Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We BBB UK	Property Ltd							
	me(s) of applicant)	1 4			24 - 641 - T ' '-			
			ary a premises licenc l below	e under section	34 of the Licensing			
Act 2003 for the premises described in Part 1 below								
	Premises licence number							
PRECAM 000)940							
Part 1 – Premi	ises Details							
Postal address	of premises or, if n	one, ordnan	ce survey map referen	ce or description	ı			
36 & 36A St	Andrews Street							
Post town	Cambridge			Postcode	CB2 3AR			
					^			
Telephone nu	mber at premises (if	any)						
Non-domestic	rateable value of pr	remises	£					
Part 2 – Appli	cant details							
Daytime conta telephone nun								
E-mail addres	s (optional)							
Current postal address if								
different from	premises address							

Postcode

Part 3 - Variation

Post town

Please tick as appropriate Do you want the proposed variation to have effect as soon as possible?	⊠Yes	No	
If not, from what date do you want the variation to take effect?	DD MM	YYYY	

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

The proposed variations are as follows:

 Addition of Indoor Sporting Events: We seek to add "Indoor Sporting Events" as a licensable activity at the premises with the following timings:

Sunday to Wednesday: 10:00 to 00:30 Thursday to Saturday: 10:00 to 03:00

Note: Recorded music timings for Sunday to Wednesday to be brought in line with opening hours as discussed. That is, Sunday to Wednesday: 10:00 to 00:30

 Extended Hours: We seek to extend our closing time on Thursday, Friday, and Saturday from 01:30am to 03:00am, with corresponding adjustments to licensable activities as follows:-

Opening hours - 08:00 to 03:00

Exhibit films - 10:00 to 02:30

Recorded Music - 10:00 to 03:00

Indoor sporting events - 10 to 03:00

Late Night refreshment - 23:00 to 03:00

Supply of alcohol - 10:00 to 02:30

This extension will allow us to meet customer demand during peak trading periods and align our operating hours with our other venues in the UK, providing a more consistent customer service. The staggered timing allows for gradual wind-down of activities before closing, supporting the prevention of public nuisance objective by ensuring an orderly dispersal of customers.

- 3) Removal of Condition 16: We propose to remove the condition which states: "No person will be allowed to play the axe throwing or similar games if they have consumed alcohol or illegal drugs/substances prior to playing the game, and no person playing these games will be allowed to consume alcohol or take illegal drugs/substances whilst playing these games. Where staff or door staff are unsure if the person is under the influence of alcohol, then that person will be breathalysed, using a calibrated breathalyser." We operate a number of other Boom venues across the country where we do not have any conditions around the axe throwing games; we have comprehensive operating procedures and policies in place, where staff training, customer safety and engagement are key. Our trained staff continuously assess customers' ability to safely participate in activities regardless of alcohol consumption. Our comprehensive safety protocols include:
 - a. Rigorous staff training specifically focused on customer assessment and safety
 - b. Strict operational policies where every axe throwing session is supervised by trained staff members at all times

- c. Continuous assessment of customers' behaviour and coordination throughout their visit
- Clear authority for staff to refuse participation based on observable behaviour regardless of alcohol consumption
- e. Secure storage and controlled distribution of axes only by trained staff.
- f. Significantly lower alcohol-related incidents at our venues compared to traditional vertical drinking establishments

Our risk-based approach focuses on observable behaviour and coordination, we believe this assessment would be more effective than blanket prohibition, as it focuses on the actual capability of participants rather than assuming any alcohol consumption creates risk. Our robust safety systems effectively mitigate any potential risks, allowing a more enjoyable experience for our customers while maintaining good safety records.

- 4) Modification of SIA Security Requirements: We propose to modify the condition 24 that currently requires "A minimum of two SIA registered door supervisors will be employed at the premises each day from 21.00hrs until close of business. On Fridays and Saturdays, all Sundays preceding a Bank Holiday, New Years' Eve, and Boxing night a further two SIA registered door supervisors will be employed from 21:00hrs until all customers have safely dispersed from the vicinity of the premises." We seek to replace this with "On Thursday, Fridays and Saturdays, all Sundays preceding a Bank Holiday, New Years' Eve and Boxing night a minimum of 4 SIA registered door supervisors will be employed from 21:00hrs until all customers have safely dispersed from the vicinity of the premises. At all times the Premises Licence Holder shall risk assess the requirement to employ additional door supervisors in such numbers and at such times as deemed necessary. This risk assessment will take into consideration information and advice provided by the local Police. A copy of this risk assessment will be made available to the Police and Licensing Authority on request." Our risk assessments and operational experience have demonstrated that these days have significantly lower customer volumes and present minimal risk profiles that do not warrant dedicated SIA presence. This tailored approach to security staffing better aligns with the actual needs of the venue and customer patterns, supporting more efficient operations while maintaining appropriate security levels. We will continue to employ comprehensive risk assessment procedures and can deploy security personnel if specific events or circumstances warrant additional measures, ensuring the licensing objectives continue to be promoted through realistic and proportionate measures.
- 5) Amendment to Condition 18: We propose to modify Condition 18 which currently states: "Should beer pong be played in these premises then polycarbonate drinking vessels must be used, and non-alcohol drinks will only be used for the game. For clarification no alcohol will be used for this game." We seek to remove the prohibition on alcohol use in this activity and use metal drinking vessels for safety. This amendment would align with customers' expectations of the beer pong experience as it is traditionally played with alcohol and with our operations at other venues, where we have successfully managed this activity with alcohol while maintaining appropriate safety standards through the use of suitable drinking vessels and proper supervision.
- 6) Amendment to Condition 43: We propose to vary condition 43 which currently states "After 21:00 hours persons under the age of 18 years of age will not be allowed on the premises" to "After 21:00 hours persons under the age of 18 years of age will not be allowed in the part of the premises occupied and trading as Boom Battle Bar. After 21:00 hours persons under the age of 18 years of age will be allowed in the part of the premises occupied and trading as Escape Hunt (shown edged in blue the plan attached to the application) but only if supervised by a responsible adult." This variation

recognises that our premises operates two distinct business models - Boom Battle Bar and Escape Hunt - with different risk profiles and customer demographics. The Escape Hunt area provides family-friendly escape room experiences that benefit from extended family operating hours, while maintaining appropriate safeguards through responsible adult supervision. This variation supports the protection of children from harm objective by ensuring proper supervision while allowing families to enjoy escape room experiences during extended evening hours. The amendment maintains safety standards while providing more flexibility for legitimate family entertainment activities.

If your proposed variation would mean that 5,000 or more people are	
expected to attend the premises at any one time, please state the number	
expected to attend:	

Part 4 Operating Schedule

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

Pro	vision of regulated entertainment	Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	\boxtimes
c)	indoor sporting events (if ticking yes, fill in box C)	\boxtimes
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	
f)	recorded music (if ticking yes, fill in box F)	\boxtimes
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	
Prov	vision of late night refreshment (if ticking yes, fill in box I)	\boxtimes
Sale	by retail of alcohol (if ticking yes, fill in box J)	\boxtimes
In all	cases complete boxes K, L and M	

	d days and read guida		Will the performance of a play take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
6)				Outdoors	
Day	Start	Finish		Both	
Mon	,		Please give further details here (please read guidance	note 3)	~
Tue					
Wed			State any seasonal variations for performing plays (ple note 4)	ease read guidar	ice
Thur					
Fri			Non standard timings. Where you intend to use the pr performance of plays at different times to those listed left, please list (please read guidance note 5)		n the
Sat					
Sun					

	rd days an		Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
6)	-			Outdoors	
Day	Start	Finish		Both	
Mon	10:00	00:00	Please give further details here (please read guidance	note 3)	
Tue	10:00	00:00			
Wed	10:00	00:00	State any seasonal variations for the exhibition of film guidance note 4)	ıs (please read	
Thur	10:00	02:30			
Fri	10:00	02:30	Non standard timings. Where you intend to use the pre- exhibition of films at different times to those listed in left, please list (please read guidance note 5)		<u>he</u>
Sat	10:00	02:30			
Sun	10:00	00:00			

Standa		vents d timings ance note	Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon	10:00	00:30	
Tue	10:00	00:30	State any seasonal variations for indoor sporting events (please read guidance note 4)
Wed	10:00	00:30	
Thur	10:00	03:00	Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left please list (please read guidance note 5)
Fri	10:00	03:00	
Sat	10:00	03:00	
Sun	10:00	00:30	

enterta: Standar	or wrestli inments id days and read guida	l timings	Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
(piease 6)	read guida	ince note		Outdoors	Ш
Day	Start	Finish		Both	
Mon			Please give further details here (please read guidance	note 3)	
Tue					
Wed			State any seasonal variations for boxing or wrestling e read guidance note 4)	entertainment (p	lease
Thur					
Fri			Non standard timings. Where you intend to use the proor wrestling entertainment at different times to those to the left, please list (please read guidance note 5)		
Sat					
Sun					

	usic d days and read guida		Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
6)				Outdoors	
Day	Start	Finish		Both	
Mon			Please give further details here (please read guidance	note 3)	
Tue					
Wed			State any seasonal variations for the performance of li read guidance note 4)	ve music (pleas	e
Thur					
Fri			Non standard timings. Where you intend to use the properformance of live music at different times to those to the left, please list (please read guidance note 5)		mn
Sat					
Sun					

Standa	led music rd days an read guid		Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
6)				Outdoors	
Day	Start	Finish		Both	
Mon	10:00	00:30	Please give further details here (please read guidance	note 3)	
Tue	10:00	00:30			
Wed	10:00	00:30	State any seasonal variations for the playing of record read guidance note 4)	led music (pleas	ie .
Thur	10:00	03:00			
Fri	10:00	03:00	Non standard timings. Where you intend to use the p playing of recorded music at different times to those I on the left, please list (please read guidance note 5)		ımn
Sat	10:00	03:00			
Sun	10:00	00:30			

Standar	mances of rd days and read guida	d timings	Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
6)	J			Outdoors	
Day	Start	Finish		Both	
Mon			Please give further details here (please read guidance	e note 3)	
Tue					
Wed			State any seasonal variations for the performance read guidance note 4)	of dance (please	e
Thur					
Fri			Non standard timings. Where you intend to use th performance of dance at different times to those lise on the left, please list (please read guidance note 5)		
Sat					
Sun					

descrip falling v (g) Standar	ng of a sin tion to the within (e) d days and read guida	at , (f) or ! timings	Please give a description of the type of entertainment providing	you will be	
Day	Start	Finish	Will this entertainment take place indoors or outdoors or both – please tick (please read	Indoors	
Mon			guidance note 2)	Outdoors	
				Both	
Tue			Please give further details here (please read guidance	e note 3)	
Wed					
Thur			State any seasonal variations for entertainment of description to that falling within (e), (f) or (g) (plea note 4)		e
Fri					
Sat			Non standard timings. Where you intend to use the entertainment of a similar description to that falling (g) at different times to those listed in the column of list (please read guidance note 5)	g within (e), (f)	or
Sun					

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	
				Outdoors	
Day	Start	Finish		Both	
Mon	23:00	00:00	Please give further details here (please read guidand	ce note 3)	
Tue	23:00	00:00			
Wed	23:00	00:00	State any seasonal variations for the provision of la refreshment (please read guidance note 4)	ate night	
Thur	23:00	03:00			
Fri	23:00	03:00	Non standard timings. Where you intend to use the provision of late night refreshment at different time the column on the left, please list (please read guidant)	es, to those list	_
Sat	23:00	03:00			
Sun	23:00	00:00			

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises Off the premises	
Day	Start	Finish		Both	
Mon	10:00	00:00	State any seasonal variations for the supply of alco guidance note 4)	hol (please read	
Tue	10:00	00:00			
Wed	10:00	00:00			
Thur	10:00	02:30	Non-standard timings. Where you intend to use the supply of alcohol at different times to those listed in left, please list (please read guidance note 5)		
Fri	10:00	02:30			
Sat	10:00	02:30			
Sun	10:00	00:00			

K

Please highlight any adult entertainment or services, activities, other entertainment or matters
ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8).
N.A

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	00:30	
Tue	08:00	00:30	
Wed	08:00	00:30	Non standard timings. Where you intend the premises to be ope
Thur	08:00	03:00	the public at different times from those listed in the column on the left, please list (please read guidance note 5)
Fri	08:00	03:00	
Sat	08:00	03:00	-
Sun	08:00	00:30	

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.

- 1. Condition 16: "No person will be allowed to play the axe throwing or similar games if they have consumed alcohol or illegal drugs/substances prior to playing the game, and no person playing these games will be allowed to consume alcohol or take illegal drugs/substances whilst playing these games. Where staff or door staff are unsure if the person is under the influence of alcohol, then that person will be breathalysed, using a calibrated breathalyser." We propose to remove this condition entirely.
- 2. SIA Door Supervisors Condition: "A minimum of two SIA registered door supervisors will be employed at the premises each day from 21.00hrs until close of business. On Fridays and Saturdays, all Sundays preceding a Bank Holiday, New Years' Eve, and Boxing night a further two SIA registered door supervisors will be employed from 21:00hrs until all customers have safely dispersed from the vicinity of the premises." We propose to modify this to remove the requirement for SIA security Sunday through Wednesday to "On Thursday, Fridays and Saturdays, all Sundays preceding a Bank Holiday, New Years' Eve and Boxing night a minimum of 4 SIA registered door supervisors will be employed from 21:00hrs until all customers have safely dispersed from the vicinity of the premises. At all times the Premises Licence Holder shall risk assess the requirement to employ additional door supervisors in such numbers and at such times as deemed necessary. This risk assessment will take into consideration information and advice provided by the local Police. A copy of this risk assessment will be made available to the Police and Licensing Authority on request".

 Condition 18 regarding beer pong: "Should beer pong be played in these premises then polycarbonate drinking vessels must be used, and non-alcohol drinks will only be used for the game. For clarification no alcohol will be used for this game." We seek to amend this condition to remove the prohibition on alcohol while maintaining the requirement for polycarbonate or metal drinking vessels. Condition 43 regarding under 18 access: "After 21:00 hours persons under the age of 18 years of age will not be allowed on the premises" We propose to amend this condition to "After 21:00 hours persons under the age of 18 years of age will not be allowed in the part of the premises occupied and trading as Boom Battle Bar. After 21:00 hours persons under the age of 18 years of age will be allowed in the part of the premises occupied and trading as Escape Hunt (shown edged in blue the plan attached to the application) but only if supervised by a responsible adult"
Please tick as appropriate
I have enclosed the premises licence
I have enclosed the relevant part of the premises licence
If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below
Reasons why I have not enclosed the premises licence or relevant part of premises licence. N/A

М

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

- Our management team will hold regular documented meetings with staff to review compliance with licensing objectives.
- We will maintain active engagement with local licensing authorities, Security Team, Police and Council to uphold all four licensing objectives.
- All staff receive comprehensive training on our operating procedures, with regular refresher training that is documented and available for inspection.
- A designated member of management will be responsible for ensuring compliance with all licensing conditions and objectives.

b) The prevention of crime and disorder

- With regard to the variation in security requirement our approach will be based on comprehensive documented risk assessments that consider factors such as expected customer numbers, type of event, day of week, and seasonal variations. This allows security provision to be better aligned to actual needs and risk levels.
- For the removal of Condition 16 relating to axe throwing and alcohol we have implemented robust operational policies including:
 - Continuous supervision by trained staff members
 - Regular assessment of participants' behaviour and coordination
 - Clear authority for staff to refuse participation based on observable behaviour
 - Active incident reporting system to capture and learn from any safety concerns
- We maintain a detailed incident log recording all refusals, incidents, and actions taken, which
 is available for inspection by authorities.
- CCTV system covering all activity areas will be maintained in good working order, with recordings kept for a minimum of 31 days and made available to authorities upon request.
- We implement a strict Challenge 25 policy for age verification with all relevant training and signage.
- Regarding the amendment to Condition 43 (Escape Hunt area), we will maintain clear
 protocols for managing mixed-age groups and ensuring responsible adult supervision is
 maintained throughout visits.

c) Public safety

- We conduct and regularly review comprehensive risk assessments for all activities, focusing on participant and spectator safety.
- All gaming equipment is regularly checked and maintained.
- Staff are trained in emergency procedures including evacuation, first aid response, and managing customer incidents.
- With regard to the extension of hours to 03:00, we will implement a staggered departure system with alcohol service ending at 02:30, ensuring a gradual wind-down of activities before closing.
- For beer pong with alcohol, we will strictly maintain the use of polycarbonate or metal vessels
 to eliminate breakage risks, with staff trained to monitor the activity and intervene if necessary.
- For the Escape Hunt area operating with under-18s after 21:00, we will ensure responsible
 adults maintain direct supervision and that escape room activities are appropriate for mixed-age
 groups.

d) The prevention of public nuisance

- We have implemented a dispersal policy that minimises noise and disturbance when customers leave, particularly during extended hours.
- Staff are trained to monitor noise levels and manage customer behaviour that may cause disturbance.
- Prominent signage at exits reminds customers to leave quietly and respect neighbouring properties.
- For activities with alcohol, including axe throwing and beer pong, staff monitoring will ensure activities remain controlled and do not create excessive noise or disruptive behaviour.
- We maintain good relationships with neighbouring businesses and residents, providing contact details for addressing any concerns
- The Escape Hunt area activities are inherently low-noise and contained within purpose-built rooms, minimising any potential noise impact from extended family visits.

e) The protection of children from harm

- Our proposed variations will not adversely affect our commitment to protecting children from harm, as we will maintain all existing safeguards and enhance them where appropriate.
- Our extended hours (to 03:00 on Thursday-Saturday) will not impact child protection as our policy prohibiting children under 18 after 9pm remains unchanged
- Regarding the removal of Condition 16 (axe throwing and alcohol) and amendment to condition 18(beer pong with alcohol), our staff will continue to enforce strict age verification and maintain physical separation between underage customers and axe throwing/beer pong activities where alcohol is being consumed nearby.
- The modification to SIA security requirements will not impact child protection as security will remain in place during busier periods when families with children are more likely to be present, and staff will maintain vigilance during all operating hours.
- The amendment to Condition 43 specifically enhances child protection by requiring responsible adult supervision for under-18s in the Escape Hunt area after 21:00, rather than a blanket prohibition. This ensures appropriate oversight while allowing legitimate family entertainment activities.
- All staff will continue to receive comprehensive training on age verification procedures and the Challenge 25 policy, with particular emphasis on managing mixed-age environments in the Escape Hunt area
- We will maintain our refusals log for age-restricted products and services, available for inspection by authorities.
- Enhanced staff monitoring during all activities where alcohol is served will ensure any risks to children are identified and addressed immediately.

Checklist:

Please	tick	to	ind	icate	agr	eem	ent
						_	

•	I have made or enclosed payment of the fee.	
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	
•	I understand that I must now advertise my application.	
•	I have enclosed the premises licence or relevant part of it or explanation.	
•	I understand that if I do not comply with the above requirements my application will be rejected.	

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 5 - Signatures (please read guidance note 10)

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

Signature								
Date								
Capacity								
Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). If signing on behalf of the applicant, please state in what capacity.								
Signature								
Date	Date							
Capacity								
Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13)								
Post town				Post	code			
Telephone numb	er (if any)							
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)								

Notes for Guidance

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

Describe the premises. For example the type of premises, its general situation and layout and any
other information which could be relevant to the licensing objectives. Where your application
includes off-supplies of alcohol and you intend to provide a place for consumption of these off-

- supplies, you must include a description of where the place will be and its proximity to the premises.
- Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
- For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
- For example (but not exclusively), where the activity will occur on additional days during the summer months.
- For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
- Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
- 7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
- 8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or seminudity, films for restricted age groups or the presence of gaming machines.
- 9. Please list here steps you will take to promote all four licensing objectives together.
- 10. The application form must be signed.
- An applicant's agent (for example solicitor) may sign the form on their behalf provided that they
 have actual authority to do so.
- Where there is more than one applicant, each of the applicants or their respective agents must sign the application form.
- 13. This is the address which we shall use to correspond with you about this application.