



Cambridge City Council

**Licensing Hearing Panel (Licensing 2003 Act)
Sub Committee**

Date: Monday, 9 March 2026

Time: 10.00 am

Venue: Council Chamber, The Guildhall, Market Square, Cambridge, CB2 3QJ [access the building via Peashill entrance]

Contact: democratic.services@cambridge.gov.uk, tel:01223 457000

Agenda

- 1 Appointment of a Chair
- 2 Declarations of Interest
- 3 Meeting Procedure
- 4 Consideration of an Application for a Premises
Licence to be Granted - The Artyst, 54 - 56
Chesterton Road, Cambridge, CB4 1EN

(Pages 7 - 96)

Licensing Hearing Panel (Licensing 2003 Act) Sub Committee
Members: Bick, McPherson and Wade

Emergency Evacuation Procedure

In the event of the fire alarm sounding all persons should vacate the building by way of the nearest escape route and proceed directly to the assembly point in front St Mary's Church. The duty Officer will assume overall control during any evacuation, however in the unlikely event the duty Officer is unavailable, this responsibility will be assumed by the Committee Chair.

Information for the public

The public may record (e.g. film, audio, tweet, blog) meetings which are open to the public.

For full information about committee meetings, committee reports, councillors and the democratic process:

- Website: <http://democracy.cambridge.gov.uk>
- Email: democratic.services@cambridge.gov.uk
- Phone: 01223 457000

Democratic Services aim to live stream this meeting on the Council's YouTube channel. However, please note that live streaming may not always be possible. If the service cannot be provided, this will be clearly stated on the agenda page of the City Council's website. Regardless of whether the meeting is streamed, members of the public are welcome to attend the meeting in person.

If you wish to speak at this meeting, you must complete an LAR1 form which will be sent to you by the Licensing Department to register with Democratic Services.

Licensing Act 2003 - Licensing Sub-Committee: Hearings Procedure

Preliminary Matters

1. A chair is appointed and confirmation of chair by the Legal Advisor.
2. **The Chair** will ask if there are any declarations of interest
3. **The Chair** will commence the hearing by introducing him/herself, the other two members of the Sub-Committee and the officers present.
4. **The Chair** will ask the applicant(s)/the responsible authorities/the interested parties present, and their representatives (if applicable), to introduce themselves and identify their interest in the proceedings.

Failure of a party to attend the hearing

5. If a party has informed the licensing authority that he/she does not intend to attend or be represented at a hearing, the hearing may proceed in his/her absence.
6. If a party who has not so indicated fails to attend or be represented at a hearing, the Sub-Committee may –
 - (a) where it considers it to be necessary in the public interest, adjourn the hearing to a specified date, or
 - (b) hold the hearing in the party's absence.
7. Where the Sub-Committee holds the hearing in the absence of a party, the Sub-Committee will consider at the hearing the application, representations or notice made by that party.
8. **The Chair** will explain the procedure to be followed at the hearing and will confirm whether the Sub-Committee must reach its decision at the end of the hearing or within 5 working days of the hearing beginning with the day or the last day on which the hearing was held, depending on the application being heard.
9. **The Committee Manager of the Sub-Committee** will indicate whether any party has requested permission for any other person(s) (other than his/her representative) to appear at the hearing to assist the Sub-Committee in relation to the application, representations or notice of the party making the request. The Sub-Committee will decide whether to grant permission to allow any other person(s) to appear at the hearing on behalf of the party; such permission will not be unreasonably withheld.
10. **The Committee Manager to the Sub-Committee** will ask whether any party is seeking to introduce any document(s) or other information not previously disclosed to all the other parties to the hearing and the licensing authority. If all the other parties consent, the previously undisclosed document(s) or other information can be produced by a party in support of their application, representations or notice (as

applicable).

11. The hearing will take the form of a discussion led by the Chair of the Sub-Committee. Cross-examination will not be permitted unless the Sub-Committee considers that cross-examination is required to consider the representations, application or notice as the case may require.
12. The Sub-Committee will consider any requests to permit cross-examination on a case-by-case basis. When permission is given to one party, it will also normally be extended to all other parties.
13. The Sub-Committee will decide the equal maximum period of time that each party will have to present their case.

The Hearing

14. The Licensing Officer will present the report to the Sub-Committee.
15. Members may ask any relevant questions of the Licensing Officer.
16. The applicant or applicants representatives may ask any points of clarification to the Licensing Officer.
17. Any other interested parties may ask any points of clarification to the Licensing Officer.
18. The applicant, or the party who has initiated the hearing, will present their case first.
19. The applicant / party shall be entitled to:
 - give further information in support of their application, representations or notice (as applicable) in response to a specific request by the licensing authority prior to the hearing;
 - question any other party (if permission has been given by the Sub-Committee);
 - address the Sub-Committee.
20. Members may ask any relevant questions of the applicant or party.
21. The Licensing Officer may ask any points of clarification to the applicant or party .
22. Any other interested parties may ask any points of clarification to the applicant or party.
23. If the Police are a party to the hearing, they will present their case. The Police have the rights listed in paragraph 17 (a) – (c) above.
24. If any other “responsible authority” are a party to the hearing, they will present their case in turn after the Police and have the rights listed in paragraph 17 (a) – (c) above.
25. Any other interested parties will then present their case in turn and have the rights listed in paragraph 17 (a) – (c) above.
26. Members of the Sub-Committee may ask questions of the/each party or any other person permitted to appear at the hearing in support of the party.
27. **The Chair** will invite the Licensing Officer and any other interested

parties making representations, to briefly summarise their points if they wish.

28. **The Chair** will then invite the applicant, or the party who has initiated the hearing, to briefly summarise their points

29. **The Chair** will ask the applicant, or the party who has initiated the hearing, the Licensing Officer and all interested parties making representations, that they are satisfied that they have said all they wish to.

The Decision

30. In considering any representations or notice made by a party, the Sub-Committee may take into account documentary or other information produced by a party in support of their application, representations or notice (as applicable) either before the hearing or, with the consent of all the other parties, at the hearing.

31. In reaching its decision, the Sub-Committee will disregard any information given by a party, or any person who has been permitted to appear at the hearing, which is not relevant to –

(a) a- The application, representations or notice (as applicable) or in the case of another person, the application, representations or notice of the party requesting their appearance, and

(b) b - The promotion of the licensing objectives or, in relation to a hearing to consider a notice given by the Police, the crime prevention objective.

32. The Sub-Committee may consider its decision in private and may move into private session where it considers that the public interest in so doing outweighs the public interest in that part of the hearing taking place in public. If the Sub-Committee do move into private session, then all the parties and their representatives, any other person permitted to appear at the hearing, officers, the public and the press will be asked to leave the room whilst the decision is made.

33. The subcommittee will complete the record of decision and shall be signed by all subcommittee members

34. The subcommittee may choose not to make the decision on the day, but the decision must be made within 5 working days beginning with the day or the last day on which the hearing was held and published.

35. If the decision is made on the day The Chair will tell those present at the meeting the decision taken by the Sub-Committee and the reasons for the decision.

36. Once signed by subcommittee the Committee Manager will send to the Licensing Officer to issue to the applicant copying in the Legal Advisor and Committee Manager.

37. The Committee Manager will publish the decision.

38. The Licensing Officer will amend the licence if necessary and issue the license to the applicant.
39. **There is a right of appeal for any decision which must be made within 21 days of the decision being sent to the relevant parties.**



CONSIDERATION OF AN APPLICATION TO VARY A PREMISES LICENCE

The Artyst, 54 - 56 Chesterton Road, Cambridge, CB4 1EN

To: Licensing Sub-Committee:

Report by: Wangari Njiiri

Environmental Health and Licensing Support Team Leader

Tel: 01223 458533

E-mail: Wangari.njiiri@cambridge.gov.uk

Wards affected: West Chesterton

INTRODUCTION

- 1.1 An application under section 34 of the Licensing Act 2003 to vary the Premises Licence issued in the respect The Artyst, 54 - 56 Chesterton Road, Cambridge, CB4 1EN has been received from Othersyde Limited. The application was served on Cambridge City Council (the Licensing Authority) on 15 January 2026. A copy of the application was also served on each responsible authority. The application and plans are attached to the report as Appendix 1a and Appendix 1b respectively. Current Premises Licence is attached to the report as Appendix 2.

- 1.2 The applicant is seeking to extend the hours of licensable activities as follows:
 - Supply of alcohol (For consumption on the premises)
 - o Monday to Saturday - 12:00 to 23:00
 - o Sunday - 12:00 to 22:30
- 1.3 The applicant has provided measures within the application form on how they intend to promote the four licensing objectives, with requested changes.
- 1.4 In accordance with the regulations of the Act, the application was advertised on the premises and in Cambridge Independent on 21 January 2026 to invite representations from responsible authorities and other persons. The last date for submitting representations was 13 February 2026.
- 1.5 Representations were received from 13 'Other Persons'. The representations are attached to the report at Appendix 3.
- 1.6 No representations were received from the Responsible Authorities.
- 1.7 The application needs to be determined.

2. RECOMMENDATION

- 2.1 That Members determine the application on its individual merits having reference to the statutory licensing objectives and Cambridge City Council's Statement of Licensing Policy and the Cumulative Impact Assessment.

3. BACKGROUND

- 3.1 The proposed premises is located within a Cumulative Impact Area (CIA) and is therefore subject to the Cumulative Impact Assessment.
- 3.2 The onus is on the applicant to demonstrate why the requested variations to license would not add to the cumulative impact already being experienced within the area.
- 3.3 The current Premises licence application was submitted on 8 May 2024.

- 3.4 Following the receipt of representations, a Licensing Sub-Committee hearing took place on 1 July 2024. The Record of Decision is provided at Appendix 4 of this report.
- 3.5 The Premises previously operated under the name Alcademy, and subsequently changed its name to The Artyst in October 2025.
- 3.6 There are two complaints regarding the premises held on file.
- 3.7 The first complaint was received on 31st October 2025 regarding the Temporary Event Notice held at the premises on 30th October 2025. Photo's provided showed a person with what appeared to be an alcoholic drink outside the premises. An email was sent to the holder of the TEN and informed that drinks should have remained in the premises and not been taken outside and what would be put in place to prevent this from happening at future events.
- 3.8 The premises provided the following measures: To ensure there is no recurrence of this issue, we will be introducing further measures, including:
- Installing clear "No drinks outside" signage near all exits.
 - Briefing staff before each event to remind customers that drinks must remain inside.
 - Assigning a staff member to monitor the entrance at busier events.
 - Including a note in event communications to remind guests that drinks may not be taken outside.
 - Making polite verbal reminders to customers if needed.
- 3.9 The second complaint was received on the 8th December 2025 and alleged that the premises did not have CCTV working for an unknown period of time. The premises were contacted and confirmed that CCTV was not working from September until the end of November as they were waiting for the broadband to be connected.
- 3.10 The CCTV was now functioning. An email was sent to the Premises Licence Holder informing them that it was a breach of their premises licence to be open without CCTV and that if CCTV was not working in future, licensable activities should not be taking place. The premises were also informed that the complaint would remain on file and further enforcement action could be taken if similar breaches were identified.

- 3.11 Appendix 5 details a map, showing premises with licences for the Supply of Alcohol, within the surrounding area.
- 3.12 In carrying out its licensing functions, the Licensing Authority must have regard to its Statement of Licensing Policy, the Cumulative Impact Assessment and additionally the statutory guidance issued under Section 182 of the Licensing Act 2003. The relevant sections from the Council's Statement of Licensing Policy are:
- Objectives, section 2
 - Fundamental principles, section 4
 - Cumulative Impact, section 5
 - Licensing Hours, section 6
 - Licence Conditions, section 8

4. CONSULTATIONS

- 4.1 The Licensing Act 2003 requires applications made under section 34 of the Act to be served on the Responsible Authorities and also advertised on the premises and in a local newspaper circulating within the vicinity of the premises. During the consultation period, Responsible Authorities and Other Persons (any individual, body or business entitled to make representations to licensing authorities) may make a representation in respect of the application.
- 4.2 Statutory consultation has therefore taken place with Responsible Authorities and interested parties in accordance with the procedures set out in the Licensing Act 2003 and associated regulations made under the Act.

5. OPTIONS

- 5.1 Whilst having reference to the information provided by the applicant, the information raised in the representations and also Cambridge City Council's Statement of Licensing Policy and Cumulative Impact Assessment, the Sub-Committee's decision must be made with a view to promoting one or more of the four licensing objectives, namely:
- (a) the prevention of crime and disorder;
 - (b) public safety;
 - (c) the prevention of public nuisance; and

(d) the protection of children from harm.

5.2 Members should take such steps that they consider are necessary for the promotion of the licensing objectives. The Sub-Committee may resolve:

- (a) to grant the variation as applied for;
- (b) to modify the conditions of the licence
- (c) to reject the whole or part of the application.

5.3 Members must give reasons for their decision.

6. CONCLUSIONS

6.1 The Licensing Authority has a duty under the Licensing Act 2003 to promote the Licensing Objectives. Each objective has equal importance. In carrying out its licensing functions, the Licensing Authority must also have regard to its Statement of Licensing Policy, the Cumulative Impact Assessment and the Statutory Guidance under the Licensing Act 2003, and it is bound by the Human Rights Act 1998. The Council must also fulfill its obligations under Section 17 of the Crime and Disorder Act 1998 to do all that it reasonably can to prevent crime and disorder in Cambridge.

7. IMPLICATIONS

(a) Financial Implications

Cambridge City Council (the Licensing Authority) has a statutory duty to determine applications made under the Licensing Act 2003. The application fees associated with such applications are set by Central Government and are intended to cover the cost of administering the licensing regime.

There are no specific financial implications associated with this report.

(b) Staffing Implications

There are no staffing implications associated with this report.

(c) Equal Opportunities Implications

No Equality Impact Assessment has been conducted as the only consideration in reaching a decision is whether the granting of the application will undermine the statutory licensing objectives.

(d) **Environmental Implications**

Any environmental implications that need to be considered must specifically relate to the promotion of the statutory licensing objectives and will be contained in the representations made by the responsible authorities or interested parties.

(e) **Community Safety**

Cambridge Constabulary, Cambridgeshire Fire & Rescue Service, Cambridge City Council's Environmental Health Team, Cambridge City Council's Planning Service, Cambridgeshire County Council's Child Protection & Review Unit, Cambridgeshire County Council's Trading Standards Department and the Public Health Director were consulted as part of the application process and could have made representation if it was considered that the granting of the application would undermine one or more of the statutory licensing objectives.

Those making representations would have raised any relevant community safety implications.

8. BACKGROUND PAPERS: The following are the background papers that were used in the preparation of this report:

- [Licensing Act 2003](#)
- [The Licensing Act 2003 \(Premises licences and club premises certificates\) Regulations 2005](#)
- [Guidance issued under section 182 of the Licensing Act 2003](#)
- [Cambridge City Council's Statement of Licensing Policy](#)
- [Cambridge City Council's Cumulative Impact Assessment](#)

Appendix 1 – Application Form

Appendix 1b – Plan

Appendix 2 – Current Premises Licence

Appendix 3 – Other Persons Representations

Appendix 4 – Current licence Record of Decision 1 July 2024

Appendix 5 - Map of premises licences with Supply/Sale of alcohol in surrounding area

To inspect these documents either view the above hyperlinks or contact the Commercial & Licensing Team at taxi@cambridge.gov.uk.

The author and contact officer for queries on the report is Wangari.njiiri@cambridge.gov.uk

Date originated: 20 February 2026

Last updated: 25 February 2026

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Online Application Details

General Details				
Licence Type	Premises Licence			
Application Type	Premises licence - variation			
Fees	Type	Detail	Fee Multiplier	Total
	Rateable Value	Band A £0 to £4,300	x1	£100.00
	Capacity	0 to 4,999	x1	£0.00
Total Fee(s)	£100.00			
Location to be Licenced	54 - 56 Chesterton Road Cambridge Cambridgeshire CB4 1EN			
Trading Name	The Artyst			
I am the	Agent			
Agent Details	Mr Dovydas Vilimas 54 - 56 Chesterton Road Cambridge Cambridgeshire CB4 1EN Mob: [REDACTED] Email: [REDACTED]			
Proposed Licence Holder Details	Othersyde Limited 42 Woodlark Road Cambridge Cambridgeshire CB3 0HS Mob: [REDACTED] Email: [REDACTED]			
Additional Proposed Licence Holder(s)				
Additional Contacts	<p>Mr Matthew Taylor 54 - 56 Chesterton Road Cambridge Cambridgeshire CB4 1EN Mob: [REDACTED] Email: [REDACTED]</p> <p>Mr Dovydas Vilimas 54 - 56 Chesterton Road Cambridge Cambridgeshire CB4 1EN Mob: [REDACTED] Email: [REDACTED]</p>			

Licence Type Additional Data Setting	
Premises licence number	[REDACTED]
Premises telephone number	
Non-domestic rateable value of premises (£)	0
When do you want the variation to take effect?	
Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.	
Please confirm you have read the notes above on regulated entertainment	Yes
Please confirm you have read and understood the above declaration	Yes
Full name	Dovydas Vilimas
I am the	An agent acting on behalf of the [proposed] licence holder
Premise Alcohol Licence	
Please describe the nature of the proposed variation	The premises currently holds a licence permitting the sale of alcohol from 12:00 to 19:00, seven days a week. This application seeks to extend the terminal hour for the sale of alcohol to 23:00, with no change to the start time, premises layout, capacity, or the range of licensable activities authorised under the licence. The premises operates as an art café, bar, and cultural venue dedicated to the legacy of Syd Barrett, hosting arts-led and community-focused events. The extension of alcohol sales hours will support the sustainability of the business and allow greater flexibility for evening cultural activity, while remaining appropriate to the character of the area. There will be no material change to the nature of the operation, and the premises will continue to promote the licensing objectives. The basement forms part of the existing premises and no physical alteration to the licensed area is proposed as part of this application; any cultural or arts-led activity will operate within existing statutory exemptions and permissions.
Premises capacity	
Will you be amending or adding plays?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	

Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be amending or adding films?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be amending or adding indoor sporting events?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	

Sunday start	
Sunday end	
Further details	
Seasonal variations	
Non-standard times	
Will you be amending or adding boxing or wrestling entertainment?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be amending or adding live music?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	

Non-standard times	
Will you be amending or adding recorded music?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be amending or adding performance of dance?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be amending or adding anything similar to live music, recorded music or performances of dance?	No
Monday start	
Monday end	

Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Description	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be amending or adding late night refreshment?	No
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Licence location	
Further details	
Seasonal variations	
Non-standard times	
Will you be amending or adding the sale or supply of alcohol?	Yes
Monday start	12:00
Monday end	23:00
Tuesday start	12:00
Tuesday end	23:00
Wednesday start	12:00

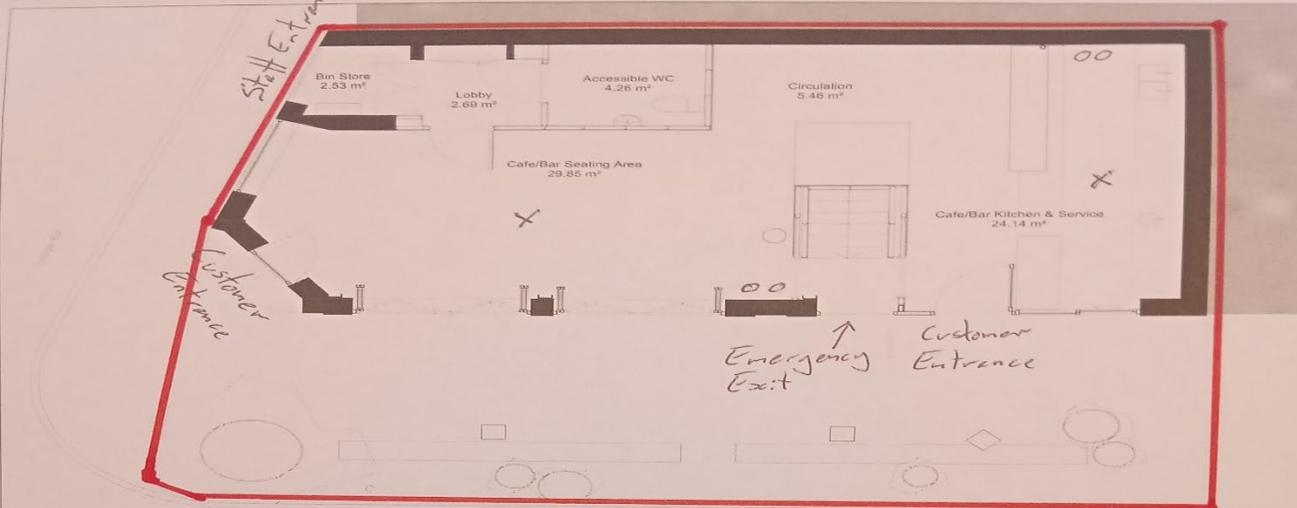
Wednesday end	23:00
Thursday start	12:00
Thursday end	23:00
Friday start	12:00
Friday end	23:00
Saturday start	12:00
Saturday end	23:00
Sunday start	12:00
Sunday end	22:30
Licence location	For consumption on the premises
Seasonal variations	None
Non-standard times	None
Concerns in respect of children	N/A – there is no adult entertainment, nor are any activities proposed that give rise to concern in respect of children.
Opening hours - Monday start	
Opening hours - Monday end	
Opening hours - Tuesday start	
Opening hours - Tuesday end	
Opening hours - Wednesday start	
Opening hours - Wednesday end	
Opening hours - Thursday start	
Opening hours - Thursday end	
Opening hours - Friday start	
Opening hours - Friday end	
Opening hours - Saturday start	
Opening hours - Saturday end	
Opening hours - Sunday start	
Opening hours - Sunday end	
Opening hours - Seasonal variations	
Opening hours - Non-standard times	
a) General - all four licensing objectives (b,c,d,e)	The premises will continue to operate as a café, bar, and cultural venue. The proposed extension of alcohol sales hours will be managed within existing operational practices, staffing levels, and management oversight. No changes are proposed to the nature of the operation, capacity, or layout of the premises.
b) The prevention of crime and disorder	The premises will promote responsible alcohol consumption at all times. Alcohol will be sold as part of a café and cultural offering, with substantial food, including freshly prepared pizzas in the evening, available to customers. This approach is intended to discourage excessive alcohol consumption and support a relaxed and well-managed environment. Staff will refuse service to anyone who appears intoxicated.

c) Public safety	The premises will operate within its existing approved capacity and layout, including the basement areas used for cultural events. Clear access to exits and escape routes will be maintained at all times, and staff will be present to supervise events and manage customer safety. No changes are proposed to the physical structure or safety arrangements of the premises as a result of this variation.
d) The protection of public nuisance	The premises is not operated as a late-night drinking venue. Cultural events such as exhibitions, performances, and launches are managed to ensure they conclude in an orderly manner. The availability of food supports a controlled atmosphere, and staff will manage customer dispersal to minimise noise and disturbance to nearby residents, particularly during later hours.
e) The protection of children from harm	The premises operates as a café and cultural venue that is suitable for families during the day. Children will not be permitted to consume alcohol, and staff will continue to operate a Challenge 25 policy. Cultural events hosted at the premises are appropriately managed, and no adult entertainment or activities unsuitable for children take place or are proposed.
Licence Activity	
Licence activity type	
Area	
Licence Location	
Monday start	
Monday end	
Tuesday start	
Tuesday end	
Wednesday start	
Wednesday end	
Thursday start	
Thursday end	
Friday start	
Friday end	
Saturday start	
Saturday end	
Sunday start	
Sunday end	
Further Details	
Seasonal Variations	
Non Standard Time	

Customer Comments: The non-domestic rateable value has been entered as £0 as the premises could not be located on

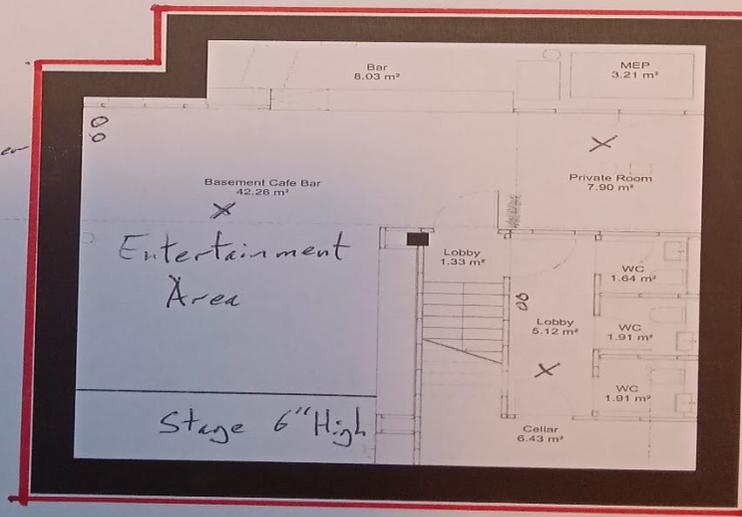
the Valuation Office Agency online listing at the time of submission. The premises is believed to fall within Band A (£0-£4,300). The applicant will provide confirmation of the rateable value if requested by the Licensing Authority.

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Ground Floor Plan

X : Smoke Alarms
O : Fire Extinguisher



Basement Plan

The Alcaemy
54-56 Chesterton Road, Cambridge

Scale @ A4 - 1:100

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Part A

Licensing Act 2003
Format of premises licence
CAMBRIDGE CITY COUNCIL



Premises licence number

PRECAM 000951

Part 1 – Premises details

Postal address of premises, or if none, Ordnance Survey map reference or description
**The Artyst
54 - 56 Chesterton Road**

Post town
Cambridge

Post code
CB4 1EN

Telephone number
[REDACTED]

Where the licence is time limited the dates
N/A

Licensable activities authorised by the licence
Provision of Plays, Films, Live Music, Recorded Music, Supply of Alcohol

The times the licence authorises the carrying out of licensable activities

Activity	Plays - Indoors				
Day	Times				
Sun	08:00	22:30			
Mon	08:00	23:00			
Tue	08:00	23:00			
Wed	08:00	23:00			
Thurs	08:00	23:00			
Fri	08:00	23:00			
Sat	08:00	23:00			

Non Std Timings & Seasonal Variations
Small plays, used to promote community projects, might be staged within the venue. But only within the basement area. Some amplified music might be played during the performance of a play. But only up to the decibel limit agreed to with the Council.

Activity	Films - Indoors				
Day	Times				
Sun	08:00	22:30			
Mon	08:00	23:00			
Tue	08:00	23:00			
Wed	08:00	23:00			
Thurs	08:00	23:00			
Fri	08:00	23:00			
Sat	08:00	23:00			

Non Std Timings & Seasonal Variations
Films will only be shown in the basement. Music will be amplified, but only up to the limit that has been agreed on with the Council.

Activity	Live Music - Indoors					
Day	Times					
Sun	12:00	22:30				
Mon	12:00	23:00				
Tue	12:00	23:00				
Wed	12:00	23:00				
Thurs	12:00	23:00				
Fri	12:00	23:00				
Sat	12:00	23:00				
Non Std Timings & Seasonal Variations	Live music will only be played in the basement and only up to the decibel limit agreed to with the Council.					
Activity	Recorded Music					
Day	Times					
Sun	08:00	22:30				
Mon	08:00	23:00				
Tue	08:00	23:00				
Wed	08:00	23:00				
Thurs	08:00	23:00				
Fri	08:00	22:00				
Sat	08:00	22:00				
Non Std Timings & Seasonal Variations	Recorded music will be played within the venue. On the ground floor, the recorded music will sometimes be playing in the background at a low level that has been agreed on with the Council. In the basement, recorded music will mostly be for background purposes. However, there will sometimes be, usually at the weekends, recorded music played by a DJ. This music will be played through the venue' PA and won't exceed the decibel level agreed on with the Council.					

Activity	Supply of Alcohol					
Day	Times					
Sun	12:00	19:00				
Mon	12:00	19:00				
Tue	12:00	19:00				
Wed	12:00	19:00				
Thurs	12:00	19:00				
Fri	12:00	19:00				
Sat	12:00	19:00				
Non Std Timings & Seasonal Variations						

The opening hours of the premises						
Day	Times					
Sun	08:00	22:30				
Mon	08:00	23:00				
Tue	08:00	23:00				
Wed	08:00	23:00				
Thurs	08:00	23:00				
Fri	08:00	23:00				
Sat	08:00	23:00				
Non Std Timings & Seasonal Variations						

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

Part 2

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

Othersyde Limited
42 Woodlark Road
Cambridge
CB3 0HS

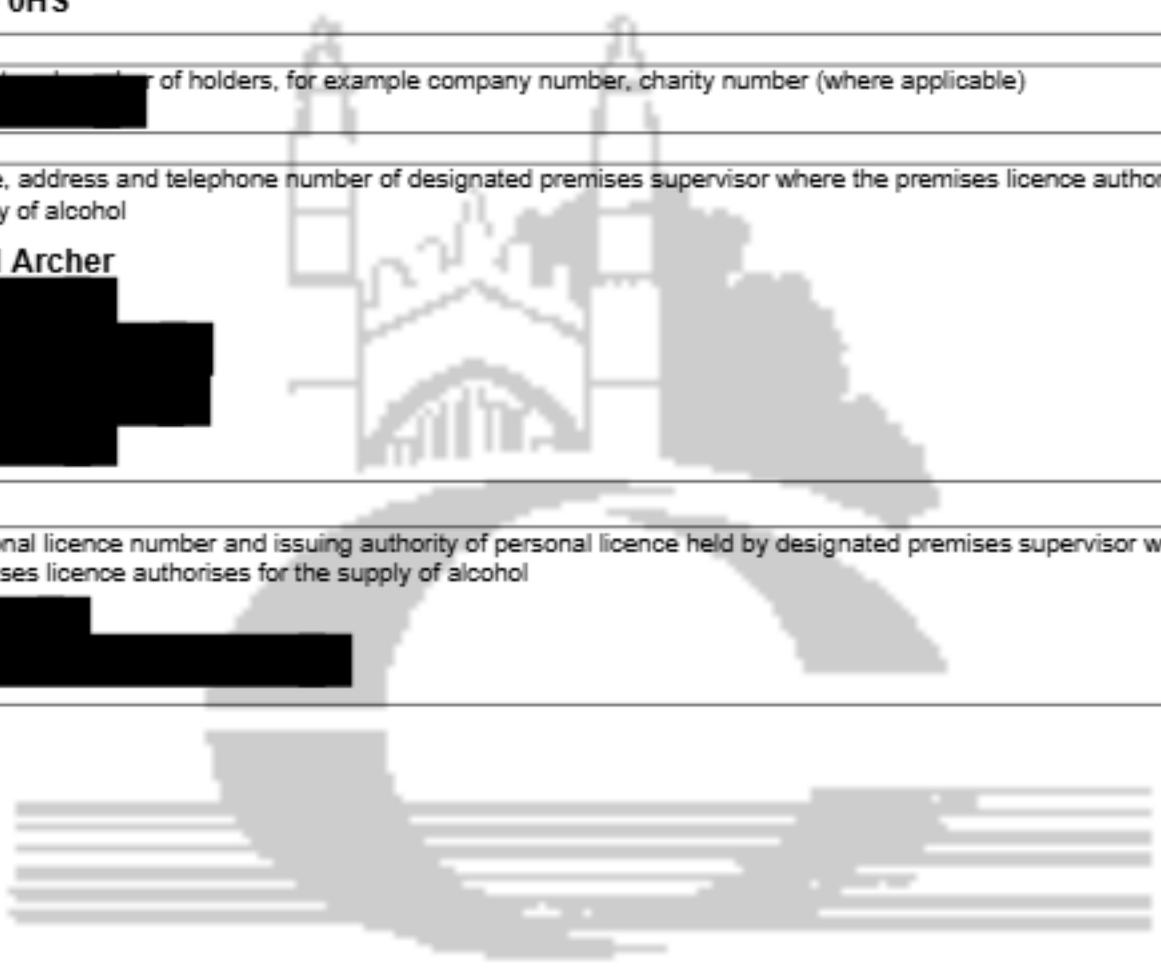
[REDACTED] of holders, for example company number, charity number (where applicable)

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

Paul Archer
[REDACTED]

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

[REDACTED]



CAMBRIDGE
CITY COUNCIL

Annex 1 - Mandatory Conditions

1. No supply of alcohol may be made under the premises licence -
 - (a) at a time when there is no designated premises supervisor in respect of the premises, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
6. The responsible person must ensure that—
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”
7. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

8. For the purposes of the condition set out in paragraph 7—
(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
(b) “permitted price” is the price found by applying the formula—

$$P = D + (D \times V)$$

Where -

- (i) P is the permitted price,
(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
(c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—
(i) the holder of the premises licence,
(ii) the designated premises supervisor (if any) in respect of such a licence, or
(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
(d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
(e) “valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

9. Where the permitted price given by Paragraph (b) of paragraph 8 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

10. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 8 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

11. The admission of children under the age of 18 to film exhibitions permitted under the terms of this licence shall be restricted in accordance with any recommendations made
a. By the British Board of Film Classification (BBFC) where the film has been classified by that Board, or

b. By the Licensing Authority where no classification certificate has been granted by the BBFC, or, where the licensing authority has notified the licence holder that section 20 (3) (b) of the Licensing Act 2003 applies to the film.

12. Where the film classification body is specified in the licence, unless subsection (13)(b) applies, admission of children must be restricted in accordance with any recommendation made by that body.

13. Where—

- (a) the film classification body is not specified in the licence, or
(b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question,
admission of children must be restricted in accordance with any recommendation made by that licensing authority.

14. In this section—

- “children” means persons aged under 18; and
- “film classification body” means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c. 39) (authority to determine suitability of video works for classification).

Annex 2 - Conditions consistent with the operating schedule

No adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children shall be permitted in the premises at any time.

General

1. **Comprehensive Policies and Procedures:** We will develop and implement comprehensive written policies and procedures that explicitly address each of the four licensing objectives. Our staff members will be well-informed about these policies, and we will ensure that they understand how they will contribute to achieving these objectives.
2. **Training and Staff Awareness:** We will provide training for all our staff members to ensure they are fully aware of the licensing objectives and how they will contribute to their promotion. Our training will cover responsible alcohol service, age verification, recognizing signs of intoxication, and emergency procedures.
3. **Risk Assessments:** We will regularly conduct risk assessments of our premises to identify potential risks and challenges related to each of the licensing objectives. These assessments will inform our strategies and actions to ensure their promotion.
4. **Collaboration with Authorities:** We will work closely with local authorities, including the police, fire department, and environmental health officers. We will maintain open lines of communication with these agencies to address concerns and seek their input and guidance on promoting the licensing objectives.
5. **Security Measures:** We will implement security measures that address both the prevention of crime and disorder and public safety. These measures will include the presence of trained security personnel, a well-monitored CCTV system, and emergency response plans.
6. **Noise Control and Nuisance Mitigation:** We will use noise control measures to prevent public nuisance while respecting our neighbours. These measures may involve soundproofing, noise level monitoring, and staff training on noise control.
7. **Age Verification and Child Protection:** We will ensure strict adherence to age verification procedures and child protection policies. We will implement "Challenge 25" or similar age verification practices for all age-restricted sales. We will monitor and review these practices regularly to prevent harm to children.
8. **Regular Reviews and Adjustments:** We will continuously review and adjust our policies and procedures as necessary. We will regularly assess our practices to ensure they are effective in promoting all four objectives. We will make necessary improvements based on feedback and changing circumstances.
9. **Community Engagement:** We will engage with the local community to address concerns and foster a positive relationship. We will attend local community meetings or events, if applicable, to show our commitment to being responsible and considerate members of the community.
10. **Documentation and Record-Keeping:** We will maintain thorough records of all our policies, training sessions, risk assessments, and incidents. Documenting our efforts to promote the licensing objectives will be valuable when demonstrating our commitment to the licensing authority.

The prevention of crime and disorder

11. To prevent crime and disorder on our premises, we will implement several security measures. These will include a comprehensive CCTV system covering all public areas. Our staff will be instructed to remain vigilant and promptly report any suspicious or disruptive behaviour. We will also establish a close working relationship with the local police and participate in the Pubwatch scheme, allowing for the swift sharing of information regarding any issues related to crime and disorder in the area.
12. Though SIA door supervisors are not considered necessary for the day to day business operation, an ongoing risk assessment will be undertaken to ensure at during licensed hours where it is considered necessary, sufficient SIA registered security officers will be employed by the License Holder. This risk assessment will be made available for inspection by the police or other authorised officer on request.
13. Digital CCTV with appropriate recording equipment shall be installed, operated and maintained throughout the premises internally to cover all public areas (apart from toilets). The system will be switched on and live during all times that the public have access to the premises whilst open to members of the public. The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy and will be changed when British Summer Time starts and ends. The CCTV at customer entrance points will record a clear facial image of every person entering in any light condition. Footage shall be stored for a minimum of 31

days. In the event that images are requested from a constable or authorised officer of a responsible authority the management will ensure a staff member who is conversant with the operation of the CCTV system shall be on the premises at all times the premises are open to the public. This staff member shall give full and immediate cooperation and technical assistance to them in the event that CCTV footage is requested for the prevention and detection of suspected or alleged crime or offence and be able to show a police officer or authorised Council officer recent data or footage. In order to comply with the above requirement management staff will be trained to download images from the system onto relevant media.

14. Notices advising that CCTV has been installed on the premises shall be displayed so that they are clearly visible to the public within the licensed premises.

15. Staff will take reasonable steps to ensure that customers do not take partly consumed alcoholic products or drinking receptacles away from the premises.

16. All incidents which impact on any of the four licensing objectives shall be recorded in a register kept at the premises and will be made available for inspection by police or authorised officer of a responsible authority.

17. A Refusals log will be kept and made available for inspection by police or authorised officer of a responsible authority.

18. Staff must have completed their alcohol training (covering relevant licensing legislation and prevention of harm) prior to being authorised to sell alcohol. The training is to be carried out at least once every 6 months and written records of the training must be kept.

19. Records will be kept of such training and will be immediately available for inspection by Cambridgeshire Police or authorised officer of a responsible authority for inspection upon request.

20. All staff must complete welfare and vulnerability training, this is to include 'Ask for Angela' Scheme (as long as it is still in operation). The training is to be carried out at least once every 6 months and written records of the training must be kept for inspection by Cambridgeshire Police or authorised officer of a responsible authority.

21. All spirits shall be displayed behind a counter.

22. Only beer, cider and lager with an ABV 5.5% or below will be sold, except for premium priced craft products.

23. The premises shall have a written Drugs Policy. Any seized/found substances believed to be illegal substances will be records in a drugs register with the item placed in a secure safe or drawer, and arrangements shall be made at the earliest opportunity to hand to police.

24. A search policy shall be in place, whereby a person may be subject to a bag or person search as a condition of entry. Any person refusing to be searched shall be refused entry.

25. After 21:00hrs no person under the age of 18 shall be permitted on the premises whilst licensable activities are taking place unless with a responsible adult.

26. A written delegation of authority record will be kept at the premises whereby non personal licence holders are authorised to make sales on behalf of the Designated Premises Supervisor.

27. Any off sales will only be sold in sealed containers.

28. The outside seating area will be carefully monitored by staff to ensure it is being used in a responsible manner as not to cause a disturbance to local residents.

29. The person nominated as the DPS will join the Cambac Nightsafe/Pub watch scheme and support its aims and objectives. This includes support of its agreed banning policy and attending meetings; personally, or by sending an authorised representative of the venue.

Public safety

30. Public safety is of paramount importance to us. Our premises have been designed with fire safety in mind, and will have clearly marked exits, fire extinguishers, and regular fire drills for staff. We have crowd control measures in place for busy events to prevent overcrowding and maintain safe egress routes. Staff will be trained to handle emergencies, and we will have first-aid facilities available. We will also collaborate with local emergency services and keep our staff informed about emergency procedures through regular training sessions.

The prevention of public nuisance

31. To prevent public nuisance, we will implement a robust noise control policy. We will install soundproofing measures to minimize noise emanating from our premises. All live music and amplified entertainment will be kept within acceptable noise levels. Our staff will be trained to

ensure that patrons leaving the premises do so quietly and respectfully, particularly during late hours. We will be in constant communication with our neighbours and will have an open-door policy to address any concerns they may have regarding noise or other nuisances.

32. The outside seating area will close each day at 21:30. All tables and chairs will be taken out of use and stored securely within the premises.

33. The placing of waste including bottles into receptacles outside the premises and collections from and/or deliveries to the premises, including the emptying of premises waste receptacles by waste contractors, shall only take place between the hours of 07:00 and 23:00 to minimise disturbance to nearby properties.

The protection of children from harm

34. We take the protection of children from harm very seriously. All of our staff will be trained in age verification procedures, and we will operate a strict 'Challenge 25' policy for age-restricted sales. Our premises will have clear signage indicating the age restrictions on the sale of alcohol, tobacco, and other age-restricted products. We will not admit individuals under the age of 18 after a certain hour in the evening, and we will regularly review and update our child protection policy to ensure its effectiveness.

Annex 3 - Conditions attached to the licence after a hearing by the licensing authority

1. No alcohol to be consumed outside the premises
2. The following times shall apply to the sale and consumption of alcohol on the premises.
12:00 to 19:00 Monday - Sunday

Annex 4 - Plans

See attached - 279321

This licence was granted on: 1st July 2024

CAMBRIDGE
CITY COUNCIL

1.	<p>TJ Silver, 6 Trafalgar Street, Cambridge, CB4 1ET</p> <p>I object to this application on the basis of licensing objectives 1 and 3: The Artyst is situated on the corner of Trafalgar Road and is near the alley that runs behind Trafalgar Street. The increased availability of alcohol until late at night, every night, coupled with the intention of holding events, increases the risk of crime and noise/nuisance occurring on Trafalgar Road/Street and the alley (which is very dark at night). The impact on residents will be much more severe than in the day or early evening, because the 'white noise' of the area will have died down and residents are more likely to be at rest/sleeping. Customers are likely to leave en masse after an event which will compound the issue. Even two people talking as they walk down Trafalgar Street can be heard from indoors during the day, let alone groups of intoxicated individuals late at night. Any noise in the alley will disturb residents of both Trafalgar Street and Chesterton Road, whose properties back onto the alley.</p>
2.	<p>Hugh Gibson, 10 Trafalgar Steet, CB4 1ET</p> <p>I am the owner of 10 Trafalgar St, Cambridge, a property which shares a private back-lane with the Artyst establishment, closer than 80m distance. I understand there is a new application for extended alcohol late-licensing .. (till 11pm each evening), being reviewed on Friday 13th.</p> <p>This establishment is very close to "Thirsty" pub/bar which we had some problems not long ago, with noise, drunken behaviour especially on the shared private back-street. This narrow, unpaved back-street is a particular concern as it is the only access for Bin collection and access to the rear of the property.</p> <p>My house is currently occupied by my Nephew, who is currently studying at Anglia Ruskin.</p> <p>In short, I am anxious as to the possible noise, drunken behaviour and drug abuse. We already have to contend with the Thirsty pub (which is very close) as well as many other drinking establishments in the neighborhood.</p> <p>We also have Wintercomfort on the corner and also had to contend with an illegal Prison-</p>

	<p>bail house 4 doors away, which was a narcotics den until finally closed down.</p> <p>I read that this establishment "the Artyst" Celebrates Syd Barret of Pink Floyd, a Cambridge resident who was destroyed through drug abuse.</p> <p>This area of Chesterton has schools nearby and families with small children. I am very concerned for public safety because of drug/alcohol abuse and would not welcome the late-opening of this establishment for alcohol till 11pm.</p> <p>Many thanks for your attention, Hugh Gibson (owner of 10 Trafalgar St, Cam)</p>
<p>3.</p>	<p>Charles Tyzack, 12 Trafalgar Road, Cambridge, CB4 1EU</p>
	<p>I have significant concerns about the public nuisance this may cause if late night drinking is allowed. This is a quiet residential area where families with young children live.</p>
<p>4.</p>	<p>[REDACTED]</p>
	<p>My objection is to the application for a licence for amplified music and alcohol sale in the evenings. Although the address of the premises is Chesterton Road, the premises is right on the corner of Trafalgar Road (TR) leading to Trafalgar St (TS) . The council can set limits on volume inside the premises, but my concern is the noise from customers leaving at the end of the evening. When music is loud, people raise their voices, and usually don't adjust to quieter surroundings immediately; alcohol is likely to exacerbate the issue. TR and TS are narrow residential streets with bedrooms that front directly onto the street. The homes have school-age children and working adults who need to be able to rely on an interrupted night's sleep. Loud behaviour when leaving a venue doesn't represent a public nuisance on a non-residential street, but on a residential street it does. The applicant and council have no control over the behaviour, but in granting the licence the council would expose the residents of to the risk.</p>
<p>5.</p>	<p>[REDACTED]</p>
	<p>I strongly object to this licence variation to extend alcohol licensing hours from 7pm to 11pm daily (10:30pm Sundays). I have already objected to the very similar first application in June 2024. My objections centre around the</p>

	<p>Prevention of Public Nuisance. In addition, I am concerned that the building has had a heavily smashed window for over 2 weeks which has not been boarded. This is a physical hazard to passers-by and anyone entering the building and concerns me that the owner is not a responsible person to hold a license because they are failing in basic property maintenance, safety and security, and I am therefore also objecting on the grounds of Public Safety. Pictured attached (via direct email) The venue is in a residential location and part of the DeFreville conservation area, with narrow streets. We have a strong community of neighbours. An all-night drinking and music venue on this corner will have a serious negative impact on our daily life, particularly in the evenings. We often experience noise, drink and drug use from the surrounding pubs/bars. The venue is in a Cumulative Impact Zone. We currently have many places selling alcohol in a very small area. This venue, with late hours and events would only increase the disruptive detrimental impact. Our house backs on to an unlit alleyway that borders the flats behind the venue. There is occasional drink and drug use down here, especially if there are events near by. Having drunk crowds exit the venue and come down our road will only increase use of this alleyway for drinks, drugs and toileting. It will be an increase in public nuisance. The venue has a large capacity for people, including a basement for even more. The application states live and recorded music and DJs. Combined with alcohol, the noise and crowds, into the late evening, will further create disruption on the corner. And especially as people leave after an event. This is a residential area with families and elderly people. It is not the place for a bar, pub or club. The current limit on alcohol to 7pm will help to prevent this disruption. An increase to 10:30/11pm every night will have the opposite effect. Drunk people, noise, drug use and shouting will increase down our road and in the alleyway. This will affect our safety, sleep and quality of life. The hours to 10:30/11pm every single day are far too excessive. I have not personally had contact with the venue owner. Aside from a drawing evening and one small exhibition (which was initiated and organised by a neighbour), I have not seen or heard of any positive impact that this venue has had. At present the daytime 'café' is fine – but turning this into a late night drinking venue every night of the week will be detrimental to my family's health, and to the neighbourhood. Hence I strongly object to this application, and ask the Council to hear my concerns.</p>
6.	
	See Appendix 3b

7.	[REDACTED]
	<p>I have reviewed the application by The Artyst to extend its licensing hours for the serving of alcohol (i.e. to 11pm Monday – Saturday: to 10.30pm on Sundays).</p> <p>My objection is straightforward. This is a residential area falling within a Cumulative Impact Area. The objections raised by neighbours to the original licensing application remain (public nuisance etc). There have been no material changes to the environment and related conditions which informed the terms of the current license. I cannot, therefore, see why reason why changes to the current license should be agreed.</p>
8.	<p>Sara Garnham, 2 Boathouse Court, Trafalgar Road, Cambridge, CB4 1DU</p>
	<p>Please see my comments on the NEW application for what is now The Artyst at 54 Chesterton Road. It is based on my representations for an identical application that was refused in 2024</p> <p>Since the grant of a limited licence in 2024 we have seen no efforts of the applicant to finally engage with our residential community and let us know he is applying again for the same licence that was refused. Whilst their apparent aspiration for the site sounds lovely their application does not match. The application takes no account of the residential nature of the location nor the further cumulative impact that such an all encompassing heavy handed licence would have on public safety, public nuisance and potential crime. All day, every day from early to late; outdoor drinking on a public pavement is not appropriate for this venue (this currently happens under the existing licence which is not allowed). The traffic light junction beside the site is busy and a key crossing point likely to dump pedestrians into a melee of drinkers and obstacles. Late night music every night is inappropriate for a site enveloped by residential premises. Narrow streets and pavements adjacent are not suited for more vehicle or foot traffic. The impact of other events which bring drinking to the streets of Mitchams Corner increase petty vandalism, asb and fear, whilst I am sure the applicant would feel they are attracting a responsible audience drunk people do stupid things. The licence should be drawn to reflect the activities and aspiration they are selling to us, not this all encompassing permission that cynically enables them to completely change to a different model to that they are trying to sell to us. Continue to restrict the alcohol hours, restrict the music hours please so we can have a further say if they change their plans.</p>

9.	Alison Melville, 21 Trafalgar Street, Cambridge, CB4 1ET
	<p>I object to this licence on the grounds of:</p> <ul style="list-style-type: none"> • public nuisance <p>This license was turned down 18 months ago. What has changed since then?</p> <p>I wish to let you know my fears about yet another hostelry on Chesterton Road. It is on the corner of Chesterton Road and Trafalgar Road- a very narrow street leading down to the river. There are lots of children living nearby and a lot of elderly folk.</p> <p>I know that the people applying have said it will just be for plays and gentle quiet entertainment but with a large basement area it could quickly become a club of live music and regular partying</p> <p>This small area is saturated with pubs- two Co-ops two wine bars , umpteen coffee shops. Please do not allow this application to go ahead</p>
10.	WITHDRAWN
11.	Alexis Mather, 12 Trafalgar Street, Cambridge, CB4 1ET
	See Appendices 3C(1), 3C(2) and 3C(3)
12.	Andreas Nymark Jenson, 1 Trafalgar Road, Cambridge, CB4 1EU
	See Appendix 3D
12.	Katya Mohsen, 12 Trafalgar Street, Cambridge, CB4 1ET
	See Appendices 3E(1) and 3E(2)

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OBJECTION TO:

Licence application 298057

Existing licence 279321

The Artyst (Othersyde Ltd), 54-56 Chesterton Road CB4 1EN

To:

Cambridge Licensing

From:

[REDACTED]
[REDACTED]
[REDACTED]

12 February 2025

OUTLINE

This venue has already received the Council's rejection* for this proposed licence (alcohol & music to 11pm (10:30pm Sundays) just 18 months ago. The venue's location within a Cumulative Impact Area, the lack of reliable management, and the neighbourhood public nuisance issues remain the same. On this basis alone, the application should be rejected.

*Reference: Council's 'Record of Decision' letter, 1 July 2024.

I trust the current Council members and reviewers of this application will take into consideration the previous objections, Licensing meeting and outcomes – as they are still relevant.

However, herewith specifics for my objection. The majority fall under the four licensing objectives, with a strong emphasis on the **Prevention of Public Nuisance**.

1. LOCATION

The venue is in a residential area, on the edge of the DeFreville conservation area. It is on the corner of Trafalgar Road, leading to Trafalgar Street – very narrow Victorian streets with a quiet, closely-knitted community of working families, elderly and single people. IF an all-night drinking/music venue was on this corner, with the associated noise, drink, drugs and disruption that can spill out late at night and down past our homes, it would have a seriously detrimental impact on the health and quality of life for my family and our neighbours.

2. TRAFFIC

The venue entrances are close to heavy moving traffic on a busy one-way junction with Chesterton Road. The corner into double-yellow-lined Trafalgar Road is very narrow, less than two car widths when turning, with vehicles often mounting and occasionally parking illegally on the pavement. Drunk people and boisterous crowds (especially if an event stops at 11pm, with a mass exodus into the streets over an additional half hour) would be a danger to themselves, traffic and to general public lives.

3. CUMULATIVE IMPACT AREA

Or, excessive alcohol supply creating negative public experiences. We already have an over-supply of alcohol-related venues, and the associated negative impacts. Within 100m, along the Chesterton Road shopfront, including The Artyst we have ten+ alcohol premises; on and off-licences, restaurants, shops, newsagents, TENS-related locations, bars and pubs. And within just a few more metres, even more. We are also very close to Wintercomfort Homeless Centre. As residents we experience first-hand the fall-out of the alcohol-related venues down our streets with loitering, littering, noise pollution, shouting/arguing and occasional fighting. Adding another late-night drink/music venue will simply worsen the situation.

4. ALLEYWAY

There is an unlit alleyway behind the venue location and the rear of Trafalgar Road/Street. This is used as bin storage and rear access by residents, including my own children to/from school. Over many years there have been numerous instances of drink and drug use, urinating, littering and other anti-social behaviour. It is not safe at night: adding a drink/music crowd on the corner will increase this behaviour, particularly as the venue closes with an exit of a large number of noisy people, 'needing the loo', nauseous etc – this dark alleyway is ripe for exploitation. And hence, endangering the health and safety of residents.

5. HOURS

Considering the above points, a seven-days-a-week, all-night every-night event venue serving alcohol to 11pm (and the added later time in 'drinking up' and exiting) is far too excessive. Plus the added noise and disruption that would follow. It is a strain and an abuse on the local neighbourhood. The immediate local neighbourhood made its views very clearly at the previous application: 21 objections; 20 of which live within 100m of the venue. We need to arrive safely at home and sleep at night in order to work in the day to care for our families. The Council has already heard neighbourhood views and reviewed the locality and impact, and has given the venue a daily licence to 7pm. There is no positive value by extending these hours.

6. LAYOUT

The venue has two floors, a large ground floor and an even larger basement. An open stairwell connect the two, close to an entrance. The application proposes use of music throughout – live and recorded – including DJs. By its very nature, an underground venue with no windows, playing music for a crowd with alcohol (and unseen drug use) creates a noisy atmosphere. Large events mean large numbers of people, and large quantities of alcohol. And at closing times, a large exit of inebriated people. And, for this to be potentially every single day, until 11pm (10:30pm Sundays). Again, this is not the location for an pub/ club and would have a serious detrimental impact to the neighbourhood.

7. MANAGEMENT

Alongside neighbours, we have expressed our concerns to the venue's owner directly, and at the previous Council meeting. We have spoken before, during and after the venue opening in late summer 2025. Despite the marketing name change from pre-licence bar/club 'The Alcademy' to The Artyst 'community arts space', the plan seems to be reverting back towards an all-week all-night drinking venue with music and DJs. i.e., a focus on large volume alcohol sales. Even though, just 18 months ago the Council, following the previous neighbourhood objections, limited alcohol sales to 7pm and no use of the outside space. I cannot see any management plan for handling a quiet and safe exit of post-event crowds. It would be impossible to manage people heading down Trafalgar Road/Street: in fact it is outside the management's scope. So far I have not been reassured of the venue's business plan and management's ability to handle alcohol and the public. In fact the opposite, having witnessed violations of the licence and abusive behaviour (below). I feel very uncomfortable – in fact, unsafe and extremely concerned for my family's health – about this venue serving any alcohol at anytime, let alone beyond 7pm every night with crowded events.

8. LICENCE VIOLATIONS AND INCIDENTS

To back up point 7. Before, during and since opening, the following incidents have been witnessed and reported to Licensing and/or Police. Photographic proof available on request.

Initial blue poster licence application. This was up for just a day or so, then removed without a valid explanation. A neighbour only spotted the poster by chance; we had to follow up with Licensing to get it reinstated, at our time and effort.

Unlicensed use of pavement. Several times after opening, the venue placed tables and chairs outside, some with people having drinks. This was reported to Licensing.

Illegal parking on the pavement. Several instances of an untaxed vehicle (related to the owner/business partner) directly outside the venue entrance on the pavement, unattended, some with parking tickets. It is illegal to drive an untaxed car. This is a '**Public safety**' issue.

Unlicensed drinking outside. Recorded instance of three individuals with alcohol, loitering on the corner entrance during a TENs event. Reported to the Police and Licensing.

Verbal and physical abuse by the owner. One late evening I enquired politely inside the venue as it was post-7pm licensing hours, and alcohol was being served. The owner smelt of alcohol, was verbally and physically aggressive to me, and pushed me outside. Reported to Licensing and the Police with an Assault Crime Reference recorded. ***This alone, to me, warrants removal of the licence, let alone extending it.***

Verbal abuse by the owner and/or staff. Late evening, a neighbour was accosted in the street, followed, and shouted at by two people from the venue. This was witnessed (heard) by my wife. Again this was reported by the neighbour to Licensing and the Police.

CCTV not working. Coincidentally, the CCTV at the above incidents was 'broken'. It should be working at all times, for the '**Prevention of crime and disorder**'. This again is a licence breach – as noted by the Police – and reported to Licensing.

Smashed window. This is most recent. For a few weeks now there is a pane of glass that has been repeatedly punched in several places. It has been ignored; it has not been repaired, covered up, or even temporarily covered up with a warning sign and safety tape. Despite this, seating is still provided inside next to the glass, even with children seated. This does not fulfil '**Prevention of children from harm**'. Glass is falling out on to the pavement, endangering the public and cycles. This lack of common sense and care is deeply worrying. If the owner is failing to do even basic maintenance and repair, how can the public entrust them with running a safe venue, let alone sales of alcohol to a crowded event?

The above incidents cover just one person's experience, over less than six months of the venue opening. It should not be the public's responsibility to manage this venue, at our negative expense.

CONCLUSION

I see no evidence on how the management can meet the licensing objectives. Extending the current hours will increase the negative effects of the Cumulative Impact Area, create more public nuisance – and I fear – increase crime and affect public safety including children.

I strongly object to this application and trust the Council will support these concerns.

Sincerely,

Ben Rollings

APPENDIX A: PREVIOUS OBJECTION

The following (line indented) relates to the original Licence application 279321, June 2024. Although the trading name (from the 'Alcademy' to 'Artyst' [SIC]) has changed, the location, applicant Othersyde Ltd and the management have not. Many of the objections remain the same – licensing hours, music/DJs, Cumulative Impact Area.

Of relevance to this new application, is the potential additional disruption to the neighbourhood for **C) OUTSIDE PUBLIC PAVEMENT AREA**. We are still very concerned about the venue's 'creep' towards this – as evidenced by the unlicensed pavement use, and the current 'creep' of re-applying for extended alcohol hours, despite the Council's limit.

OBJECTION TO

**Licence application 279321
The Alcademy, 54 Chesterton Road**

UPDATE #03 to online submitted application - please add to your records

From:

██████████
██
██████████

#3) OBJECTIONS, DETAILED,

NEW: Emailed 4 June 2024

Following recent communications with the applicant, I am making these additional detailed objections: (as “quoted”).

The following are all based on objections to Public Nuisance & Public Safety, specifically:

- daily, long late hours of alcohol and music licensing
- use of outside pavement area
- ...which relates to prevention of public nuisance (noise, late hours, drunk behaviour, loitering)
- and public safety

A) MUSIC AND ALCOHOL HOURS:

1) Full time music:

The applicant has stated “it is not our intention to establish a nightclub or full-time music venue”.

However the application is requesting full-time music: it states 8am to 23:00 (10:30 Sundays) on every day of the week. It also states recorded music played “within the venue” and “Usually at weekends ...by a DJ”. This is alongside live music in the basement.

2) Use of recorded music

The applicant has stated “We haven’t applied for a late night licence because we have no intention of running a nightclub, disco or full-time music venue (we simply want to be able to run occasional music evenings)”.

However, this is again in direct contrast to Alcademy publicity:

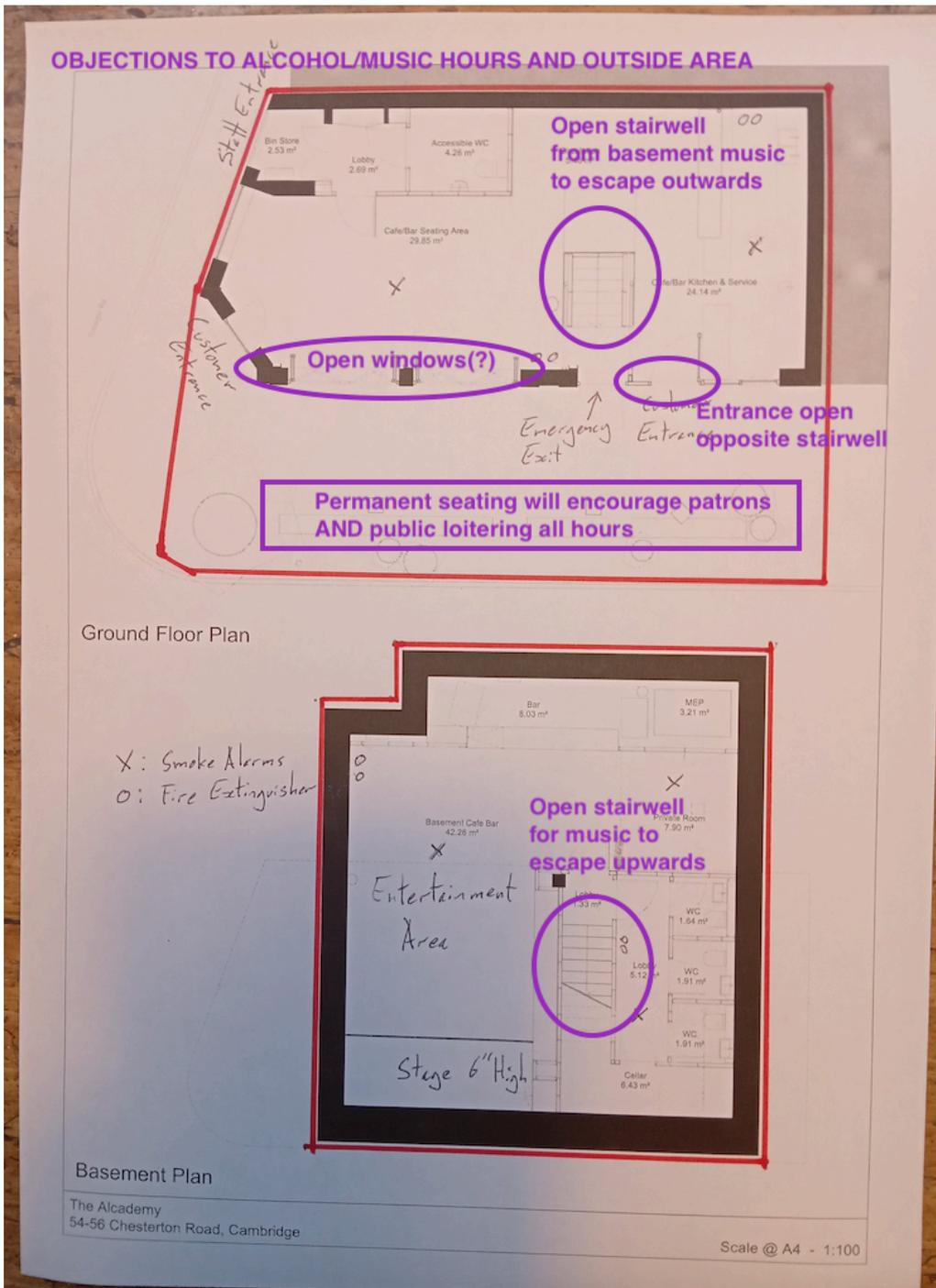
- “occasional” this is in contrast to publicity which states “regular music nights”
- “DJ Night with Construct Sounds - Immerse yourself in a perfect blend of electronic beats curated by top-tier record label: Construct Sounds.” (Source: crowdfunder page, alongside picture of DJ at mixing table)
- type of music: “from techno and house to drum ’n’ bass, grime and trap” (Source: constructsound.com) - this loud and heavy music with heavy bass and repetitive beats

3) All venue music/alcohol

Applicant states music “in the basement only”, and “...the noise levels are so low that no sounds from the basement will be heard in any of the adjoining flats and they certainly won’t be leaking out onto the street (the basement is very well insulated).”

But, in contradiction:

- i) as above, the application states states recorded music played “within the venue”
- ii) Also, sound, music and people-over-music bounces and travels...
- iii) On their floor plans as part of the application, and publicity photos, there is an open flight of stairs in the middle of the venue, directly facing a door on Chesterton Rd, the corner door on Trafalgar Rd - and - open windows if the illustration is correct (in red below)...with this many ‘holes’ in the building how can any noise “won’t be leaking out onto the street” ?



4) Patrons' behaviour

Applicant states "at which people are sitting down".

However, the type of music above actively encourages dance - it is a 'mini' nightclub with a stage and 'entertainment area'

5) Potential for extension.

If this licence goes ahead (music to 1030pm/11pm daily), then it is only a minor extension that would create a full nightclub/bar/venue that could potentially continue into the early hours. This would ruin our lives.

6) Extensive hours.

Applicant states "our opening and closing hours won't be excessive".

But, this is excessive for a residential area. Full time music, every day until 10:30/11pm whilst we are trying to work, study, rest or sleep is not acceptable.

7) Alcohol hours

All of the above points relate to alcohol use, as well as music

8) Alcohol crowding ('Cumulative zone' limits?)

- We already have plenty of alcohol on and off places within a minutes walk. It is becoming excessive and I believe there is a limit to this 'crowding'. To state: along Chesterton Road we have The Old Spring, Co-op, La Dispensa, Hungary market and restaurant, Thirsty, Newsagent, Grape Britannia, The Waterman, Tivoli, The Boathouse - plus around Mitcham's Corner The Fort St George, The Portland Arms, Pink Elephant, Fellows.

B) LOCATION

1) Noise & nuisance

Applicant states "With regard to noise, I think it is highly unlikely that our customers will leave our venue and walk down Trafalgar Road. Trafalgar Road only leads to the river and isn't a shortcut to anywhere else in Cambridge. I am very confident that virtually 100% of our customers will leave the venue and then walk or cycle back home by setting off from our exits onto Chesterton Road – they will have no reason to leave our venue and then walk down Trafalgar Road – unless they happen to live there or if they are members of a rowing club."

2) The above is an incorrect assumption. Plus it completely ignores Trafalgar Street. And, Trafalgar Road does not "just lead to the river" - it leads to Trafalgar Street, Victoria Bridge, Ferry Path and the Fort St George Bridge, which all lead directly to city centre. For a venue that is seeking to serve the community, it is shocking that it does not even recognise the local layout of the streets: in fact, ignoring them in this statement.

3) 20+ years experience

We have lived here for twenty years so can speak truthfully from experience; ie from direct exposure to Trafalgar Road/Chesterton Road corner. We can hear traffic in the evening. We can hear people talking at the top of the road at night. We have many people 'cutting through' Trafalgar Road and Street; it is a shortcut to the city. And when events are on, we experience increased traffic (cars, on foot, and drunken behaviour) eg Firework Night, May balls, Strawberry Fair, the Fair/circus etc.

4) Thirsty (venue, Chesterton Road)

Side note, again from experience: We recently last year had Thirsty's rear area closed due to noise as we had no peace in our gardens during the summer. And that was not even amplified music, and in the daytime.

C) OUTSIDE PUBLIC PAVEMENT AREA

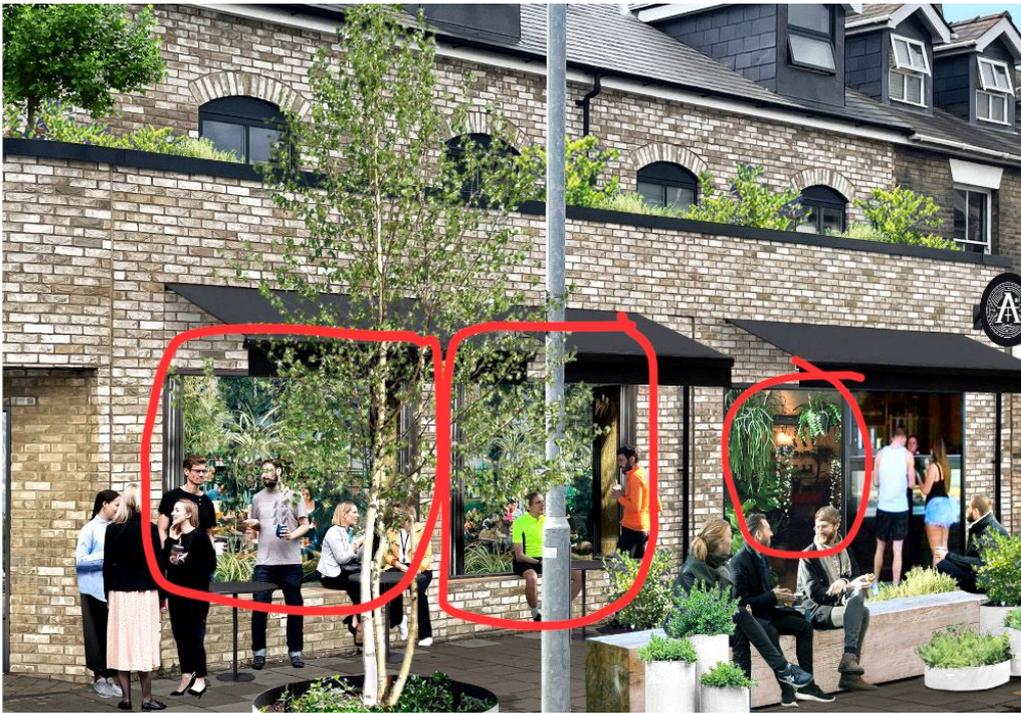
1) Outside seating area

Applicant states "We will only be serving people in the outside seating area up until 9.30pm".

- However, this use of "outside seating area" is not stated in the application. If so, this means alcohol, glass/breakages, music from the open door/windows, noise and public nuisance in the street, which will easily spill down our road.

- Also, isn't the outside area a danger to pedestrians and cars? Driving up from Trafalgar Road, it is difficult even now with a clear pavement to see left before people are crossing. Having street furniture, alcohol and loitering will increase this danger.

- The plans and publicity photos appear to show solid, fixed seating. If this is there permanently, how can it be policed for people (patrons or not) to sit/drink at any time of day or night?



2) People management

Applicant states "after which we will ask customers to move to the inside of the venue."

- I can't see how this is ever to going to be policed and enforced. How can it possibly be controlled to exactly 9:30pm; any later and they are in breach of licence.

- As point earlier - what if the licence is extended, to 10:30/11pm every night?

3) Noise

Applicant states "I very much doubt that conversations taking place in the seating area at the front of the venue, on Chesterton Road, will be audible on Trafalgar Road. If customers do start getting noisy, then our staff will request that they keep the noise down as a mark of respect for people living nearby."

- As above. I've lived near a pub on a corner before and I can guarantee that people will get merry, noisy and occasionally rowdy. We simply cannot accept this on our doorstep. How can this be policed/controlled? It will make our lives unbearable.

4) Use of the street as a toilet / drug use.

Applicant states "We are constructing toilets in the venue, in the basement, and a disabled toilet on the ground floor. So I don't think there will be any problems with our customers being caught short and needing to relieve themselves in the outside areas that you mention."

- How can this possibly be policed either? What about people leaving the venue - and the outside area?

D) OTHER ASPECTS TO THE VENUE - NO OBJECTIONS

1) Continental Cafe, Community Activities

Applicant states: "The venue that we are seeking to establish is more of a continental type cafe/bar where people gather together for good conversation, to participate in community activities (such as talks, presentations, board game nights, book readings, etc)"

We have NO objection to this, or to a cafe, within cafe hours to the late afternoon, and a community space. As an example, the venue Stir, further east on Chesterton Road, is a similar place and looks like their business is doing well - and they close late afternoon and do not serve alcohol, or play music outside. We suggest this is a better, more neighbourly and community-orientated business model.

E) PUBLIC ENGAGEMENT

1) Consultation

Applicant states:

“We have consulted with all the necessary Council departments and the Police, so we now have a very clear understanding of what the venue can and cannot be and how it should be managed to ensure that it meets the needs of the community and addresses their likely concerns. On the basis of those consultations, we are now able to consult with you and other members of the locality with a clear description of the venue”

However, this public ‘consultation’ has happened too late, in fact after the licence application was submitted and displayed. Fact: prior to the application, there has been zero consultation with the neighbourhood. I have not heard from anyone on our Road/Street (and we have a strong community that talks and WhatsApps often) on any form of consultation. It is also very worrying that a business that markets itself as ‘community’ based does not seek the views/ opinions of it’s immediate neighbourhood.

2) Facebook.

Applicant states “We have also posted information about the venue on the Facebook CB4 community page and invited people to add their thoughts, positive and negative, to the thread.”

- Facebook is a closed private social app. It’s not a public space and not everyone subscribes or can view it. From what we have seen, there appears to be little support; of which another point:
- Parking: on Facebook CB4, the response to a question of parking was ‘plenty of parking in the streets nearby’ (paraphrasing). Trafalgar Road/Street are residents only parking for the majority of the time. It is very difficult to find a space, even for residents.

3) Applicant continues: “...the application for an alcohol licence is the beginning of this consultation process.”

- The application is not a consultation. It is a small notice posted at the END of the business process. How can it be a public consultation if the licence is granted without consultation direct with the local community?
- We have only recently received an invitation to the premises and talk with the applicants (this past week, and the day before the licence ends). This is way too late and appears to be a last-minute attempt to tick the box of local consultation.

F) SUMMARY

As stated, I object to:

- late licensing hours every day
- alcohol licensing to late hours every day
- music
- outside public seating area

Please can the above points be seriously considered. We are very concerned about this venue’s licensing and request that the hours be cut to daytime and alcohol/music removed.

Thank you for your consideration

#2) ADDITIONAL POINTS,

Emailed, 21 May 2024

Additional point 4)

Along with quieter events, the application is asking for live and recorded music (including a DJ), every day until 11pm. So that potential for loud, live, recorded, DJ music could mean a mini-club night every single night until 11pm - and later as patrons leave. If granted, this would then have the potential for extended hours into the morning. Simply, this quiet conservation area is not the place for a disco or a club, and would seriously harm the health, safety and peace of local residents.

Additional point 5)

According to visual plans, the lack of sufficient toilet facilities (particularly for males), would mean outside areas being used as a toilet - particularly the dark private passage between Rickard House and Trafalgar Street rear gardens. This also has the potential for drug abuse, as I have previously witnessed over the years living here. This is of concern for public safety and for my children and neighbours' children who use this rear access.

#1) ORIGINAL OBJECTION,

Online, 13 May 2024

Point 1) The licence application notice was only display for less than a couple of days. Is this legally incorrect? See uploaded file*, as of the weekend of 11 May there is no onsite notice. This should not be the case, as it does not give the public and neighbourhood sufficient time. Please can this be reinstated and with a longer notice period.

Point 2) Objection related to item '3. Public Nuisance' .

2a) Trafalgar Road is a quite area with many families - especially at night. The excessive licensing hours will lead to noise from patrons leaving the premises, every day and every evening. Noise from the basement will emanate from the surrounding building and especially with a door open. This is not the area for a underground nightclub.

2b) The outside pavement seating area - this will further increase the noise and disturbance; patrons will clearly be heard at night; any queues in our street for the basement events will create noise; on school weekday evenings whilst our children are studying/sleeping it will be very disruptive

2c) There has been zero consultation with the neighbourhood. We have a WhatsApp Group to communicate local news and I have not heard from anyone within our Trafalgar Road and Street community that has been spoken to or consulted about this venue.

2d) The application states "9. Community Engagement: We will engage with the local community to address concerns and foster a positive relationship". This has not happened. It is therefore a worrying precedent that in the future our voices will not be heard and concerns not addressed.

2e) We already have plenty of drinking establishments in this area.

*3) Your 'upload file' is not working.

APPENDIX ENDS

Alexis Mather

12 Trafalgar Street

Cambridge, CB4 1ET

To: Cambridge Licensing authority

Cc: West Chesterton Councillors

Re: Licence application 279321 for Othersyde Ltd 'Alcademy' Venue at 54-56 Chesterton Road

5 June 2024

Dear sir/madam:

I write to inform you of my OBJECTION to the above licence application, and to outline the reasons for this objection.

I accept to have my contact details published with my objection with the exception of my email address that I wish to have redacted from any/all publications. I have taken care not to include it in this letter, but anticipate the letter itself will be delivered by email.

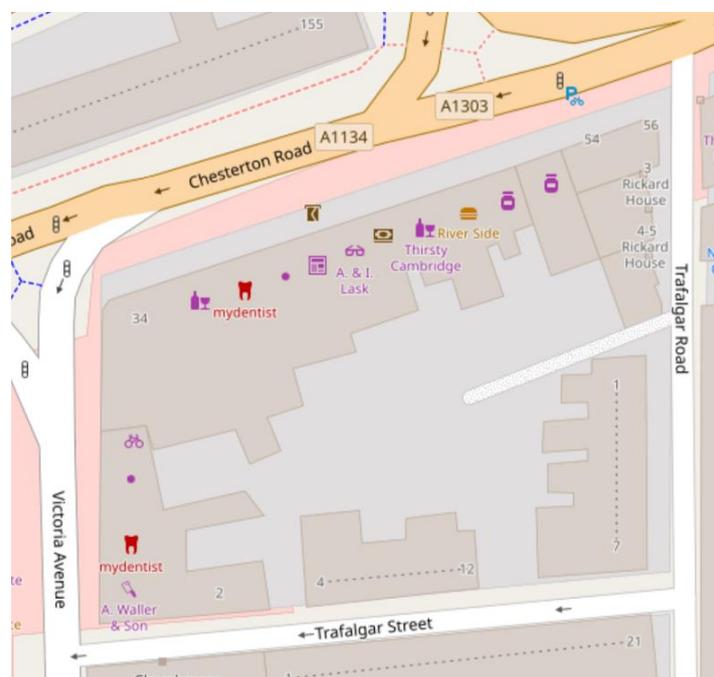
Introduction and Summary

1. Alcademy, absent alcohol sales, looks like an interesting concept that could bring any number of community benefits.
2. 83.5 hours per week of alcohol sales **stands in sharp contrast to positive claims** of Alcademy (gaming community, yoga, wellness, poetry readings, walking tours) and does not remotely fit our community, which is already bursting with alcohol outlets of all types.
3. Specifically, it will certainly and **unavoidably lead to increased** noise on our narrow streets, from departing patrons; we already experience this from existing licenced premises. It defies common sense to imagine or state that a new drinking establishment within 50 metres of my home would not increase this existing issue.
4. As the applicant notes in the 'Description' of the application: "The principle of development of the premises was considered acceptable subject to the proposal not causing harm to the character and appearance of the area, living conditions of neighbouring properties, highways and provided it satisfies Environmental Health Concerns."
5. I am categorically of the view that **this licence, if granted, will cause harm** to the living condition of neighbouring properties; I own and live in one that is fifty (50) metres from the front door of this venue.
6. These harms are sufficient that the committee should deny the licence outright. I have made some effort to detail how those harms come about, below.

Context

The following sets out some local context and history

7. See below map extract (from openstreetmap.org) with Chesterton Road properties from 34 to 56 shown, amongst others.
8. In 2019, two premises on this retail stretch were licensed, or 20% of premises.
 - Newsagent/Off-licence (No. 40)
 - Thirsty (No. 46) – initial licence
9. Since then, licences have been granted/amended to:
 - A taste of Hungary store (No. 50)
 - A taste of Hungary restaurant (No. 48)
 - Grape Britannia (No. 34)
 - La Dispensa (No. 52)
 - Thirsty – expansion with licence variation in 2022
10. If the present licence were to be granted, it would bring the proportion of licenced retail units on this stretch of Chesterton Road to 65%! I am not aware of any other stretch of retail frontage in Cambridge that is so densely licensed, and don't feel my neighbourhood should be experimented on.
11. In the area (immediately outside the below map area, and all within 5 minutes' walk), we have 6 local public houses, some of which have been renovated and extended in recent years:
 - Waterman – expansion of outdoor area
 - Boathouse
 - Portland Arms
 - Old Spring (all-weather covered area outside since Covid)
 - Tivoli – (Renovated ex-Wetherspoons now hosting patrons on 4 floors!)
 - Fort St. George
12. Additionally, we are subjected to several licenced events on Jesus Green and Midsummer Common every year.



Objection Grounds

Noise Nuisance

13. Our streets (Trafalgar Road, Trafalgar Street) are already regularly used after local closing times for foot traffic and by people rejoining vehicles, by individuals (other than drivers, one hopes) who are either inebriated enough to disregard any signage imploring quiet respect for neighbours, or **outright drunk enough to be causing extended commotion** on our roads, causing disturbance that carries very clearly along our narrow streets.
14. **NB:** Trafalgar street is only six metres wide from one brick frontage to the opposite one, and sound/noise **carries exceptionally well** down the length of it.
15. It is my personal and lived experience, in the prelude to the licence variation of Thirsty (46 Chesterton Road) in 2022, that the following are frankly useless, and hold absolutely no merit as preventative of such noise:
 - Signage requesting patrons keep quiet on site and upon leaving.
 - Any arrangement, including training of staff to 'police' excessive sound onsite or upon departure. This appears to be being proposed ("staff training on noise control" in *Conditions Offered, item 6*).
16. **EVEN IF** such measures *could* be effective, it would only be on-site and not further afield (i.e. our streets). The applicant has acknowledged (in our meeting June 4th) this is the case (he cannot police patrons who have left the premises), but offers that his clientele will be of upstanding character and will be unlikely to cause disturbance. This is not a credible remedy, not least in the face of a potential future change of character (clientele) or business plan for the establishment (that would not require a change to the licence).
17. Alcademy, and notably its corner entrance, is located so as to invite patrons leaving the site to use Trafalgar Road (and then Street) if they are Southbound, providing an exacerbated effect (loud-talking pedestrians or worse as outlined earlier) even as compared to patrons of all other licenced locations locally (who, if Southbound, are more likely to exit premises Westbound along Chesterton Road). **Please also see a later note about a misrepresentation the applicant has made to a neighbour regarding this point.**
18. Specifically, it will certainly and **unavoidably lead to increased noise** on our narrow streets, from departing patrons; we already experience this from existing licenced premises. It defies common sense to imagine or state that a new drinking establishment within 50 metres of my home would not increase the existing harm to me and my neighbours.

Other Public Nuisance

19. There is a rear alleyway shared by properties of 38-56 Chesterton road, and several Trafalgar Road and Street addresses. The alleyway is parallel to Chesterton Road and to Trafalgar Street; it is shown in the map extract provided (the alleyway is actually longer than shown, reaching all the way to 4 Trafalgar Street rear and 38 Chesterton Road rear).
20. The access to the alleyway (at the East end) has been measured at **twenty-five metres (25m) from the corner customer entrance of Alcademy.**
21. I have personally witnessed **episodes of individuals vomiting, urinating and even defecating in this alleyway.** I have been informed by others of suspicious activity likely including drug dealing.
22. There is an iron side gate to my property on 12 Trafalgar Street (giving to the street, not alleyway), and on June 1st 2024 at least two individuals urinated *through* that gate onto my property, necessitating the unpleasant task of cleaning up.

23. The neighbouring property to mine (14 Trafalgar Street) has a 'nook' in its frontage, which is also regularly used by individuals to relieve themselves.
24. Other surrounding properties have repeatedly had window boxes removed, upended and/or smashed in the street.
25. These episodes, while not the norm, are, in my view, still too regular AND directly tied to alcohol consumption in our neighbourhood under the existing licencing regime/corpus. The current lived experience underpins my objection to the licence: I see no reason whatsoever that my neighbours, my wife and I should be subjected to an iota more of this disgusting behaviour and the direct impacts (harms) they have on us.

Venue Capacity - General

26. The venue occupies the space of two retail units (54 and 56 Chesterton Road), features a significant basement, and the application seeks to cover the totality of the pavement to the North of these two addresses.
27. The sum of the publicly useable indoor space is in excess of eighty-five (85) square metres. A visual approximation (as no scale or sizing is provided in the applicant's plan) of the outdoor space indicates a further sixty (60) square metres, for a total of almost 150 square metres being served by this business.
28. The applicant has made no effort whatsoever to indicate the capacity of the venue, though in my meeting of June 4th, stated that the capacity is to be "sixty usually, with a maximum of one hundred people". I regard this number as suspect given the very generous floor space allocation this entails and again note that the applicant has made no effort to proactively state or limit what the actual maximum capacity is (in writing, in application, that is)
29. **Without this capacity** (or actual floor area including outdoors, at a minimum) being stated, **how can other factors be assessed?** Of particular concern are:
 - Use of the laneway as a toilet, see 'Other Public Nuisance', above.
 - Additional noise coming from patrons outside, that will not be mitigated by soundproofing promised by applicant, see below.

Venue Capacity & WC provision

30. I note a total of four toilets (WCs) to be provided, with no provision for urinals, and have referred to *British Standard 6465-1:2006+A1:2009 – Sanitary Installations*.
31. According to the above standard, and the floorplans submitted with the application, there is provision for, at maximum, 40 males and 25 females. This does not match with the 'maximum one hundred people' that was verbally represented to me on June 4th.
32. The size of the premises, and the fact that the entertainment area is clearly intended as a dancefloor (viz: DJ nights) suggests a capacity **WELL IN EXCESS** of 65 people, and possibly up to 4 or more times that number, indoors alone.
33. Beyond any formal obligations Alcademy has with respect to provision of toilets, the **current significant under-provision of WCs is very obviously going to increase the likelihood of patrons relieving themselves in our alleyway** (and/or through my gate).
34. Moreover, the remoteness of the majority of WCs (indoors, downstairs) from the outside area relative to a very adjacent (25 metres) laneway, mean that some (particularly males) **may see fit to use said laneway rather than the WCs**. This would be further exacerbated if the venue capacity in fact exceeds WC capacity and people face queuing to use indoor facilities.

Venue Capacity & Outside area

35. The application plan shows, in red outline (presumed to indicate the bounds of the licence), an **inclusion of the totality of the public pavement** on the North side (and none on the East side).
36. There is no reference anywhere in the application to the capacity or floorspace of the outside area, but going by the red line delineation, it appears that Alcademy is expanding its floor space by approximately 60 square metres.
37. The applicant has verbally assured me that outdoor service will cease at 9:30 PM, and that this will be reflected in an amended application. **This amendment is not available/visible to me**; I must presume it does not exist.
38. It is unconscionable that our neighbourhood should have this extensive piece of public amenity used by patrons consuming alcohol until 11pm virtually all days. This will present a noise problem for adjoining properties, and **creates a risk of nuisance or even accidents** given the direct proximity to the corner (Trafalgar Road/Chesterton Road).
39. **EVEN IF** outdoor service were to end at 9:30 pm and patrons asked to move inside (as has been suggested to a neighbour), this simply has the effect 'bottling up' patrons before closing time, exacerbating all the nuisance concerns I have outlined above.

Venue Capacity & Need for Private Security

40. The application states "[...] where it is considered necessary, sufficient SIA registered security officers will be employed [...]". This is frankly scary. It suggests that the Applicant plans to hold events with capacities well in excess of 60-65 and possibly into hundreds.
41. **EVEN IF** the intent is to keep the number of patrons strictly limited to 65, the notion that a clientele only 65-strong requires the presence of physical security is a scary prospect.
42. It is in no way acceptable for the venue to hold events that will attract people to the neighbourhood who are then going to be denied entry by security staff; potentially **inebriated or otherwise unwelcome individuals will be left at our doorsteps**, likely frustrated at their own situation and liable to take it out on our neighbourhood (vandalism of flower boxes being a known, documented, and too-regular occurrence, per above)

Community engagement, lack of

43. In reading the application, it is difficult to regard "*Conditions offered - General: 9. Community Engagement*" as being anything but platitudes, given that the current **application has been made with no prior reference to any of my neighbours**.
44. This is made further apparent by the sudden motivation to start what can only be called a 'charm offensive' that followed the submission of the first objections by my neighbours. Rather than pro-actively engage (as implied by applicant), the applicant has sought to 'ram through' a maximalist licence application and has indicated, in our June 4th meeting, that **compromise, e.g. on reduced licensing hours, is not an option he will consider**.

Actual misrepresentations made by Applicant

45. Under 'Noise Nuisance' above, I made the point about the route that departing Alcademy patrons may take down Trafalgar Road then Trafalgar Street. Sue Rollings, who resides at 3 Trafalgar Road, noted this point too, in her own objection to you.
46. Sue was subsequently contacted by the applicant (May 23rd), who stated (verbatim, but with **my emphasis**): "With regard to noise, I think it is highly unlikely that our customers will leave our venue and walk down Trafalgar Road. **Trafalgar Road only leads to the river** and isn't a

shortcut to anywhere else in Cambridge. I am very confident that virtually 100% of our customers will leave the venue and then walk or cycle back home by setting off from our exits onto Chesterton Road – they will have no reason to leave our venue and then walk down Trafalgar Road – unless they happen to live there or if they are members of a rowing club.”

47. This is clearly an **ACTUAL** misrepresentation of the facts, as can be verified by a map including the one I have provided above, or a few minutes spent on site.
48. When I met with the applicant on June 4th, he stated to me that:
 - Generally, he is very familiar with the Cambridge area
 - He lives ‘off Huntingdon Road’
 - He used to work at/operate the Engineers’ House at the site of the Cambridge Museum of Technology
 - He has had some dealing and/or work with Winter Comfort situated at the foot of Victoria Avenue bridge, **ten metres from the West end of Trafalgar Street.**
49. The above, collectively, is deeply worrying: the applicant, professing to know Cambridge well, and having previously had dealings in the neighbourhood (Winter Comfort), and very likely having undertaken several, if not many, site visits in recent times, appears to be gaslighting a resident of the street about where her own street leads, and vacating the notion that it intersects Trafalgar Street, and that this is an obvious neighbourhood route. Moreover, given the knowledge the applicant has, the misrepresentation he has made is not only ACTUAL, but quite possibly **WILFUL** as well.
50. **EVEN IF** this misrepresentation is not wilful, the applicant has shown himself to have a tenuous grasp of the obvious and/or insufficient rigour in making representations in this important matter; **he has very much undermined his own credibility regardless.** I am not inclined to take his representations until they are iron-clad.

Conclusion

I believe I have outlined clearly my objections above, and in closing, find no reason whatsoever that this licence should be granted. The committee reviewing this matter is urged to reject the application *in toto*, and request that the applicant **ACTUALLY engage** with his community BEFORE submitting a **new application that is not comprehensively objectionable.**

Attestation

I fully understand the consequences of making false or misleading misrepresentations to your committee on this matter, and I attest that everything I have written herein is the truth to best of my knowledge and recollection.

Thank you for your consideration,

Sincerely,

Alexis Mather (by email)

Alexis Mather
12 Trafalgar Street
Cambridge, CB4 1ET

To: Cambridge Licensing authority

Cc: West Chesterton Councillors

Re: Licence variation application 298057 for Othersyde Ltd 'Alcademy' Venue at 54-56 Chesterton Road

13 February 2026

I write in **objection** to the above licence amendment application.

1. Clarification of entities and persons:

For avoidance of doubt, and given the changes of trading names, I draw your attention to the equivalence between these entities:

- Othersyde Limited (<https://find-and-update.company-information.service.gov.uk/company/11126270>)
- The Alcademy
- The Artyst

I note that Matthew Taylor, born [REDACTED], is the only individual listed by Companies House as being a 'person of significant control' of Othersyde Ltd since December 2017. To all intents and purposes, he is the ultimate proprietor and accountable person of The Artyst.

2. Supporting Documents:

These documents are included by reference into the present letter. Full text for these appears at the end of the present objection letter.

- Item 1: "Alcademy licence objection - final v1.01.pdf" – my original objection
- Item 2: "FormSubmission-report-threats-verbal-abuse-or-assaulttaa-82172-25-3535-ir04.pdf" – report submitted to police following harassment by Mr Taylor
- My letter of objection to the initial granting of this licence, dated 5 June 2024. I have reviewed this letter prior to submitting it here, and I stand by every word and every point made, notably as related to negative impact on the core tenets of licensing regulation; its contents form the basis for the present objection.

- A copy of the report that I made to Police, that gave rise to a crime (public order – intimidation) being recorded, reference [REDACTED]. I was the victim, and identified Matthew Taylor, proprietor of Othersyde Ltd/The Artyst, as one of the two perpetrators.
 - I am firmly of the belief that these incidents would have led to a criminal prosecution of Mr Taylor, had his own premises' CCTV system been able to deliver evidence to the investigating police officer (Ciara Twomey, warrant 1249). More on this point below, under 'Failure to keep active CCTV'.
 - I am of the view that Mr Taylor's involvement in this incident and an assault (see also 3.1 Failure to keep active CCTV) on the premises in question are grounds for REVOCATION of the licence, and that any question of extending this licence is beyond the pale, given the GROSS infringement of the primary licensing objective that the Council is expected to uphold.

3. Further points of unsuitability of licence and licence extension.

Further to the mentioned documents, which speak loudly in their own right, I wish to call out a few additional points:

3.1 Failure to keep active CCTV, or obstruction of Police investigation

Relating to crime reference [REDACTED], and to crime ref [REDACTED] (Common Assault against Ben Rollings) which were investigated by Constable Ciara Twomey (warrant 1249).

These incidents were considered serious enough to warrant Constable Twomey visiting the premises as part of their enquiries; I believe this was principally to review and/or retrieve CCTV footage of the events of 30th October 2025.

Both crimes took place in full view of The Artyst's own CCTV cameras, indoor and outdoor. The assault took place indoors, and the harassment/intimidation outdoors.

Despite this, Mr Taylor (or representative) told the police officer that the CCTV system was not or had not been operative, and that thus there would not be any footage available.

Paragraph 13 of Annex 2 of the **Existing Licence** states:

"Digital CCTV with appropriate recording equipment shall be installed, operated and maintained throughout the premises internally to cover all public areas (apart from toilets). The system will be switched on and live during all times that the public have access to the premises whilst open to members of the public."

Consequently, one or both of the following are true:

- The Artyst did not comply with the licence provision cited above.
- Mr Taylor obstructed the duties of a police officer investigating two crimes, i.e. lied about availability of footage.

In either case, The Artyst has failed (in this regard alone, relating strictly to CCTV) to comply with conditions under **The prevention of crime and disorder**.

As a point of clarification, when I initially queried this avenue with Luke Catchpole, I was given an explanation that since the incidents occurred during a TEN, that the licence conditions (including para 13 above) did not hold. However, upon review, including of the exceptionally clear wording cited above, I disagree and have challenged Mr Catchpole to provide me with full documentation of how he and the council have come to this position.

3.2 Mr Taylor's personal failure to enforce licence conditions

On October 30th 2025 (date of crimes recorded in above incidents), my wife witnessed two or three people OUTSIDE the premises smoking, while holding drinks in glasses that had presumably been supplied by The Artyst.

Mr Taylor was also outside engaged in discussion with another individual. Mr Taylor, was making no effort whatsoever to enforce the provision explicitly added to the licence by the committee on July 1st precluding use of the outdoors. Viz: Annex 3, paragraph 1: "1. No alcohol to be consumed outside the premises".

3.3 Misrepresentations by Mr Taylor - Petition

On September 2nd 2025, **prior to full public opening of his premises**, Matthew Taylor created an online petition entitled "Help The Artyst Stay Open Later!".

- I presume that in the context of a full licencing hearing to follow from present and other objections, Mr Taylor will claim to have support for this initiative in the form of signatories to this petition.
- Mr Taylor has expressed to me and to others that his business is not viable without extending the hours. This was also on September 2nd when I attended his 'community outreach' event that appeared to be a pre-opening announcement of his intent to seek to amend the licence (that he had essentially not even exercised yet).
- In the 14 months between July 1st 2024 (grant of licence by committee) and September 2nd 2025, Mr Taylor was investing his time, money and effort into a venture that he knew was not viable (his own statement) without extended licencing which he had been denied on July 1st.

Ergo: Mr Taylor cannot in good faith state that he tried to make his business work before realising this point. He cannot reasonably ask the council and local residents to compromise licencing objectives in order to effectively 'subsidise' his poor business judgement.

3.4 Misrepresentations by Mr Taylor - TENs

I have noted from interactions with Council Licencing Officers themselves, that the use of TENs is promoted in order to 'set the stage' for later permanent license variations. In an email to me of 17 June 2024, Alex Beebe (Environmental Health Officer – Commercial & Licensing, Communities, Cambridge City Council) states:

“

Temporary Event Notices (TENs) can be submitted to allow licensable activities to take place at premises that do not have a licence or their licence does not cover what they want to do. The only people that can object to a Temporary Event Notice are the Police and Environmental Health. It is accepted that the use of TENs in these situations can help all parties to determine whether a variation to the licence would cause any issues in regards the licensing objectives.

“

I was quite surprised by this, and the fact that this is in fact being served as advice from the Licensing team to licensees (apparent from unrelated discussions with other licence-holders). This approach struck me at the time as being ripe for abuse. For example: apply for a TEN, hold a minimal low key event, repeat 9 times and then apply for a variation which enables fully-attended, lucrative, but negatively-impacting ongoing use of the premises.

For avoidance of doubt, I am NOT accusing Council staff of promoting an abuse of their own system. I am outlining a fairly obvious strategy for a bad-faith actor to adopt.

I believe that Mr Taylor has been undertaking precisely this strategy. My evidence follows:

As of 28 November 2025: the TENs granted to The Artyst are as follows:

295942	The Artyst	TEN	20/11/2025	21/11/2025
295814	The Artyst	TEN	14/11/2025	15/11/2025
295573	The Artyst	TEN	07/11/2025	08/11/2025
295285	The Artyst	TEN	30/10/2025	31/10/2025
295198	The Artyst	TEN	24/10/2025	25/10/2025
294685	The Artyst	TEN	10/10/2025	11/10/2025

(an updated and current list has been requested, but was not available at time of writing, though an identical event was advertised for 11 Dec 2025 at least)

On most (possibly every single one) of these, The Artyst modestly advertised ‘Chess Night’, and it was clearly the case that on those occasions, chess (possibly THE reference ‘low-key activity’...) was played on multiple tables at the premises.

In stark contrast:

- The updated licence application states, under “RECORDED MUSIC” an intention to play “recorded music played by a DJ”. This is precisely in line with the original application made in 2024, when a party/nightclub atmosphere was being promoted in materials related to the venue.
- Mr Taylor stated to a journalist (Amy Britton, Cambridge News, article published 7 September 2025) in the lead up to the opening that “The basement is going to be an events space with a cocktail bar”

These two latter facts, and including Mr Taylor’s own admission that his business is not viable unless it sells alcohol for extended (vs current) hours, indicate that his economic imperative completely outweighs any of the nominal cultural and local benefits he has espoused.

Lastly, and relating to the crime number [REDACTED] 5 (public order – intimidation) for which my report is attached, I will point out that this incident took place while a TEN (id: 295285) was in force. Crime ref [REDACTED] 5 (Common Assault, on the premises no less) was also reported in the window of that TEN.

Thus, not only do I believe that Mr Taylor has been acting in bad faith with respect to his use of TENs to support a licence variation, one of these TENs appears to have given an opportunity for his true nature to show itself, and to support in evidence that fact that this individual should not be remotely involved in licenced activities.

I urge you to reject this application outright.

Sincerely,

Alexis Mather



Report threats, verbal abuse or assault

Date: **31 October 2025**

Time: **12:50**

This form has been sent to Cambridgeshire Constabulary via the Single Online Home reporting service.



Your details

Your details

Title

Mr

First name

Alexis

Middle names (optional)



Surname

Mather

Date of birth



What is your sex?



Is the gender you identify with the same as your sex registered at birth?



What is your ethnic group?



Which one best describes your White background?



Your contact details

Enter a postcode to find your address

**12, TRAFALGAR STREET
CAMBRIDGE
CB4 1ET
United Kingdom**

Telephone number

Email address

If we need to, how would you prefer we contact you?

By email

Your needs

Do you consider yourself to have a disability?

No

Do you need an interpreter or translator or have any other communication needs?

No

Are you under 18 years of age?

No

Your role

Your role

How were you involved?

I'm a victim

Have you experienced any other crimes or incidents in the past 12 months?

Yes

Please tell us what has happened. We'd also like to know if it's still happening, and/or if it's the same people doing it.

I have not reported (to the police) any other incidents related to the present one.

I have reported unrelated traffic offences using this online system, likely in the last 12 months.

Do you have any health, mobility or welfare issues that are making this situation more difficult?

No

We can put you in touch with organisations that offer free and confidential practical help, emotional support and advice to people affected by crime. Would you like us to do that?

No

Did you do any of the following before you used the website today?

I called 101

Incident details

Incident details

Has anyone reported this to the police already?

No

When did it happen?

Do you know the exact time and date this happened?

Yes

When did it happen?

30/10/2025 - 30/10/2025

When did it start?

20:44

When did it end?

20:49

Where did it happen?

Address

56 Chesterton Rd, Cambridge CB4 1EW, UK

Map url

<https://www.google.co.uk/maps?q=52.2145164399893+0.126806968268554>

You gave us this map location earlier. Is the address correct?

Yes

At any point, were you on public transport?

No

What happened?

Please tell us what happened, and the events leading up to it, to help us identify if an offence has been committed.

Background:

Mr Matthew Taylor is proprietor and alcohol licence holder of The Artyst at 54-56 Chesterton road. We are known to each other, not least as I was one of those who opposed the granting of an alcohol licence for that establishment in 2024 (I appeared in person and made representations at the licence hearing on July 1 2024)

Incident:

I was returning home on foot, and was walking past The Artyst (54-56 Chesterton Road) in doing so.

Mr Taylor and an associate were standing on the pavement outside the premises; Mr Taylor saw me, and approached me completely unsolicited. His initial comments to me were that I was spying on him/his establishment, and he proceeded to explain that a chess-playing event was being held and that a TEN was in place, accounting for alcohol being served outside of regular hours.

I continued walking, and may have commented that the event appeared to be 'by the book', while walking. Mr Taylor was now walking alongside me. His associate, a tall man in his 30s with facial hair, began following the two of us.

Mr Taylor became quite animated and his tone was generally accusatory and unfriendly. He accused me

and 'you lot' (presumably referencing the other local residents who objected to his licence) of attempting to ruin his business, and was forcefully (verbally) demanding why that was, who had complained about such-and-such (seemed to be referencing complaints made against The Artyst, of which I have no knowledge).

During this diatribe, Mr Taylor explicitly stated that he had earlier in the evening become 'very angry' with Ben Rollings (local resident also opposed to the licence, who had earlier enquired about the failure of The Artyst to publish their TEN at their premises, as is required). I have since learned that Mr Rollings was physically grabbed on the premises, and he has separately filed an incident

I continued on my way, making no further comments. Mr Taylor's associate began also posing similar questions in a similar accusatory, unfriendly and very unwelcome manner. Both men continued to walk alongside/behind me as this progressed.

I felt intimidated, and increasingly concerned; as I continued walking I withdrew my phone from my pocket with a view to recording the remainder of the incident. Mr Taylor's response to this was to ask if I was going to record him. I replied in the affirmative, and Mr Taylor immediately stopped speaking and walking, and turned around to return to The Artyst (he had walked approx. 50 metres alongside me). This indicates strongly to me that Mr Taylor recognised that his behaviour was grossly inappropriate, and that having it recorded would not be in his interests.

Mr Taylor's associate (who had also stopped following) continued his spurious questions, with the same tone, and increasingly loudly as I continued to move away. When I failed to respond any further, he began shouting expletive slanderous statements ("wanker" was definitely one of the terms used) at me from at least 20 metres away. A resident of 5 Trafalgar Road (in the middle of where we were at the time), reported that she had heard raised voices, and presumably can attest to this.

At this point, less than 50 metres from my own front door, I began recording video on my phone, and turned around to capture any further development. Mr Taylor's associate began approaching me, and resumed his line of accusations and questions.

I stated to Mr Taylor's associate that: I was not answerable to him; that I did not appreciate being accosted and insulted; and further that if The Artyst 'played by the book', they would have no complaints from me.

The latter part of Mr Taylor's associate's statements and my responses were captured in a short video that I have kept and will preserve.

Do you feel race, disability, religion, sexual orientation, or transgender identity were a factor in this crime?

No

Threat, abuse or assault

Threat, abuse or assault

Was anyone involved subjected to threats or verbal abuse?

Yes

Please tell us about the threats or verbal abuse, eg what was said or written.

Persistent, unsolicited, unwelcome, accusatory statements and questions were made to/of me throughout the incident.

As reported earlier, when I declined to engage and continued walking when the individuals stopped walking (following threat of recording, apparently), Mr Taylor's associate shouted a volley of expletives at me definitely including the word "wanker".

Very soon after the incident began, I felt very uncomfortable. Noting that a tall stranger (Mr Taylor's associate) involved and following, me, I felt distinctly intimidated. As the incident wore on, I became further and further concerned that the situation could escalate.

When I arrived home, I was very distraught, and this occupied my mind for the remainder of the night, to the point that I required a sleep aid in order to get rest. I remain shaken and anxious about this incident.

Was anyone involved injured or subjected to unwanted physical contact?

No

Has anyone involved been targeted by the offender or offenders before?

Yes

Did anyone involved have a weapon?

No

Evidence

Evidence

Has the suspect clearly left something at the scene; such as clothing, blood, any other bodily fluids, discarded items, obvious fingerprints or footprints? Or has the suspect caused any damage or made a mess searching?

No

Video, audio and digital evidence

If you're a victim or witness, please describe your appearance at the time of the incident. This helps us spot the crime in any footage we review. Tell us as much as you can eg I was wearing a blue coat, white shoes, black hat.

I was wearing blue jeans, brown shoes and a brown suede jacket. I have long hair tied in a pony tail.

Do you have any video, audio or digital evidence?

Yes

Please tell us what your evidence is and what can be seen in it

Per incident description, I recorded only the very end of the incident. Because it was dark, the persons are not identifiable, but audio is fairly clear.

Does another person, business or company have video evidence such as CCTV or mobile phone footage?

Yes

Please provide details of the person or business as we may need to contact them

The Artyst itself has two external security cameras, that I believe would have captured the incident, including as I turned the corner from Chesterton road to Trafalgar road.

Additionally, the ground floor flats of numbers 1,2,3,4,5 Rickard House (the same building as The Artyst) have doorbell cameras that face onto Trafalgar Road. These would have been able to record the incident, even as it was moving over at least 30 metres.

Please describe what can be seen in the video, if you know

I do not know, but am 100% confident that these recordings, where available, would corroborate my account given earlier.

Keeping evidence safe

Witness details

Witness details

Did anyone else see what happened?

I don't know

Suspect details

Suspect details

Suspect 1

Do you know the suspect?

Yes, I know them

Title

Mr

First name

Matthew

Middle names (optional)

not given

Surname

Taylor

Do you know their date of birth?

Yes

Date of birth

[REDACTED]

What is their sex?

Male

What is their ethnic group?

not given

Address

Description

I have provided details as far as Comanie House has them. Address is as given for correspondence.

Date of Birth on Companies House is incomplete, and states only [REDACTED] 6'. I have reported day1 of that month in order to provide useful data, but the day may be incorrect.

What do they work as?

Proprietor

Were they using any type of vehicle, including bikes?

not given

Are they connected or known to you, or anyone involved in the incident, including the victim?

Yes

Who are they connected to?

connected to me and to an number of other local residents who have made representations about alcohol licence application

How are they connected? eg partner, neighbour, someone I'm aware of

Per 'background' in the incident report:

Mr Matthew Taylor is proprietor and alcohol licence holder of The Artyst at 54-56 Chesterton road. We are known to each other, not least as I was one of those who opposed the granting of an alcohol licence for that establishment in 2024 (I appeared in person and made representations at the licence hearing on July 1 2024)

Suspect 2

Do you know the suspect?

No, but I can describe them

Approximate age

Approximate height

What is their sex?

What is their ethnic group?

Description

Above-average height, 30s, white, facial hair

Were they using any type of vehicle, including bikes?

No

Are they connected to anyone else involved in the incident?

Yes

Who are they connected to?

I believe the individual is connected to Matthew Taylor,

How are they connected?

possibly as an employee or business partner. I have video evidence taken by another party that evening, showing a man serving beer behind the bar at the Artyst. I believe this is the individual in question, but I cannot be certain.

Equalities information

Equalities information

Do you want to answer the equalities questions?

Yes

Age

What is your date of birth?

[REDACTED]

Disability

Do you have any physical or mental health conditions or illness lasting or expected to last 12 months or more?

[REDACTED]

Ethnicity

What is your ethnic group?

[REDACTED]

Which best describes your White background?

[REDACTED]

Marital or partnership status

What is your legal marital or registered civil partnership status?

[REDACTED]

Religion

What is your religion?

No religion

Sex and gender identity

What is your sex?

[REDACTED]

Is the gender you identify with the same as your sex registered at birth?

[REDACTED]

Sexual orientation

Which best describes your sexual orientation?

[REDACTED]

Pregnancy and maternity

Are you pregnant or is there a possibility you could be pregnant?

[REDACTED]

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Dr Andreas Nymark Jensen 1 Trafalgar Road CB4 1EU Cambridge
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Att.: Commercial and Licencing Team, Environmental Services,
Cambridge City Council

Objection

Application Number: 298057

Licence Number: 279321

Licence Description: Licencing Act 2003

Licence Type: Premises Licence

Application Type: Variation

Status: In Progress

Licensee: Othersyde Limited

Agent: Dovydas Vilimas

Trading Name: The Artyst

Licence Address: 54 - 56 Chesterton Road, Cambridge, Cambridgeshire, CB4 1EN

Received Date: 15-01-2026

Consultation End Date: 13-02-2026

Concerning Licencing Objective no. 3: The prevention of Public Nuisance

Dear Sir/Madam,

It is with considerable irritation I find myself having to write an **OBJECTION** to the above Licence Application (298057). My irritation stems from the fact the licensee submitted the **same exact Licence Application (279321) just 18 months ago**, which was rejected. I submitted an objection to this application (see appendix A) which I urge you to read. Nothing has changed in these past 18 months that demonstrates the licensee should be given permission to extend their opening hours, as well as nothing within the new Licence Application (298057) exhibits any attempt or interest in solving the issues that led to the original rejection.

On the contrary, the new application (298057) plainly states under "Details Of Proposed Variation" that:

*"The extension of alcohol sales hours will support the sustainability of the business and allow greater flexibility for evening cultural activity, **while remaining appropriate to the character of the area**"* (emphasis mine).

And further:

“There will be no material change to the nature of the operation” (emphasis mine).

These two quotes from the new application (298057) should singlehandedly disqualify the licensee in being granted dramatically extended opening hours, as they themselves state that the business proposal that got rejected just 18 months ago for failing to credibly promote the licensing objectives, has no intention of addressing their substantial shortcomings in any way shape or form.

Likewise, although the original Licence Application (279321) was full of promises of regards for respecting the local community and assurances of the appropriateness of the business model to fit within this, absolutely no consultation with the neighbours has occurred in the past 18 months. We were told 18 months ago the licensee would actively be seeking to involve the neighbourhood ensuring good faith and understanding of neighbourhood concerns. There has been no communication from the licensee.

As an additional concern, I see that “outside seating” is mentioned in the new application (298057)

The prevention of crime and disorder.

28. *“The outside seating area will be carefully monitored by staff to ensure it is being used in a responsible manner as not to cause a disturbance to local residents.”*

The prevention of public nuisance

32. *“The outside seating area will close each day at 21:30. All tables and chairs will be taken out of use and stored securely within the premises.”*

We have previously voiced concern (see appendix A) about the prospect of outside seating, and we remain vehemently opposed to the idea of the licensee being granted permission for this.

I urge you to read my original objection below (Appendix A).

Sincerely,

Dr Andreas Nymark Jensen

Appendix A

Dr Andreas Nymark Jensen
1 Trafalgar Road
CB4 1EU
Cambridge

Att.: Cambridge Licensing authority

Objection

Application Number: 279321
Licence Type: Premises Licence
Licensee: Othersyde Limited
Trading Name: The Alcademy

Licence Address:
54 Chesterton Road
Cambridge
Cambridgeshire
CB4 1EN

Concerning Licensing Objective no. 3: **The prevention of Public Nuisance**

Dear Sir/Madam,

My objection in regards to Application Number: 279321 (Licensee: Othersyde Limited) is with the real and demonstrable risk of impact of another licensed premise in Cumulative Impact Area – Mitcham's Corner on the promotion of the licensing objectives under the Licensing Act 2003, in particular no. 3: **The prevention of Public Nuisance**.

With an already significant number of licensed premises concentrated in the immediate vicinity of the proposed premises on the corner of Chesterton Road and Trafalgar Road, this increase in negative, cumulative, impact on the promotion of the four licensing objectives (prevention of Crime and Disorder; Public Safety; the prevention of Public Nuisance; and the Protection of Children from harm), as evidenced in the available statistics, by granting a premises licence to the applicant, will prove detrimental to our neighbourhood.

I therefore here submit my objection. Please see below for specification of reasoning underpinning my objection.

The Licensing Authority is required by duty to have regard to the Cumulative Impact Assessment (CIA), and thereby to actively promote the four licensing objectives. As stated on Cambridge City Council's website under 'Licences and permits > Alcohol and entertainment licensing > Licensing overview', "**Each [licensing] objective is of equal importance. These four objectives must be addressed in every case as they apply to the consideration of all licensing matters**" (emphasis mine).

In light of this, it would be inconsistent with the Licensing Authority's duty under section 4(1) of the Licensing Act 2003 to grant any further relevant authorisations in respect of premises licences (i.e., with Supply Of Alcohol) in this part of West Chesterton Ward, i.e., Chesterton Road within Cumulative Impact Area – Mitcham's Corner, as it would demonstratively add to the rise of 'Alcohol Related Crimes' (cf. 'Cambridge City Cumulative Impact Policy Review 2023'). The rise of 'Alcohol Related Crimes' would add to the cumulative (negative) impact on the licensing objectives, which again goes against the City Council's duty of promotion of the licensing objectives as stated in 'Cumulative Impact Assessment March 2024 - Cambridge City Council, paragraph 4.5'.

This is specified in 'Cumulative Impact Assessment March 2024 - Cambridge City Council', 'Appendix 4', 'Cambridge City Cumulative Impact Policy Review 2023', p. 5:

*"Whilst the figure for reported alcohol related incidents saw a reduction of -36% over the two time periods, **the respective crime rate increased by 11%. Despite this both maps still show the clusters of alcohol related crime and incidents within the West Chesterton CIA [...], indicating there is still a correlation between these figures and the concentration of licensed premises, which may be justification for the existing CIA to be retained**"* (emphasis mine).

According to Cambridge City Council's 'Statement of Licensing Policy', paragraph 2.2, the Council "*must fulfil its obligations under section 17 of the Crime and Disorder Act 1998 to **do all that it reasonably can to prevent crime and disorder in Cambridge***" (emphasis mine). Specifically, it is the duty of the Licensing Authority to "*exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, (a)crime and disorder in its area (**including anti-social and other behaviour adversely affecting the local environment**); and (b)the misuse of drugs, alcohol and other substances in its area.*" (Crime and Disorder Act 1998, c. 37, Part I, Chapter I, Miscellaneous and supplemental, Section 17(1)) (emphasis mine).

Consequently, based on the Licensing Authority's "obligation" and "duty" to "*do all that it reasonably can to prevent [...] anti-social and other behaviour adversely affecting the local environment*", it is certainly *within reason*, i.e., 'reasonable', for the Licensing Authority to refuse the application in question (i.e., 279321).

Quoting now from the 'Section from Statement of Licensing Policy in regards to Cumulative Impact, Appendix 5, 5.10' (Licensing Sub Committee meeting - Monday, 15th June, 2020, 10.30 am).

*"This special policy [Cumulative Impact Areas] creates a **rebuttable presumption** that applications within the areas set out in paragraph 5.8 [as of May 2024 including Cumulative Impact Area – Mitcham's Corner] for new premises licences or club premises certificates or variations that are likely to add to the existing cumulative impact **will normally be refused, if relevant representations are received about the cumulative impact on the licensing objectives**, unless the applicant can demonstrate why the operation of the premises involved will not add to the cumulative impact already being experienced"* (emphasis mine).

The facts supporting this designation of Cumulative Impact Area – Mitcham's Corner are grounded in years of monitoring anti-social behaviour in the area in question, i.e., Cumulative Impact Area – Mitcham's Corner, combined with rigorous data analysis produced by Cambridgeshire Constabulary.

Consequently, it is clear that the applicant **will not** be able to demonstrate that the operation of the proposed premises **will not** add to the cumulative impact already being experienced, as 'Crime and Disorder' is directly linked to increase in licensed premises.

On top of this, current local residents in the area immediately adjacent to the proposed premises of the application (including the undersigned), agree on the obvious and unmitigable consequences of another drinking venue on the doorstep of our residential neighbourhood.

These will inevitably include anti-social behaviour from patrons leaving the proposed premises such like raucous conduct while moving through Trafalgar Road and Trafalgar Street. Concerns are further focused on the area behind the proposed premises (upper part of Trafalgar Road and public alley between Chesterton Road and Trafalgar Street) as a convenient place for public urination precipitated by few available customer toilets in the proposed premises (cf. applicant's submitted plans).

By publishing a Cumulative Impact Assessment, the Council claims in its '*Cumulative Impact Assessment March 2024 - Cambridge City Council*', paragraph 4.5, that "*this assessment is being published because the Licensing Authority considers that the number of licensed premises and club premises certificates within the areas specified in 4.1 is such that it is likely that granting further licences or variations to licences would be inconsistent with the authority's duty to promote the licensing objectives.*" The Council is, we are told in paragraph 4.6, "*setting down a **strong statement of intent** about its approach to considering applications for grant and variations of premises licences or club premises certificates in the area's set out*" (emphasis mine).

If this "strong statement of intent" is to be taken seriously, the Council must refuse this application (279321).

The Council continues in its paragraph 4.7 *“the contents of the Cumulative Impact Assessment does not change the fundamental ways that decisions are made under the Licensing Act 2003”*, and further that *“the Licensing Authority will make all decisions on applications within the cumulative impact area on a case by case basis **with a view on how best to promote the licensing objectives**. Each application will be considered on its own merits (emphasis mine).”*

While due consideration of every application should of course be the rule, government legislation and local police recommendations on issues of crime and public nuisance must take precedence and be enforced through this clear-cut preventive tool (i.e., Cumulative Impact Assessment) prescribed by those authorities, so as to promote the licensing objectives as faithful as possible.

Therefore, as per the definition in paragraph 4.8 of the same document, the application in question cannot in good faith be considered *“appropriate”* for approval in Cumulative Impact Area – Mitcham’s Corner, as *“the onus is on the applicant to demonstrate to the responsible authorities the suitability of how their proposal will **not add** to the cumulative impact”* (paragraph 4.10, emphasis mine). This will, however, prove impossible to demonstrate for OtherSyde Ltd when considering the available crime statistics, as these – as mentioned above – repeatedly show a correspondence between number of licensed premises and amount of anti-social behaviour.

As stipulated in paragraph 4.12, when *“it cannot be demonstrated that an application **will not** undermine the licensing objectives or demonstrate it **will not** increase the cumulative impact with the areas specified in paragraph 4.1, **then it shall be the policy of this Licensing Authority to refuse to grant the application”*** (emphasis mine).

I would like to comment on a few points found in licensee’s (Othersyde Limited) application specifics (279321), as submitted online (https://pp.3csharedservices.org/registers/index.html?fa=licence_register&licence_id=279321&council_id=1)

*“Considering the location of the premises within one of the City’s designated Cumulative Impact Areas, the business owners are **dedicated to ensuring that their operations will contribute positively to the neighbourhood and enhance the well-being of its residents”*** (Application Details, page 6. Emphasis mine).

While the alleged good intentions are appreciated, the above statement is unclear as to precisely ‘how’ this *“dedication”* is supposed to be manifested; whether *“operations”* meant to *“contribute positively to the neighbourhood”* are sought to include ‘all’ or just ‘some’ of the listed operations by the proposed premises; and whether *“enhancement of well-being of the*

neighbourhood residents” would include ‘all’ residents or only ‘some’ (in which case who?), and in what ways.

One thing is Othersyde Limited’s proposed operations ***within*** their premises. Another thing entirely is ***the effects*** of those operations ***off*** their premises: while “*yoga and drawing classes*”, “*talks*”, “*presentations*”, and “*poetry readings and exhibitions*” are all excellent ideas for a community-friendly venue, these features are not at all where my concerns (i.e., objections) lie.

My concerns are with the positioning of a “*ground floor bar [...] and cocktail bar in the basement*” (Application Details, page 6) on a residential street, serving/selling alcohol from 11am until 11pm all week. That is 80+ hours a week of alcohol sales.

This would be combined with recorded music being “*played within the venue. On the ground floor, the recorded music will sometimes be playing in the background at a low level that has been agreed on with the Council. In the basement, recorded music will mostly be for background purposes. However, there will sometimes be, usually at the weekends, recorded music played by a DJ. This music will be played through the venue’ PA and won’t exceed the decibel level agreed on with the Council*” (Application Details, page 9). This would potentially be ca. 80 hours a week of amplified live music, and/or 100+ hours a week of recorded music. This does not rhyme with ‘*enhancing the well-being of local residents*’.

Under ‘Conditions offered – General, statement 9, Community Engagement’ the applicant assures they “*will engage with the local community to address concerns and foster a positive relationship*” (Application Details, page 7. Emphasis mine).

Othersyde Limited started their engagement with neighbours on Friday evening 31st May, less than 5 days before deadline for submissions of representations on Wednesday 5th June. Two representatives from Othersyde Limited went door to door on Trafalgar Road introducing themselves and their business. I was handed a flyer about walking tours and told that their basement space would – among other things – be available for hire for kids’ parties, etc. I was told about poetry nights and acoustic music.

This sudden, albeit late, interest in neighbourhood opinion was likely – presumably only – precipitated by the early submissions of objections to the application in question forwarded by the council to Othersyde Limited. Almost as if genuine “*engagement with the local community to address concerns and foster a positive relationship*” was mere lip service inserted into the application to comply with expectations for applying for an alcohol licence in a cumulative impact area.

This personal (though undocumented) conversation with Othersyde Limited representatives only works to amplify my concerns that other promises (e.g., prevention of crime and disorder and public safety; noise control measures to prevent public nuisance and respecting neighbours; soundproofing, noise level monitoring, and staff training on noise control; regular assessment of

practices to ensure effectiveness in promoting all four licensing objectives, etc.), not testable before after a license has been granted and the cocktail bar has opened, will equally not be taken seriously. In other words, their “*commitment to being responsible and considerate members of the community*” needs to be seriously questioned.

Another point to this end is the lack of consideration of the local city layout (cf. email from Othersyde Limited to Trafalgar Road stakeholder on 23th May 2024) displayed by Othersyde Limited when trying to conciliate an objecting local resident by erroneously arguing Trafalgar Road is a cul-de-sac with no thoroughfare possible to south of river – and therefore would not see any drunk patrons ambling through – when this is demonstrably, even shockingly, false (i.e., the existing of Trafalgar Street as a corridor of traffic from Victoria Avenue, through Trafalgar Road, straight to entrance of proposed premises; public footpaths from the River Cam leading both east (Ferry path/Fort St. George bridge to Midsummer Common) and west (Victoria Bridge/Victoria Avenue).

Under ‘Conditions offered - Prevention of Crime and Disorder’ it is stated:

*“Staff will take **reasonable steps** to ensure that customers do not take partly consumed alcoholic products or drinking receptacles away from the premises.”* (Application Details, page 7. Emphasis mine).

*“Any off sales will only be sold in sealed containers. The outside seating area will be carefully monitored by staff to ensure it is being used in a **responsible manner as not to cause a disturbance to local residents**”* (Application Details, page 7. Emphasis mine).

The outside seating area will **by definition** cause a disturbance to local residents. Furthermore, no policy is being offered in the application regarding “un-seated” patrons drinking (and/or smoking, talking, etc.) outside. Will this be allowed? If not, how will it be enforced? My concern here is that un-seated patrons (i.e., standing) will migrate unto the corner of Chesterton Road/Trafalgar Road and the upper part of Trafalgar Road where – according to the floor plan submitted by Othersyde Limited – the proposed premises have a “customer entrance” and “staff entrance”, respectively. This would lead to animated patrons loudly conversing on the Trafalgar Road pavement outside the proposed premises (likely spilling into the tarmac of the street thereby causing nuisance to traffic), the noise of which will be amplified and cascaded down through the narrow Trafalgar Road bouncing off the brick houses.

Under ‘Conditions offered - Prevention of Public Nuisance’, we hear that:

*Our staff will be trained to ensure that patrons leaving the premises do so **quietly and respectfully**, particularly during late hours. **We will be in constant communication with our***

neighbours and will have an open-door policy to address any concerns they may have regarding noise or other nuisances” (Application Details, page 8. Emphasis mine).

Again, the ***consequences*** of patrons leaving the cocktail bar will ***not*** be managed by bar staff, and is – in all fairness – not theirs to manage, as they solely have authority over patrons within their premises -not ***off*** their premises. Consequently, as soon as patrons are off the premises managed by Othersyde Limited, they are free to wander in every which direction they choose. Equally, patrons having left ***“quietly and respectfully”*** are neither bound nor policed by any measures, policies, or promises Othersyde Limited are obligated to enforce.

In conclusion, I hope my above objection will be taken seriously into consideration in order to refuse/reject **Application Number: 279321**

Sincerely,

Dr Andreas Nymark Jensen

Katya Mohsen
12 Trafalgar Street
Cambridge, CB4 1ET

To: Cambridge Licensing Authority

Re: Licence application for The Artyst (Othersyde Ltd) Venue at 54-56 Chesterton Road
Reference: New licence application: 298057, current licence 279321

13 February 2026

SUMMARY OF OBJECTION

I object to the application to extend alcohol licensing hours at The Artyst. My original objection dated 5 June 2024 is attached as Appendix A and remains fully relevant and applicable to this application.

The premises sit in a residential cumulative impact zone that is already heavily affected by a concentration of alcohol-licensed venues. Since opening in September 2025, the venue has not meaningfully engaged with neighbours, addressed previously raised concerns, or demonstrated changes to its offering that differ from its earlier application. Instead, management began planning a new licence application and petitioning for extended alcohol hours from the day the venue opened.

Since opening, incidents investigated by police as criminal matters, licence breaches and unresolved safety hazards have already had a negative impact on nearby residents. These incidents directly relate to the licensing objectives and reinforce concerns that extending the licence would increase existing harm.

For these reasons, I object to the new application.

CONTEXT: CUMULATIVE IMPACT AND COMMUNITY ENGAGEMENT

The venue is located on a single residential block that already contains multiple alcohol-serving premises, including Taste of Hungary (shop and restaurant), Grape Britannia, La Dispensa and Thirsty, in addition to nearby pubs and large alcohol-related public events on Midsummer Common and Jesus Green.

Residents already experience the combined effects of this concentration in the form of evening disturbance, noise and anti-social behaviour. La Dispensa has also applied to extend its alcohol hours. Granting further extensions in this location would intensify pressure on an area that is already under strain.

Between the refusal of the first application in July 2024 and the venue opening in September 2025, management did not present revised plans that addressed neighbours' earlier concerns. When the venue opened, management immediately began promoting a new application to extend alcohol hours rather than demonstrating how the existing licence could operate successfully within the community.

At a meeting organised by the venue, residents raised concerns and suggestions, but these were not substantively addressed and no clear mitigation measures or reassurances were offered. This lack of meaningful engagement reduces confidence that extending the licence would be managed responsibly.

CHRONOLOGICAL RECORD OF INCIDENTS AND RELEVANCE TO LICENSING OBJECTIVES

The following incidents have occurred since the venue opened in September 2025 and have been reported to Licensing and/or police where appropriate. Police reference numbers will be added when available.

2 September 2025 – Community meeting

Relevant licensing objectives: Prevention of Public Nuisance; Prevention of Crime and Disorder

Management informed residents that extended evening alcohol sales were necessary for the business and sought support for a future application. Residents' concerns were raised but not meaningfully addressed, and no concrete mitigation measures were proposed.

Late August – pre- official opening- 2025 – Unlicensed outdoor pavement seating

Relevant licensing objectives: Prevention of Public Nuisance; Public Safety; Prevention of Crime and Disorder

Tables and chairs were placed on the pavement for outdoor use for patrons outside before formal opening. This constituted unlicensed outdoor use and was reported to Licensing.

30 October 2025 – Assaults and alcohol service after permitted hours

Relevant licensing objectives: Prevention of Crime and Disorder; Prevention of Public Nuisance; Public Safety

After the permitted 7pm alcohol cut-off:

- A neighbour who questioned the alcohol service and whether they had a TENs for the event inside the venue. He was verbally and physically assaulted by the owner.
- Later the same evening my husband was accosted on his way home as he walked past the venue. The owner and an associate verbally confronted him (police record states: 'public order intimidation' and followed him toward our home.
- Both incidents were reported to Police and Licensing. Police investigated these events as criminal matters (more on this below).

On the same evening, I personally observed patrons drinking alcohol outside the venue while the owner was also outside speaking with them. This indicated alcohol consumption outside permitted conditions and lack of effective supervision.

These incidents have already had a direct negative impact on residents and seriously undermine confidence in management.

CCTV not operational

Relevant licensing objectives: Prevention of Crime and Disorder; Public Safety

During police investigation of the above incidents, officers requested CCTV footage and were informed the system was not functioning at the relevant time – there was no footage.

November 2025 – Present – Damaged window

Relevant licensing objectives: Public Safety; Protection of Children from Harm

A broken pane of glass remains unrepaired. Seating continues to be placed adjacent to the damaged area and glass has fallen onto the pavement, creating an ongoing hazard to patrons, pedestrians and children.

Additional ongoing issues

Relevant licensing objectives: Prevention of Public Nuisance; Prevention of Crime and Disorder; Public Safety

Residents have documented further instances of outdoor alcohol consumption, licence notice issues and illegal parking associated with the venue.

CONCLUSION

The premises are located in a residential cumulative impact zone already experiencing pressure from multiple alcohol-licensed venues. Management has not meaningfully engaged with neighbours or demonstrated changes that address earlier concerns, and incidents since opening have already caused negative impacts for residents and affected our safety.

Extending alcohol hours would intensify existing problems and undermine the licensing objectives. Based on residents' experience since opening, there are also legitimate concerns about ongoing compliance with the current licence that warrant careful oversight.

I welcome the idea of a genuine community space that contributes positively to the neighbourhood. However, based on the evidence above, extending the licence would increase harm rather than benefit the community.

For these reasons, I respectfully request that the application to extend the licence be refused.

Sincerely,
Katya Mohsen

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Katya Mohsen

12 Trafalgar Street

Cambridge, CB4 1ET

To: Cambridge Licensing Authority

Re: Licence application for Othersyde Ltd 'Alcademy' Venue at 54-56 Chesterton Road
Reference: 279321 Alcademy

5 June 2024

Dear sir/madam:

I write to inform you of my OBJECTION to the above licence application.

I accept to have my contact details published with my objection with the exception of my email address that I wish to have redacted from any/all publications.

Although some of the activities this new venue wishes to run sound nice and like a good community space. I have strong objections to the alcohol license requested and the impact it will have on our neighbourhood, both the residential areas and the people and community who reside in it.

Selling alcohol from 11am to 10:30-11pm will certainly lead to increased nuisance from noise and anti-social behaviour as we already experience from all the other surrounding venues serving alcohol.

The block where this venue is opening has already seen several alcohol licenses granted in a very short period of time: Taste of Hungary x 2 (shop first, then restaurant), Grape Britannia, La Dispensa, Thirsty are all on this one small block that backs onto our garden. We also have several pubs running in our area and many other events held on midsummer common and Jesus Green. We have more than enough alcohol licenses in our neighbourhood as is and certainly more than enough on this one block on Chesterton road. The cumulative impact on our neighbourhood and living conditions is already felt negatively. This is worse in summer with longer days, people out later and on foot more, Noise nuisance is also felt more in summer due to our need to keep windows open.

We have seen an increase in foot and car traffic on our roads. Trafalgar street and Road are both very short and narrow. Narrow enough that many drivers choose to drive on the pavement to drive down.

We get noise coming through from patrons outdoors and live entertainment (music, comedy, quiz night) made worse if any windows or doors of the premises are left open. Patrons existing these venues can be loud and we have had many instances of people urinating, vomiting on our property (through our side iron gate) and in the back alley that is between us and Chesterton road where Alcademy will be located. This is more than a nuisance. We have also witness people using and selling drugs in/around our streets, including in the alley way.

Here are some of my objections relating directly to the application:

Prevention of Crime and Disorder:
'Though SIA door supervisors are not considered necessary for the day to day business operation, an ongoing risk assessment will be undertaken to ensure at during licensed hours

where it is considered necessary, sufficient SIA registered security officers will be employed by the License Holder.'

The need for private security or the thought of this need is concerning. Although it is in part a prevention, having a venue that requires security at the door does not belong in a residential area and tAlcademy is back directly and neighbouring directly only a residential area.

'Staff will take reasonable steps to ensure that customers do not take partly consumed alcoholic products or drinking receptacles away from the premises.'

This is unenforceable as patrons will be able to sit and drink outdoors, and therefore could leave with drinks in hand and also, as we regularly experience, litter our streets with drink containers.

Any off sales will only be sold in sealed containers.

This cannot prevent patrons/clients from opening their drinks and consuming on our streets.

The outside seating area will be carefully monitored by staff to ensure it is being used in a responsible manner as not to cause a disturbance to local residents.

Once again, this can only be enforced directly in their seating area but won't prevent disturbances around the premises, the alley and our roads.

Staff will be busy serving and catering to their clients, not policing them.

Conditions offered - Public Safety:

'We have crowd control measures in place for busy events to prevent overcrowding and maintain safe egress routes.'

Where are these safe egress routes? Where will these crowds be queuing to enter the premises for an event? How will they be managed leaving the premises following events? If there are crowds and any issues were to arise, this will certainly have an impact on the neighbourhood from a safety and nuisance point of view.

Conditions offered - Prevention of Public Nuisance:

To prevent public nuisance ...

'robust noise control policy'.

'ensure that patrons leaving the premises do so quietly and respectfully, particularly during late hours.'

This is unenforceable, certainly beyond their door step. In our experience to date, for example with Thirsty on Chesterton road,, staff are busy serving and selling to their patrons and do not have time or interest in policing them or upsetting them to ensure they return for more. We know from our experience with the other premises that patrons, especially those who have been drinking, do not leave quietly, We hear them on foot speaking loudly, singing, shouting. Trafalgar Road and Trafalgar Steet, we hear them slam their car doors parked on our streets. Those who don't drink are also a nuisance on our roads driving on Trafalgar Street against the one way traffic direction/no entry sign that is signposted and park on double yellow lines and in spots that their vehicles do not fit in; all reducing safety on our roads and access on our for cars, cycles, pedestrians and emergency vehicles on our street.

Per the their above statement in Public safety about crowd control, how will they manage noise and nuisance from crowds who are queuing for an event or leaving following an event. Where will these crowds queue? How about toilet facilities? They have a total of 4 toilets and no urinals at all., Where

will people go to urinate during busy events, busy evenings with so few toilets, plus outdoor seating and in an environment where people can drink all day and evening. Leaving after any busy event will create long queues and patrons will choose to leave and use our streets and properties and our alley way as their public toilet. Especially the men, as they are already known to urinate where and when they want, especially when inebriated. We already have this problem in our neighbourhood. See next paragraph for more on this.

We also experience, urinating, vomiting, and defecating on the alley way between Chester Road and Trafalgar Street and on our properties. I have personally had to clean up urine from my side passage/front of house most recently on 1 June after at least two people who took the liberty to urinate through /on my iron gate. I have also witness drug use and what I suspect was drug dealing in the alley way and in front of 14 Trafalgar Street, and between 4 Trafalgar Street and the back of the butcher. Allowing this premise to serve alcohol will only make this worse for our living conditions.

Based on the above. I re-iterate that I fully object to this licence application. This will impact our living conditions and will increase the impact we have already started experience in the neighborhood to the many licences that have been approved over the past couple of years.

Sincerely,
Katya Mohsen

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**CAMBRIDGE
CITY COUNCIL**

RECORD OF DECISION

To be completed and signed before Members return to open session to announce their decision.

RECORD OF DECISION: APPLICATION UNDER LICENSING ACT 2003

Taxi Licensing Sub-Committee

Date: 1st July 2024

Members:

1. Cllr McPherson (Chair)
2. Cllr Blackburn-Horgan
3. Cllr Young

To consider the application of **The Alcademy** in regards to the premises **The Alcademy, 54 Chesterton Road, Cambridge, CB4 1EN** licence to **provide the following licensable activities:**

- Plays – Monday to Saturday 08:00 to 23:00; Sunday 08:00 to 22:30;
- Films – Monday to Saturday 08:00 to 23:00; Sunday 08:00 to 22:30;
- Live Music – Monday to Saturday 12:00 to 23:00; Sunday 12:00 to 22:30;
- Recorded Music – Monday to Saturday 08:00 to 23:00; Sunday 08:00 to 22:30;
- Supply of alcohol (both on and off the premises) – Monday to Saturday 11:00 to 23:00; Sunday 11:00 to 22:30;

We heard representations from Mathew Taylor, (The Applicant/Director) and the following persons from the Trafalgar Community Presentation:

Public Speakers also representing Katya Mohsen, Andreas Nymark, /Sue Rollings;

1. Alexis Mather
2. Liz Yarrow
3. Ben Rollings

CTTE000696/165819

The reason you appeared before the Sub-Committee:

For the Sub-Committee to consider an application under section 17 of the Licensing Act 2003 to apply for a Premises Licence for the sale by retail of alcohol with respect to The Alcademy, 54 Chesterton Road, Cambridge, CB4 1EN has been received from Othersyde Limited. The application was served on Cambridge City Council (the Licensing Authority) on 8th May 2024. A copy of the application was also served on each responsible authority. The application and plan is attached to the report at Appendix 1.

Representations were received from 21 members of the public objecting to the application and 3 members of the public in support of the application.

The Sub Committee had to decide whether to grant the application or refuse the application.

In making our decision we considered the following:

List:

Statutory provisions (Licensing Act 2003)

Statutory Guidance

Cambridge City Council's Statement of Licensing Policy Reports

Cumulative Impact Assessment March 2024 and the Supt Adam Gallup's letter to the Licensing Committee in October 2023.

Advice from Legal Officer

Representations from the Applicant and members of the public

We found the following facts:

1. The Premises is in a cumulative impact area.
2. The proposed community events will add value to the area.
3. The Premises is in a residential area.
4. There were 21 notified objections to the application and 3 representations in support of the application.
5. There is an unlit alleyway in close proximity to the premises.
6. The entrance to the front of the premises is very close to moving heavy traffic.
7. The premises is on the corner of a traffic junction.
8. There are 9 various licensed premises in the cumulative impact area with various opening and closing times.
9. The issues regarding the licensing objectives raised by the residents primarily relate to nighttime.

We did not consider the following matters to be relevant:

1. The previous premises ran by the Applicant are not relevant.

CTTEE000696/165819

Our reasons for this are: **(give full and detailed reasons)**

1. Whilst previous experience with licensing is relevant, the areas are different.

Our decision is as follows:

To grant the licence with the following conditions:

1. No alcohol to be consumed outside the premises.

2. The following times shall apply to the sale and consumption of alcohol on the premises:

12:00 to 19:00 Monday-Sunday

Our reasons for reaching the decision are as follows:

1. We have considered other licences in the area and their opening and closing times. Two premises are far away from residential areas. The others are very different types of establishments; being Delicatessens, Restaurants and a shop. The remainder are cafes with earlier closing times. There is only one comparable bar close by with an extended closing time but the customers of that establishment are likely to avoid the residential streets, due to its location.
2. This premises is on a residential road and likely to have a greater impact on the nearby residential streets.
3. With reference to paragraph 3.2 of the Agenda, the onus is on the applicant to demonstrate why the granting of the licence would not add to the cumulative impact already being experienced within the area. We found that the reported issues primarily occur at night time. The Applicant has not fully demonstrated why granting the licence would not add to the cumulative impact of the area. We have therefore restricted the licensing hours.

Signed 

Dated: 1 July 2024

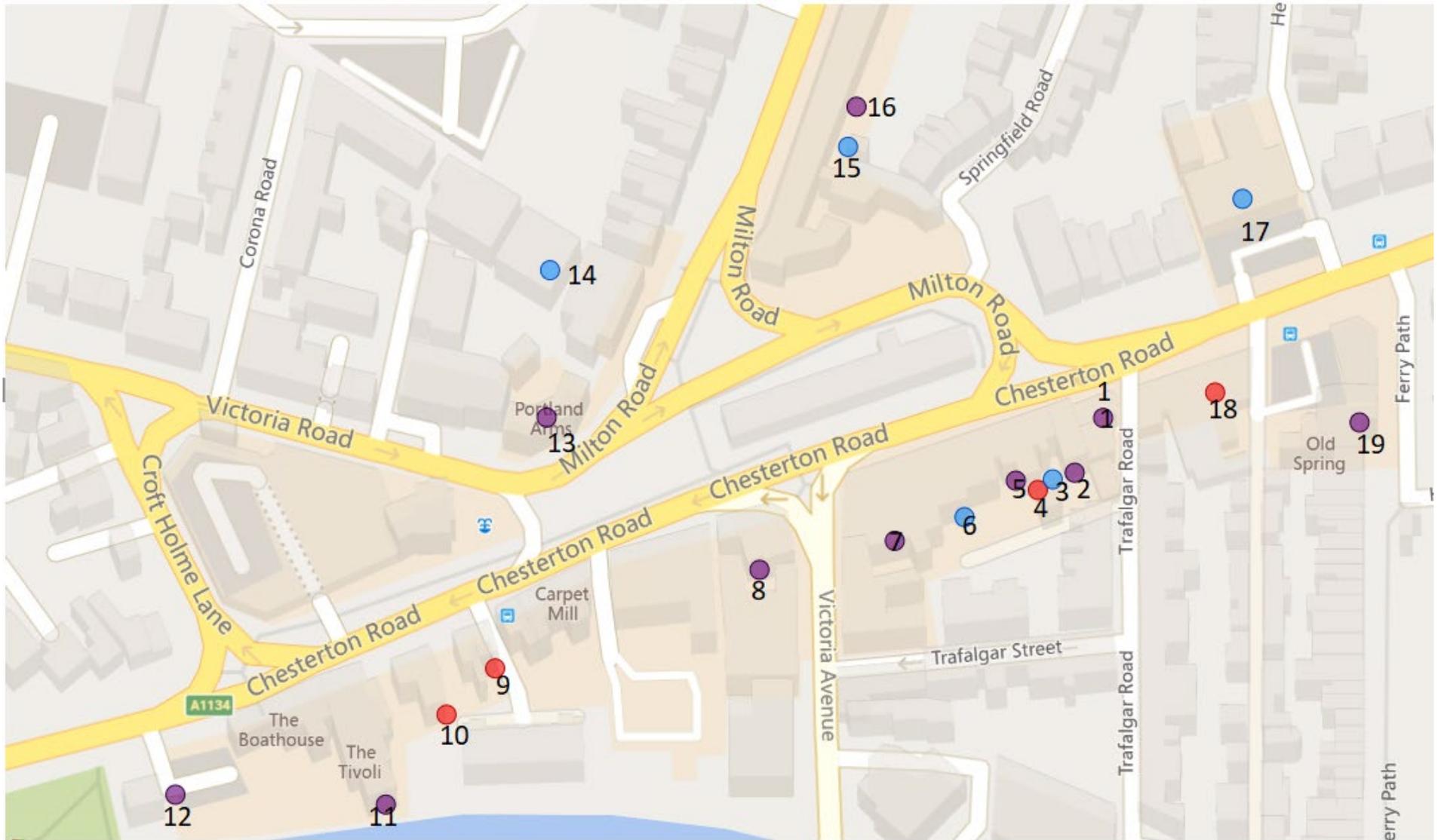
The applicant or those who made a relevant representation has the right of appeal to a Magistrates Court within 21 days from the date of this decision notice by contacting: Cambridgeshire Magistrates Court, St Andrew's Street, Cambridge CB2 3BJ.

CTTE000896/165819

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Appendix 5 – Map detailing premises with licences for the Sale/Supply of Alcohol in surrounding area

Description ● For consumption off the premises ● For consumption on and off the premises ● For consumption on the premises



Appendix 5 – Map detailing premises with licences for the Sale/Supply of Alcohol in surrounding area

Point on map	Trading Name	Address	Supply/Sale of Alcohol	Supply Of Alcohol Start Monday	Supply Of Alcohol End Monday	Supply Of Alcohol Start Tuesday	Supply Of Alcohol End Tuesday	Supply Of Alcohol Start Wednesday	Supply Of Alcohol End Wednesday	Supply Of Alcohol Start Thursday	Supply Of Alcohol End Thursday	Supply Of Alcohol Start Friday	Supply Of Alcohol End Friday	Supply Of Alcohol Start Saturday	Supply Of Alcohol End Saturday	Supply Of Alcohol Start Sunday	Supply Of Alcohol End Sunday
1	The Artyst	54 - 56 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1EN	For consumption on and off the premises	12:00	19:00	12:00	19:00	12:00	19:00	12:00	19:00	12:00	19:00	12:00	19:00	12:00	19:00
2	La Dispensa	52 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1EN	For consumption on and off the premises	09:00	18:00	09:00	18:00	09:00	18:00	09:00	18:00	09:00	18:00	09:00	18:00	09:00	18:00
3	Taste from Hungary	50 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1EN	For consumption off the premises	-	-	10:00	19:00	10:00	19:00	10:00	19:00	10:00	19:00	10:00	19:00	10:00	16:00
4	Taste From Hungary Restaurant	48 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1EN	For consumption on the premises			11:30	22:00	11:30	22:00	11:30	22:00	11:30	22:00	11:30	22:00	11:00	17:00
5	Thirsty	46 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1EN	For consumption on and off the premises	10:00	23:00	10:00	23:00	10:00	23:00	10:00	23:00	10:00	23:00	10:00	23:00	10:00	23:00
6	Chesterton Road Newsagents	40 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1EN	For consumption off the premises	08:00	22:00	08:00	22:00	08:00	22:00	08:00	22:00	08:00	22:00	08:00	22:00	08:00	22:00
7	Grape Britannia	34 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1EN	For consumption on and off the premises			11:00	22:00	11:00	22:00	11:00	23:00	11:00	23:00	10:00	23:00	11:00	20:00
8	The Waterman	The Waterman, 32, Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 3AX	For consumption on and off the premises	10:00	02:00	10:00	02:00	10:00	02:00	10:00	02:00	10:00	02:00	10:00	02:00	10:00	00:00
9	Restaurant 22	22 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 3AX	For consumption on the premises	10:00	00:00	10:00	00:00	10:00	00:00	10:00	00:00	10:00	00:00	10:00	00:00	12:00	23:30
10	Margaret's	18 Chesterton Road, Cambridge, Cambridgeshire, E05002715	For consumption on the premises	12:00	23:00	12:00	23:00	12:00	23:00	12:00	23:00	12:00	23:00	12:00	23:00	12:00	23:00
11	The Tivoli	The Tivoli, 16, Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 3AX	For consumption on and off the premises	09:00	00:00	09:00	00:00	09:00	00:00	09:00	00:00	09:00	00:00	09:00	00:00	09:00	00:00
12	Boathouse Public House	The Boathouse, 14, Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 3AX	For consumption on and off the premises	10:00	23:00	10:00	23:00	10:00	23:00	10:00	00:00	10:00	00:00	10:00	00:00	10:00	23:00
13	The Portland Arms	The Portland Arms, 129, Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 3BA	For consumption on and off the premises	11:00	00:00	11:00	00:00	11:00	00:00	11:00	00:00	11:00	00:30	11:00	00:30	11:00	00:00
14	The Co-Operative	1 Milton Road, Cambridge, Cambridgeshire, E05002715, CB4 1UY	For consumption off the premises	07:00	23:00	07:00	23:00	07:00	23:00	07:00	23:00	07:00	23:00	07:00	23:00	07:00	23:00
15	Pink Elephant	16 Milton Road, Cambridge, Cambridgeshire, E05002715, CB4 1JY	For consumption off the premises	08:00	00:00	08:00	00:00	08:00	00:00	08:00	00:00	08:00	01:00	08:00	01:00	08:00	00:00
16	Banana Leaf	20 Milton Road, Cambridge, Cambridgeshire, E05002715, CB4 1JY	For consumption on and off the premises	10:00	00:00	10:00	00:00	10:00	00:00	10:00	00:00	10:00	00:00	10:00	00:00	12:00	23:30
17	Co-Operative	179 - 185 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1AF	For consumption off the premises	07:00	23:00	07:00	23:00	07:00	23:00	07:00	23:00	07:00	23:00	07:00	23:00	07:00	23:00
18	Golden Noodle Bistro	66 Chesterton Road, Cambridge, Cambridgeshire, E05002715, CB4 1EP	For consumption on the premises	12:00	23:00	12:00	23:00	12:00	23:00	12:00	23:00	12:00	23:00	12:00	23:00	12:00	23:00
19	The Old Spring Public House	The Old Spring, 1, Ferry Path, Cambridge, Cambridgeshire, E05002715, CB4 1HB	For consumption on and off the premises	10:00	00:00	10:00	00:00	10:00	00:00	10:00	00:00	10:00	00:30	10:00	00:30	10:00	00:00