

**CONSIDERATION OF AN APPLICATION FOR A PREMISES
LICENCE TO BE GRANTED**

**KING STREET SUPERMARKET, 84 KING STREET,
CAMBRIDGE, CB1 1LN**

To: Licensing Sub-Committee:

Report by: Wangari Njiiri

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Wards affected: Market

INTRODUCTION

- 1.1 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 King Street Supermarket, 84 King Street, CB1 1LN has been received from SS Foods Centre Limited. The application was served on Cambridge City Council (the Licensing Authority) on 6 November 2025. A copy of the application was also served on each responsible authority. The application, supporting statement with proposed conditions and plan are attached to the report as Appendix 1, Appendix 1b and Appendix 1c respectively.

- 1.2 The applicant is seeking to provide the sale of alcohol only (for consumption off the premises only) from Monday to Sunday between the hours of 11:00 and 20:00.
- 1.3 The applicant has offered conditions and a rebuttal statement to support their application, attached to the report as Appendix 1b.
- 1.4 In accordance with the regulations of the Act, the application was advertised on the premises and in Cambridge News on 13 November 2025 to invite representations from responsible authorities and other persons. The last date for submitting representations was 3 December 2025.
- 1.5 A Representation was received from Cambridgeshire Constabulary, acting as a Responsible Authority and is included in this report as Appendix 2. After the close of the representation period, Cambridgeshire Constabulary provided supplementary information in support of their representation, which is attached as Appendix 2a.
- 1.6 No additional representations were received from Responsible Authorities. However Environmental Health agreed additional conditions, which are detailed in Appendix 3. Planning Enforcement also responded advising the premises required planning permission to change use of unit. Planning response is contained within report as Appendix 4.
- 1.7 No representations were received from 'Other persons'.
- 1.8 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 granting of the licence would not add to the cumulative impact already being experienced within the area.
- 3.3. Appendix 5 details a map, showing premises with licences for the Supply of Alcohol, within the surrounding area of premises seeking licence, excluding restaurants.
- 3.4. The premises was previously a tattoo studio, and is now being used as a convenience store, with the intention of also being an off-licence, should a premises licence be granted.
- 3.5. The proposed licence holder previously submitted a premises application in April 2025, for the sale of alcohol 07:00 to 00:00. Following the receipt of representations, on 20 May 2025, the application was considered by Members during Licensing Sub-Committee. The application was subsequently refused. Record of Decision is contained within report as Appendix 6.
- 3.6. 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 17 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 licence subject to the mandatory conditions and those conditions offered by the applicant which may be modified to such extent as the authority considers necessary for the promotion of the licensing objectives;
- (b) to exclude from the scope of the licence any of the licensable activities to which the application relates;
- (c) to refuse to specify a person in the licence as the premises supervisor;
- (d) to reject 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 – Rebuttal Statement and Proposed conditions

Appendix 1c – Plans

Appendix 2 – Cambridgeshire Constabulary representation

Appendix 2a - Cambridgeshire Constabulary supplementary statement

Appendix 3 – Environmental Health agreed conditions

Appendix 4 – Planning Enforcement response

Appendix 5 – Map of premises with Premises Licence for the supply of alcohol in surrounding area

Appendix 6 – 20 May 2025 Licensing Sub-Committee Record of Decision

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

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