

Licensing/Gambling Hearing

To: Councillors Cuthbertson, Rose, and Watson
Date: Thursday, 28 May 2026
Time: 10.00 am
Venue: West Offices, York

AGENDA

1. Chair

To elect a Member to act as Chair of the meeting.

2. Apologies for Absence

To receive and note apologies for absence.

3. Introductions

4. Declarations of Interest (pages 13-14)

At this point in the meeting, Members and co-opted members are asked to declare any disclosable pecuniary interest, or other registerable interest, they might have in respect of business on this agenda, if they have not already done so in advance on the Register of Interests. The disclosure must include the nature of the interest.

An interest must also be disclosed in the meeting when it becomes apparent to the member during the meeting.

[Please see attached sheet for further guidance for Members].

5. Exclusion of Press and Public

To consider excluding the Press and Public during the sub-committee's deliberations and decision-making at the end of the hearing, on the grounds that the public interest in excluding the public outweighs the public interest in that part of the meeting taking place in public, under Regulation 14 of the Licensing Act 2003 (Hearings) Regulations 2005.

6. Minutes (pages 15-56)

To approve and sign the minutes of the Licensing Hearings held on 26 June, 28 August, 29 September 2025, and 13 April 2026.

7. The Determination of an Application by Mr Ze He for Variation of a Premises Licence [Section 34(3)(a)] in respect of 61 Lawrence Street, York, YO10 3BU (CYC-060231) (pages 57-114)

Democratic Services Officer:

Name: Reece Williams

Contact Details:

- Telephone – (01904) 55 4447
- Email - reece.wiliams@york.gov.uk

For more information about any of the following, please contact the Democratic Services officer responsible for servicing this meeting:

- Business of the meeting
- Any special arrangements
- Copies of reports and
- For receiving reports in other formats.

Contact details are set out above.

Alternative formats

If you require this document in an alternative language or format (e.g. large print, braille, Audio, BSL or Easy Read) you can:



Email us at: cycaccessteam@york.gov.uk



Call us: **01904 551550** and customer services will pass your request onto the Access Team.



Use our BSL Video Relay Service:
www.york.gov.uk/BSLInterpretingService

Select 'Switchboard' from the menu.



We can also translate into the following languages:

我們也用您們的語言提供這個信息 (Cantonese)

এই তথ্য আপনার নিজের ভাষায় দেয়া যেতে পারে। (Bengali)

Ta informacja może być dostarczona w twoim własnym języku. (Polish)

Bu bilgiyi kendi dilinizde almanız mümkündür. (Turkish)

یہ معلومات آپ کی اپنی زبان (ہولی) میں بھی میا کی جاسکتی ہیں۔ (Urdu)

**ANNEX 1 – GENERAL LICENSING SUB – COMMITTEE AND
TAXI LICENSING SUB COMMITTEE
PROCEDURE FOR LICENSING HEARINGS**

1. The procedure adopted at licensing hearings is at the discretion of the Sub-Committee but will normally follow the pattern outlined below.
2. The Council's licensing hearings procedure is based on regulations made under the Licensing Act 2003. The procedure is intended as a general framework to ensure natural justice and a fair hearing. The Sub-Committee will be guided by legal principles in determining whether evidence is both relevant and fairly admitted. Sub-Committee Members have a duty to view all evidence presented before them impartially. No matter how strong local opinion may be, Sub-Committee Members can only make decisions in the context of the licensing objectives as set out in legislation as follows:
 - The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm
3. The licensing hearing will be in public session and this involves the publication of all paperwork relevant to the hearing on the Council's website. This includes letters of representation either in support or objection. Name and address details of those making representations will be made public. Telephone numbers, email addresses and signatures will be omitted. The Sub-Committee may exclude the public from a hearing if it considers it in the public interest to do so. However, the decision will be made in private.
4. In view of the requirement to hold hearings within specified timescales (usually 20 working days from the last date for representations), the Council is unable to enter into discussions to identify dates convenient to all parties concerned. In exceptional circumstances, the Council will consider applications to hold hearings at a later date.
5. The Council will provide a record of the hearing in a permanent and intelligible form and keep it for 6 years from the date of determination

or disposal of any Appeal. The live stream of the Hearing will be recorded and the recording placed on the Council's website.

Representations at Licensing Hearings

6. The Applicant is permitted to speak at the hearing. Ward Councillors, responsible Authorities and Representors are only permitted to speak if they have made written submissions during the consultation period. The Applicant and any Representors shall attend in person wherever possible. Any party to a hearing may be assisted or represented by any person, legally or otherwise.
7. All parties will be given a fair hearing and each party will have the same amount of time in which to address the Sub-Committee and question each other. Each party will have 15 minutes to address the Sub-Committee and call any witnesses and 5 minutes for questions.
8. However, where there are groups of individuals with a common interest, for example local residents making similar representations either for or against an application, consideration should be given to nominating a spokesperson. Otherwise the Sub-Committee may impose a time limit for such representations where there is pressure on the Sub-Committee to hear numerous applications in a short period of time or for any other valid reason.
9. The Sub-Committee may take into account any documentary evidence or other information in support of the application or representations either before the hearing or, with the consent of all other parties, at the hearing. For remote meetings the procedure set out in paragraphs 14 to 18 below will be followed.
10. If any Representors fail to attend the hearing, the Sub-Committee will normally proceed but will consider their written representation. In considering written evidence in the absence of a Representor, appropriate weight will be attached, given that the person cannot be questioned by the Applicant and Members.
11. The Sub-Committee is required to disregard any information given or evidence produced by a party or witness which is not relevant to the

application, representations, or notice, and the promotion of the licensing objectives. Duplication should be avoided. Comments must be confined to those points already made, although the parties may expand on their written submissions. The Sub-Committee will have read and familiarised themselves with all the written submissions and the issues prior to the hearing, and therefore do not require the points to be made at length. The Applicant and Representors cannot raise substantial new information at a hearing which has not been seen previously by the other parties.

12. A Representor **may not** introduce any new ground or objection not referred to in their written submission. Additional representations which do not amount to an amplification of the original representation will not be considered by the Sub-Committee.
13. Any person behaving in a disruptive manner will be asked to leave the hearing. However, if this occurs, that person will be entitled to submit in writing any information they would have been entitled to give orally.

Procedure prior to the Hearing - remote and hybrid meetings

14. Where the meeting is held remotely or in hybrid form the Sub-Committee will use a video-conferencing platform when the hearing is in public session. Clear instructions will be provided to participants on how to join the remote hearing. The Sub-Committee may exclude the public from all or part of a hearing if it considers it is in the public interest to do so. Should any part of the hearing need to be held in private session, a separate private online meeting will be convened by the Sub-Committee using a secure video-conferencing platform. This video-conferencing platform will also be used for decision making in private.
15. All paperwork relevant to the hearing will be published online on the Council's website, 5 working days before the remote hearing. The documents will be produced in PDF format and will be paginated to permit ease of reference during the remote hearing. Name and address details of those making representations will be made public. Telephone numbers, email addresses and signatures will be omitted.

16. 5 working days before the remote hearing is due to take place, the Council will contact the parties with a list of issues they would like any party to specifically address them on or clarify at the hearing.
17. If in light of the Council's list of issues any party wishes to produce any further documentary evidence they should submit this to the Council by email three working days before the hearing.
18. Any documentary evidence that is not submitted to the Council by email three working days before the hearing will not be admitted without the agreement of all parties. If it is essential to a party's case that the material be admitted, then the Sub-Committee will consider adjourning the remote hearing to allow all parties a fair opportunity to consider it.
19. Should any party wish to rely on any points of law, specific references in the s.182 Guidance, specific references in the Council's Policy or any other external resources, these should be set down in an electronic document and submitted to the Council by email three working days before the hearing.

Procedure prior to the Hearing – Physical Meetings

20. The Members sitting on the Sub-Committee will have a briefing prior to the hearing, usually in the meeting room where the hearing is to take place. They will only be accompanied by the Democratic Services Officer and the Council's Legal Advisor. During the briefing, attention will only be drawn to the nature of the application and the premises or person to which it relates and any procedural matters.
21. At any hearing of an application, the Licensing Officer, the Applicant and any Representors or representatives will report to reception and be asked to wait in reception until called into the meeting room. Please arrive 15 minutes before the advertised start time.

Procedure at the Hearing

22. The Chair introduces the Sub-Committee Members and Officers and welcomes the Applicant and Representors (or their representatives), and establishes the identity of all who will be taking part.

23. The Chair will outline the procedure to be followed.

24. The Chair will proceed with the order of business on the agenda.

Licensing Officer

25. When the agenda item relating to the application is reached, the Chair will invite the Licensing Officer to present the application.

26. The Chair will invite all parties (who have registered to speak) and/or their representative to ask questions of the Licensing Officer [maximum 5 minutes each party] in the following order:

- Applicant
- Police
- Other Responsible Authority [each in turn]
- Ward Councillors [each in turn]
- Interested Parties [each in turn]
- Sub-Committee Members [each in turn]

The Application

27. The Chair will invite the Applicant and/or their representative to address the Sub-Committee, present information in support of the application and call any witnesses to support their application, one witness at a time [*maximum 15 minutes*].

28. The Chair will invite the Representors (who have registered to speak) and/or their representative to ask questions of the Applicant and/or their representative in the following order [*maximum 5 minutes each party*]

- (i) Police
- (ii) Other Responsible Authorities [each in turn]
- (iii) Ward Councillors [each in turn]
- (iv) Interested Parties [each in turn]
- (v) Sub-Committee Members [each in turn]

29. The Applicant and each of their witnesses may be questioned by:

- Members of the Sub-Committee;
- The Sub-Committee's legal adviser.

The Representations

30. The Chair will invite the Representors (who have registered to speak) and/or their representatives to address the Sub-Committee, present information and call any witnesses in support of their representation *[maximum 15 minutes each party]* in the following order:

- (i) Police
- (ii) Other Responsible Authorities [each in turn]
- (iii) Ward Councillors [each in turn]
- (iv) Interested Parties [each in turn]

31. After each presentation the Chair will invite questions from the Applicant and Representors (who have registered to speak) *[maximum 5 minutes per party]* in the following order:

- Applicant
- Police
- Other Responsible Authority [each in turn]
- Ward Councillors [each in turn]
- Interested Parties [each in turn]
- Sub-Committee Members [each in turn]

32. Where there are groups of individuals with a common interest, for example local residents, presentation through an appointed spokesperson is preferred but not mandated.

Cross-examination

33. Cross-examination of another party is not normally permitted. However, the Sub-Committee will consider any application for permission to cross examine another party should any party wish to make such an application.

Summaries

34. The Chair will invite the Applicant and Representors (who have registered to speak) or their representative to summarise their case [*maximum 5 minutes each party*] in the following order:

- (i) Police
- (ii) Other Responsible Authorities [each in turn]
- (iii) Ward Councillors [each in turn]
- (iv) Interested Parties [each in turn]
- (v) Applicant

35. The Chair will provide the Sub-Committee members with a final opportunity to seek clarification from any of the parties on any points raised, or seek advice from the Licensing Officer on policy, or from the Legal Advisor on law and jurisdiction.

36. The Sub-Committee's legal adviser may seek points of clarification from the Applicant, Representors or their representative.

Determination

37. When all the evidence has been heard, the Chair will declare the hearing closed and ask the Licensing Officer, the Applicant and Representors (or their representatives) plus any witnesses present to leave the committee room and the Sub-Committee will consider the evidence. Where the meeting is being held remotely or in hybrid form the Sub-Committee will withdraw to consider their decision in a separate private on line meeting.

38. The Legal Adviser and Democratic Services Officer will remain present during the decision making process. These officers will not comment on the merits of the application, but will be present to provide advice on legal and procedural points and to record the decision.

39. Unless expressly stated by the Sub-Committee in the hearing, the Sub-Committee will not invite the parties back into the committee room or return to the public online meeting to announce their decision. The Sub-Committee will provide an outline of their decision in writing to the Applicant and Representors on the day of the hearing concluding,

unless further time is required to deliberate. The decision will then be communicated in full, in writing, including the reasons for the Sub-Committee's decision, to the Applicant and Representors, usually within 5 working days of the hearing concluding. The full decision letter will include information about the rights of appeal against the determination made.

40. In the event that the Sub-Committee do return to the public online meeting to announce their decision, the Sub-Committee will only announce an outline of their decision. There can be no further questions or statements from any party. The decision will then be communicated in full, in writing, including the reasons for the Sub-Committee's decision, to the Applicant and Representors, usually within 5 working days of the hearing concluding. The full decision letter will include information about the rights of appeal against the determination made.

Declarations of Interest – guidance for Members

- (1) Members must consider their interests, and act according to the following:

Type of Interest	You must
Disclosable Pecuniary Interests	Disclose the interest, not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Directly Related) OR Non-Registrable Interests (Directly Related)	Disclose the interest; speak on the item <u>only if</u> the public are also allowed to speak, but otherwise not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.
Other Registrable Interests (Affects) OR Non-Registrable Interests (Affects)	Disclose the interest; remain in the meeting, participate and vote <u>unless</u> the matter affects the financial interest or well-being: (a) to a greater extent than it affects the financial interest or well-being of a majority of inhabitants of the affected ward; and (b) a reasonable member of the public knowing all the facts would believe that it would affect your view of the wider public interest. In which case, speak on the item <u>only if</u> the public are also allowed to speak, but otherwise do not participate in the discussion or vote, and leave the meeting <u>unless</u> you have a dispensation.

- (2) Disclosable pecuniary interests relate to the Member concerned or their spouse/partner.
- (3) Members in arrears of Council Tax by more than two months must not vote in decisions on, or which might affect, budget calculations,

and must disclose at the meeting that this restriction applies to them. A failure to comply with these requirements is a criminal offence under section 106 of the Local Government Finance Act 1992.

City of York Council

Committee Minutes

Meeting	Licensing/Gambling Hearing
Date	26 June 2025
Present	Councillors Cuthbertson (Vice-Chair), Hook and Nicholls
Officers in attendance	Helen Sefton – Senior Licensing Officer Sandra Branigan – Senior Lawyer Lucy Waller – Lawyer

1. Chair (11:06am)

Resolved: That Councillor Cuthbertson be elected to act as Chair of the hearing.

2. Apologies for Absence (11:07am)

There were no apologies.

3. Introductions (11:06am)

Introductions were made.

4. Declarations of Interest (11:08am)

Members were invited to declare at this point in the meeting any disclosable pecuniary interest or other registerable interest they might have in respect of business on the agenda if they had not already done so in advance on the Register of Interests. None were declared.

5. Exclusion of Press and Public (11:08am)

Resolved: That the press and public be excluded from the meeting during the sub-committee's deliberations and decision making at the end of the hearing, on the grounds that the public

interest in excluding the public outweighs the public interest in that part of the meeting taking place in public, under Regulation 14 of the Licensing Act 2003 (Hearings) Regulations 2005.

6. Minutes (11:09am)

Resolved: That the minutes from the Licensing Hearing held on 6 May 2025 be signed and approved as an accurate record.

7. The Determination of an Application by Punch Taverns Limited for Variation of a Premises Licence [Section 35 (3)(a)] in respect of The Marcia Grey, 24 Front Street, Acomb, York, YO24 3BZ (CYC-009010) (11:09am)

In considering the application and the representations made, the Sub-Committee concluded that the following licensing hearing objective was relevant to the Hearing:

1. The Prevention of Public Nuisance

In coming to its decision, the Sub-Committee took into consideration all the evidence and submissions that were presented, and determined their relevance to the issues raised and the above Licensing Objectives, including:

1. The application form.
2. The papers before it, including the written representations received from local residents and the additional written information received from the Applicant as seen in the agenda and further information received from two representors as shared with all parties prior to the hearing.
3. The Senior Licensing Officer's report and her comments at the Hearing.

The Senior Licensing Officer outlined the report and annexes and noted that the premises had held a licence since 2005. There was a desire to vary the licence upon the development of a rear storage area/kitchen into a pool and darts room which would increase the licensable area. The application stated that

there would be no change to the hours of operation or licensable activities offered.

The Senior Licensing Officer drew attention to the application and plans for the new development in Annex 1 of the agenda, and to the current premises licence and plans in Annex 2 of the agenda.

The Senior Licensing Officer confirmed that the premises was not located within the Cumulative Impact Area (CIA), consultation had been carried out correctly, and the Licensing Manager directed members to the representations made by three local residents at Annex 5, the additional information provided by the Applicant as seen within the agenda, and additional information provided by two representors, as shared with all parties prior to the hearing. She then advised the Sub-Committee of the options open to them in determining the application.

In response to questions from members, the Senior Licensing Officer confirmed that three complaints had been received regarding the premises in the past 12 months, and that these had all subsequently been closed.

4. The Applicant's representation at the hearing

Piers Warne, on behalf of the Punch Taverns Limited (the Applicant), presented their case.

Graeme Robinson, a consultant for the applicant on this scheme was also present to assist Mr Warne in responding to questions from members.

Mr Warne stated that this represented a significant investment in the pub of £120,000. He noted that there were no complaints from responsible authorities and that concerns which had been raised had already been closed off; these had comprised two complaints regarding the outside speakers mentioned by the representors, and an anonymous letter of complaint to licensing officers, which could not be followed up or corroborated, and as such was disregarded.

He separated the issues that did not fall under the Licensing Objectives and he noted the difference in law between "public

nuisance” and “private nuisance” in relation to the adjoining house, and the applicant did not anticipate further nuisance due to the mitigations installed, including insulation and sound proofing, as well as the additional conditions that had been offered.

Mr Warne acknowledged that the main concerns of residents evidenced in the submitted representations was the wall issue and the blocking of access from deliveries, and that noise complaints appeared to be of secondary concern. Nevertheless, the DPS was engaging with residents and sending out follow up letters.

Mr Warne responded to comments made within representations in the agenda from one of the representors regarding deliveries via the roller shutter impacting access on Bowling Lane, explaining that the area discussed had not been used since 18 months prior to the applicant taking on the premises, and it was not a viable cellar. Deliveries were now made with a van parked on the main road. If this were to cause any access issues, or in the event of an emergency, draymen would be present to assist in moving the van. He noted that the Designated Premises Supervisor (DPS) was also actively engaging with residents.

In response to a question about kitchen use, Mr Robinson advised that the pub kitchen had never been used during the period that the Applicant had held the licence or (to the best of his knowledge) during the tenure of the prior licence holder.

In response to a question about live music/karaoke and potential noise complaints, Mr Warne advised that this had not been a licensing issue or an issue where complaints had historically arisen, and that reasonable measures had been taken to mitigate additional noise disturbance to local residents.

Responding to the question of whether Close Circuit Television cameras (CCTV) would be installed in the proposed new licensable area; Mr Robinson advised that the Applicant would be pro-actively installing CCTV cameras with a 30-day timer in the new room.

Mr Warne, on behalf of the Applicant, was then given the opportunity to sum-up and he drew members and officers' attention to paragraphs 2.1 and 9.12 of the current statutory guidance under section 182 of the Licensing Act 2003; noting

the fact there was no evidence that police and Responsible Authorities had raised any concerns.

5. The representations of local residents at the hearing.

It was noted that no representors were in attendance at the hearing.

Having regard to the application and the relevant representations, the Sub-Committee had to determine whether to take any of the steps mentioned under Section 52(4) that it considered necessary for the promotion of the licensing objectives. Taking into consideration the above evidence and submissions received, the Sub-Committee deliberated the different options available to it and agreed to reject the following options:

Option 1: Modify the conditions of the licence; and for this purpose, the conditions of the licence are modified if any of them is altered or omitted, or any new condition is added. This option was approved.

Option 2: Reject the whole or part of the application. This option was rejected.

The Sub-Committee's decision was to accept the following option:

Option 1: Modify the conditions of the licence; and for this purpose, the conditions of the licence are modified if any of them is altered or omitted, or any new condition is added.

In approving **Option 1**, the Sub-Committee resolved to modify the premises licence to amend the plans attached to the current licence to increase the licensable area as applied for and to also add three additional conditions as below.

Licensable Activity	Existing	Variation requested
Recorded Music - indoors	10:00 until 00:00 Everyday	No Change
Supply of Alcohol – on & off the premises	10:00 until 00:30 Everyday	No Change
Opening hours	10:00 until 01:00 Everyday	No Change

Additional conditions:

1. Speakers outside shall be used for background music only and will be turned off at 21:00 Sunday to Thursday and 22:00 Friday and Saturday.
2. The DPS/Manager shall develop and implement a dispersal policy to ensure that customers exit the premises quickly and quietly. The dispersal policy will be made available to the police and licensing authority on request.
3. A complaints book shall be maintained at the premises and any complaints by residents shall be logged therein, including date, time, reason for the complaint and outcome/ action taken.

Reasons For the Decision:

The Sub-Committee noted that they are bound to have regard to the appropriate legislation, Guidance and to the Council's own Statement of Licensing Policy.

This application is for the variation of an already established premises licence and seeks only to amend the plans attached to the current licence to increase the licensable area with the creation of a pool/darts room. The variation seeks no change to the hours, operation or licensable activities offered. The Sub-Committee accordingly noted that as the premises already had a licence to sell alcohol, it was only the impact on the Licensing Objectives of the proposed variations to the existing premises licence which could be considered and the determination could not reduce what is already licensed. The Sub-Committee also noted that consumption of alcohol and playing pool or darts are not licensable activities. They also noted that the playing of amplified live and recorded music until 11pm at the premises

constitutes a non-licensable activity due to an exemption under the Live Music Act 2012. However, other noise legislation in the Environmental Protection Act 1990 continues to apply.

The Sub-Committee carefully considered all representations and evidence received both in favour of and in objection to the application. The objectors raised concerns regarding existing noise levels and that this may increase if the variation were approved. Further concerns were also raised regarding access to neighbouring properties whilst deliveries were being made to the premises.

The Sub-Committee also considered the representations made by the Applicant in response to the concerns raised, including the three additional conditions offered by the Applicant. It was noted that no objections had been received from the Responsible Authorities.

Based on all of the evidence presented to it, the Sub-Committee did not find any evidence to justify a refusal of the variation application. The Sub-Committee felt that any further conditions in addition to those offered by the Applicant would not be necessary in order to promote the Licensing Objectives on the basis of the evidence before it.

Having regard to all the material before it, the Sub Committee did not consider there to be evidence that if the variation was granted in accordance with the application that any of the Licensing Objectives would be undermined. Further, whilst acknowledging residents' concerns, the Sub-Committee is limited to dealing with the variation application in accordance with the Licensing Objectives. Additionally, the Sub-Committee felt that some issues raised in objection to the application, such as delivery and access issues, were not directly relevant to the variation application.

The Sub-Committee noted that if evidence of noise nuisance arose from the use of the premises for the licensable activities in future then it was open to any person (including Responsible Authorities and residents) to request a review of the licence under the provisions of the Licensing Act 2003 where there is evidence that one or more of the Licensing Objectives are being undermined. In the event that the premises causes issues of concern the licence, in its entirety, can be considered at that stage and the exemption that allows the playing of amplified live

and recorded music until 11pm can be removed, where the evidence supports it.

Cllr Cuthbertson, Chair

[The meeting started at 11.06 am and finished at 11.38 am].

Meeting	Licensing/Gambling Hearing
Date	28 August 2025
Present	Councillors Nicholls, Rose and Wells
Officers in Attendance	Lesley Cooke – Licensing Manager Sandra Branigan – Legal Advisor Lucy Waller – Legal Advisor

15. Chair (10:03am)

Resolved: That Councillor Rose be elected to act as Chair of the hearing.

16. Apologies for Absence (10:03am)

Resolved: That Councillor Rose be elected to act as Chair of the hearing.

17. Introductions (10:03am)

Introductions were made.

18. Declarations of Interest (10:03am)

Members were invited to declare at this point in the meeting any disclosable pecuniary interest or other registerable interest they might have in respect of business on the agenda if they had not already done so in advance on the Register of Interests. None were declared.

19. Exclusion of Press and Public (10:04am)

Resolved: That the press and public be excluded from the meeting during the sub-committee's deliberations and decision making at the end of the hearing, on the grounds that the public interest in excluding the public outweighs the public interest in that part of the meeting taking place in public, under Regulation 14 of the Licensing Act 2003 (Hearings) Regulations 2005.

20. The Determination of an Application by Brewhemian Hopsody Ltd for a Premises Licence [Section 18(3) (a)] in respect of 42 Broadway, York, YO10 4JX (CYC-081644) (10:04am)

Members considered an application by Brewhemian Hopsody Ltd. for a determination of application for variation of a Premises Licence [Section 18(3)(a) Licensing Act 2003] in respect of 42 Broadway, York, YO10 4JX. In considering the application and the representations made, the Sub-Committee concluded that the following licensing objective was relevant to the Hearing:

1. The Prevention of Public Nuisance In coming to its decision, the Sub-Committee took into consideration all the evidence and submissions that were presented, and determined their relevance to the issues raised and the above licensing objective, including:
 1. The application form.
 2. The papers before it including the written representations received from local residents.
 3. The Licensing Manager's report and her comments made at the Hearing. The Licensing Manager outlined the report and the annexes noting the hours applied for opening and supply of alcohol. The Licensing Manager confirmed that the premises was not located within the Cumulative Impact Area (CIA), consultation had been carried out correctly and directed members to the representations made by local residents at Annex 4. She then advised the Sub-Committee of the options open to them in determining the application.

In response to questions from the representor in attendance at the hearing, the Licensing Manager confirmed that a Noise Management Plan would be produced mandatorily once a licence is granted, should the agreed conditions seen in annex 3 of the agenda be applied. She noted that only sealed containers would be permitted to leave the licensable area, and that a dispersal policy is a policy to ensure nuisance wouldn't be caused when customers leave the premises.

In response to questions from members, the Licensing Manager confirmed that the plan area outlined in red was the licensable area, and that off sales would not be permissible to the unlicensed area should the agreed conditions seen in annex 3 of the agenda be applied.

4. The Applicant's representation at the hearing.

Amanda and Katie Speed (the Applicants, on behalf of Brewhemian Hopsody Ltd.) presented their case.

Katie Speed detailed that the premises was to be an independent craft beer room for the community and for craft beer enthusiasts. She stated that the application had been made in consultation with ward councillors, North Yorkshire Police, and those who had submitted representations – following this she mentioned that they had worked on a noise management plan and noted that direct neighbours had not raised concerns.

Katie Speed continued to state that the sale of alcohol does not directly lead to noise, antisocial behaviour, or overconsumption. There would be a strict challenge 25 policy and mandatory staff training, and a dispersal policy would be in place to arrange public transport for customers and to stop loitering on the streets. CCTV cameras would be used to deter antisocial behaviour, and it was highlighted that crime statistics showed no recent antisocial behaviour within the immediate area.

Katie continued to confirm that professional sound proofing within building had been approved and that although Broadway was a busy area and has a loud background level, there was an expected increase in noise of only 2 decibels. No bins would be emptied externally before 08:00 hours or after 20:00 hours, and staff would monitor noise levels at regular intervals.

Katie concluded that there was a school within close proximity to the premises and that there were other businesses selling alcohol near to the school as well. There would be a company policy of no children to be unaccompanied by an adult at any time – and under 18s would be asked to leave by 19:00 hours.

In response to questions from a representative, Amanda and Katie Speed confirmed that:

- There were no longer plans to position seats and tables out on the front area of the premises.
- Anyone causing noise concerns would be asked to leave the premises, and professional noise assessments had only shown a slight expected increase in noise.

In response to questions from the Sub-Committee, Amanda and Katie Speed confirmed that:

- Anyone under the age of 18 would be asked to leave by 19:00 hours.
- Seating would be provided for 30 people inside, and seating outside would be based on 20 people.
- The beer garden would be closed with the lights turned off at 21:00 hours.
- Bins would be provided in the beer garden, and external bins would not be emptied overnight.
- There was no expectation of experiencing trouble with the number of people in the beer garden coming inside as it would be expected that those using the beer garden would leave it got darker outside – and there were possibilities of closing early etc. if issues did arise from this.
- They would work with the local Co-Op in their regular litter picking.

5. The representation of Trevor Palmer, a local resident, at the hearing.

Trevor Palmer noted that parking was very congested on Broadway already and that people often park and stay for long periods of time due to the nature of other businesses in the area. He mentioned that noise was becoming an issue in what was a residential area, and that as planning permission had already been granted to the Applicants, he believed that the decision had already been made to grant the licence.

In response to questions from the Applicants, Mr. Palmer confirmed that he didn't live directly on Broadway.

The Licensing Manager confirmed that licence could be approved or rejected regardless of planning permission, and that the processes were completely separate and could be applied for in any order.

The Applicants were then given the opportunity to sum-up.

They confirmed that they wanted to encourage the use of public transport to and from the premises and would seek to use transport initiatives such as incentivising the use of busses within price deals. They concluded by stating that craft beers could be expensive, and people typically wouldn't come out to over-drink these types of beers which primarily attracted beer enthusiasts.

The Representor declined the opportunity to sum-up.

In response to question from the Sub-Committee, the Licensing Manager confirmed that:

- Although parking itself was a planning issue, the Sub-Committee could be concerned with parking with regard to an increase of public nuisance.
- A previous licence for the premises lapsed earlier this year, but it was reported that this was not due to any public nuisance concerns.
- Restrictions on outside tables could only restrict licensable activities and so un-licensable activities could still happen at the front of the premises regardless of licence conditions.
- The licence would automatically stipulate that under 16s could be on the premises until 00:00 hours but the Applicants could potentially agree to conditions lowering this.
- Conditions on the number of people inside premises could be added if required by the Sub-Committee.

In respect of the proposed licence, the Sub-Committee had to determine whether the licence application demonstrated that the premises would not undermine the licensing objectives. Having regard to the above evidence and representations received, the Sub-Committee considered the steps which were available to them to take under Section 18(3) (a) of the Licensing Act 2003 as it considered necessary for the promotion of the Licensing Objectives:

Option 1: Modify the conditions of the licence; and for this purpose, the conditions of the licence are modified if any of them is altered or omitted, or any new condition is added. This option was rejected.

Option 2: Reject the whole or part of the application. This option was approved.

In approving Option 2, the Sub-Committee resolved to grant the licence as applied for and to also add two additional conditions (Option 2), as follows:
Additional conditions:

- i. A noise management plan shall be submitted and approved by The Environmental Protection Team of City of York Council within 2 months of the premises licence being granted. The Noise Management Plan shall include a procedure for investigating noise complaints received from the premises. Once agreed the Premises Management shall ensure compliance with all aspects of the approved Noise Management Plan.
- ii. No waste, including bottles, shall be removed from or placed in outside areas between 21:00 hours and 08.00 hours on the following day.

Proposed Activity	Timings
Supply of Alcohol On and Off the Premises	11:00 to 21:30 Sun to Thurs 11:00 to 22:30 Fri and Sat
Opening Hours	11:00 to 22:00 Sun to Thurs 11:00 to 23:00 Fri and Sat

Reasons for the Decision:

In reaching its decision the Sub-Committee carefully reviewed and gave due consideration to the information presented by all parties, including the oral submissions made by the Representor and Applicant. The Sub-Committee decided to approve Option 2, to grant the licence with modified/additional conditions imposed by the Sub-Committee. The decision was reached for the following reasons:

The Sub-Committee must promote the licensing objectives and must have regard to the Guidance issued under section 182 of the Licensing Act 2003 and the Council's own Statement of Licensing Policy.

The Sub-Committee noted that the premises are not located within in the Cumulative Impact Area.

The Sub-Committee carefully considered all representations and evidence received both in favour of and in objection to the application. The objectors raised a range of concerns including regarding potential noise levels, potential exacerbation of existing parking difficulties, the potential for littering in a nearby alleyway, and the proximity of the premises to local schools. The Sub-Committee noted the concerns and considered the impact of them on the licensing objectives.

Members considered the representations about the likely effect of the grant of a licence on the prevention of public nuisance licensing objective and acknowledged that there were no representations about this from responsible authorities. The Sub-Committee also considered the representations made by the Applicant in response to the concerns raised, including that they had agreed an additional condition with Public Protection to submit a noise management plan. They noted that Public Protection had therefore withdrawn their representation. The Sub-Committee further noted that the Applicant had made arrangements for their waste receptacles to be collected after 8am and were agreeable to a condition that no waste, including bottles shall be removed from or placed in outside areas between 9pm and 8am. Given the representations in objection received from residents, the Sub-Committee considered that it would be necessary to add such a condition to the licence in order to promote this licensing objective.

It was also noted that the beer garden area was not included as part of the licensable area in this application and so at present can only be used for consumption of off sales of alcohol supplied in sealed containers (given that consumption of alcohol is not a licensable activity).

Additionally, the Applicant also proposed in its operating schedule that the beer garden area will close at 9pm each day to limit noise disturbance to neighbours. The Applicant will have a Challenge 25 policy, and the Sub-Committee accepted the Applicant's assurances that they will be predominantly selling expensive craft beer. The Sub-Committee therefore considered that it had received sufficient assurances from the Applicant in order to have a high level of confidence that the premises would be operated responsibly, and the Sub-Committee was satisfied that the proposed operating schedule and additional above-mentioned conditions would be sufficient to promote this licensing objective.

Members considered the representations and the likely effect of the grant on the prevention of crime and disorder licensing objective. Members had regard to the s182 Guidance which states that the police are usually the main source of advice on crime and disorder and gave great weight to the fact that the police had not made any representation.

Members were satisfied that the operating schedule would be sufficient to promote the prevention of crime and disorder objective, particularly the Challenge 25 policy and that it will not operate as vertical drinking establishment.

Members had regard to the concern raised about the likely effect of the grant on the licensing objectives of the protection of children from harm and public safety. Members were satisfied from the proposed measures offered by the Applicant, particularly the Challenge 25 policy, that these objectives would not be undermined. Whilst noting residents' concerns, the Sub-Committee felt that the potential exacerbation of existing parking difficulties was not relevant to the licensing application.

Accordingly, in all of the circumstances of the case and based on the evidence presented to it, the Sub-Committee was satisfied that the decision to grant the licence subject to the additional conditions was justified as being appropriate and proportionate for the promotion of the licensing objectives.

The Sub-Committee noted that if evidence of noise nuisance or other issues arise from the use of the premises for the licensable activities in future then it was open to any person (including Responsible Authorities and residents) to request a review of the licence in the future under the provisions of the Licensing Act 2003 if they consider that one or more of the licensing objectives are being undermined.

Cllr Rose, Chair

[The meeting started at 10.03 am and finished at 11.26 am].

This page is intentionally left blank

Meeting	Licensing/Gambling Hearing
Date	29 September 2025
Present	Councillors Hook, Nicholls and Watson
Officers in Attendance	Matthew Boxall – Head of Public Protection Jodi Ingram – Legal Advisor

33. Chair

Resolved: That Councillor Watson be elected to act as Chair of the hearing.

34. Apologies for Absence

No apologies for absence were received.

35. Introductions

The Sub-Committee heard that a request for an adjournment had been received from the Applicant on the basis that the Applicant wanted a noise impact assessment to be undertaken and were unable to attend the hearing on this date.

Resolved: The Sub-Committee resolved to adjourn the Licensing Hearing for Determination of Application for Premises Licence [Section 18(3)(a) Licensing Act 2003] in respect of Little J, Chapel House, North Street, York, YO1 6JD to 27 October 2025 at 10:00 hours; this item would be deferred to the meeting of the Sub-Committee on 27 October 2025.

36. Declarations of Interest

Members were invited to declare at this point in the meeting any disclosable pecuniary interest or other registerable interest they might have in respect of business on the agenda if they had not already done so in advance on the Register of Interests.

The Sub-Committee heard that a request for an adjournment had been received from the Applicant on the basis that the Applicant wanted a noise impact assessment to be undertaken and were unable to attend the hearing on this date.

Resolved: The Sub-Committee resolved to adjourn the Licensing Hearing for Determination of Application for Premises Licence [Section 18(3)(a) Licensing Act 2003] in respect of Little J, Chapel House, North Street, York, YO1 6JD to 27 October 2025 at 10:00 hours; this item would be deferred to the meeting of the Sub-Committee on 27 October 2025.

37. Exclusion of Press and Public

The committee was asked that the press and public be excluded from the meeting during the sub-committee's deliberations and decision making at the end of the hearing, on the grounds that the public interest in excluding the public outweighs the public interest in that part of the meeting taking place in public, under Regulation 14 of the Licensing Act 2003 (Hearings) Regulations 2005.

The Sub-Committee heard that a request for an adjournment had been received from the Applicant on the basis that the Applicant wanted a noise impact assessment to be undertaken and were unable to attend the hearing on this date.

Resolved: The Sub-Committee resolved to adjourn the Licensing Hearing for Determination of Application for Premises Licence [Section 18(3)(a) Licensing Act 2003] in respect of Little J, Chapel House, North Street, York, YO1 6JD to 27 October 2025 at 10:00 hours; this item would be deferred to the meeting of the Sub-Committee on 27 October 2025.

38. The Determination of an Application by Little Jay Limited for a Premises Licence (Section 18(3) (a) in respect of Little J, Chapel House, North Street, York, YO1 6JD (CYC-082555)

Members were asked to consider an application by Little Jay Limited for a Determination of Application for Premises Licence [Section 18(3)(a) Licensing Act 2003] in respect of Little J, Chapel House, North Street, York, YO1 6JD.

The Sub-Committee heard that a request for an adjournment had been received from the Applicant on the basis that the Applicant wanted a noise impact assessment to be undertaken and were unable to attend the hearing on this date.

Resolved: The Sub-Committee resolved to adjourn the Licensing Hearing for Determination of Application for Premises Licence [Section 18(3)(a) Licensing Act 2003] in respect of Little J, Chapel House, North Street, York, YO1 6JD to 27 October 2025 at 10:00 hours.

Cllr Watson, Chair

[The meeting started at 10.14 am and finished at 10.18 am].

This page is intentionally left blank

Meeting	Licensing/Gambling Hearing
Date	13 April 2026
Present	Councillors Cuthbertson, Hook, and Nicholls
Officers in Attendance	Lesley Cooke – Licensing Manager Sandra Branigan – Senior Lawyer

46. Chair (10:00am)

Resolved: That Councillor Nicholls be elected to act as Chair of the hearing.

47. Apologies for Absence (10:00am)

No apologies for absence were received.

48. Introductions (10:00am)

Introductions were made.

49. Declarations of Interest (10:01am)

Members were invited to declare at this point in the meeting any disclosable pecuniary interest or other registerable interest they might have in respect of business on the agenda if they had not already done so in advance on the Register of Interests. None were declared.

50. Exclusion of Press and Public (10:01am)

Resolved: That the press and public be excluded from the meeting during the sub-committee's deliberations and decision making at the end of the hearing, on the grounds that the public interest in excluding the public outweighs the public interest in that part of the meeting taking place in public, under Regulation 14 of the Licensing Act 2003 (Hearings) Regulations 2005.

51. Minutes (10:02am)

Resolved: That the minutes of the Licensing Hearing held on held on 13 November 2025 be approved as a correct record subject to the following amendment:

- That the spelling of LBGTQUIA+ within section 7, the representation of the Licensing Authority, be corrected as LBGTQIA+.

52. The Determination of an Application by Leeds Tap Ltd for a Premises Licence (Section 18(3) (a) application) in respect of Mittel River Restaurant, York Guildhall Restaurant, Lendal, York, YO1 8AA (CYC-083733) (10:03am)

Resolved: That prior to hearing representations, the Sub-Committee would adjourn the hearing in order to undertake a site visit of the premises.

[The hearing reconvened at 10:45am]

Members considered an application by Leeds Tap Ltd. for a Determination of Application for Premises Licence in respect of Mittel River Restaurant, York Guildhall Restaurant, Lendal, York, YO1 8AA. In considering the application and the representations made, the Sub-Committee concluded that the following licensing objectives were relevant to the Hearing:

1. Prevention of Crime and Disorder.
2. Public Safety.
3. Prevention of Public Nuisance.

In coming to their decision, the Sub-Committee took into consideration all the evidence and submissions that were presented, and determined their relevance to the issues raised and the above licensing objectives, including:

1. The application form.
2. The papers before it including the written representations received from neighbouring businesses and responsible authorities, and the additional information provided by the Applicant, as seen in the agenda supplements.

3. The Licensing Manager's report and her comments at the Hearing.

The Licensing Manager outlined the report and the annexes noting that the application was for the licensing of a 'Gastro-brewpub', and detailed the timings applied for. The Licensing Manager confirmed that the premises was located within the Cumulative Impact Area (CIA) and directed members to the representations made at Annexes 5, 6, 7, and 9, and the additional information provided by the Applicant. She then advised the Sub-Committee of the options open to them in determining the application.

In response to questions from North Yorkshire Police, as a Responsible Authority, the Licensing Manager confirmed that:

- The Amber and Red Zones, as described within paragraphs 9.13 and 9.14 of Annex 4, Licensing Policy Extract, had been taken from an out-of-date policy, and had now been superseded by the Statement of Licensing Policy 2025-2030, which was duly shared with those in attendance at the hearing.
- The hours detailed within the report were those as applied for and did not account for the additional information provided by the Applicant.

4. The Applicant's representation at the hearing.

Piers Warne, the Solicitor for the Applicant, and Jamie Hawksworth, on behalf of the Applicant, presented their case to the Sub-Committee and confirmed that in relation to their application, they would only refer to details presented within Supplement 2 - Additional information from the Solicitor to the Applicant where these differed to details within their application.

Mr Warne highlighted that the hours set out within Supplement 2 - Additional information from the Solicitor to the Applicant had been made within guidelines worked up with North Yorkshire Police, and that the hours applied for should be corrected to 10:00 – 00:00 hours, and not 08:00 – 00:00 hours.

Mr Warne stated that there would be a degree of control through the landlord for the premises being the landlord for neighbouring business, which would mitigate risk and increase mediation.

Mr Warne also stated that Mr Hawksworth was a part of the fabric of hospitality in York due to him being a local operator in the city.

Mr Warne then drew attention to the plans located within Annex 1 – Plans, and reported that above the main area, which is highlighted red, was a substantial trade kitchen and at the bottom was a micro-brewery – this highlighted the investment that was being put into the premises. There was to be a focus on local produce for both drink (including the Applicant's own brewed beer) and local food. It was also reported that approaches had been made by a local boat company to work with the Applicant for food.

Mr Warne highlighted that the Applicant needed to offer food due to the amount of investment that has been made and could therefore not operate otherwise. Mr Warne considered that although cumulative impact was not explicitly mentioned within the application, the Applicant understood the policy and its importance – it was noted that four other premises were run by the Applicant in York, and two of those were food led.

Mr Warne drew attention to conditions amended as set out within Supplement 2 - Additional information from the Solicitor to the Applicant, which had been amended in review following receipt of the written representations made. Conditions such as requiring door staff on Saturdays and using internal bottle stores before moving bottles externally had been agreed in liaison with respective Responsible Authorities; however according to Mr Warne, a condition relating to smoking could not be applied due to potential changes to smoking legislation, and uncertainty over future requirements, but efforts would be made to keep smoke away from tenants.

Mr Warne highlighted that the requirement of substantial food was a condition offered on the licence, and he urged the Sub-Committee not to refuse the licence just because of the CIA, and to judge the application on its merits which would be heavily food oriented; he further suggested that when making decisions, the Sub-Committee should consider how to create growth for the area, and that the Applicant recognised concerns raised and had tried to mitigate these concerns within their application and representation.

In response to questions from North Yorkshire Police, as a Responsible Authority, Mr Warne confirmed that:

- The hours applied for had been amended for the supply of alcohol to be from 10:00 and not 08:00 hours.

In response to questions from Public Protection, as a Responsible Authority, Mr Warne confirmed that:

- Plans for the House of Trembling Madness entrance were for the entrance to be cleared of rubbish and made more accessible, with CCTV being used all the way down the alleyway for increased security.
- There would be no public access through to the premises out of hours as access through this entrance would be locked; access would be possible via key fobs for workers in neighbouring offices.

In response to questions from Professor Damian Murphy, a representor, on behalf of XR Stories, Mr Warne and Mr Hawksworth confirmed that:

- There were currently discussions ongoing regarding the relocation of Guildhall access gates and there would be a heavy CCTV presence on the walkway toward the terraces from this direction. Access to the Guildhall would be controlled by the Guildhall only; when access through the House of Trembling Madness alleyway on Lendal Street is closed, the route through via the Guildhall would lead to a dead end and there would therefore be no need for anyone to access.

In response to questions from Julian Richards, a representor, on behalf of Archaeology Data Services, Mr Warne and Mr Hawksworth confirmed that:

- A minimum number of tables and chairs on the premises was set in order to prevent vertical drinking and control the type of establishment the Applicant wanted by creating a seated atmosphere.
- The main point of access would be through the House of Trembling Madness alleyway on Lendal Street and through the front door to the premises.

- If anyone were to sit down outside without first coming through the building, then they would usually not be served; around 15 staff would be on site at any one time in order to monitor this.
- It was expected that for most of the year the weather would put people off from the terraces and people would end up inside the premises.

In response to questions from the Sub-Committee, Mr Warne and Mr Hawksworth confirmed that:

- The Guildhall pathway was a public right of way which leads to the lower terrace, which is a public area, access in this way would however not be promoted.
- The alleyway beside the House of Trembling Madness was owned by City of York Council (CYC) but the Applicant had sole rights of way (shared with CYC).
- When completing the application there wasn't the possibility to highlight the food operations and as such this omitted the food led operation that the premises was looking to undertake; many customers may want to visit the premises for drink first before returning for food and the Applicant could not force customers to eat.
- In order to prevent overcrowding on the terraces, on key busy days security would control numbers and there would be a blend of table service which will deter some types of people. There would also be the possibility of booking tables, and people would be told if there were no tables available which would quickly help to clear up crowding if people were not wanting to wait.
- If food was needed then they could keep the kitchen open, but having a minimum hours condition would allow for early closure of the kitchen when needed.
- The Applicant was not permitted to put signage on the river banking or near the Guildhall and as such access through the Guildhall was not allowed to be promoted.
- There would be no promotions on food or drinks and local food offered would have to be sold fresh and therefore there would be an incentive for the Applicant to ensure they sell the food; being set away from the high street gave the Applicant a different aspect and unique selling point than many other restaurants.

In response to questions from the Legal Advisor to the Sub-Committee, as a point of clarification, Mr Warne and Mr Hawksworth confirmed that:

- In relation to Outside terrace areas contained within conditions suggested within Supplement 2 - Additional information from the Solicitor to the Applicant, this could be amended from: "...when the terraces are fully open to the public", to "...when the terraces are open to the public", omitting the word "fully" in order to prevent ambiguity regarding the partial opening of the terrace.
5. The representation of North Yorkshire Police, Responsible Authority, at the hearing.

PCs Jackie Booth and Kim Hollis, on behalf of North Yorkshire Police, outlined their case.

PCs Booth and Hollis detailed that the Applicant had shown Police representatives round the premises on a site visit and stated that they were required to object to the application as they did not have ample time to inspect the application before the consultation period deadline; many points originally objected to had now been mediated.

PCs Booth and Hollis highlighted how within CYC's Statement of Licensing Policy 2025-2030, paragraph 9.14 stated that in the CIA alcohol must be supplied ancillary to a meal, with substantial food. They said that the Police had considered the application on its own merits.

PCs Booth and Hollis discussed how the Police and Applicant had agreed on conditions relating to seating numbers and door staff (minimum seating numbers were required to ensure seats could not be cleared away to create a vertical drinking environment).

The Police representatives concluded by confirming that they wanted the Sub-Committee to condition the premises to be predominantly food led, and to increase the time when food is available.

In response to questions from the Sub-Committee, PC Booth and PC Hollis, on behalf of North Yorkshire Police confirmed that:

- As North Yorkshire Police are CYC's expert on Crime and Disorder, the Police would like conditions to be implemented leading to an increase in time at when food would be available; having a menu available would help make the atmosphere and environment of the premises a food led one and could reduce vertical drinking.

The Applicant commented that opening the kitchen past 22:00 hours would not be viable as nobody would want to come out to eat at that time, and it would be a waste of resources.

6. The representation of Public Protection, Responsible Authority, at the hearing.

Michael Golightly, on behalf of Public Protection, outlined their case.

Mr Golightly commented that Public Protection accepted many of the conditions proposed by the Applicant in Supplement 2 - Additional information from the Solicitor to the Applicant, less a couple of points, namely: the close proximity with neighbouring office space and the issue of noise control.

Mr Golightly continued that if the premises was predominantly food led the amount of drinking without food would be reduced and so therefore would noise and rowdiness.

There were also concerns regarding management of noise and disorder outside the premises, such as through the pathway towards the Guildhall passing directly by offices, as office workers would be classed as sensitive receptors to any nuisance.

Mr Golightly concluded that in order to control the amount of people drinking outside late at night the Applicant could implement plans to deter late night outside drinking and smoking.

In response to questions from the Sub-Committee, Mr Golightly, on behalf of Public Protection, confirmed that:

- Confirmation was only received on the morning of the hearing that there were no residents living in the near vicinity to the premises, and as such this required for a representation to be put in during the consultation period urging the addition of a condition closing the premises at 21:00 or 22:00 hours. Following recent clarification, Public Protection were now content with the hours of 23:00 hours and highlighted that concerns now centred around control of noise and nuisance for nearby daytime staff.
- Noise control solutions could be installed at the premises but would prove difficult.

7. The representation of the Licensing Authority (City of York Council), Responsible Authority, at the hearing.

Jemma Kettlestring, on behalf of the Licensing Authority, outlined their case.

Ms Kettlestring described how the premises was located within the CIA, and that it was CYC's policy to normally reject these applications unless evidence could be provided showing how the licence would not lead to increased cumulative impact. She continued by commenting on the conditions offered in Supplement 2 - Additional information from the Solicitor to the Applicant which were welcomed but were not as robust as required. Ms Kettlestring concluded by declaring that the Licensing Authority did not have confidence of how activity at the premises would not lead to increased cumulative impact within the local area and supported the representations made by the Police and Public Protection.

8. The representation of Claire Bennett, on behalf York Science Park, at the hearing.

Claire Bennett, on behalf York Science Park, outlined her case.

Claire detailed a site visit that was undertaken of which representatives from CYC, the University of York, and the Applicant were in attendance.

Claire outlined concerns with the location of the outside terrace and on-site brewing operations. She continued by confirming agreements made with the Applicant in that between the hours of 09:00 and 17:00 midweek, Guildhall tenants would be able to use reserved tables on the existing benches on the outside terrace, and Guildhall tenants would have access to the terrace by keeping their lanyards visible.

She stated that confirmation had been received from the Applicant in that no tv screens or music will be played outside, and she requested that the Sub-Committee consider this as a condition to any potential licence.

Ms Bennett expressed desires of planting and landscaping to be used as a natural sound buffer, for the moving of empty bottles to external bins to be done in the evening to avoid disrupting office working day operations, and for all waste management and keg storage to be internal.

She further explained that the Applicant needed to use internal venting and CYC regulated odour control systems, that a strict end of day clearing policy should be implemented, and that several physical security enhancements had been agreed upon to prevent trespass and ensure safety of the site – including a new secure gate to be installed at the Lendal entrance, and a barrier at the second floor entrance to prevent unauthorised access to office areas above. Ms Bennett then made the Sub-Committee aware that it had been agreed that Guildhall tenants would maintain access to the internal bike storage, that window transfers would be applied to Guildhall office windows.

Ms Bennett discussed a joint fire strategy approach in conjunction with all interest parties in the vicinity, including a linked fire alarm system, clear escape routes and public right of way; a designated smoking and vaping area would also need to be located on the lowest terrace, as far away as possible from the office windows and thoroughfares to minimise second hand smoke. She further explained that agreements were in place for the Applicant to improve the lighting of the House of Trembling Madness alleyway, and to keep it clear to ensure a safe right of way for customers.

Ms Bennett concluded by reporting how tenants who used to sign three-year tenancies were now only agreeing to 12-month leases because they were concerned over the future of the restaurant and its impact on their business, and that this could be rectified from the result of the hearing.

In response to questions from the Sub-Committee, Ms Bennett, on behalf of York Science Park, confirmed that:

- York Science Park was the leaseholder for the Guildhall and office spaces.
- Tenants were always aware that a restaurant of some description would take over the vacant premises which had remained empty for four years.
- The noise element during working hours was their main concern and previous suggested conditions could ease concerns raised.

9. The representation of Professor Julian Richards, on behalf of Archaeology Data Services, at the hearing.

Professor Julian Richards, on behalf of Archaeology Data Services, outlined their case and expressed how the safety and security of their staff was their primary concern, and as there were multiple ways of gaining access to the offices there was an increased safety risk. Professor Richards also commented that sharing of the bike storage with their staff and customers and staff of the premises would be difficult.

In response to questions from the Sub-Committee, Julian Richards, on behalf of Archaeology Data Services, confirmed that:

- There was a great amount of visibility through office windows from the lower terrace and pathway and as such frosted glass would be necessary.
- The proposed smoking area being at the furthest area on the terrace away from office space would be welcomed if enforced.
- The most difficult aspect of security on the site would be to manage footfall and ensure that access occurs through the correct ways.

10. The representation of Professor Damian Murphy, on behalf of XR Stories, at the hearing.

Professor Damian Murphy, on behalf of XR Stories, outlined their case.

Professor Murphy reported that his business had brought lots of investment and jobs to York over recent years and were concerned of the compatibility with their business and this premises. Privacy was a great concern for the offices as the office windows open straight onto the passageway toward the lower terrace. He continued that concerns mainly existed for daytime midweek usage - working hours. Professor Murphy concluded by reporting that XR Stories had reduced their current tenancy of their offices to 12 months due to concerns that mitigations suggested were not enough to alleviate their concerns.

PC Booth and PC Hollis, on behalf of North Yorkshire Police, were given the opportunity to sum-up.

They reminded the Sub-Committee to consider the Cumulative Impact policy and expressed that no clarity had been received during the consultation process, and as such many issues which had now been mediated could have been resolved before the Hearing. However, concerns were still maintained over how the premises would be predominantly food led. They concluded that the Applicant had responsibilities set out through the licensing objectives and that North Yorkshire Police were not wanting the licence to be refused but instead wanted to ensure that the premises was predominantly food led and increase the times that food was available.

Michael Golightly, on behalf of Public Protection, was then given the opportunity to sum-up.

Mr Golightly expressed concerns to the Sub-Committee and in that he could not see how issues raised could be mitigated. He advised the Sub-Committee to refuse the licence, or to condition restrictions upon egress and access and to ensure the premises is food led.

Jemma Kettlestring, on behalf of the Licensing Authority, was then given the opportunity to sum-up.

Ms Kettlestring highlighted that the Licensing Authority's primary concerns were with the premises evidencing how it would be food led.

Claire Bennett, on behalf of York Science Park, was then given the opportunity to sum up.

Ms Bennett outlined how she had accepted physical security upgrades to the premises and safety protocols and urged the Sub-Committee to condition that no audio or video could be played externally to support noise concerns raised.

Professor Julian Richards, on behalf of Archaeology Data Services, was then given the opportunity to sum up. Professor Richard urged the Sub-Committee that the premises should be predominantly food led and reminded the Sub-Committee of the Guildhall's status within the city and how this should remain.

Professor Damian Murphy, on behalf of XR Stories, was then given the opportunity to sum up.

Professor Murphy urged the Sub-Committee that the premises should be predominantly food led and that the Sub-Committee should consider all concerns raised in regard to vertical drinking, and potential disorder outside office spaces.

The Applicant was then given the opportunity to sum up.

Mr Warne, on behalf of the Applicant, stated that they were able to accept conditions on seated drinking only in the external area; Mr Warne noted that the nature of the business influenced the type of customer and as such closing the kitchen would not immediately promote vertical drinking and rowdiness. He informed the Sub-Committee that most custom for the premises would come from outside of general office working hours (namely 09:00-17:00) due to the nature of the business, and that the terraces would only be open during sunny days.

He discussed the possibility of an additional hour during the week of kitchen opening and noted that this would add around £560 of labour to the cost of the business, which, when it is not needed, would be difficult.

Mr Warne concluded by noting the premises had remained empty for four years as large investments were required to renovate it - which is what the Applicant was now proposing. He reported that although frosting windows was not a licensing matter, this had been considered. He also mentioned that the landlord, York Science Park, had powers to keep the Applicant in line if issues arose, and if rules were not followed. The Applicant had added seating, reduced hours, worked to mitigate risks highlighted, and were working to promote the licensing objectives.

In response to questions from the Sub-Committee, Mr Warne, and Mr Hawksworth, on behalf of the Applicant, confirmed that:

- The CYC Statement of Licensing policy already stated that substantial food was required.
- We would remain open after selling food as many people may want to use the terraces and premises while waiting for boat rides.
- Many similar operators in the area were closing early when they felt they need to and there was therefore a lack of consistency and confidence from customers, because of this the Applicant suggested a minimum of opening times within their application.
- The premises had been brought up to building control standards and was compliant. If public nuisance was caused, then the Applicant would be required to work with Public Protection and therefore was not able to do whatever they wanted, and it was in their interest to work within the licensing objectives. Music or entertainment had not been applied for.
- Planners must approve of any fully external planting scheme, and a certain amount of lighting must be kept.

In response to questions from the Legal Advisor to the Sub-Committee, on points of clarification, Mr Warne, and Mr Hawksworth, on behalf of the Applicant, confirmed that:

- There were sliding doors to both elevations of the terraces which must be shut.
- The hours of which bottles could be moved externally, stated as being outside “office hours”, was outside of the hours 08:00-18:00, Monday-Friday.

[The meeting adjourned at 12:52pm and reconvened in private session at 1:00pm]

The Sub-Committee resolved to grant the licence for the following activities and timings with modified/additional conditions imposed by the Sub-Committee (Option 2) as set out below:

Activity	Timings
Late night refreshment – indoors & outdoors	23:00 to 00:00 hours daily
Supply of alcohol - on and off the premises	10:00 to 23:30 hours daily (with a 30-minute drink up time thereafter)
Opening hours	08:00 to 00:00 hours daily

The Operating Schedule conditions contained on pages 5 to 7 of Agenda Supplement 2 – Additional information from the Solicitor to the Applicant, published on 9 April 2026, shall be added to the licence SUBJECT TO the following modified and additional conditions:

Modified conditions

(a) Minimum seating capacity at the premises when the premises is open and operating as follows:

Lower floor – 60

Upper Floor – 20

Outside terrace areas - the minimum number of seats provided for customer use when the terraces are open to the public (when the weather permits) are: lower terrace 20 and upper terrace 40.

(b) Condition 21:

Signs shall be displayed near the exits reminding customers to respect the needs of those living nearby and to leave the premises as quietly as possible.

No outdoor speakers or TV screens will be used at any time.

Deliveries of alcohol will be made to from Lendal and shall not be made down the side of Guildhall.

No bottles to be removed from the premises into outside bottle bins during office hours of 08:00 to 18:00 hours Monday to Friday when this could disturb local businesses.

The manager will ensure that each day an area laid out to tables and chairs on the lower terrace (as agreed with the Landlords) will be set aside and reserved for staff of businesses overlooking the terrace from 9:00 to 17:00 hours Monday to Friday for the consumption of their own food and soft drinks.

(c) Condition 25

In all parts of the premises where alcohol is sold or supplied for consumption on the premises the premises shall be predominantly food led and as a minimum a substantial food and non-intoxicating beverages including water shall be available to order between 10:00 and 21:00 hours. For the avoidance of doubt, a substantial food menu shall be available to order between these hours each day.

Additional conditions

(d) Alcohol consumed on the outside terrace areas shall only be consumed by customers seated at tables. For the avoidance of doubt, there shall be no vertical drinking of alcohol in any delineated external area as shown on the plan attached to the licence.

(e) Smoking and vaping by customers must be restricted to a designated smoking/vaping area away from the neighbouring offices.

The licence is also subject to the mandatory conditions applicable to licensed premises.

Reasons for the decision

The Sub-Committee must promote the licensing objectives and must have regard to the Guidance issued under section 182 of the Licensing Act 2003 and the Council's own Statement of Licensing Policy (SLP).

The Sub-Committee noted that the premises was located within an area where a cumulative impact policy applies. The Sub-Committee had regard to the Cumulative Impact Assessment and noted that an application for a premises situated in the cumulative impact area that is likely to add to the cumulative impact already experienced will normally be refused if relevant representations are received and that the applicant should demonstrate how their proposal will not add to the cumulative impact already being experienced.

The Sub-Committee considered the SLP and the CIA and noted that nature of the Cumulative Impact Area is such that the problems and cumulative impact directly relate to the style of business operating in the area and their clientele, due to the concentration of pubs, bars, nightclubs, restaurants, cafes, hotels, late night refreshment and off-sale licensed premises, especially in the night time economy.

It was noted by the Sub-Committee that the Council's policy states that within the CIA predominantly food led premises including with alcohol supplied ancillary to a meal, may be considered more favourably. The Sub-Committee gave great weight to the CIA and noted that each application will be considered on its own merits and that it is open for the Council to grant an application where it is considered appropriate and where the applicant can demonstrate in the operating schedule that they would not be adding to the cumulative impact.

Representations had been received from North Yorkshire Police, Public Protection and the Licensing Authority that the licensing objectives of prevention of crime and disorder and prevention of public nuisance would be undermined by the grant of the licence if the premises is not going to be predominantly food led.

The Sub-Committee had regard to the location of the premises and the character of the area and noted its city centre location in the cumulative impact area and its close proximity to neighbouring offices.

The Sub-Committee noted in particular the concern of the Police that granting the application for a premises that is not going to be predominantly food led in this location would add to the cumulative effect of having more licensed premises in the CIA. The Sub-Committee considered that the Police's concern carried great weight in accordance with paragraph 9.12 of the statutory guidance.

The Sub-Committee also gave great weight to the representation of Public Protection in accordance with paragraph 9.12 of the statutory guidance which states that each responsible authority will be an expert in their respective field.

Members noted that concerns had also been raised by businesses in close proximity that the grant of the premises licence would undermine the licensing objectives. The Sub-Committee considered that their concerns relating to the potential noise nuisance and anti-social behaviour arising from the premises were valid.

The Sub-Committee gave considerable weight to the statutory guidance which requires that the Sub-Committee takes such steps as it considers appropriate for the promotion of the licensing objectives when making a determination. Members acknowledged the operating schedule provided and noted the Applicant's offered amended conditions.

The Sub-Committee was concerned that any grant of an application in the CIA requires a particularly robust operating schedule, which should demonstrate particular measures at the premises to address the likely impact of the availability of alcohol in an area that already experiences a high volume of anti-social and criminal behaviour and public nuisance, these issues being factors behind the creation of the CIA in the first place. Having considered all of the evidence and taking into account the nature of the premises as a 'gastro pub', the Sub-Committee was satisfied that if the premises is not required to be predominantly food led with longer hours during which substantial food is available, this would be likely to add to the existing problems in the area.

In addition, in the view of the Sub-Committee it would be inappropriate to permit an establishment as proposed in the application i.e. (which is not predominantly food-led) in very close proximity to existing offices because noise disturbance and nuisance would be likely to materially impact the working environment in this immediate area.

The Sub-Committee was satisfied that these impacts should be alleviated by ensuring that the premises are predominantly food led, by increasing the hours during which food should be available and by ensuring that there should be no vertical consumption of alcohol on the outside terrace areas, together with the other added and amended volunteered conditions.

The Sub-Committee decided to grant a premises licence accordingly, which it considered to be appropriate and proportionate for a premises located in an area which was already saturated with licensed premises and to ensure that nearby officer workers would not be unreasonably disturbed, in order to ensure the promotion of the prevention of crime and disorder and public nuisance licensing objectives.

The Sub-Committee felt that, based on the evidence before it, the additional and amended conditions were appropriate and proportionate to promote the licensing objectives.

Cllr Nicholls, Chair

[The meeting started at 10.00 am and finished at 1.44 pm].



Licensing Act 2003 Sub Committee

28 May 2026

Report from the Director – Environment & Regulatory Services

Section 35 (3) (a) Application for the variation of a premises licence for 61 Lawrence Street, York, YO10 3BU

Summary

1. This report seeks Members determination of an application for the variation of a premises licence, which has been made under the Licensing Act 2003.
2. Application reference number: CYC 060231
3. Name of applicant: Mr Ze He
4. Type of authorisation applied for: Variation of a Premises Licence
5. Summary of application:

The proposal is to add live music as a regulated activity onto an existing licence and to update the plans attached to the licence to take account of changes already made to the premises.

Licensable Activity	Existing	Variation requested
Live Music - indoors	None	09:00 to 02:00 everyday An additional hour on Bank Holidays and New Year's Eve
Recorded music - indoors	09:00 to 02:00 everyday An additional hour for change to British Summertime, New Year's Eve and Bank Holidays.	No change
Late night refreshment – indoors	23:00 to 02:00 everyday An additional hour for change to British Summertime, New Year's Eve and Bank Holidays.	No change

Supply of alcohol – on and off the premises	09:00 to 01:30 everyday An additional hour for change to British Summertime, New Year's Eve and Bank Holidays.	No change
Opening hours	09:00 to 02:00 everyday An additional hour for change to British Summertime, New Year's Eve and Bank Holidays.	No change

Background

6. A copy of the application can be found at Annex 1, including a plan of the premises.
7. A copy of the current licence and current plans are attached at Annex 2. The licence was first granted on 19 February 2018.
8. The premises is described in the application as a ground floor Asian restaurant with karaoke bar.
9. An overview of the circumstances in which entertainment activities are not licensable can be found at Annex 3.
10. The changes to the plans have already been undertaken and were identified during a routine inspection by Licensing Officers.

Promotion of Licensing Objectives

11. The operating schedule submitted by the applicant shows that the licensing objectives would be met as follows:
12. **General**
 - 12.1 The premises is a small Asian restaurant with Karaoke bars to the rear of the property.
 - 12.2 All individual Karaoke booths are professionally soundproofed.

13. The Prevention of Crime and Disorder

13.1 CCTV is installed which covers the internal areas which include the entry/exit and alcohol display areas

13.2 All recordings will be kept for 31 days and will be made available to Police or Council upon request.

13.3 An incident logbook is available

14. Public Safety

14.1 A fire risk assessment has been carried out in March 2026, with safe occupancy given calculated on means of escape

15. The Prevention of Public Nuisance

15.1 All karaoke rooms are professionally soundproofed

15.2 'Please leave the premises quietly' notices are provided

16. The Protection of Children from Harm

16.1 Challenge 25 is in operation and notices prominently displayed

16.2 A refusal logbook is available for staff to complete.

16.3 Children must be always supervised by a responsible adult.

Special Policy Consideration

17. This premises is not located within the cumulative impact area.

Consultation

18. Consultation was carried out by the applicant in accordance with s13, and s17 (5) of the Act and Regulation 42, Parts 2 and 4 of the Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005, which concern the displaying of a notice on the premises and an advertisement in a local paper giving details of the application and serving a copy of the application on all responsible authorities.

The applicant complied with all statutory requirements. In addition, the relevant ward councillors and/or parish council were notified by way of register.

All procedural aspects of this application have been complied with.

Summary of Representations made by Responsible Authorities

19. There have been no representations from any of the Responsible Authorities.

Summary of Representations made by Other Parties

20. There have been 3 relevant representations received from other persons. The list of representors is attached at Annex 4.
21. The representations are predominantly based on the grounds of the prevention of public nuisance and the prevention of crime and disorder objectives. They state that these objectives will be undermined if the application is granted.
22. A copy of all the representations are attached at Annex 5.
23. A map showing the general area around the venue is attached at Annex 6.
24. The mandatory conditions that will be attached to this licence if granted (if they apply) can be found at Annex 7. The Legislation and Policy considerations can be found at Annex 8.

Options

25. By virtue of s35(4) of the Act, the Committee have the following options available to them in making their decision: -
26. Option 1: Modify the conditions of the licence
27. Option 2: Reject the whole or part of the application.

and for this purpose the conditions of the licence are modified if any of them is altered or omitted or any new condition is added.

Analysis

28. The following could be the result of any decision made this Sub Committee: -
29. Option 1: This decision could be appealed at Magistrates Court by any of the representors.
30. Option 2: This decision could be appealed at Magistrates Court by the applicant or any of the representors.

Council Plan

31. The Licensing Act 2003 has four objectives the prevention of crime and disorder, public safety, prevention of public nuisance and the protection of children from harm.
32. By taking the statutory requirements of the Licensing Act into consideration, as well as the four licensing objectives when determining licensing applications the Council are supporting the new and existing licence trade, as well as local residents and businesses. The functions support the Council's Plan commitments to make York a healthier, fairer, more accessible place, where everyone feels valued, creating more regional opportunities to help today's residents and benefit future generations. It supports the particular priority for a fair, thriving, green economy for all.

Implications

33.

- **Financial** - N/A
- **Human Resources (HR)** – N/A

Equalities – The Council recognises, and needs to take into account its Public Sector Equality Duty under Section 149 of the Equality Act 2010 (to have due regard to the need to eliminate discrimination, harassment, victimisation and any other prohibited conduct; advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and foster good relations between persons who share a relevant protected characteristic and persons who do not share it in the exercise of a public authority's functions) when setting its Statement of Licensing Policy.

- **Legal** – This decision could be appealed at Magistrates Court by the applicant or any of the representors.
- **Crime and Disorder** - The Committee is reminded of their duty under the Crime and Disorder Act 1998 to consider the crime and disorder implications of their decisions and the authority's responsibility to co-operate in the reduction of crime and disorder in the city.
- **Information Technology (IT)** – N/A
- **Property** – N/A
- **Other** – none

Risk Management

34. All Members of the Licensing Act 2003 Committee have received full training on the Act and the regulations governing hearings. They are aware that any decision made which is unreasonable or unlawful could be open to challenge resulting in loss of image, reputation and potential financial penalty.
35. The report details the options available to the panel in determining the application and recommends that a decision be reached. There are no risks involved with this recommendation.

Recommendations

36. Members determine the application.

Reason: To address the representations received as required by the Licensing Act 2003.

Contact Details

Author:
Lesley Cooke
Licensing Manager

Chief Officer Responsible for the report:
Dave Atkinson
Director Environment & Regulatory Services

Tel No. 01904 55 1515

**Report
Approved**



Date 11 May 2026

Specialist Implications Officer(s)
Head of Legal & Democratic Services
Ext: 1004

Wards Affected: Guildhall



For further information please contact the author of the report

Background Papers:

- Annex 1** - Application form and updated plan
- Annex 2** - Current licence and plan
- Annex 3** - Overview of Circumstances in which Entertainment Activities are not Licensable
- Annex 4** - List of representors (**CONFIDENTIAL**)
- Annex 5** - Representations
- Annex 6** - Map
- Annex 7** - Mandatory conditions
- Annex 8** - Legislation & Policy

This page is intentionally left blank

Annex 1.



CITY OF YORK COUNCIL
Licensing Services, Hazel Court EcoDepot, James Street, York, YO10 3DS

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 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 Mr Ze He (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

CYC 060231

Part 1 – Premises Details

Postal address of premises or, if none, ordinance survey map reference or description	
61 Lawrence Street	
Post town	Post code
YORK	YO10 3BU

Telephone number of premises (if any)

Non domestic rateable value of premises

£ 11,500

Part 2 – Applicant Details

Daytime contact telephone number

As Above

Email address (optional)

Mr Mrs Miss Ms Other title (for example, Rev)

Surname

First names

He

Ze

Current postal address if different from premises address.

4 Northlands Ave
Earswick

Post Town

York

Postcode

YO32 9FS

Part 3 - Variation

Please tick ✓ yes

Do you want the proposed variation to have effect as soon as possible?

If not do when do you want the variation to take effect from?

Day	Month	Year

If 5000 or more people attend the premises at any one time please state the number expected to attend

Please describe briefly the nature of the proposed variation (please read guidance note 1)

The premises is a ground floor Asian restaurant with Karaoke Bar. The variation to the existing licence for the licensing plan as the layout has changed and for Live music

Part 4 - Operating Schedule

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

Please tick ✓ yes

Provision of regulated entertainment

- a) play (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performance of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

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

Sale by retail 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 6)			Will the performance of a play take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for performing play (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of a films take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3)	Both	
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 4)		
Thur					
Fri			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 (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)	
Day	Start	Finish		
Mon				
Tue				
Wed				
Thur				
Fri				
Sat				
Sun				
			State any seasonal variations for indoor sporting events (please read guidance note 4)	
			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 5)	

D

Boxing or wrestling entertainment Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)		Indoors	
Day	Start	Finish			Outdoors	
Mon					Both	
Tue						
Wed						
Thur						
Fri						
Sat						
Sun						
			Please give further details here (please read guidance note 3)			
			State any seasonal variations for the boxing or wrestling entertainment (please read guidance note 4)			
			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. (please read guidance note 5)			

E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	X
Day	Start	Finish		Outdoors	
Mon	09:00	02:00	Please give further details here (please read guidance note 3)	Both	
Tue	09:00	02:00			
Wed	09:00	02:00	State any seasonal variations for the performance of live music (please read guidance note 4) Additional one hour New Years Eve and Bank Holidays		
Thur	09:00	02:00			
Fri	09:00	02:00	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. (Please read guidance note 5)		
Sat	09:00	02:00			
Sun	09:00	02:00			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	
Day	Start	Finish		Outdoors	
Mon			Please give further details here (please read guidance note 3) NO VARIATION TO EXISTING TIMES	Both	
Tue					
Wed			State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur					
Fri			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. (please read guidance note 5)		
Sat					
Sun					

G

Performance of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)		Indoors	
					Outdoors	
					Both	
Day	Start	Finish	Please give further details here (please read guidance note 3) NO VARIATION TO EXISTING TIMES			
Mon						
Tue			State any seasonal variations for the performance of dance (please read guidance note 4)			
Wed						
Thur			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. (please read guidance note 5)			
Fri						
Sat						
Sun						

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing			
			Will the entertainment take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)		Indoors	
					Outdoors	
					Both	
Day	Start	Finish	Please give further details here (please read guidance note 3) NO VARIATION TO EXISTING TIMES			
Mon						
Tue			State any seasonal variations for the entertainment of a similar description to that falling within (e), (f) or (g) (please read guidance note 4)			
Wed						
Thur			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. (please read guidance note 5)			
Fri						
Sat						
Sun						

I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (✓) (please read guidance note 2)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon			Please give further details here (please read guidance note 3) NO VARIATION TO EXISTING TIMES		
Tue					
Wed			State any seasonal variations for the provision of late night refreshment (please read guidance note 4)		
Thur					
Fri			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. (please read guidance note 5)		
Sat					
Sun					

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption on or off the premises or both – please tick (✓) (please read guidance note 7)	On the premises	
				Off the premises	
Day	Start	Finish		Both	
Mon			State any seasonal variations for providing dancing facilities (please read guidance note 4) NO VARIATION TO EXISTING TIMES		
Tue					
Wed			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 5)		
Thur					
Fri					
Sat					
Sun					

K

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 8)

NON APPLICABLE

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	NO VARIATION TO EXISTING TIMES Non standard timings. Where you intend to open 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 5)
Mon			
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

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

I have enclosed the premises licence

I have enclosed the relevant part of the premises licence

Please tick ✓ yes

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 failed to enclose the premises licence or relevant part of the 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, e) (please read guidance note 9)

The premises is a small Asian restaurant with Karaoke bars to the rear of the property.
All individual Karaoke booths are professionally soundproofed

b) The prevention of crime and disorder

A CCTV is installed which covers the internal areas which include the entry/exit and alcohol display areas
All recordings will be kept for 31 days and will be made available to Police or Council upon request.

An incident log book is available

c) Public safety

A fire risk assessment has been carried out in March 2026, with safe occupancy given calculated on means of escape

d) The prevention of public nuisance

All karaoke rooms are professionally soundproof.

'Please leave the premises quietly' notices are provided.

e) The protection of children from harm

Challenge 25 is in operation and notices prominently displayed

A refusal log book is available for staff to complete.

Children must be supervised by a responsible adult at all times.

Checklist

Please tick ✓ Yes

- I have made or enclosed payment of the fee
- 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

See details of Licensing Act 2003 fees: <https://www.york.gov.uk/LicensingAct2003StatutoryFees>.

This authority is under a duty to protect the public funds it administers and to this end may use the information you have provided on this form for the prevention and detection of fraud. It may also share this information with other bodies responsible for auditing or administering public funds for these purposes.

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 5 – Signatures (please read guidance note 10)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent. (See guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature

Date 24th March 2026

Capacity Agent

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 12). **If signing on behalf of the applicant please state in what capacity.**

Signature

Date

Capacity

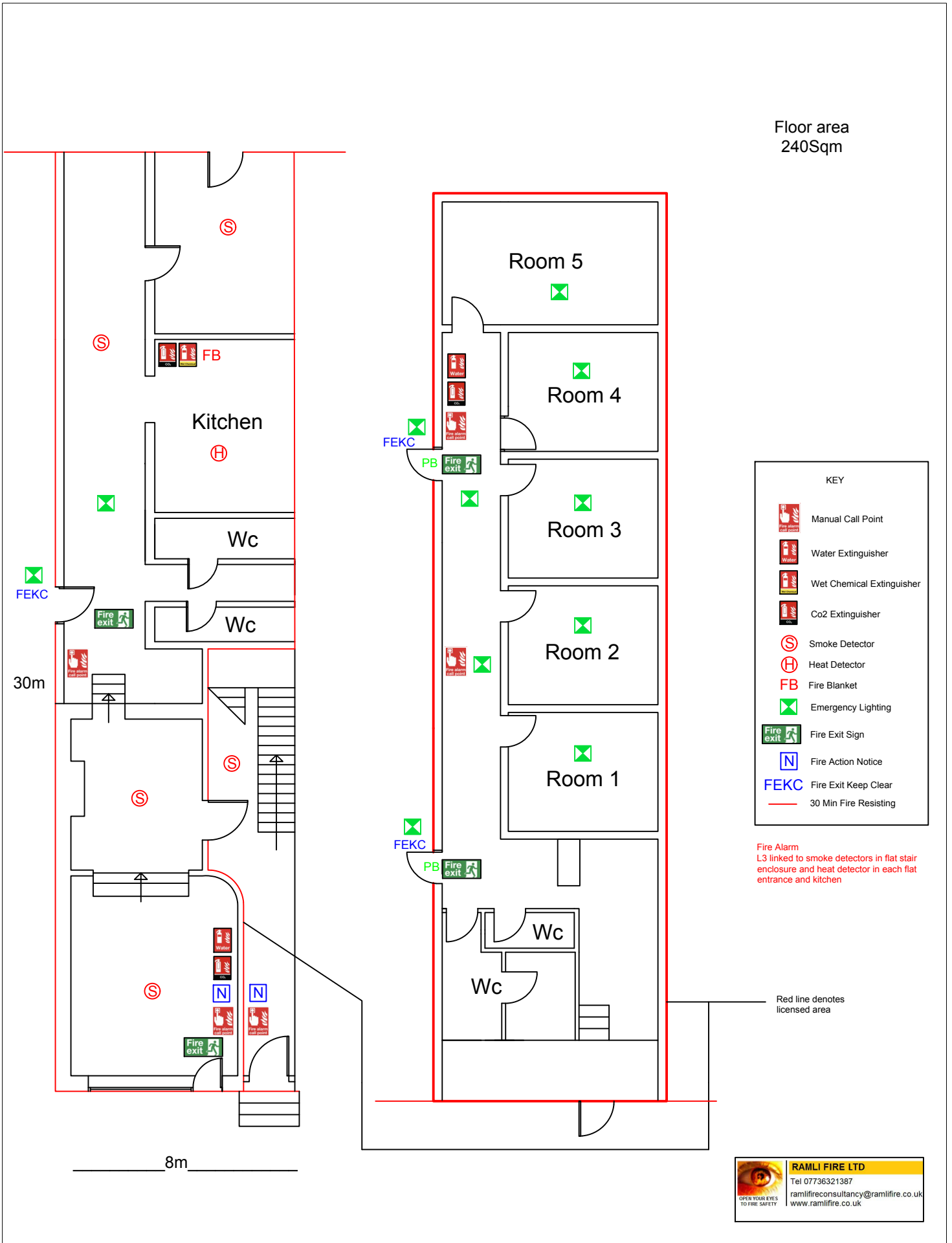
Contact Name (where not previously given) and address for correspondence associated with this application (please read guidance note 13)	
Mr Ze He	
Post town	Post code
Telephone number (if any)	
If you would prefer us to correspond with you by e-mail your e-mail address (optional)	

Notes for guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. Describe the premises. For example the type of premises, its general situation and layout and any other information which would be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and provide a place for consumption of these off-supplies you must include a description of where the place is and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
3. For example the 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.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day i.e. Christmas Eve.
6. Please give timings in 24 hour clock (eg 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on'. If you wish people to be able purchase alcohol to consume away from the premises, please tick 'off'. If you wish people to be able to do both, please tick 'both'.
8. 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, the presence of gambling machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Floor area
240Sqm



KEY	
	Manual Call Point
	Water Extinguisher
	Wet Chemical Extinguisher
	Co2 Extinguisher
	Smoke Detector
	Heat Detector
	Fire Blanket
	Emergency Lighting
	Fire Exit Sign
	Fire Action Notice
	Fire Exit Keep Clear
	30 Min Fire Resisting

Fire Alarm
L3 linked to smoke detectors in flat stair enclosure and heat detector in each flat entrance and kitchen

Red line denotes licensed area

	RAMLI FIRE LTD
	Tel 07736321387
	ramlifireconsultancy@ramlifire.co.uk
	www.ramlifire.co.uk

This page is intentionally left blank



LICENSING ACT 2003

PREMISES LICENCE

Schedule 12

Part A

Part 1 Premises details

Premises licence number
CYC - 060231

Postal address of premises:

61 Lawrence Street

Post town: **York**

Post code: **YO10 3BU**

Telephone number: 07429 097 510

Expiry Date: This license has no expiry date.

Licensable activities authorised by the licence:

Recorded Music
Late Night Refreshment
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:

RECORDED MUSIC
INDOORS

Monday
09:00 - 02:00

Tuesday
09:00 - 02:00

Wednesday
09:00 - 02:00

Thursday
09:00 - 02:00

Friday
09:00 - 02:00

Saturday
09:00 - 02:00

Sunday
09:00 - 02:00

LATE NIGHT REFRESHMENT
INDOORS

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 - 02:00	

SUPPLY OF ALCOHOL

Monday 09:00 - 01:30	Tuesday 09:00 - 01:30	Wednesday 09:00 - 01:30	Thursday 09:00 - 01:30
Friday 09:00 - 01:30	Saturday 09:00 - 01:30	Sunday 09:00 - 01:30	

Non Standard Timings for: Recorded Music, Late Night Refreshment and Supply of Alcohol

An additional hour for change to British Summertime, New Year's Eve and Bank Holidays.

The Opening Hours of the Premises

Monday 09:00 - 02:00	Tuesday 09:00 - 02:00	Wednesday 09:00 - 02:00	Thursday 09:00 - 02:00
Friday 09:00 - 02:00	Saturday 09:00 - 02:00	Sunday 09:00 - 02:00	

Non Standard Timings:

An additional hour for change to British Summertime, New Year's Eve and Bank Holidays.

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

On and Off the premises

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:

Name: Mr Ze He

Address: 4 Northlands Avenue
Earswick
York
YO32 9FS

Telephone number:

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

Name: Mr Ze He

Address: [REDACTED]

Telephone number: None

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

City of York Council
CYC-015616

Annex 1 – Mandatory conditions

MANDATORY CONDITIONS IN RELATION TO THE SUPPLY OF ALCOHOL

1. In accordance with section 19 of the Licensing Act 2003, where a premises licence authorises the supply of alcohol, the licence must include the following conditions.
2. The first condition is that no supply of alcohol may be made under the premises licence -
 - a) at a time where there is no designated premises supervisor in respect of the premises licence, or
 - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
3. The second condition is that every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. (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).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (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.
7. 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: 25ml or 35ml; and
 - iii. still wine in a glass: 125ml;
 - 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.

MANDATORY CONDITION - ALCOHOL PRICING

1. 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.
2. For the purposes of the condition set out in paragraph 1 –
 - 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.
3. Where the permitted price given by Paragraph (b) of paragraph 2 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.
4. (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.

MANDATORY CONDITION: DOOR SUPERVISION

1. In accordance with section 21 of the Licensing Act 2003 (as amended by section 25 Violent Crime Reduction Act 2006), 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.
2. But nothing in subsection (1) 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).
3. 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.

Annex 2 – Conditions consistent with the operating schedule

Licensing Objectives

General

1. This licence excludes 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.

Prevention of Crime & Disorder

2. The premises shall operate as a restaurant not as a bar or vertical drinking establishment providing food and non-alcoholic drinks.

3. There shall be a minimum of 20 table covers available at all times to negate the need for vertical drinking.

4. A full food menu shall be available in all parts of the premises where alcohol is sold or supplied for consumption on the premises up to one hour before the end of permitted hours for the sale of alcohol.

5. A documented staff training programme shall be provided to all members of staff at the premises in respect of the:-

- operation of the CCTV system (including the downloading of evidence);
- retail sale of alcohol;
- age verification policy;
- conditions attached to the Premises Licence;
- permitted licensable activities;
- the licensing objectives; and
- opening times for the venue.

With such records being kept for a minimum of one year. [For the avoidance of doubt, the one year period relates to each respective entry in the log book and runs from the date of that particular entry.]

6. An incident log will be kept at the premises and made available on request to an authorised officer or the police which will record the following:

- all crimes reported to the venue
- any defect with the CCTV system
- any complaints received regarding crime and disorder
- any incidents of disorder
- any refusal of sale of alcohol
- any visit by a relevant authority of emergency service

With such records being kept for a minimum of one year. [For the avoidance of doubt, the one year period relates to each respective entry in the log book and runs from the date of that particular entry.]

7. Alcoholic drinks purchased on the premises may only be taken off the premises in sealed containers.

8. A colour digital CCTV system shall be installed within the premises and be operational and recording at all times when licensable activities take place and at any other times where members of the public are present on the premises.

9. The CCTV equipment shall have constant time/date generation which must be checked on a daily basis for accuracy.

10. The CCTV system must be capable of providing quality images of good evidential value. The CCTV system will have sufficient storage retention capacity for a minimum of 28 days consecutive footage.

11. North Yorkshire Police or other Responsible Authority (as defined in the Licensing Act 2003) may at any time request a recording. This should be complied with within 48 hours of the request being made.

12. The CCTV footage will be controlled and kept in a secure environment to prevent tampering or unauthorized viewing.

13. It is the responsibility of the management to ensure that there are sufficient members of staff available during the hours of operation to be able to download evidence from the CCTV system at the request of the police or responsible authority.

14. The premises shall operate the Challenge 25 policy for the sale of alcohol. The only acceptable proof of age identification should be a current passport, photo card driving licence, or identification carrying the PASS logo.

Public Nuisance

15. Notices will be clearly displayed on the premises asking customers respect the neighbours and leave the premises quietly.

16. A direct contact number for the duty manager shall be made available to residents living in the vicinity of the premises on request.

17. Any queuing to the premises shall be managed by staff to ensure that the customers respect the needs of nearby residents.

18. All doors and windows shall be closed during regulated entertainment or, when entertainment is not provided, after 23:00 hours each night (except for ingress and egress).

19. The need for SIA registered door staff shall be determined in accordance with a risk assessment, to be carried out by the Designated Premises Supervisor and / or the Premises Licence Holder. When employed door staff will wear high visibility arm bands.

20. The karaoke booths will be fully soundproofed to prevent any escape of noise.

Protection of Children from Harm

21. Children must be accompanied by an adult.

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

No hearing held

Annex 4 – Approved Plan

Plan Number: Endorsed 4 NOV 2018

For and on behalf of
The Corporate Director of Place

Licensing Services
Hazel Court EcoDepot
James Street
York
YO10 3DS

Date: 19/02/2018
09/06/2022 (Transfer)
16/09/2022 (DPS Variation)

Phone: 01904 5525422
Fax: 01904 551590
Email: licensing@york.gov.uk
Website: www.york.gov.uk/licensing



PREMISES LICENCE SUMMARY

Part B

Part 1 Premises details

Premises licence number
CYC - 060231

Postal address of premises:

61 Lawrence Street

Post town: **York**

Post code: **YO10 3BU**

Telephone number: 07588888186

Where the licence is time limited the date:

This licence has no expiry date.

Licensable activities authorised by the licence:

Recorded Music
Late Night Refreshment
Supply of Alcohol

The times the licence authorises the carrying out of licensable activities:

RECORDED MUSIC
INDOORS

Monday
09:00 – 02:00

Tuesday
09:00 - 02:00

Wednesday
09:00 - 02:00

Thursday
09:00 - 02:00

Friday
09:00 - 02:00

Saturday
09:00 - 02:00

Sunday
09:00 - 02:00

LATE NIGHT REFRESHMENT
INDOORS

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 - 02:00

SUPPLY OF ALCOHOL

Monday
09:00 - 01:30

Tuesday
09:00 - 01:30

Wednesday
09:00 - 01:30

Thursday
09:00 - 01:30

Friday
09:00 - 01:30

Saturday
09:00 - 01:30

Sunday
09:00 - 01:30

Non Standard Timings for: Recorded Music, Late Night Refreshment and Supply of Alcohol

An additional hour for change to British Summertime, New Year's Eve and Bank Holidays.

The Opening Hours of the Premises

Monday
09:00 - 02:00

Tuesday
09:00 - 02:00

Wednesday
09:00 - 02:00

Thursday
09:00 - 02:00

Friday
09:00 - 02:00

Saturday
09:00 - 02:00

Sunday
09:00 - 02:00

Non Standard Timings:

An additional hour for change to British Summertime, New Year's Eve and Bank Holidays.

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

On and Off the premises

Name and (registered) address of holder of premises licence:

Name: Mr Ze He
Address: 4 Northlands Avenue
Earswick
York
YO32 9FS

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

Mr Ze He

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

No restrictions

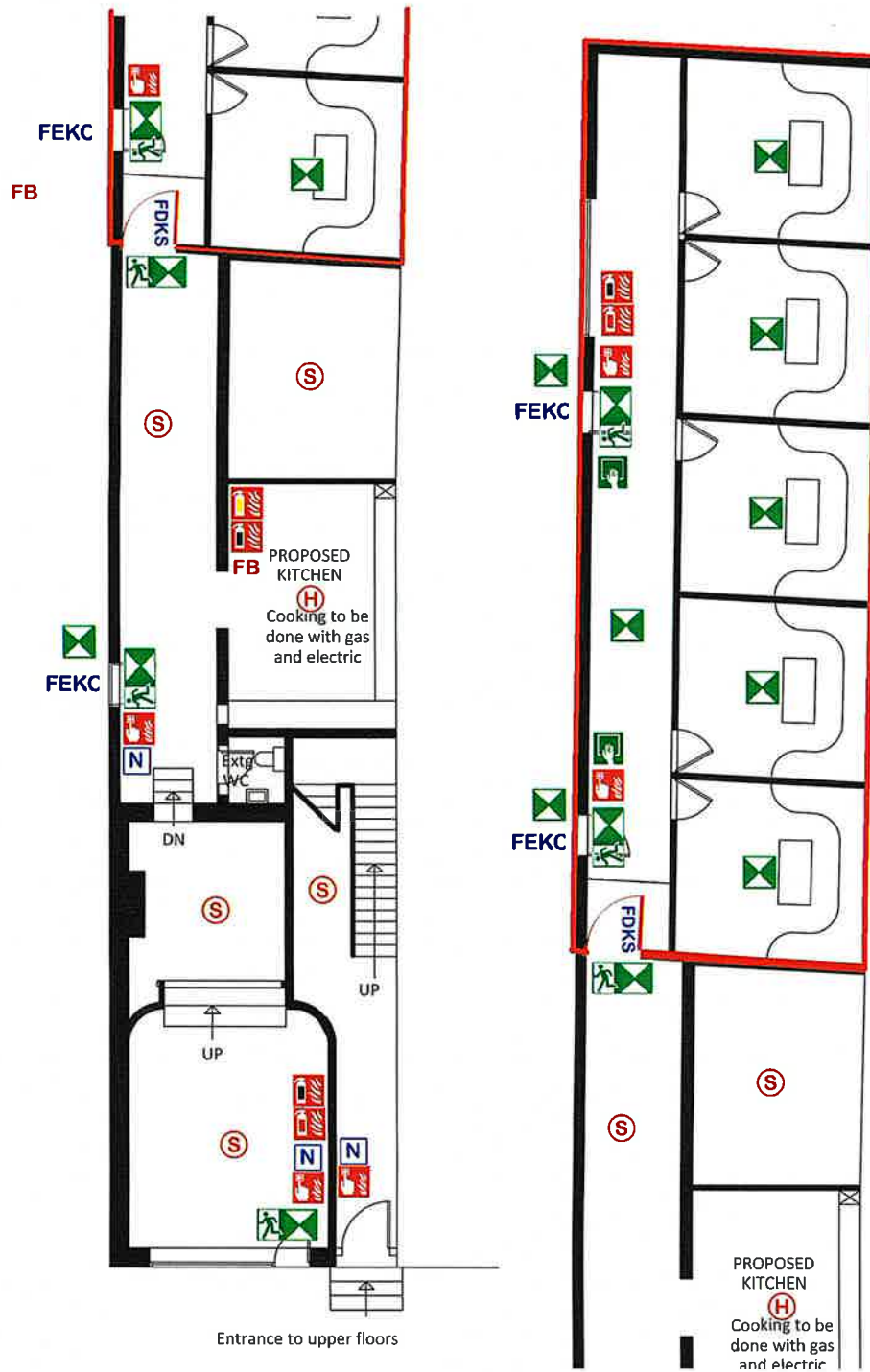
For and on behalf of
The Corporate Director of Place

Date: 19/02/2018
09/06/2022 (Transfer)
16/09/2022 (DPS Variation)

Licensing Services
Hazel Court EcoDepot
James Street
York
YO10 3DS

Phone: 01904 552422
Fax: 01904 551590
Email: licensing@york.gov.uk
Website: www.york.gov.uk/licensing

This page is intentionally left blank



RAMLI FIRE LTD
 Tel 07736321387
 ramlifireconsultancy@ramlifire.co.uk
 www.ramlifire.co.uk

Licensing October 2018
 61 Lawrence Street
 York

- New licensed area shown in red to be added to existing Licence
 - Extinguisher - wet chemical
 - Extinguisher - water
 - Extinguisher - carbon dioxide
 - Fire blanket
 - Fire alarm sounder
 - Manual break glass point
 - Detector - smoke
 - Detector - heat
 - Fire alarm indicator panel
 - Notice - Fire exit
 - Illuminated exit notice
 - Emergency light
 - Notice - Push Bar To Open
 - Push pad
 - Notice - fire exit keep clear
 - Notice - fire door keep shut
 - Notice - fire action
- This plan should be read in conjunction with the risk assessment and is not to scale

Fire Alarm
 L3 linked to smoke detectors in flat stair enclosure and heat detector in each flat entrance and kitchen

This page is intentionally left blank

Home Office – Guidance Issued Under Section 182 of the Licensing Act 2003

Section 16 Regulated Entertainment

Overview of circumstances in which entertainment activities are not licensable

16.5 There are a number of exemptions that mean that a licence (or other authorisation¹⁸) under the 2003 Act is not required. This Guidance cannot give examples of every eventuality or possible entertainment activity that is not licensable. However, the following activities are examples of entertainment which are not licensable:

- activities which involve participation as acts of worship in a religious context;
- activities in places of public religious worship;
- education – teaching students to perform music or to dance;
- the demonstration of a product – for example, a guitar – in a music shop;
- the rehearsal of a play or performance of music for a private audience where no charge is made with a view to making a profit;
- Morris dancing (or similar)
- Incidental music – the performance of live music or the playing of recorded music if it is incidental to some other activity;
- Incidental film – an exhibition of moving pictures if it is incidental to some other activity;
- A spontaneous performance of music, singing or dancing;
- Garden fetes – or similar if not being promoted or held for purposes of private gain;
- Films for advertisement, information, education or in museums or art galleries;
- Television or radio broadcasts – as long as the programme is live and simultaneous;
- Vehicles in motion – at a time when the vehicle is not permanently or temporarily parked;
- Games played in pubs, youth clubs etc. (e.g. pool, darts and table tennis);
- Stand-up comedy; and
- Provision of entertainment facilities (e.g. dance floors).

16.6 As a result of deregulatory changes that have amended the 2003 Act, no licence is required for the following activities:

- Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for ‘not-for-profit’ film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.

- Indoor sporting events: no licence is required for an event between 08.00 and 23.00 on any day, provided that those present do not exceed 1000.
- Boxing or wrestling entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live 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.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace²⁶ that does not have a licence, provided that the audience does not exceed 500.
 - a performance of amplified live 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.
 - a performance of amplified live 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 or (iii) the health care provider for the hospital.
- 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.
- 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.

- 16.7 The deregulatory changes mean that, for example, an indoor sporting event that takes place between 07.00 and 23.30 on a particular day is licensable in respect of activities taking place between 07.00-08.00 and 23.00-23.30. Similarly, where the audience for a performance of dance fluctuates, those activities are licensable if, and for so long as, the number of people in the audience exceeds 500. If organisers are uncertain as to audience sizes or if audience migration is likely, it might be easier and more flexible to secure an appropriate authorisation. Examples of where a Temporary Event Notice (TEN) could still be required include if the activity is the playing of recorded music or the exhibition of a film that requires an authorisation; or if the entertainment is not authorised by an existing licence or certificate and its conditions.
- 16.8 Of course, anyone involved in the organisation or provision of entertainment activities – whether or not any such activity is licensable under the 2003 Act – must comply with any applicable duties that may be imposed by other legislation relevant to the event (e.g. in areas such as crime and disorder, fire, health and safety, noise, nuisance and planning). Any such person should take steps to be aware of relevant best practice, and may find responsible authorities a useful source of expert support and advice.

This page is intentionally left blank

By virtue of paragraph(s) 1, 2 of Part 1 of Schedule 12A
of the Local Government Act 1972.

Document is Restricted

This page is intentionally left blank

Representations

1.

From:

Sent: 16 April 2026 10:09

To: licensing@york.gov.uk

Subject: Music licence application

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sir/Madam

Our names are



Farrar St
York
YO10 3BY

We both wish to register our objections to the granting of a music licence at

61 Lawrence Street
York
YO10 3BU

Our objections are

1) Public nuisance

The amount of time the venue will be open (0900 till 0200 hrs 17 hrs per day 7 days per week) will cause the following problems in what is a Residential Area Noise from live music events (particularly after 21 hrs) Noise from artists, customers (entering and exiting during the extensive and hours, staff clearing up, after events).

Littering

Crime and disorder (potential drug use and antisocial behaviour) Public Safety (Crowds congregating on a busy main road)

We would also like to ask that the following is taken into consideration.

Directly opposite the venue on the other side of Lawrence Street is Farrar Street. Farrar Street has no restrictions on parking and is currently subject to excessive pressure on the available (free) parking in the area due to a recent increase in ResPark zones in the Heslington Road neighbourhood.

We believe that a music venue, very close to our street, will adversely affect our quality of life.

Parking for Farrar Street residents, which has already become much more difficult, could become almost impossible due to, for example, bands delivering or collecting equipment, which incidentally could continue long after closing time.

The air quality, already some of the worst in York, could deteriorate, due to an increase in vehicle movements in Farrar Street.

We believe many of the issues we have raised could also affect other non ResPark streets in the area and all the points raised mean that a venue of this type is unsuitable for what is a predominantly a Residential Area.

Yours faithfully

A solid black rectangular redaction box covering the signature area.

2.

From:

Sent: 16 April 2026 10:33

To: licensing@york.gov.uk

Cc:

Subject: Opposing the change of a Licence.

Dear Sir / Madam,

My details:

████████████████████

████ Farrar street,

York.

YO10 3BZ.

I am opposing the changing of the licence at number 61 Lawrence street, YO10 3BU which will produce a "Live Music" venue.

The granting of this licence will bring about "Live Music" until 2am, seven days a week, producing noise which is not acceptable, as this is a residential area.

Also, there will be a parking problem, which we already suffer from, as Farrar street is not in a ResPark zone.

I am concerned as per any litter problems, and rowdiness.

Regards,

████████████████████

3.

From: [REDACTED]

Sent: 06 May 2026 14:23

To: licensing@york.gov.uk

Subject: 61 Lawrence street - license change (appealing against)

This email originated from outside of the organisation. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Hello,

My name is [REDACTED] [REDACTED] farrar street, York, YO10 3BZ

This is an appeal against - **61 lawrence street, York, YO10 3BU** requesting a new license to run a late bar/venue Mon - Sun (0900 - 0200)

- I disagree with the request and believe it is not compatible with the surrounding residents including myself.
- 61 Lawrence street is next door to residential and commercial properties none of which are running similar opening times or wanting to perform live music.
- The houses down farrar street are directly opposite 61 Lawrence street and if the license changed, it would disturb the residents trying to live away from the bars and pubs that are closer to town and in the centre.
- The request to have it till late (0200) every day is completely insensitive to the neighbouring residents. Noise will be a big issue for residents.
- There is no need for this type of business in this area. Bars, clubs, and pubs are based closer to town. Not viable with surrounding residents and businesses.
- We are currently still one of the very few streets in York with, onstreet free parking and the license change would negatively impact residents as the bar/property does not seem to have much parking, if any. Impacting access for residents.
- The surrounding streets and Lawrence street has had an increased amount of crime reports over the last couple years and the addition of this late bar could help aggravate or increase the likelihood of crime and violent crime in our area.

- The streets locally to us currently suffer heavily from broken glass that seems to be there for weeks or longer. I and any other dog owners have to be careful around this so the animals are not injured by standing on glass. We have to alter our courses all the time due to the glass alone and some areas we deem off limits and not worth the risk. If this license changed it would naturally bring more drinking and broken glass that would find its way on to our streets, making the situation worse.
- I can not see any benefit for this license change.
- I welcome independent businesses and owners to this area but only after they consider their impact on the residents and how they can be mindful in working with them.
- No one from this property (61 Lawrence street) or the business has approached me or any of my neighbouring residents I know, in order to have any contact. It would have been progressive to have had a meaningful conversation about their intentions and how they are going to consider us. But no such contact was made.
- This is not a welcoming message to local residents nor is it considerate of them.

Regards,

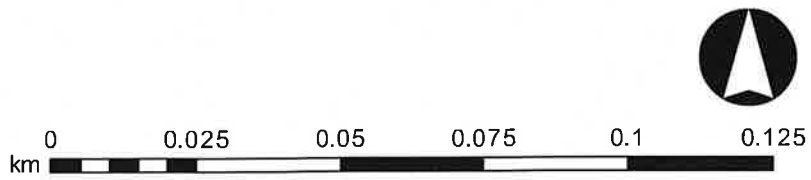
██████████

This page is intentionally left blank

Annex 6 - MAP



Date: 24 Apr 2026
Author: City of York Council
Scale: 1:1,250



This page is intentionally left blank

**MANDATORY & PROHIBITED CONDITIONS – PREMISES LICENCE
LICENSING ACT 2003**

MANDATORY CONDITIONS WHERE LICENCE AUTHORISES SUPPLY OF ALCOHOL

1. In accordance with section 19 of the Licensing Act 2003, where a premises licence authorises the supply of alcohol, the licence must include the following conditions.
2. The first condition is that no supply of alcohol may be made under the premises licence -
 - (a) at a time where there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
3. The second condition is that every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. (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).
5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. (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.

ANNEX 7

(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.

7. 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: 25ml or 35ml; and
- (iii) still wine in a glass: 125ml;

(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.

MANDATORY CONDITION: ALCOHOL PRICING

1. 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.

2. For the purposes of the condition set out in paragraph 1 –

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(6);

(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(7).

3. Where the permitted price given by Paragraph (b) of paragraph 2 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.

4. (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.

ANNEX 7

(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 7**MANDATORY CONDITION: DOOR SUPERVISION**

1. In accordance with section 21 of the Licensing Act 2003 (as amended by section 25 Violent Crime Reduction Act 2006), 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.
2. But nothing in subsection (1) 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).
3. 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.

MANDATORY CONDITION: EXHIBITION OF FILMS

1. In accordance with section 20 of the Licensing Act 2003, where a premises licence authorises the exhibition of films, the licence must include a condition requiring the admission of children to the exhibition of any film to be restricted in accordance with this section.
2. Where the film classification body is specified in the licence, unless subsection (3)(b) applies, admission of children must be restricted in accordance with any recommendation made by that body.
3. Where -
 - (a) the film classification body is not specified in the licence, or
 - (b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question, admission of children must be restricted in accordance with any recommendation made by that licensing authority.
4. In this section - 'children' means persons aged under 18; and 'film classification body' means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c.39) (authority to determine suitability of video works for classification).

Legislation and Policy Considerations

1. The following provisions of The Licensing Act 2003 apply to this application: S4 general duties of licensing authorities; s17 application for premises licence; s18 determination of application for premises licence; s23 grant or rejection of application; ss19, 20 and 21 mandatory conditions; The Licensing Act (Mandatory Licensing Conditions) Order 2010; and The Licensing Act 2003 (Mandatory Conditions) Order 2014.
2. The following provisions of The Licensing Act 2003 (Premises Licences and Club Premises Certificates) Regulations 2005 apply to this application: Regulation 42, Part 2 (Premises licences) and Part 4 (General) relating to applications, notices and representations and advertisement of applications
3. The following provisions of the Secretary of State's guidance apply to this application: Section 2 The Licensing Objectives; Section 9 Determining applications; Section 10 Conditions attached to premises licences and club certificates; and Section 14 Statements of licensing policy.
4. The following paragraphs of the licensing authority's statement of licensing policy apply to this application: 5.0 Applications for Premises Licences, Club Premises Certificates and Variations; 6.0 Guidelines for Applicants; 7.0 Saturation and Cumulative Impact and 8.0 Licensing Hours.
5. The Committee is reminded of their duty under the Crime and Disorder Act 1998 to consider the crime and disorder implications of their decisions and the authority's responsibility to co-operate in the reduction of crime and disorder in the city.
6. The Committee is reminded that the Human Rights Act 1998 guarantees the right to a fair hearing for all parties in the determination of their civil rights. The Act also provides for the protection of property, which may include licences in existence, and the protection of private and family life.

This page is intentionally left blank