



Crown copyright and database rights 2026 OS AC0000849991

I want to apply for a	Premises licence
Are you an agent?	Yes - I am an agent
Agent Details	
First name	MARK
Last name	BROWNING
Name of business	BA LAW
Name and address	[REDACTED] [REDACTED] [REDACTED]
Email address	[REDACTED]
Telephone number	[REDACTED]
Does the premises have a name?	Yes
What is the name of the premises?	POPEYES
What is the address or location?	Unit 6 6 17 Tottenham Court Road W1T 1BG London
What is the type of premises?	RESTAURANT
Describe the area it is situated in	COMMERCIAL MIXED
Describe the layout of the premises	TWO FLOORS
Copy of the premises plans	<ul style="list-style-type: none">• TCRLICENSINGPLAN.pdf

Tell us about the premises business hours

Day	Start time	End time
Monday	07:00	02:00
Tuesday	07:00	02:00
Wednesday	07:00	02:00
Thursday	07:00	02:00
Friday	07:00	02:00
Saturday	07:00	02:00
Sunday	07:00	02:00

Are there any seasonal variations for the premises opening times?

No

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

No

Is the premises an open space?

Yes

How many people are expected to attend the premises at any one time?

Less than 5000 people

Will the premises be exclusively or primarily used to sell alcohol?

No

How are you applying for a premises licence?

As a limited company

Business details

What is the company registration number

13135583

Name of business

PLK CHICKEN UK LTD

Name and address

Offices And Premises At 1st Floor Front

Email address Right
27 A 27 C Old Gloucester Street
WC1N 3AF
London

Telephone number [REDACTED]

How long do you want your premises licence for? Permanently

When do you want your licence to start? As soon as possible

Activity you wish to licence i. Late night refreshments - Hot food or hot drinks only between 11pm and 5am. Refreshments outside of these times do not need to be licenced

Late refreshments

Day	Start time	End time
Monday	23:00	05:00
Tuesday	23:00	05:00
Wednesday	23:00	05:00
Thursday	23:00	05:00
Friday	23:00	05:00
Saturday	23:00	05:00
Sunday	23:00	05:00

Where will refreshments be provided?	Both
Tell us about the specifics of the activity	Restaurant dining, take-away and delivery
Are there any seasonal variations for the activity?	Yes : Premises closed to public daily at 02:00. Delivery only thereafter until 05:00
Will the activity take place at times other than those listed?	Yes : Premises closed to public daily at 02:00. Delivery only thereafter until 05:00
Will there be any activities associated with the premises which may give rise to concern in respect of children?	No
The prevention of crime and disorder	Please see attached suggested conditions designed to promote the licensing objectives
Public safety	Please see attached suggested conditions designed to promote the licensing objectives
The prevention of public nuisance	Please see attached suggested conditions designed to promote the licensing objectives
The prevention of children from harm	Please see attached suggested conditions designed to promote the licensing objectives

About this form

Issued by	Camden Town Hall Judd Street London WC1H 9JE
Contact phone	020 7974 4444
Form reference	Ref. no. 134897

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

POPEYES TOTTENHAM COURT ROAD

Popeyes operates to ensure that their operations do not impact the main concerns associated with restaurants and take-aways such as;

- ✚ Noise from patrons or delivery vehicles
- ✚ Litter dropped by patrons.
- ✚ Cooking smells.
- ✚ People congregating after late-night drinking, where there is a small associated risk for violence and anti-social behaviour to occur as a result.

Popeyes therefore propose to close to the public at 02:00 daily and to request delivery only thereafter. In our respectful submission, any cumulative impact would be negated as a result.

In addition, the Proposed conditions below have therefore been designed to promote the Licensing Objectives and to further minimise any cumulative impact considerations. Popeyes will do everything to ensure that staff are adequately trained to run a safe, ordered and family-friendly restaurant.

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

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

2. All images downloaded from the CCTV system, must be provided in a format that can be viewed on readily available equipment without the need for specialist software.
3. An incident/accident book or electronic record will be kept to record all instances of disorder, damage to property and personal injury at the premises. Such records are to be made available for inspection and copying by the Police and other officers of Responsible Authorities immediately upon request, and all such records to be retained at the premises for at least 12 months.
4. Persons carrying any open vessel(s) that may contain alcohol must not be admitted to the premises.

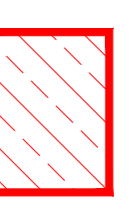
5. All areas of the premises, that the public have access to, must be 'glass free' at all times the premises are open to the public.
6. Clear notices must be prominently displayed requesting customers to leave the premises and the area in a quiet and orderly manner.
7. Deliveries must only be delivered to a residential or business address and not to an open public space such as a street corner, park etc.
8. Clear and legible notices must be prominently displayed at all entrances/exits requesting delivery drivers not to loiter unnecessarily in any area outside the premises and to leave in a quiet and orderly manner.
9. Delivery drivers must be managed by staff to ensure that they do not cause a nuisance.
10. Staff must ensure that the front of the premises is swept and kept clean.
11. Staff must ensure that patrons do not congregate outside the restaurant.
12. The Premises will employ WAVE Training as well as Ask Angela and Child Safeguarding Policies.



LICENSING PLAN GF - as proposed
 scale - 1:50 @ A1 / 1:100 @ A3

LICENSING PLAN FF - as proposed
 scale - 1:50 @ A1 / 1:100 @ A3

LICENSED PREMISES
 THE LOCATION AND TYPE OF FIRE SAFETY AND ANY OTHER FIRE SAFETY EQUIPMENT IS SHOWN AS AT PRESENT. THIS MAY BE VARIED FROM TIME TO TIME WITH THE AGREEMENT OF THE FIRE OFFICER OR AFTER A FIRE RISK ASSESSMENT.



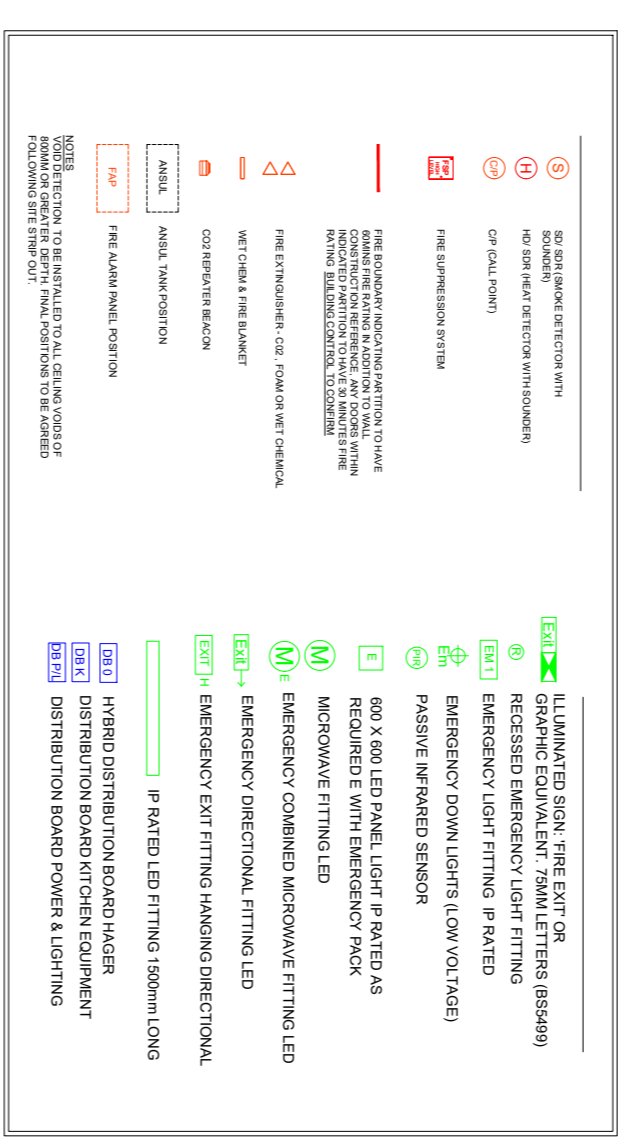
INTERNAL LICENSABLE AREA

INTERNAL LICENSABLE AREA GROUND FLOOR : 96 sq.m/ 1033 sq.ft
INTERNAL LICENSABLE AREA FIRST FLOOR : 39 sq.m/ 420 sq.ft
TOTAL LICENSABLE AREA : 135 sq.m/ 1453 sq.ft
TOTAL NUMBER OF COVERS : X48 GROUND FL + X24 FIRST FL = 72

BOB PARTITION WALLS TO BE R30 MINS, AND DOORS TO BE R30 MINS UNLESS OTHERWISE STATED.

ELEMENTS OF THE STRUCTURE TO BE PROTECTED TO A MINIMUM PERIOD OF 60 MINS

ALL FIRE ALARM AND DETECTION SYSTEM INSTALLED TO NO LESS THAN CATEGORY L2 SYSTEM
FIRE ALARM DESIGNED TO BS 5839-01 2017 L2
EMERGENCY LIGHTING DESIGNED TO BS 5266-1 2016
FIRE ESCAPE SIGNAGE DESIGNED TO BS 5499



FLOOR PLAN GENERAL NOTES

1. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH SPECIFICATIONS, SCHEDULES & DRAWINGS BY STUDIO INGENIUM.
2. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO MANUFACTURE.
3. SAMPLE OF ALL FINISHES TO BE SUBMITTED TO POPEYES FOR APPROVAL.
4. ALL DISCREPANCIES AND OMISSIONS ON SITE MUST BE REPORTED TO DESIGNER COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK.
5. ALL ELECTRICAL, LIGHTING, HVAC AND PLUMBING ISSUES TO BE REFERRED TO ENGINEERS DRAWINGS PRIOR TO COMMENCEMENT OF WORKS.
6. THE DESIGNS ARE SUBJECT TO APPROVAL BY STATUTORY AUTHORITIES AND ANY NECESSARY ALTERATIONS SHOULD BE MADE IF REQUIRED TO COMPLY WITH STATUTORY REQUIREMENTS.
7. EGRESS DOORS SHALL BE READILY OPENABLE FROM THE EGRESS SIDE WITHOUT THE USE OF A KEY OR SPECIAL KNOWLEDGE OR EFFORT.
8. ALL FIRE RATED DOORS TO BE SELF-CLOSING.
9. ALL INTERIOR FINISHES TO BE MINIMUM CLASS 1 FLAME SPREAD RATING.
10. SEE REFLECTED CEILING PLAN FOR LIGHTING AND DUCTWORK LAYOUT.
11. DO NOT FASTEN STUDS OR PASTERBOARD TO TOP RUNNER OF NON-BEARING PLASTERBOARD PARTITIONS, CUT STUDS AND PASTERBOARD 10mm MAX. SHORT TO ALLOW FOR VERTICAL SLAB DEFLECTION.
12. ALL DIMENSIONS TO BE FINISHED SURFACE UNLESS NOTED OTHERWISE.
13. CONTRACTOR TO COORDINATE ALL CEILING HEIGHTS WITH BUILDING SYSTEMS. OWNER TO APPROVE ALL CEILING HEIGHTS BEFORE INSTALLATION.

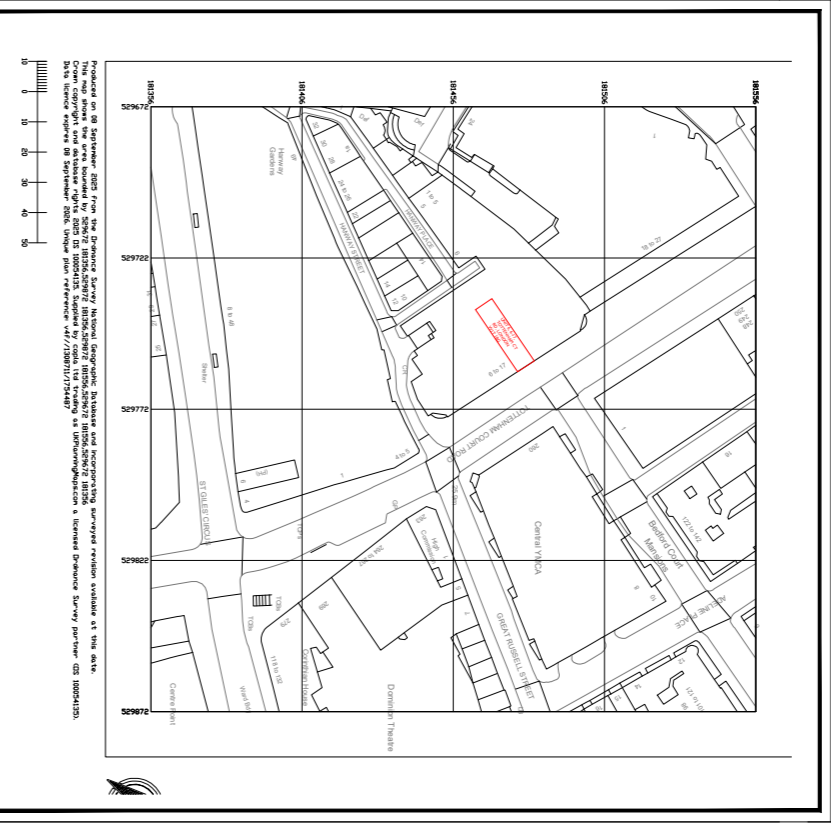
SEATING COVERS	
LOCATION	QUANTITY
INTERNAL SEATING GROUND FLOOR	48
INTERNAL SEATING FIRST FLOOR	24
TOTAL	72

AREAS SCHEDULE		
LOCATION	SQ M	SQ FT
GROUND FLOOR		
FRONT OF HOUSE	84	904.2
COUNTER	4	43.1
KITCHEN	176	189.4
DOA TOILET	3.5	37.7
TOILET LOBBY	6.5	70.0
STAIRS	6.5	70.0
VOID	13.4	144.2
FLOOR TOTAL	135.5	1458.5
FIRST FLOOR		
FRONT OF HOUSE	44.5	479.0
STAIRS	9.4	101.2
FEMALE TOILET	2.2	23.7
MALE TOILET	2.2	23.7
WALK-IN FRIDGE	5.8	62.4
WALK-IN FREEZER	4.2	45.2
KITCHEN	56.5	608.2
VOID	10.7	115.2
FLOOR TOTAL	135.5	1458.5
SECOND FLOOR		
TEAM ROOM	9.8	105.5
TEAM TOILET	2.9	31.2
STAIRS	5.8	62.4
DRY STORE	32.8	353.1
CURBOARD TBC	1.5	16.1
VOID	4.7	50.6
FLOOR TOTAL	57.5	298.4
TOTAL	328.5	3525.5

Studio ingenium
 1 Gentle Court - 42A Thornley Way
 Sutton - Surrey - SM1 4AE
 telephone +44 (0) 7713159151



KEY PLAN - 1:2500 @A1



NOTES

- ALL DRAWINGS HAVE BEEN PREPARED FROM A DIGITAL SURVEY OR EXISTING DRAWINGS PROVIDED BY OTHERS.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CARRY OUT SITE DIMENSION CHECKS AND PRODUCE DRAWINGS THAT FIT THE SITE. DIMENSIONS SHOWN ON THIS DRAWING WILL BE SUBJECT TO APPROVAL AND SITE STRIP OUT.
- ALL FIRE SERVICES TO BE CONFIRMED.
- ALL DIMENSIONS TO BE CONFIRMED AT SHIP OUT SURVEY.
- SIZE AND LOCATION OF STRUCTURAL COLUMNS AND BEAMS TO BE CONFIRMED AT SHIP OUT SURVEY.

PROJECT	POPEYES TCR
CLIENT	POPEYES FAMOUS LOUISIANA CHICKEN
Address:	UNIT 6 6-17, TOTTENHAM CT RD LONDON W11 1BG
Drawing title:	LICENSING PLAN AS PROPOSED
scale	1:50 @ A1
Drawing status	FOR LICENSING
Drawing number	A215



Camden Licensing Authority

Town Hall Extension

Argyle St

London

WC1H 8EQ

**Joel Francis PC 2601CN
CN – Central North BCU**

Licensing Unit

Room 1.22

Kentish Town Police Station

12a Holmes Rd

London

NW5 3AE

Telephone: 020 8733 6327

Email: joel.francis@met.police.uk

Your ref: **NEW\134897**

Thursday 21st May 2026

Dear Sir/Madam,

[RE: Application NEW\134897](#)

[Popeyes, Unit 6, 17 Tottenham Court Road, W1T 1BG](#)

With reference to the above Application, the Metropolitan Police Service (MPS) wishes to withdraw a Representation.

I certify that I have considered the application above on its own merit, and my Representation was based on the likely effect of the grant of the application being detrimental to Camden Council's Licensing Objectives.

Conditions Agreed between Police Licensing and Applicant:

1. Only delivery orders are permitted between 02:00 and 05:00 hours Monday – Sunday
2. Where the premises are open for licensable activities on Fridays and Saturdays from 23:00 hours, a minimum of one (1) SIA-registered door supervisor shall be employed at the premises until 20 minutes after close.
3. A door supervisor's register shall be updated on occasions when supervisors are employed. The register is to be made available for inspection by the Police and/or Licensing Authority. Details to show:
 - a. full name;
 - b. date of birth;
 - c. SIA Registration Number; and
 - d. date and hours worked.
 - e. Contact telephone number and email address
4. A coloured photocopy of each door supervisor's SIA badge shall be taken by the DPS and retained at the premises.
5. All SIA staff on duty are to remain on duty for half an hour after the close of the venue to ensure all patrons are dispersed peacefully from the area.
6. Police must be called to incidents of violence and/or disorder where appropriate

Conclusion

The MPS and applicant have agreed terms prior to a scheduled Hearing. We therefore respectfully ask that the agreed terms are appended to any licence granted.

Yours sincerely,

Joel



**Joel Francis, Police Constable [REDACTED]
Camden Police Licensing Team, Central North BCU**



Date: 08/04/2026
Application Reference: APP\PREM-NEW/134897
Direct Phone Number:
Contact: Steven Dormer
E-mail: [REDACTED]



Public Protection
 Supporting Communities
 London Borough of Camden
 5 Pancras Square
 LONDON
 N1C 1AG

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

DX: 2106 Euston

www.camden.gov.uk

Please quote our reference in any correspondence

Licensing (Contact Camden)
 Crowndale Centre
 218 Eversholt Street
 London
 NW1 1BD

Licensing Act 2003 – SECTION 17

RE: Popeyes, 6-17 Tottenham Court Road, W1T 1BG

LICENSING AUTHORITY REPRESENTATION

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

Camden Licensing Policy on Late Night Refreshment
 Framework Hours

The Premises and Summary of Application

The application by BA Law on the behalf of PLK Chicken UK Ltd. A limited company that was registered with Companies House January 2021. The plan is to operate a restaurant and take away business.

The operational times being applied for are as follows: -

Late night refreshment

Monday to Sunday 23:00 – 05:00

The opening hours of the premises

Monday to Sunday 08:00 – 02:00

Volunteered conditions in the operating schedule.

1.A CCTV system with recording equipment must be installed and maintained at the premises and operated with cameras in positions agreed with the Police. All recordings used in conjunction with CCTV must:

- Be of evidential quality in all lighting conditions;
- Indicate the correct time and date; and
- Be retained for a period of 31 consecutive days.

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

2. All images downloaded from the CCTV system, must be provided in a format that can be viewed on readily available equipment without the need for specialist software.

3. An incident/accident book or electronic record will be kept to record all instances of disorder, damage to property and personal injury at the premises. Such records are to be made available for inspection and copying by the Police and other officers of Responsible Authorities immediately upon request, and all such records to be retained at the premises for at least 12 months.

4. Persons carrying any open vessel(s) that may contain alcohol must not be admitted to the premises.

5. All areas of the premises, that the public have access to, must be 'glass free' at all times the premises are open to the public.

6. Clear notices must be prominently displayed requesting customers to leave the premises and the area in a quiet and orderly manner.

7. Deliveries must only be delivered to a residential or business address and not to an open public space such as a street corner, park etc.

8. Clear and legible notices must be prominently displayed at all entrances/exits requesting delivery drivers not to loiter unnecessarily in any area outside the premises and to leave in a quiet and orderly manner.

9. Delivery drivers must be managed by staff to ensure that they do not cause a nuisance.

10. Staff must ensure that the front of the premises is swept and kept clean.

11. Staff must ensure that patrons do not congregate outside the restaurant.

12. The Premises will employ WAVE Training as well as Ask Angela and Child Safeguarding Policies

Framework Hours

For licences not including the sale or supply of alcohol:

Monday to Thursday

09:00 am until midnight

Friday and Saturday

09:00 am until 00:30

Sunday

09:00 am until 11:00 pm

Conclusion

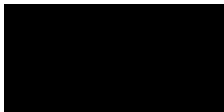
The Licensing Authority would prefer the terminal hour be 02:00am Monday to Sunday for Late Night Refreshment.

The Licensing Authority would like to see the following conditions added to the licence.

- Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
- Delivery operatives shall be given clear, written instructions to use their vehicles (including bikes) in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when parked; and not to obstruct the highway including the pavement. Any delivery rider that fails to follow these instructions will not be provided with the items for delivery.

It would be down to members if they wish to depart from policy on Framework Hours when determining this application.

Yours sincerely

A solid black rectangular box redacting the signature of Steven Dormer.

Steven Dormer
Licensing Officer

Camden Licensing Authority

Town Hall Extension
Argyle St
London

WC1H 8EQ



Your ref: NEW\134897
Monday 13th April 2026

Dear Sir/Madam,

[RE: Application NEW\134897](#)
[Popeyes, Unit 6, 17 Tottenham Court Road, W1T 1BG](#)

With reference to the above Application, the Metropolitan Police Service (MPS) wishes to make a Representation.

I certify that I have considered this application on its own merit, and the Representation is based on the likely indirect impact the grant may have on the locality. I provide a basis for my concerns within this document in the hope the Applicant and I can facilitate a compromise, as it is not the intention of the MPS to restrict any commercial ambition. As contained within the notes of guidance for the Licensing Act 2003, it is the responsibility of the Police and Local Authority to promote the Prevention of Crime and Disorder, Promote Public Safety, Prevent Public Nuisance and Protect Children from Harm.

Policing Camden

Police in Camden value our diverse and vibrant night time economy and seek to provide a safer environment for our residents, workers and visitors. The London Borough of Camden attracts a high number of visitors and has a high concentration of valued licensed venues.

Key Policing Challenges

Gender violence

Women have told us they feel unsafe being alone in Camden's streets during later hours and that they suffer from verbal harassment, unwanted staring and some are even followed. These incidents are especially more prevalent where there are higher concentrations of late night venues. The Camden Safety Hub has been launched as a new safe space initiative for anyone in Camden Town in need of assistance, support or someone to talk to when on a night out.



Street violence

The main issues the emergency services encounter are on the street once the alcohol purchased has been consumed. Late night refreshment venues, off licences, public spaces can become flash points of violence when groups from different venues congregate together. Indeed, alcohol related violence with injury inside pubs, bars and clubs is now overshadowed by what occurs in the street. Street robbery where intoxicated customers leaving night clubs and other late night venues are a regular occurrence. Camden has two Police Tasking teams patrolling hot spot areas for violence. Regrettably, during the weekends the tasking teams are quickly diminished due to high demand and the high concentration of late night venues

Drug dealing

Drug dealing is pervasive in town centres such as Camden Town, Kings Cross and St Giles. The anti-social behaviour and crime linked to the drug trade impacts innocent people and creates a permissible environment for other anti-social behaviour. The suspects who offer to supply people drugs often target customers of late night venues and the streets nearby, especially as venues have improved search regimes making it harder to deal drugs inside venues.

Public nuisance

Camden Council Licensing Officers and the Environmental Noise Teams usually handle complaints arising from public nuisance. However, quite often the Police also have to respond to such complaints and we regularly provide assistance to Council teams. Public nuisance such as litter, urination, vomit, noise, vehicle traffic, unauthorised sound systems in open spaces are regular complaints linked to the night time economy. Areas with high levels of public nuisance have a tendency to suffer from higher levels of criminal behaviour.

Unique Application Issues

Late Night Refreshments, which is the supply of hot food or drink between 11pm and 5am is regulated, because it often attracts late-night drinkers and can lead to alcohol-fuelled crime and disorder.

The late finishing times may conflict with the duty to promote the prevention of crime and disorder and prevent public nuisance. The MPS has concerns the premises could inadvertently create a honeypot effect, where intoxicated customers congregate and increase the likelihood of challenges. There is a high concentration of late-night venues within walking distance to the Applicant. From midnight onwards the streets become very busy with patrons making their way home. Regrettably, some of these patrons can become victims of assaults, robberies and harassment from local troublemakers. The patrons themselves can also target each other, fighting etc. The nighttime economy is big enough to require a small dedicated uniformed policing unit to respond to incidents.

A 5am finish time is significantly later than the winding down periods for most of the premises in the local area. We appreciate the applicant's proposal to limit the 5am finish to delivery only.

Police licensing are hopeful the Applicant can agree to a small number of proportionate conditions to ensure their operation has a minimal impact on the current crime and disorder in this part of Camden.

Police Recommended Conditions:

1. Only delivery orders are permitted between 02:00 and 05:00 hours Monday – Sunday
2. Where the premises are open for licensable activities on Thursdays, Fridays and Saturday from 22:00 hours, a minimum of one (1) SIA-registered door supervisor shall be employed at the premises until 20 minutes after close.
3. A door supervisor's register shall be updated on occasions when supervisors are employed. The register is to be made available for inspection by the Police and/or Licensing Authority. Details to show:
 - a. full name;
 - b. date of birth;
 - c. SIA Registration Number; and
 - d. date and hours worked.
 - e. Contact telephone number and email address
4. A coloured photocopy of each door supervisor's SIA badge shall be taken by the DPS and retained at the premises.
5. All SIA staff on duty are to remain on duty for half an hour after the close of the venue to ensure all patrons are dispersed peacefully from the area.
6. Police must be called to incidents of violence and/or disorder where appropriate

Mediation & Discussion

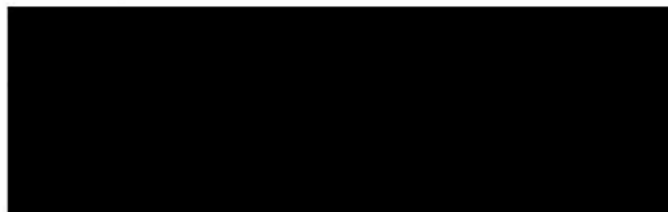
We are committed to maintaining an open dialogue in response to this representation and will seek opportunities to reach common ground wherever possible

Conclusion

In conclusion, the Metropolitan Police Service recommends that this application be refused in its current form unless the proposed MPS conditions can be incorporated into any licence granted. This approach is considered the most effective means of mitigating indirect harm.

Yours sincerely,

Joel



Date: 13/04/2026
Application Reference: APP\PREM-NEW/134897
Contact:
E-mail: Lee Perella (346726)
[REDACTED]



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Please quote our reference in any correspondence

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 218 Eversholt Street
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 NW1 1BD

Licensing Act 2003
Re: POPEYES 6-17 Tottenham Court Road W1T 1BG

ENVIRONMENTAL HEALTH AUTHORITY REPRESENTATION

This representation is made by the Environmental Health Authority, and it relates to the following licensing objectives:

- **Prevention of public nuisance**

The Premises and Summary of Application

The application is for the NEW licence for a fast-food premises. Based on 2 floors, ground floor and first floor area.

Premises is fast food restaurant, takeaway and food delivery service for customers.

The applicant did put forward several conditions to support the application.

The premises licence application form is seeking to open for business all night for late night refreshment, and where a delivery based only operation is in effect from 2am. The activities are note to be beyond the Camden Licensing Policy framework hours.

The premises is located on a major traffic route near Tottenham Court Road and Oxford Street. There is a mix of commercial at ground level, office and residential in the area.

In this West End area there are a number of late-night venues where it is expected there will be a likely increase in inebriated persons trying to obtain a fast meal during

their social outing. It's not uncommon that premises employ SIA security during late night refreshment venues to provide support on matters that could arise at late night refreshment premises e.g. assistance with dispersal, loitering, fights. I do not see employment of SIA is included in this application. Police are best placed to comment on the security arrangements.

Premises is directly onto the pavement highway with no outdoor seating showing on the plan.

Comment on application

Comment on conditions, hours and activities

The applicant listed possible causes of public nuisance in the application

Increased pedestrian coming and goings,

vehicle movements,

extended loitering on street,

food and waste litter.

Increased use of kitchen plant/ fans and risk of cooking odours

License holders are expected to offer and undertake more measures to reduce any negative impact from their activities promote the licensing objectives where they are operating extensive hours and beyond the Camden Framework Hours.

Conditions proposed are welcome.

I propose and recommend a list of further conditions for this application, with amendment to proposed applicants condition 8 and condition 10 as shown below.

As an informative the applicant should check their planning consents / permissions to operate any plant equipment on site and opening hours for the proposed periods.

Recommendation

Conditions offered are welcome, but would **not** suffice for this application to promote the licensing objective prevention of public nuisance.

Recommend the following in terms of hours should the panel grant a licence beyond the framework hours.

[The terminal hour for licensable activities to cease at 02.00hours.](#)

The applicant/ licence panel should adopt the following conditions to this application

1. Delivery operatives shall be given clear, written instructions to use their vehicles (including bikes) in a responsible manner so as not to cause a nuisance to any residents or generally outside the licensed premises; not to loiter, not to leave engines running when parked; and not to obstruct the highway including the pavement. Legible notices prominently displayed to this effect. Any delivery rider that fails to follow these instructions will not be provided with the items for delivery.

****Replace condition 8 on operating schedule with above.**

2. All vehicles used by delivery operatives between the trading hours of 21.00 and the licenced terminal hour must be electrically powered or unpowered.

3. All servicing of the premises including deliveries and trade waste collections shall only take place between 07.00 and 20.00 hours.

4. No noise, odour, smoke or vibration arising from the premises, including from any associated plant or equipment, shall be detectable outside the premises or through the building structure in a manner that could cause a public nuisance.

5. Licence Holder shall hold a contract for the extract system to be maintained and cleaned at least every 6 months or less as advised by the professional contractor, to prevent public nuisance from associated noise and cooking odours emanating from the system. All certificates of maintenance shall be available to inspect by the Licensing Officer and or Environmental Health Officer upon request.

6. Staff must ensure that the front of the premises is swept and kept clean with a litter patrol carried out on a hourly basis.

****Replace condition 10 on operating schedule. This condition provides frequency of cleaning which is a slight amendment to proposed.**

Regards

Lee Perella
EH Responsible Authority
London Borough Of CAMDEN

Charlotte Street Association



Licensing Authority,
London Borough of Camden,
5 Pancras Square,
London N1G 4AG.

12th April 2026

By email to: 

Dear Sir/Madam,

**Re: Licensing Act 2003: Application for a New Premises Licence:
POPEYES, Unit 6, 6-17 Tottenham Court Road, London W1T 1BG**

Reference: APP\PREMISES-NEW\134897

I am writing on behalf of the Charlotte Street Association.

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

Tottenham Court Road comes within the Association's area of interest.

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

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

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

The Association wishes to object to the proposals for a Premises Licence for this new restaurant in this building, on the grounds of Public Nuisance, due to the likely detrimental affect this will have, for the reasons given below.

Continued to page 2.

Re: Licensing Act 2003: Application for a New Premises Licence:
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Reference: APP\PREMISES-NEW\134897

PROPOSED NEW PREMISES LICENCE

The proposal is for a New Premises Licence for this new restaurant, in summary, as follows:

For Monday to Sunday:

**(a). Late Night Refreshments: 11.00pm to 5.00am
and Open To The Public: 7.00am to 2.00am (after midnight)**

Also, for Monday to Sunday:

**(b). Take Away and/or Deliveries: 2.00am to 5.00am, early hours of morning
but, the Restaurant itself Closed to the Public: from 2.00am to 7.00am**

THE MAIN ISSUES:

We appreciate that this Application for a Premises License does not include for the Sale/ Supply of Alcohol On or Off the premises; and that the application is only for Late Night Refreshments.

Nonetheless, we are particularly concerned at the vary late hours being applied for, for every day of the week, including Sundays and Bank/Public Holiday days.

We are also particularly concerned that this application is for Take Away, in addition to being for a restaurant.

1. The Premises:

The premises consists of Ground Floor and First Floor. This is a new restaurant in premises which was, until recently, a Retail space (Specsavers). As a retail space, the shop was generally open normal daytime retail hours; and was not generally open in late evenings/early hours of the morning.

This new proposed restaurant consists of Ground Floor and Basement. The Plan layout drawings show a proposed capacity of some 60 covers; (36 covers at Ground Floor; and 24 covers at First Floor).

From the Plan layout drawings, it is not clear if the proposals include using the narrow external forecourt area (in front of the shopfront) for, say, Tables and Chairs. We would be grateful for clarification.

2. The Residential Context:

As will be seen from our enclosed "**Map Showing Buildings With Residential**", there is residential in the immediate vicinity.

Although the premises are in Tottenham Court Road, there are a long-established residential communities behind Tottenham Court Road on both sides, both in Fitzrovia and in Bloomsbury respectively.

Immediately behind the premises (on the western side) is Hanway Street/Hanway Place with various residential flats; as well as the large, multi-storey Gresse Street block of flats.

Immediately opposite the premises, on the other side of the street, is Bedford Avenue, which includes a block flats (and also the Hotel); and beyond are the further blocks of flats of Bedford Court Mansions.

Continued to page 3.

Re: Licensing Act 2003: Application for a New Premises Licence:
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3. The Hours:

We wish to strongly object to the Proposed Hours (as set out above), because they are **well beyond both the Commencement Hours and especially the Terminal Hours of Camden's Framework Hours**, for all days of the week; and are likely to detrimentally affect the residential amenity of those living nearby in the vicinity, behind either side of Tottenham Court Road.

The **relevant Framework Hours** are for those Licences that do not include the Sale/ Supply of Alcohol, as set out in **Camden's Licensing Policy**, are as follows:

- Monday to Thursday: 9.00am to Midnight;
- Friday & Saturday: 9.00am to Half-past Midnight;
- Sunday: 9.00am to 11.00pm.

3. The Proposed Activities:

The Application says that the specific activities will be:

- (a). **Restaurant dining;**
- (b). **Take Away;**
- (c). **Delivery.**

Re: (a). Restaurant dining:

We appreciate that this is presumably customers eating inside the premises. Our understanding is that the **Restaurant will be open: 7.00am to 2.00am Monday to Sunday.**

Re: (b). Take Away:

Our understanding is that **Take Away** will take place **from 2.00am to 5.00am** (after the Restaurant has closed at 2.00am); **and presumably also in the daytime hours** upto 2.00am.

But, from the Application and the Plan layout drawings, we do not understand where the Take Away will take place, and where customers make their orders and wait for their orders on the premises. Thus, we would be grateful for detailed clarification about the Take Away proposals in relation to the actual premises.

Also, with regard to the Take Away, we are particularly concerned about customers milling around on the public pavement outside the premises, and where there are nearby bus stops.

We are further concerned that Take Away customers will use the seating in the Pocket Park in Bedford Avenue, and thus disturb residents in the nearby blocks of flats, especially in late evenings/night-time; and also at weekends & Public Holiday days.

Thus, we wish to strongly object both to the proposed Take Away activity as well as the hours, on the grounds of Public Nuisance, due to the likely detrimental affect this activity will have on the residential amenity of those living nearby.

Re: (c). Delivery/Deliveries:

No details are given about this aspect; but we assume that this refers to Deliveroo-type deliveries to customers of Popeyes food/meals. It is not clear if such collections/ deliveries will take place at the front of the premises or at the rear, where there is a narrow service road via Hanway Street.

Again, we would be grateful for detailed clarification.

Continued to page 4.

Re: Licensing Act 2003: Application for a New Premises Licence:
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Reference: APP\PREMISES-NEW\134897

Re: (c). Delivery/Deliveries – continued:

If the collection of such “deliveries” **is to take place at the front of the premises**, we would have strong concerns about couriers’ vehicles/scooters/bikes using the front; because they would inevitably ride up onto/across the pedestrian public pavement. Alternatively, if the collection of such “deliveries” is to take place at the rear, we would have strong concerns about noise and disturbance to residents in Hanway Street/ Hanway Place; as well as for those flats in the Gresse Street block which overlook Hanway Place.

4. Smoking:

Inevitably, customers may wish to come outside to smoke. Although this is Tottenham Court Road, we have concerns about customers gathering in the immediate side streets of Hanway Street; and possibly the Pocket Park of Bedford Avenue. We would also ask that there is a Condition to clarify where customers will be allowed to stand and smoke outside; and the number of customers at any one time.

5. Conditions:

We are strongly opposed to aspects of this Application, including the proposed Hours. Nonetheless, we appreciate that the Applicant has offered a number of Conditions, including to sign up to Camden’s “Ask for Angela” condition and Wave, both of which our Association supports.

But we would also ask that consideration is given to further Conditions, including with regard to:

- (a). Take Away customers not using the seating in the Pocket Park/Bedford Avenue after certain hours.
- (b). Smokers: the location outside; and the maximum number of customers at any one time.
- (c). If there are going to be external Tables and Chairs: the numbers; and the times that they will be outside and brought in.
- (d). Courier collections from the premises for take away meal deliveries to customers: To avoid noise, disruption and congestion in the street, details of the arrangements and the type of transport used.
- (e). Deliveries & Collections: the arrangements and timings.
- (f). Disposal of rubbish, including bottles: the arrangements and timings.

6. Other Aspects:

Although they might not come under licensing, there are some other aspects of the Popeyes premises/proposals, which we wish to also express concern about:

(a). re: the air-conditioning plant and extract ducts on the “roof” above:

We are particularly concerned about possible noise disturbance from the mechanical plant to the nearby flats of the Gresse Street building; and would ask for time restrictions.

(b). re: the very bright/LED-type lit advertising at Floor Floor and frontage:

We wish to object to the quantity and brightness of the signage/advertising, as it adversely affects the residential amenity of flats overlooking Bedford Avenue etc.

Continued to page 5.

CHARLOTTE STREET ASSOCIATION

12th April 2026: Page 5.

Re: Licensing Act 2003: Application for a New Premises Licence:
POPEYES, Unit 6, 6-17 Tottenham Court Road, London W1T 1BG

Reference: APP\PREMISES-NEW\134897

CUMULATIVE IMPACT:

There are many public houses, licensed restaurants and other licensed premises within the Camden side of Fitzrovia, and as well as in the Westminster side.

Fitzrovia is a relatively small area and urban village each side of Tottenham Court Road in which there is a long-term stable residential community.

Camden's Statement of Licensing Policy states that:

"The absence of a special policy for an area does not prevent any responsible authority or interested party making representations on the grounds that the premises will give rise to negative cumulative impact on the area in question."

Fitzrovia is a case in point, where it is essential to take account of this on-going and steadily increasing cumulative negative impact of such licensed activities, and thus to recognise the detrimental effect this will have on this residential community.

People live in the immediate vicinity, which accords with central Government policy to encourage people to live in central urban areas. Thus, it is very important that the amenity of the residential community here is protected.

Yours sincerely,

Clive Henderson,
On behalf of Charlotte Street Association.

Attached: Map Showing Buildings with Residential.
Photographs

Copy: CSA Committee.

From: [licensing inbox](#)
To: [Jermaine Ngobeh](#)
Subject: FW: Objection to Licensing Application: Popeyes, Unit 6, 6-17 Tottenham Court Road, W1T 1BG Licensing ref: APP\PREMISES-NEW\134897
Date: 13 April 2026 12:12:58

FYA

Sarah Williams
Licensing Officer

From: [REDACTED]
Sent: 13 April 2026 11:10
To: licensing inbox <licensing@camden.gov.uk>
Subject: Objection to Licensing Application: Popeyes, Unit 6, 6-17 Tottenham Court Road, W1T 1BG Licensing ref: APP\PREMISES-NEW\134897

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

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

Dear Sir/Madam,

I hope I am not too late to raise my objection. I live [REDACTED] Gresse street. I have a baby son. We live in central London and although it is a residential street, where hundreds of people live we already have a lot of noise and deliveries to put up with.. However the prospect of late opening hours and deliveries going through the night right outside our flat would make life extremely extremely difficult. Delivery lorries are designed to make as much warning noise as possible and manoeuvring around our small, albeit central, residential street would mean my wife and I, our lodger and our baby son's lives would become sleep deprived and, I can't overestimate, EXTREMELY difficult.

I really hope we can stop this disruption to our lives. If there is somewhere else I should write, please let me know.

Thankyou so much

[REDACTED]

[REDACTED]

Sent from my iPhone

Representation	
Premises name	Popeyes
Application reference number	APP\PREMISES-NEW\134897
Last date for representation	13/04/2026

Making a representation as

As an individual

Your details**First name**

David

Last name

Judd

Telephone number (optional)**Email address**

[REDACTED]

Address

Flat 104a Bedford Court Mansions
Bedford Avenue
London
WC1B 3AG

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

I wish to object to this application on the grounds that it undermines the licensing objectives, in particular the prevention of crime and disorder, the prevention of public nuisance, and public safety, as set out within the London Borough of Camden Statement of Licensing Policy. The proposed operating hours represent a significant and unjustified departure from the established character of the area, which lies within a conservation area and is surrounded by predominantly residential

streets with a carefully balanced mix of uses. The majority of nearby food premises close by approximately 20:00, and there are no comparable premises operating into the early hours of the morning. Even the latest-opening nearby premises, such as Five Guys, close at approximately midnight. The application therefore represents a clear escalation beyond existing patterns of use. The previous use of the premises as Specsavers was a daytime retail operation with limited evening activity. The proposed use represents a significant intensification, particularly during late-night and early morning hours, fundamentally changing the nature of activity at this location. The proposed opening time of 07:00 is also inappropriate for this location. While some cafés in the area open in the morning, these operate in a fundamentally different manner, with lower turnover, shorter dwell times, and minimal delivery activity. A fast-food takeaway of this nature is likely to generate early-morning noise from deliveries, staff activity, and customer turnover, which is out of keeping with the surrounding residential streets. This gives rise to additional concerns in respect of public nuisance at a time when residents would reasonably expect a quiet environment. The extension of hours until 02:00 for public access, with continued delivery operations until 05:00, will inevitably increase late-night activity. Premises of this nature are well known to attract individuals leaving pubs and bars, many of whom may be intoxicated. As nearby venues close, there is a natural dispersal of people seeking late-night food and places to congregate. Given the proximity to Soho and other parts of the

West End, there is a clear risk of a drift of late-night revellers into this area, extending activity well beyond current levels. This would result in significant late-night revellery within a residential setting, including noise, shouting, loitering, littering, and general disturbance at hours when residents would reasonably expect peace and quiet. The impact on surrounding residential streets would be severe and ongoing, directly undermining the prevention of public nuisance. This type of operation, particularly a hot food takeaway specialising in fast, late-night service, is commonly associated with high turnover, transient footfall, and congregation outside premises. This frequently leads to conflict, anti-social behaviour, and disturbance. In addition, the extended hours are likely to attract increased numbers of rickshaw (pedicab) operators, who are already linked to noise nuisance, obstruction, and unsafe practices late at night. These combined impacts directly conflict with the objectives of preventing crime and disorder, public nuisance, and ensuring public safety. There are already established issues in the area relating to drug use, theft, and anti-social behaviour, which have been acknowledged by the police, local council leaders, and community groups. Extending the hours of this premises will exacerbate these existing problems by increasing footfall and activity during the most sensitive late-night and early morning periods, when such behaviour is most prevalent and when enforcement resources are more limited. This is directly contrary to Camden's policy aim of ensuring that licensed premises do not add to existing cumulative impact.

Furthermore, the proposal for delivery-only operations between 02:00 and 05:00 does not mitigate these concerns. Delivery drivers and riders arriving and departing, engine noise, idling vehicles, and general disturbance will continue throughout the night. This sustained activity will have a material and harmful impact on residents' ability to sleep and enjoy their homes. The associated traffic and rider behaviour also raise concerns in respect of public safety. Camden's Statement of Licensing Policy makes clear that applications must demonstrate that they will not negatively impact the licensing objectives or add to cumulative impact, particularly in areas experiencing existing pressures. In this case, the applicant has not provided any exceptional justification for operating beyond the established hours for the area, nor sufficient evidence to demonstrate that the risks identified can be adequately mitigated. In summary, the proposed hours are excessive, inappropriate for this location, and risk materially increasing crime and disorder, public nuisance, and risks to public safety. The application conflicts with Camden's licensing policy objectives, particularly in relation to cumulative impact and the protection of residential amenity. For these reasons, I strongly object and respectfully request that the application be refused. In the alternative, any grant should be subject to strict conditions and hours aligned with those of other premises in the area.

About this form

Issued by

Camden Town Hall

Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Representation	
Premises name	Popeyes
Application reference number	APP\PREMISES-NEW\134897
Last date for representation	13/04/2026

Making a representation as

As an individual

Your details**First name**

Jennifer

Last name

Earle

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 121 Bedford Court Mansions
Bedford Avenue
London
WC1B 3AG

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

I am concerned about the likely increase in littering and accumulation of rubbish and food waste on Tottenham Court Road and in surrounding streets - including Bedford Avenue where I live. The rubbish bins on the street are often overflowing already and the new podparks are often used as rubbish disposal areas - people who are in central London for a fun night seem not to think about their rubbish / litter. What measures will Popeye put in place to enable their customers to dispose of food wrappings and uneaten food safely and thoughtfully? Will Camden provide extra Street cleaning and if so at what time (ie pre-dawn?) and at what cost? US

portion size is such that excess food is likely to be thrown away, encouraging rats, seagulls and pigeons. I therefore oppose the granting of this licence but if it is granted I would like to see strict conditions about waste disposal by customers in the area and strict enforcement of the conditions and of street cleanliness.

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Representation	
Premises name	Popeyes
Application reference number	APP\PREMISES-NEW\134897
Last date for representation	13/04/2026

Making a representation as

As an individual

Your details**First name**

John

Last name

Hare

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 51 Bedford Court Mansions
Bedford Avenue
London
WC1B 3AA

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- prevention of public nuisance

Details of representation

I am writing to strongly oppose the late night licensing hours proposed in this application as this would cause additional harm to our residential neighbourhood. This is particularly the case for this premises that faces directly onto a residential street. We already suffer significant nighttime disturbance caused by drug trafficking and noisy nighttime activity in this area and this situation would be made considerably worse as a result of the yet later trading (after 11:

30pm) proposed, as this would be one of the few venues offering food in the West End at this time of night.

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London
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Representation	
Premises name	Popeyes
Application reference number	APP\PREMISES-NEW\134897
Last date for representation	13/04/2026

Making a representation as As an individual

Your details

First name Kevin

Last name Fogarty

Telephone number (optional)

Email address

Address

Flat 81 Bedford Court Mansions
Bedford Avenue
London
WC1B 3AE

Remain anonymous No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

I object strongly to the late hours proposed for opening and serving from this premises there is already a major public nuisance caused by totally uncontrolled drug dealing in this area

About this form

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Camden Town Hall
Judd Street
London

WC1H 9JE

Contact phone

020 7974 4444

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Representation	
Premises name	Popeyes
Application reference number	APP\PREMISES-NEW\134897
Last date for representation	13/04/2026

Making a representation as

As an individual

Your details**First name**

kitty

Last name

jones

Telephone number (optional)**Email address****Address**

Flat E
25 Fitzroy Square
London
W1T 6ER

Remain anonymous

No

Grounds of representation

- prevention of public nuisance

Details of representation

Popeyes Late night opening and refreshment until 5am is outrageous. This is a residential area as well as commercial shops/cafes. Even finishing at 2am is excessive as it will create noise and disruption. The applicant states 2am - 5pm is for deliveries only but that still involves delivery vehicles coming and going at all hours of the night, people talking loudly outside the premises etc. The noise would not be contained within the premises. A licensed premises should be allowed to remain trading by midnight in a residential area. That is a reasonable request.

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Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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Representation	
Premises name	Popeyes
Application reference number	APP\PREMISES-NEW\134897
Last date for representation	13/04/2026

Making a representation as

As an individual

Your details**First name**

Peter Anthony

Last name

Secker

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 119 Bedford Court Mansions
Bedford Avenue
London
WC1B 3AG

Remain anonymous

No

Grounds of representation

- prevention of public nuisance
- protection of children from harm

Details of representation

As a resident of the area, living on Bedford Avenue, opposite to this eye-saw i am concerned about the following: 1. the hours per day of operation, some 22 hours per day, will enable a social disturbance on Tottenham Court Road due to late night crowds, delivery drivers, drunker revellers after pubs close, homeless people seeking food and money, 2. extremely large and bright signage, especially at night, that is not in keeping with anything else in the area 3. a franchise that has a history of litigation for dishonest practices and low quality food

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Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

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Representation	
Premises name	Popeyes
Application reference number	APP\PREMISES-NEW\134897
Last date for representation	13/04/2026

Making a representation as

As an individual

Your details**First name**

Piotr

Last name

Piecha

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

Flat 94 Bedford Court Mansions
Bedford Avenue
London
WC1B 3AE

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

I wish to object to this application on the grounds that it undermines the licensing objectives, in particular the prevention of crime and disorder, the prevention of public nuisance, and public safety. The proposed opening hours are wholly out of keeping with the established character of the area. The vast majority of nearby food outlets close by approximately 8:00pm, with only supermarkets operating later. Similarly, there are no comparable premises opening early in the morning

aside from cafés and national chains from around 8:00am. The application therefore represents a clear and unjustified departure from the existing and well-balanced operating pattern in the neighbourhood. A late-opening takeaway of this nature is highly likely to attract late-night footfall associated with revellers leaving pubs, bars and other venues. This brings a significant and well-documented risk of increased noise, anti-social behaviour, loitering, littering, and disturbance to local residents. In particular, such premises often become focal points for intoxicated individuals, which directly conflicts with the objective of preventing crime and disorder and protecting public safety. There are also serious concerns about cumulative impact. Introducing a venue with extended hours beyond those typical for the area will prolong activity late into the night, eroding residential amenity and increasing the likelihood of disturbance at unsociable hours. This is not an isolated issue but one that can materially change the character of the area over time. In summary, the proposed hours are excessive, inappropriate for this location, and likely to give rise to noise nuisance, anti-social behaviour, and safety concerns. The applicant has not demonstrated any exceptional justification for operating outside the normal hours observed locally. For these reasons, I strongly object to the application and respectfully request that it be refused or, at a minimum, that the hours be restricted to align with other premises in the area.

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Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

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Representation	
Premises name	Popeyes
Application reference number	APP\PREMISES-NEW\134897
Last date for representation	13/04/2026

Making a representation as

As an individual

Your details**First name**

Shane

Last name

Duffy

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

AddressFlat A
12 Adeline Place
London
WC1B 3AJ**Remain anonymous**

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

Dear Planning, We write to formally object to the above planning application in respect of the proposed opening hours for the Popeyes premises on Tottenham Court Road (former Barclays Bank site). We are residents of 12A Adeline Place and live in close proximity to the application site. We are therefore directly and materially affected by the proposed use and, in particular, by the proposed hours of operation. Our objection relates specifically to the proposed opening and

operational hours, which are wholly inappropriate for this location and would cause serious harm to the amenity of nearby residents. ## 1. Proposed opening hours are excessive and wholly out of character with the area. The application proposes that the premises be open to the public from **07:00 until 02:00**, and then remain operational until **05:00** for delivery and collection services such as Deliveroo and Uber Eats. In practical terms, this means the premises would be operating for **22 hours per day, 7 days a week**, closing for only two hours daily. That level of operation is entirely excessive and plainly incompatible with the character of the surrounding area. It would introduce an almost continuous commercial use at a level far beyond what is typical or reasonable in this part of Tottenham Court Road and the adjoining residential streets. This is not an area characterised by all-night fast-food uses. Most nearby food and drink premises close much earlier, and daytime businesses such as cafés and sandwich shops generally do not begin operating until later in the morning. The proposed hours are therefore not in keeping with the established pattern of use in the area and would represent an unacceptable intensification. ## 2. Unacceptable harm to residential amenity. The proposed hours would give rise to significant and ongoing harm to residential amenity, particularly during late evening, night-time and early morning periods when residents are entitled to reasonable peace and quiet. A fast-food premises of this nature operating until 02:00 to the public, and until 05:00 for delivery operations, would inevitably generate: * customer noise and

congregation outside the premises; * raised voices, shouting, door slamming and general disturbance late into the night; * noise from delivery riders arriving, waiting, collecting orders and departing; * engine noise, idling mopeds/bikes and associated vehicle activity; * additional littering and loitering; and * increased general disturbance during hours when surrounding residents should reasonably expect quiet. As nearby residents, we are particularly concerned that this proposal would materially erode the quiet enjoyment of our home and the wider residential environment. The proposed operating pattern would effectively extend commercial activity into the small hours on a permanent basis. ## 3. Late-night delivery operation is not a “quiet” use The fact that the premises would be closed to the public after 02:00 does not materially reduce the planning harm. A delivery-only operation until 05:00 is still a highly active commercial use and would continue to generate noise, disturbance, and comings-and-goings at anti-social hours. In many cases, delivery-based operation can be more harmful than ordinary customer use because it creates repeated short-stay activity, congregation of riders outside the premises, repeated vehicle movement, and associated noise over an extended period. The proposal therefore seeks not merely late-night opening, but effectively an almost all-night fast-food operation in close proximity to residential occupiers. That is plainly unsuitable in this location. ## 4. Security and anti-social behaviour concerns The proposed hours also raise legitimate concerns regarding security, public nuisance, and anti-social behaviour. A chicken shop operating late into the

night and early morning is likely to attract a very different pattern of use from daytime food outlets such as cafés or sandwich shops. It is entirely foreseeable that the premises would attract late-night revellers, intoxicated individuals, and associated disturbance from people leaving surrounding areas later at night. This would place additional pressure on an area that is already affected by late-night activity associated with the wider West End / Soho fringe. Rather than supporting the residential character of the area, the proposal would further erode it. The planning system is entitled — and indeed required — to take into account the likely impacts of a use of this nature at these hours, particularly where there is a clear risk of nuisance and disturbance to neighbouring occupiers. ## 5. Harmful precedent and cumulative impact There is also a broader concern regarding precedent and cumulative impact. Permitting a near-24-hour fast-food operation in this location would set an extremely poor precedent for similar late-night uses in the immediate area. Once such hours are established, it becomes more difficult to resist similar applications elsewhere nearby, contributing incrementally to the further commercialisation of what remains a mixed but sensitive area with a significant residential population. That would be harmful to the long-term character and amenity of the area and contrary to the proper planning objective of maintaining a reasonable balance between commercial activity and residential living conditions. ## 6. The proposed hours should be refused For all of the above reasons, we strongly object to the proposed hours of operation.

In our view, the application as submitted would result in unacceptable harm to: * residential amenity; * neighbouring occupiers; * the character and function of the area; and * local environmental quality and public amenity. We therefore urge the Council to **refuse the proposed opening hours in their current form**. At the very least, if the use is to be permitted at all, the hours should be **substantially restricted** to reflect the character of the area and the presence of nearby residential properties. In our view, there can be no justification for public opening until 02:00 or delivery operation until 05:00 in this location. We respectfully ask that this objection is taken fully into account in the determination of the application. Yours faithfully, Shane Duffy Adrian Ghilotti 12A Adeline Place London, WC1B 3AJ

About this form

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Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

1. Popeyes therefore propose to close to the public at 02:00 daily and to request delivery only thereafter. In our respectful submission, any cumulative impact would be negated as a result.
2. A CCTV system with recording equipment must be installed and maintained at the premises and operated with cameras in positions agreed with the Police. All recordings used in conjunction with CCTV must:
 - Be of evidential quality in all lighting conditions;
 - Indicate the correct time and date; and
 - Be retained for a period of 31 consecutive days.
3. A member of staff trained to use the system must be on duty at all times licensable activities are taking place, as the recorded images must be available for inspection immediately upon request to all officers of Responsible Authorities. A system must be in place to provide images for uploading upon request to the Police. There must also be adequate portable hardware (such as compact disks or USB storage devices) at the premises, as the recorded images must be available for downloading immediately upon request to officers of other Responsible Authorities.
4. All images downloaded from the CCTV system, must be provided in a format that can be viewed on readily available equipment without the need for specialist software.
5. An incident/accident book or electronic record will be kept to record all instances of disorder, damage to property and personal injury at the premises. Such records are to be made available for inspection and copying by the Police and other officers of Responsible Authorities immediately upon request, and all such records to be retained at the premises for at least 12 months.
6. Persons carrying any open vessel(s) that may contain alcohol must not be admitted to the premises.
7. All areas of the premises, that the public have access to, must be 'glass free' at all times the premises are open to the public.
8. Clear notices must be prominently displayed requesting customers to leave the premises and the area in a quiet and orderly manner.
9. Deliveries must only be delivered to a residential or business address and not to an open public space such as a street corner, park etc.

10. Clear and legible notices must be prominently displayed at all entrances/exits requesting delivery drivers not to loiter unnecessarily in any area outside the premises and to leave in a quiet and orderly manner.
11. Delivery drivers must be managed by staff to ensure that they do not cause a nuisance.
12. Staff must ensure that the front of the premises is swept and kept clean.
13. Staff must ensure that patrons do not congregate outside the restaurant.
14. The Premises will employ WAVE Training as well as Ask Angela and Child Safeguarding Policies.

Conditions Agreed with the Police Licensing

15. Only delivery orders are permitted between 02:00 and 05:00 hours Monday – Sunday
16. Where the premises are open for licensable activities on Fridays and Saturdays from 23:00 hours, a minimum of one (1) SIA-registered door supervisor shall be employed at the premises until 20 minutes after close.
17. A door supervisor's register shall be updated on occasions when supervisors are employed. The register is to be made available for inspection by the Police and/or Licensing Authority. Details to show:
 - full name;
 - date of birth;
 - SIA Registration Number; and
 - date and hours worked.
 - Contact telephone number and email address
18. A coloured photocopy of each door supervisor's SIA badge shall be taken by the DPS and retained at the premises.
19. All SIA staff on duty are to remain on duty for half an hour after the close of the venue to ensure all patrons are dispersed peacefully from the area.
20. Police must be called to incidents of violence and/or disorder where appropriate

Section 1: Background comments of the Borough Solicitor

- 1.1 The purpose of Camden's Statement of Licensing Policy is to make it clear to applicants that wider considerations will be taken into account when determining applications. It is intended to guide the Licensing Panel when considering licence applications. However, the Licensing Panel must always consider each application on its own merits and allow exceptions to the normal policy where the circumstances of the application justify allowing an exception. The burden is on the applicant to show that they comply with the policy.
- 1.2 Members should only address those matters that have formed the subject matter of relevant representations. Matters that arise that are not the subject of relevant representations fall outside the function that the Panel is exercising when it holds a hearing
- 1.3 Members must determine, having regard for the evidence, whether granting the application for a premises licence will impact adversely on the policy criteria listed in paragraph 3 of this report.
- 1.4 In accordance with the provisions of Part 1 of Schedule 5 of the Act, where a Licensing Authority rejects in whole or in part, an application for a new premises licence, the applicant may appeal against the decision, to a magistrate's court within 21 days of being notified of the decision.
- 1.5 Similarly, where a person who made relevant representations in relation to the application contends that the licence ought not to have been granted, or that different or additional conditions should have been imposed on the licence, he may appeal against the decision to a magistrate's court within 21 days of being notified of the decision.
- 1.6 **The Human Rights Act 1998** incorporates the key articles of the European Convention on Human Rights into domestic law. Decisions on licensing matters are actions of a public authority and must be compatible with Convention rights. Consequently, Members of the Panel must be aware of the rights contained in the Convention (particularly those set out below) when making licensing decisions.

(a) Article 6: Right to a fair trial

In the determination of his civil rights and obligations, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.

(b) Article 8: Right to respect for private and family life

Everyone has a right to respect for his or her private life, his home and correspondence.

(c) Article 1 of the First Protocol: Protection of property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions, including a licence. No one shall be deprived of his possession except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

(d) Article 10: Freedom of Expression

Everyone has the right to freedom of expression. This right shall include freedom to hold opinions and to receive and impart information and ideas without interference by public authority and regardless of frontiers. This Article shall not prevent States from requiring the licensing of broadcasting, television or cinema enterprises.

The exercise of these freedoms since it carries with it duties and responsibilities may be subject to such formalities, conditions, restrictions or penalties as are prescribed by law and are necessary in a democratic society, in the interests of national security, territorial integrity or public safety, for the prevention of disorder or crime, for the protection of health and morals, for the protection of the reputation or rights of others, for preventing the disclosure of information received in confidence, or for maintaining the authority and impartiality of the judiciary.

(e) Article 14: Prohibition of discrimination

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

- 1.7 When formulating policy local authorities must have regard to the **Equality Act 2010**. The Act provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including licensing powers. Members of the panel must be mindful of this duty when determining all licensing applications.

The section 149 Public Sector Equality Duty

- (1) A public authority must, in the exercise of its functions, have due regard to the need to—
- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;

(b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;

(c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

- (a) tackle prejudice, and
- (b) promote understanding.

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

1.8 In determining any application, the Council must comply with the public sector equality duty in s.149 of the 2010 Act. This is a duty to have regard to the need to achieve the statutory goals of s.149, rather than to achieve a particular result. The s149 duty sits alongside and does not override statutory requirements in relation to determining licensing applications, including the duty to consider all evidence on its merits and the legislative criteria listed at paragraphs 3 & 4.

1.9 When members have before them representations or other material on issues relevant to s149, even outside the scope of “standard” licensing considerations such material must still be specifically assessed in the context of s149. However, because s149 creates a requirement to “have regard” the fact a matter raised is relevant to s149 will not automatically translate into a reason for refusing an application that would be sustainable in any subsequent appeal, given the legal requirement to determine applications in compliance with licensing legislation.

Section 2: Financial Comments

- 2.1 Following consideration there are no financial implications concerning this application. The Executive Director Corporate Services has been consulted in the preparation of this report and has no further comments to add.