

THE LONDON BOROUGH OF CAMDEN

At a hearing of **LICENSING PANEL C** held on **THURSDAY, 12TH JUNE, 2025** at 7.00 pm, which was held remotely via Microsoft Teams.

MEMBERS OF THE PANEL PRESENT

Councillors Nina De Ayala Parker, Matthew Kirk and Lorna Greenwood (substitute)

MEMBERS OF THE PANEL ABSENT

Councillors Jonathan Simpson

ALSO PRESENT

Councillors Kemi Atolagbe and Rebecca Filer

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

MINUTES

1. ELECTION OF CHAIR

Nominated by Councillor Greenwood and seconded by Councillor de Ayala Parker, Councillor Kirk was elected chair for the meeting.

RESOLVED –

THAT Councillor Kirk be elected Chair of Licensing Panel C for the meeting.

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

RESOLVED –

THAT the guidance on remote meetings be noted.

3. APOLOGIES

An apology for absence was received from Councillor Simpson. Councillor Greenwood attended the meeting as a substitute.

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

There were no declarations.

5. ANNOUNCEMENTS

Webcasting of the Meeting

The Chair announced the following: “I would like to remind everyone that this meeting is being broadcast live by the Council and is recorded and later made available on the website. If you are addressing the meeting, you are deemed to be consenting to having your contributions recorded and broadcast.”

Supplementary agenda

A supplementary agenda was published on 11 June, containing additional information in relation to both applications.

For the McDonald’s application, additional papers included:

1. representation from the Licensing Authority
2. the withdrawal of the Environmental Health representation with agreed proposed conditions

For the Talacre Gardens application, additional papers included:

1. the Applicant’s revised proposed conditions
2. limited time licence for Saturday 22 June 2024

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

There was no notification of urgent business.

7. MINUTES

Consideration was given to the minutes of the previous meeting.

RESOLVED –

THAT the minutes for the meeting on 3 April 2025 be agreed and signed as an accurate record.

8. TERMS OF REFERENCE

Consideration was given to the terms of reference.

RESOLVED –

THAT the terms of reference be noted.

9. MCDONALDS: RHS 4 HARBEN PARADE, FINCHLEY ROAD, LONDON, NW3 6JP

Consideration was given to a report of the Executive Director Supporting Communities detailing an application for a new premises licence under Section 17 of the Licensing Act 2003.

Afshar Ahmad (Licensing Officer) summarised the application.

Steven Dormer (Licensing Authority responsible authority) summarised their objecting representation, which following agreed proposed conditions with other responsible authorities, was solely based on the hours applied for departing from framework hours policy.

There were no interested parties registered to speak. The Panel confirmed they had read and considered the resident association objection included within the agenda.

Reema Mavani (Owner/Franchisee of the McDonalds Branch), accompanied by Thom Russell (Operations Area Manager) summarised their application and made the following points:

- Reema Mavani confirmed she owned nine McDonalds restaurants and was directly involved in day-to-day operations, and Thom Russell oversaw the performance and management of all nine branches.
- Of the nine restaurants, five operated 24 hours, and the others operated beyond 12:30am, except Swiss Cottage. Other London locations included Wembley, Ealing, and Harrow. There had been no recorded licensing issues with the premises to date.
- There were no objections from responsible authorities, except the Licensing Authority. The restaurants worked openly and constructively with all responsible authorities. The only remaining objection was from the Combined Residents' Associations of South Hampstead (CRASH), citing crime and disorder and public nuisance. The Applicant stated the CRASH objection held limited weight for the following reasons: the Applicant had made repeated but unsuccessful efforts to engage with the objector; the objection held personal views which were politically motivated and anti-corporate and not related to the Licensing Act; there was an absence of incident reports linking the premises to crime or nuisance.

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- The Applicant stated that all four licensing objectives were supported in this application.
- The Applicant stated that Swiss Cottage McDonald's was positioned as more than a late-night venue, but acted as a safe haven aligned with Camden's night-time safety strategy, supporting borough-wide efforts to create a safer environment at night. The restaurant's approach reflected Camden's definition of a safe haven: offering friendly reassurance, help contacting police, friends or family, and guidance on public transport. These values were embedded in staff training and daily operations.
- While the Camden Safety Bus operated Fridays and Saturdays until 2am, McDonald's would provide safe haven services seven days a week until 2am, helping to fill weekday and geographical gaps, as the Safety Bus served only specific areas of the borough. McDonald's proposed to work complementarily with the Camden Safety Bus, expanding safe haven coverage and capacity across the borough.
- The restaurant regularly assisted vulnerable individuals, including young people escaping unsafe situations, women waiting safely for transport, and those in distress. Staff were trained to provide calm reassurance, alert emergency services, and offer a safe place to sit, charge phones, and wait for help. All staff received training in safeguarding, first aid, and incident response, with a manager or licensee present during these trainings to ensure consistent implementation.
- Restaurants were equipped with 24/7 live monitoring technology and emergency escalation features (e.g. red button alert). There was high-resolution CCTV, well-lit surroundings, and nightly supervision. Footage could be made available to authorities on request.
- In relation to litter, litter picks were conducted within a 150m radius three times daily, with plans to increase this to four times. All litter was collected, not just McDonald's waste. Bins were well maintained.

In response to questions, the Applicant confirmed and clarified the following points:

- The Applicant confirmed that while the premises were not formally accredited under a women's safety scheme, the premises did adhere to its principles. The Applicant expressed willingness to include a condition reflecting a commitment to women's safety principles, extending this to support all vulnerable individuals.
- The Applicant confirmed that charging points were available throughout the venue for public use and that the team was trained to assist individuals in distress. They added that staff would contact a named person or the police if someone had left their phone behind. Additionally, managers received conflict resolution training.
- A Member asked who the expected clientele would be during the proposed extended opening hours. The Applicant responded that customers until 11.30pm were typically individuals leaving pubs seeking food. After that time, the majority of business shifted to delivery orders, with approximately 70% of transactions between midnight and 12.30am being deliveries, from customers returning home

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from work. They added that in-store activity was expected to be minimal during those later hours.

- A Member raised concerns about delivery drivers in Camden experiencing difficulty accessing toilet facilities when other venues were closed, noting issues with bottles of urine found on Camden streets. They asked whether the Applicant's premises provided facilities for drivers. The Applicant confirmed that drivers were invited to sit inside and use the toilets under contracts with Uber Eats, Deliveroo, and Just Eat. They also provided drinking water to drivers. In addition to their third-party contract, the Applicant agreed to include a licensing condition ensuring delivery drivers would have access to facilities.
- A Member raised concerns about potential noise from internal combustion engine vehicles operating between 1-2am, which could cause persistent disturbance to residents caused by accelerating bikes. They suggested consideration of non-internal combustion engine vehicles during this time, citing examples from other hearings. The Applicant responded that delivery platforms were independent, and McDonalds had no control over the vehicles used, as drivers were self-employed contractors. The Applicant explained that the business already requested all drivers to leave quietly and respectfully, mindful of speed, adding that already approximately 70% of drivers used push bikes or electric bikes. The Applicant noted the high volume of deliveries, 40 to 50 per hour, across three platforms, which made it challenging to limit vehicle types to meet demand. Just Eat was the only platform capable of operating with non-combustion vehicles. The Member encouraged the Applicant to engage with delivery platforms, as doing so could significantly reduce noise impacts on nearby residents, but did not propose an additional condition.

Decision and reasons

Panel Members confirmed that they had been able to follow and understand the discussion.

In their deliberations, Panel Members said they were impressed with the Applicant's contributions during the meeting, highlighting their strong commitments, using examples of existing good practice, to the licensing objectives and that the strong operational processes and values were reassuring. Panel Members expressed disappointment, if correct, that the objecting resident association actively did not engage in meaningful dialogue with the Applicant. The Applicant had demonstrated a willingness to collaborate with responsible authorities, resulting in additional conditions.

Panel Members acknowledged concerns regarding potential noise disturbance from delivery driver vehicles, but noted that the premises had limited control over the availability of options for the types of vehicle and the responsibly fell under the delivery companies to change policy. Panel Members were satisfied with discussions on the leaving quietly policy, with drivers being allowed to sit inside, and there was already a majority use of electric vehicles and push bikes for deliveries. Panel Members encouraged the Applicant to continue engaging with delivery partners to

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increase the supply on non-combustion vehicles. The Panel appreciated the Applicant's measures to offer drinking water and toilet facilities to delivery drivers during licensed hours. Panel Members considered it appropriate to formalise the driver provisions arrangements through a licencing condition, despite already being standard company practice.

The Applicant's emphasis on the safety of women and vulnerable individuals was recognised, along with their willingness to adopt Camden's women's safety principles as a condition. The provision of phone charging points and conflict resolution training for staff was also supported, reinforcing the applicant's commitment to maintaining a safe environment.

Panel Members were satisfied that the licensing objectives would not be compromised by the application and instead saw potential enhancement through the responsible late-night operation proposed by the applicant. They were content to approve the extension of hours beyond the standard framework hours, subject to two additional conditions being implemented.

RESOLVED -

1. THAT a licence be granted for

a) Late Night Refreshment

23:00 – 02:00 Monday to Sunday (restricted to deliveries from 01:00 onwards)

b) Opening hours

06:00 – 02:00 Monday to Sunday

c) Seasonal Variations

From the terminal Hour on New Years eve until 05:00 on New Years Day.

2. THAT the following conditions be added to the licence:

1. The head unit (recorder) for storing CCTV images must be located in a secure cabinet or other secure area out of the sight and reach of the public.
2. The CCTV system to be maintained and operated in good order and to the satisfaction of the Metropolitan Police reasonable requests.
3. The medium upon which the images are recorded will be clearly identifiable, stored securely and retained for a period of not less than 31 days.

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4. Footage and screenshots shall be made available to the Police and Licensing Authority Officers immediately upon request in accordance with the Data Protection Act 2018.
5. Such footage must be provided in an immediately viewable format and must include any software etc. which is required to view the footage. Any discs, portable drives or other storage media onto which the footage is transferred must be provided by the Premises.
6. A member of staff who is trained to operate the system and supply the footage must be present at the Premises at all times when licensable activities are taking place.
7. Signage shall be displayed warning that CCTV is in operation for the detection and prevention of crime and disorder.
8. There shall be a fully trained manager deployed at the premises between 23:00 and the terminal hour.
9. Signage shall be displayed requesting customers to respect local residents to leave the premises quietly.
10. The placing of waste, including bottles, into receptacles outside the Premises shall only take place between the hours of 07:00 and 23:00 to minimise disturbance to nearby properties.

Police agreed conditions

11. From 01:00 hours, the premises shall operate strictly as a delivery only facility. The premises shall remain closed to the public and shall be used solely for the preparation and dispatch of delivery orders. Public collection of orders from the premises is strictly prohibited.
12. All deliveries made after 01:00 hours must be to a verifiable residential or commercial address. No deliveries shall be made to any individual located on public demise within a 100-meter radius of the premises or its immediate vicinity.

Environmental Health agreed conditions

13. Policies and procedures shall be put in place for the collection of street litter generated by the premises, particularly in the immediate vicinity of the restaurant, and such policies shall be implemented by staff whenever the premises are being used under the terms of this licence.
14. No supply deliveries or waste collections to service the premises itself shall take place between 23.00 and 07.00 hours. This does not apply to customer food order deliveries/ collections.

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15. Licence holder shall have a written customer delivery policy to promote the licensing objectives.
16. No noise, odour, or vibration arising from the premises, including from any associated plant or equipment, shall be detectable outside the premises or through the building structure in a manner that could cause a public nuisance.

Licensing Authority Responsible Authority agreed conditions

17. Notices shall be prominently displayed at each exit from the premises asking customers to be considerate to neighbours when leaving.

Conditions agreed by Licensing Panel C on 12 June 2025

18. During licenced trading hours McDelivery partners (food delivery operatives) to have access to drinking water, toilet facilities and seating.
19. All front of house staff shall be trained in Welfare and Vulnerability Engagement (WAVE), "Ask for Angela", drink spiking. Records of staff training shall be provided to an authorised officer upon request.

ACTION BY: Executive Director Supporting Communities

10. TALACRE GARDENS: OPEN SPACE (PARK BUILDING), PRINCE OF WALES ROAD, NW5 3NH, LONDON

Consideration was given to a report of the Executive Director Supporting Communities detailing an application for a new premises licence under Section 17 of the Licensing Act 2003.

Afshar Ahmad (Licensing Officer) summarised the application. It was noted that the report contained an error regarding alcohol supply; it was clarified that the application was for the supply of alcohol for consumption on the premises only.

In response to Member questions, the Applicant clarified that this application was for a time-limited licence for one day per year, always falling on the Saturday closest to 22 June (Windrush Day).

There were no interested parties registered to speak. The Panel confirmed they had read and considered the resident objections included within the agenda.

The Applicants were representatives of Camden Council, Zerritha Brown (Head of Culture), accompanied by Lorna O'Connell (Events and Major Projects Manager), Nick Barclay (Events Outdoor and Festivals Officer), and Ashleigh Trezise (Freelance Producer). Officers summarised the application. Councillors Rebecca Filer and Kemi Atoglobe also attended as witnesses for the Applicant, having

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contributed funding to the Windrush Day event through their ward's local Community Infrastructure Levy (CIL). The following points were made:

- Camden's Windrush Day event was established in 2023 to celebrate both Windrush communities and the wider local community. It took place on Talacre Town Green until 7pm and included artist spaces, a Caribbean carnival, a marketplace, sports, and entertainment. The event aligned with the Council's broader missions and its diversity in the public realm strategy. It was programmed in partnership with the Windrush Working Group, which included representatives from Camden's Black-owned businesses. Feedback was actively sought to inform annual improvements, including through two residents' meetings held in March and May 2025, both of which were positively received. The Friends of Talacre Town Green also gave positive feedback. The event was funded through both strategic and local CIL.
- The event had been successfully managed over the past three years. Any minor issues which arose had been resolved effectively and lessons learned. The Council led event delivery in partnership with professional third-party providers, ensuring effective planning, consultation, and security arrangements. Overnight security was present, with full Security Industry Authority (SIA) accredited security staff coverage on the day. A live Event Management Plan (EMP) was produced each year. The former Council's Licensing Team Leader in 2024 described the event as a 'gold standard' in events management and safety. The event was considered a well-organised, family-friendly community event.
- Ward councillors present at the hearing stated they had received no negative feedback and described the event as a joyful and meaningful celebration for the local area. They emphasised that the event reflected the local community and reported that the residents' meetings were well-attended, genuinely consultative, and received positively.

A Panel Member referred to legal issues considered during the hearing for this event in 2024 and sought reassurance that these had been taken into account in this application. The Legal Adviser confirmed that the legal matters had been investigated in detail last year and that the same legal considerations and conclusions continued to apply.

In response to questions, the Applicants confirmed and clarified the following points:

- A Panel Member acknowledged the event was well received the previous year and asked what learning had been taken forward into this year's planning. Officers explained that they had identified the value of incorporating buffer time at the end of the event, rather than enforcing a hard stop, to allow for a gradual dispersal of attendees; this was reflected in the application's proposed extended closing time compared to last year. The officer also noted that, following issues with queuing caused by an ice cream van near the main exit last year, a suspended parking bay would now be arranged to manage this more effectively. Additionally, the officer highlighted improvements to the management of the park

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itself, including inspecting trees and grass pre-event and ensuring careful handling of vehicle movement on and off site.

- A Panel Member raised a concern, based on resident feedback, regarding the potential impact of the event on birds and local wildlife. Officers responded that this was the first time such concerns had been raised, so the issue had not previously been considered in detail. They confirmed a willingness to consult the Parks Team for further advice and noted there were no known nesting sites or bats in the area. The officer explained that the event finished early in the evening on a summer day, minimising any disturbance to wildlife. They added that the Parks Team were experienced in managing the site's environmental features, including fencing off sensitive areas such as fruit trees, and confirmed they would discuss bird impacts with colleagues as part of ongoing environmental consideration.
- A Panel Member asked why the Council's Women's Safety Principles had not been applied to the Council's event. Officers responded that the Council did not traditionally deliver events directly, which was now becoming more common. While the team already worked with safety and welfare considerations in mind, the specific policy had not yet been formally incorporated into this event plan which was an oversight. Officers expressed willingness to receive guidance from Licensing Officers; confirmed they were happy to adopt any relevant standard conditions; and going forward include this in the events policy for external providers. Panel Members commented that this was helpful and reassuring.

In their closing remarks, the Applicants stated that the event had been successfully and safely delivered over the past three years with strong community support. They confirmed that women's safety remained a key focus and would be formally integrated into future event planning and delivery.

Decision and reasons

In their deliberations, Panel Members said the event was a safe space for women to celebrate. They found the event management thorough and comprehensive. Panel Members expressed confidence that the event would be professionally managed. The Panel said a condition would be added to incorporate Camden's Women's Safety Principles.

While recognising the objecting representations received, Panel Members noted the significant community support for the celebration event. Additionally, they appreciated the consideration given to mitigating wildlife protection. The Panel welcomed officers' openness to learning, positively reflected on their responsive to feedback, including engagement with the Parks team regarding wildlife impacts.

Panel Members agreed the licensing objectives would be promoted if this application was to be granted. The Panel said wording should be included on the licence to clarify the licence would apply for a one-day annual event.

RESOLVED –

1. THAT a time-limited premises licence be granted to permit licensable activities on one day each year, being the Saturday in June closest to 22nd June (Windrush Day), for the following:

a) Supply of Alcohol (For consumption on the premises)

Saturday – 12:00 – 19:00

b) Live Music

Saturday – 12:00 – 19:30

c) Performance of Dance

Saturday – 12:00 – 19:30

d) Recorded Music

Saturday – 12:00 – 19:30

e) Opening Hours

Saturday – 12:00 – 19:30

2. THAT the following conditions be added to the time limited licence:

1. The Licence holder shall be an active participant of the Safety Advisory Group (SAG), ahead of each scheduled event.
2. The Licence holder shall submit a final version of the Event Management Plan (EMP) at least 2 Weeks prior to the event.
3. The licence holder shall employ fully trained Security Industry Authority (SIA)-licensed security and response team to be present during the set up and running of the event. For any future events the numbers for security shall be approved by the Safety Advisory Group.
4. The attendees will be managed into the event on a clicker system with numbers being monitored and controlled from the security supervisors in the event control cabin, screened from public site.
5. Bag searches will made on entry and as required at the event.

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6. The premises will adopt the "Challenge 25" scheme and any person wishing to purchase alcohol who appears to be under 25 shall be asked to produce an acceptable form of identification (photographic UK driving licence, passport, PASS accredited and/or armed forces card).
7. Security shall instruct dog handlers to keep their dogs on leads at all times. Event signage shall be displayed around the park.
8. Approved Security Team, Silver Supply will be used for the event in 2025. For any future events the security team shall be approved by the Safety Advisory Group.
9. The bar on site shall have a dedicated bar manager or supervisor and team who shall be conversant with the requirements and responsibilities for the sale of alcohol and shall be given written designation of their responsibilities. A letter of authorisation will be supplied for all bar staff and retained.
10. Security shall be located on every gate, monitoring who comes, enters and leaves the park. The EMP shall outline emergency procedures and evacuation polices.
11. The Licence Holder and SAG shall vet and check paperwork for all food providers.
12. Lost Children policy shall be fully implemented and outlined in the EMP.
13. Appropriate staff shall be Disclosure and Barring Service (DBS) checked and outlined in the EMP.

Conditions agreed by Licensing Panel C on 12 June 2025

14. All front of house staff shall be trained in Welfare and Vulnerability Engagement (WAVE), "Ask for Angela", drink spiking. Records of staff training shall be provided to an authorised officer upon request.

ACTION BY: Executive Director Supporting Communities
11. ANY OTHER BUSINESS THAT THE CHAIR CONSIDERS URGENT

There was no other urgent business.

The hearing ended at 8.15 pm.

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CHAIR

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MINUTES END