

Katya Mohsen
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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