and especially children, can sleep undisturbed ready for school and work the next day. The application as it stands should be dismissed outright.

The Co-operative Group and Society has always stood for good values and principles. In its Mission Statement it supports local communities and their social well-being. It says it values ethical conduct, social responsibility and caring for others.

This application for supply of late-night alcohol and refreshments from hatches hardly supports these good intentions. Please turn it down.

Many thanks

Caroline Hill
Co-Chair Kentish Town Road Action
(Local Community; Planning; Licensing)
13 Leverton Street
London NW5 2PH
mobile: [REDACTED]
email: [REDACTED]

1. CCTV

1.1 The Premises Licence Holder shall install and maintain a CCTV system at the premises giving coverage of all customer entry points and areas to which customers have access in any lighting conditions.

1.2 The CCTV system shall be in operation whilst the premises are open for licensable activities and shall be capable of providing frontal identification of customers.

1.3 All CCTV recordings shall be retained for a minimum of 28 days and shall be date and time stamped.

1.4 CCTV recordings should be made immediately available for inspection upon receipt of a request by the Police and Authorised Officer of the Licensing Authority.

1.5 A member of staff shall always be present on the premises whilst they are open who is capable of operating the CCTV system and able to facilitate immediate viewing of CCTV footage upon the request of the Police and Authorised Officer of the Licensing Authority.

2. Proof of Age

2.1 A Proof of Age Scheme, such as Challenge 25, shall be operated premises whereby the only acceptable forms of identification are a valid passport, UK driving licence, any form of identification containing the PASS hologram, military identification or any other form of identification time to time approved by the Secretary of State.

3. Incident Log

3.1 An Incident Record, whether kept in written or electronic form, shall be maintained at the premises and made available on request to the Police or an Authorised Officer of the Licensing Authority. The Incident Record shall record any complaints received in connection with the licensable activity committed at the premises, any faults with the CCTV system, any refusal to sell alcohol at the premises, and any visit to the premises by a responsible authority in connection with the licensable activity permitted at the premises.

4. Training

4.1 All relevant staff shall be trained in relation to their responsibilities under the Licensing Act 2003

4.2 Training Records shall be correct and made available for inspection upon receipt of request from the Police or an Authorised Officer of the Licensing Authority.

4.3 No member of staff shall be permitted to sell alcohol until they have successfully completed their training.

5. Miscellaneous

5.1 A notice must be displayed in the premises explaining that it is an offence for persons under the age of 18 to purchase alcohol.

5.2 A panic alarm shall be installed and maintained at the premises.

5.3 A burglar alarm system shall be installed and maintained at the premises.

5.4 The premises shall close to the public at 2300 Mon - Sat and 2230 Sunday and re-open at 0700 on the following day Mon - Sat and 1000 Sun. Sales of alcohol between 2300-0200 Mon- Sat and 2230-0200 Sun shall be for on-line delivery only.

5.5 The Premises Licence Holder shall require any delivery partner engaged in on-line deliveries to apply a Challenge 25 policy at the point of delivery

5.6 No on-line deliveries shall be made to a public open space

5.7 An age prompt till shall be utilised at the premises.

5.8 A refusals record shall be maintained at the premises and shall be made available for inspection by the Police or an authorised Officer of the Local Authority.

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.