

THE LONDON BOROUGH OF CAMDEN

At a hearing of **LICENSING PANEL E** held on **THURSDAY, 29TH JANUARY, 2026** at 10.00 am, which was held remotely via Microsoft Teams

MEMBERS OF THE PANEL PRESENT

Councillors Sylvia McNamara (Chair) and Meric Apak

MEMBERS OF THE PANEL ABSENT

Councillors Pat Callaghan

The minutes should be read in conjunction with the agenda for the hearing. They are subject to approval and signature at the next hearing of Licensing Panel E and any corrections approved at that hearing will be recorded in those minutes.

MINUTES

1. GUIDANCE ON REMOTE MEETINGS HELD UNDER THE LICENSING ACT 2003 AND ASSOCIATED REGULATIONS

RESOLVED –

THAT the guidance on remote meetings be noted.

2. APOLOGIES

Apologies for absence were received from Councillor Patricia Callaghan. The Panel was quorate with two Members.

3. DECLARATIONS BY MEMBERS OF STATUTORY DISCLOSABLE PECUNIARY INTERESTS, COMPULSORY REGISTERABLE NON-PECUNIARY INTERESTS AND VOLUNTARY REGISTERABLE NON-PECUNIARY INTERESTS IN MATTERS ON THIS AGENDA

The Chair stated that Councillor Callaghan was a member of the Licensing Committee and member of Panel E, but had precluded herself from sitting on the Panel because she had made representations on two of the applications listed on the agenda, including Popeyes. The Chair stated that the remaining Panel E members had not discussed or communicated with Councillor Callaghan about the Popeyes application and declared that although Councillor Callaghan was known to them as a member of Panel E, that would have no bearing on their decision-making, and they would consider the application fairly and with an open mind.

4. ANNOUNCEMENTS

Webcasting

The Chair announced that the meeting was being broadcast live to the internet and would be capable of repeated viewing and copies of the recording could be made available to those that requested them. Those participating in the meeting were deemed to be consenting to being filmed.

Applications withdrawn from the meeting

The Chair noted that two applications had been withdrawn from the meeting, Trap Kitchen (item 8) and Camden Eye (Item 9), and would therefore not be considered by the Panel.

5. NOTIFICATION OF ANY ITEMS OF BUSINESS THAT THE CHAIR DECIDES TO TAKE AS URGENT

There was no urgent business.

6. MINUTES

RESOLVED –

THAT the Minutes for the meeting that took place on 11 December 2025 be agreed and signed as an accurate record.

7. POPEYES: 197 CAMDEN HIGH STREET, NW1 7BT

Consideration was given to a report of the Executive Director Investment, Place and Opportunity detailing an application for a new premises licence under Section 17 of the Licensing Act 2003.

Samina Khan (Licensing Officer) summarised the report.

Regarding any amendments to the application since the agenda was published, Mark Browning (Legal Representative for the Applicant) stated that the Applicant would accept the Licensing Authority proposed hours and conditions included within the agenda (page 76). It was noted that Steven Dormer (Licensing Authority responsible authority) had attended the premises in January 2026. Lee Perella (Environmental Health responsible authority) was invited but was not able to attend, however they had engaged in correspondence. It was clarified that reducing the hours to 1:00am meant the application was still not within Framework Hours.

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Steven Dormer summarised their representation. He stated that on 13 January 2026 he met on site with Mark Browning and Tim Barnett (Operations Manager for the Popeyes branch), where the proposed operation was discussed and a site visit took place. Waste was stored in a locked area away from the street to prevent interference with bins, spillages and access by rodents. Deliveries would be made using low carbon vehicles and would not take place on the street, but to a fixed address. Even with the amendments, the proposed hours still exceeded the council's framework hours, although the amendments were welcomed. The suggested terminal hour of 1.00am aligned with other late night takeaways already licensed in the area, however, the concerns raised by local residents regarding potential noise and nuisance were acknowledged. However the licensing policy allowed for licences to be granted outside Framework Hours where suitable measures and conditions were in place.

In response to questions to the Licensing Authority responsible authority, the following was clarified:

- A Panel Member noted that even with a reduction to a 1.00am terminal hour, the application still breached Framework Hours and referred to concerns about potential negative impact on the community. It was asked whether the conditions offered and agreed were considered sufficient to mitigate those concerns, and whether any additional conditions could be imposed to further mitigate any impact. Steven Dormer responded that the Applicant was a multinational company that had received advice from an experienced licensing agent and had applied a range of conditions intended to mitigate any potential impact. A terminal hour of 1.00am would mitigate the circumstances, whereas a 3.00am terminal hour had been the main concern and would not have been sufficiently mitigated by conditions. He added that the reduction in hours brought the application closer to compliance with policy and would help address concerns from the Licensing Authority.
- A Panel Member asked what additional concerns arose from a 3.00am terminal hour, and why the proposed conditions would not sufficiently mitigate those issues. Steven Dormer responded that the Police were not represented at the hearing, but based on past experience there were fewer resources available for neighbourhood policing at those later hours, particularly at weekends. He explained that measures such as the safety bus and pedestrianisation operated until 1.00am and helped address concerns up to that time. He stated that a 3.00am terminal hour was considered too late and would have a greater impact on residents, as reflected in the representations received.
- Mark Browning asked whether Steven Dormer accepted that the premises was in a fortunate position, with no residential properties above or directly adjacent, and being located opposite the station. He also asked for confirmation that motorised vehicles could not access the area due to a barrier, meaning only electric or manually powered vehicles could enter for deliveries. Steven Dormer responded that the premises was in a fortunate location compared to other late night refreshment premises in the area. He confirmed that only low powered vehicles could access the area and that internal combustion motorised vehicles could not enter to collect deliveries. While residential properties were slightly further away,

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Camden Town was a busy thoroughfare, particularly during the summer months. Concerns were not only for residents but also for patrons visiting the area. Overall concerns from the Licensing Authority had reduced following the reduction in hours and the conditions offered.

Lee Perella summarised the representation. In addition to the proposed additional conditions within the agenda, he proposed new conditions relating to hourly litter patrols, the extraction system to be serviced every six months, and delivery drivers to have access to toilets within the premises. He confirmed he was in communication with the Applicant before the hearing.

In response to questions to the Environmental Health responsible authority, the following was clarified:

- Mark Browning confirmed the Applicant was agreeable to the Environmental Health proposed conditions in the agenda (page 77), however noted that the wording of condition 2 was rigid because the premises was not in direct control of delivery vehicles and they were not supplied by their company, however they would endeavour to ensure compliance. Additionally, Mark Browning stated that couriers were allowed to use toilets in the premises already.

There were no interested parties present to speak at the hearing. Panel Members confirmed that they read and understood all of the written submissions from the interested parties included within the agenda, and would take in them into account when making their decision.

In relation to the interested parties written submissions, Mark Browning raised as a matter for clarification that the Applicant disputed the claim that there were residents in the immediate area to the premises. Panel Members acknowledged the comment and responded that they were familiar with the local area.

Mark Browning, accompanied by Tim Barnett, presented the Applicant's case. The following points were made:

- The representations from interested parties were taken seriously by the Applicant.
- There was a strong focus on cleanliness at Popeyes. It was acknowledged that the street could be dirty and unpleasant during the summer months in this area. Hourly refuse and cleanliness checks were carried out by managers, covering the rear bin area, the area in front of the premises, the space between the premises and the station, and two neighbouring shop frontages. These checks were recorded on a digital device that could be viewed remotely and which flagged when a check had not been completed.
- The extractor system was cleaned on a three-month cycle. Carbon filters were used, and the extract system purified the air to reduce lingering smells. It was stated that this approach was more advanced than normal restaurant standards.
- Delivery drivers were described as the external representatives of Popeyes to local residents. Hot and cold beverages were provided to those drivers, and

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drivers were welcomed to use the toilets. It was stated that drivers were treated as an extension of the team, even though they worked for a third party.

- Low carbon vehicles were positively encouraged by Popeyes. vehicles could not access the area and only electric or man powered vehicles were seen. Delivery partners were worked with to encourage this approach there was no incentive for motorised vehicles in the area, and there was also a barrier to prevent non-motorised vehicles to the right of the store.
- Comprehensive CCTV was in place. The system was connected in line with local policy and included a radio link. Safety matters, including Ask Angela, child safeguarding and the protection of vulnerable women, were taken seriously. The premises used a facility which connected to the central police station. There was also a system which allowed notifications to be broadcast over speaker systems to evacuate the premises if required. Online training was provided for Ask Angela and other safeguarding measures. Protecting guests and staff was important.
- The issue raised in representations about delivery personnel waiting outside the premises was addressed. It was explained that main delivery services were managed through a platform using an order ready button, which was pressed once an order was assembled to alert the driver. Drivers typically responded within two minutes. Drivers were discouraged from gathering outside the restaurant. It was also stated that delivery orders were relatively low, at around 10 to 15 orders per hour, and significantly fewer than comparable outlets.
- In conclusion, it was stated that the submissions from responsible authorities and interested parties had been taken into account, and that efforts would be made to operate a safe, well run and responsible restaurant. It was said that the premises did not directly impact nearby residents, and that the location opposite the station meant there was a Police presence until 1.00am. It was also noted that the absence of an engine access area encouraged the use of electric or man powered vehicles. It was stated that the premises operated in a busy area but could trade responsibly and mitigate any cumulative impact by maintaining cleanliness, avoiding noise and not encouraging an unsafe environment. For these reasons, it was requested that the application be considered on the basis of the terminal hour of 1.00am as suggested by the local authority, which would minimise any impact on residents and visitors to Camden.

In response to questions to the Applicant, the following was clarified:

- Mark Browning clarified the wording of all of the additional conditions offered by the Applicant, which included three Licensing Authority suggested conditions and five Environmental Health suggested conditions. Two of the Environmental Health suggested conditions were not included in the agenda and related to hourly litter patrols and extract system maintenance.
- It was confirmed that there was CCTV operating on the premises and the shop front.

In response, all parties present confirmed they had no closing remarks.

Decision and reasons

Panel Members confirmed that they had been able to follow and understand the submissions and discussion in relation to the application.

The Panel said that their starting point in considering the application was the council's framework hours, but they were prepared to depart from these on exceptional grounds. Having considered the submissions from the responsible authorities and interested parties, the Panel was satisfied that the additional hours applied for would not cause a detrimental impact on policy objectives and that any potential impact could be mitigated through the conditions offered and agreed.

The Panel noted the concerns raised within the representations, including the busy nature of the thoroughfare, drug dealing and child protection. However, they were satisfied that the work undertaken with responsible authorities, the conditions negotiated and the proactive approach of the applicant, including the use of innovative systems, would uphold the licensing objectives.

On this basis, the Panel agreed to grant the application as amended, with additional conditions and a terminal operation time for late night refreshments of 1.00am, reduced from 3:00am.

Therefore, it was

RESOLVED –

i) THAT the application for a new of a premises licence be granted for:

a. Late night refreshment (On/Off)

23:00 - 01:00 Monday to Sunday

ii) THAT the following conditions be applied to the Licence:

1. A CCTV system with recording equipment must be installed and maintained at the premises and operated with cameras in positions agreed with the Police. All recordings used in conjunction with CCTV must:
 - Be of evidential quality in all lighting conditions;
 - Indicate the correct time and date; and
 - Be retained for a period of 31 consecutive days.

A member of staff trained to use the system must be on duty at all times licensable activities are taking place, as the recorded images must be available for inspection immediately upon request to all officers of Responsible Authorities. A system must be in place to provide images for uploading upon request to the Police. There must also be adequate portable hardware (such as compact disks or USB storage devices) at the premises,

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as the recorded images must be available for downloading immediately upon request to officers of other Responsible Authorities.

2. All images downloaded from the CCTV system, must be provided in a format that can be viewed on readily available equipment without the need for specialist software.
3. An incident/accident book or electronic record will be kept to record all instances of disorder, damage to property and personal injury at the premises. Such records are to be made available for inspection and copying by the Police and other officers of Responsible Authorities immediately upon request, and all such records to be retained at the premises for at least 12 months.
4. Persons carrying any open vessel(s) that may contain alcohol must not be admitted to the premises.
5. All areas of the premises, that the public have access to, must be 'glass free' at all times the premises are open to the public.
6. Deliveries must only be delivered to a residential or business address and not to an open public space such as a street corner, park etc.
7. Clear and legible notices must be prominently displayed at all entrances/exits requesting delivery drivers not to loiter unnecessarily in any area outside the premises and to leave in a quiet and orderly manner.
8. Staff must ensure that patrons do not congregate outside the restaurant.

Licensing Authority agreed conditions

9. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
10. Delivery drivers must be managed by staff to ensure that they do not cause a nuisance. Delivery operatives shall be given clear, written instructions to use their vehicles (including bikes) in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when parked; and not to obstruct the highway including the pavement. Any delivery rider that fails to follow these instructions will not be provided with the items for delivery.
11. The Premises will employ WAVE Training as well as Ask Angela and Child Safeguarding Policies. The premises shall operate the "Ask for Angela" scheme and display relevant signage within the premises advertising the scheme

12. The premises licence holder shall promote and comply with the principles set out in the Women's Night Safety Charter and Woman's Safety Principles set out in the London Borough of Camden's Statement of Licensing Policy.

Environmental Health agreed conditions

13. No noise, odour, smoke or vibration arising from the premises, including from any associated plant or equipment, shall be detectable outside the premises or through the building structure in a manner that could cause a public nuisance.
14. All vehicles used by delivery operatives between the trading hours of 21.00 and the licenced terminal hour must be electrically powered or unpowered.
15. All servicing of the premises including deliveries and trade waste collections shall only take place between 07.00 and 20.00 hours.
16. The extract system shall be maintained and cleaned every 6 months to prevent associated cooking odours emanating from the system. All certificates of maintenance shall be available to inspect by the Licensing Officer and or Environmental Health Officer upon request.
17. Staff must ensure that the front of the premises is swept and kept clean with a litter patrol carried out on a hourly basis.

8. TRAP KITCHEN: 74 / 75 CHALK FARM ROAD, LONDON, NW1 8AN

This application had been withdrawn from the meeting and was therefore not considered by the Panel.

9. CAMDEN EYE: 2 KENTISH TOWN ROAD, LONDON, NW1 9NX

This application had been withdrawn from the meeting and was therefore not considered by the Panel.

10. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no urgent business.

The hearing ended at 11.00 am.

CHAIR

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MINUTES END