



**I want to apply for a** Premises licence

**Are you an agent?** Yes - I am an agent

**Agent Details**

**First name** Rob

**Last name** Edge

**Name of business** Licence Leader Ltd

**Name and address** 25 HEMYOCK ROAD  
B29 4DG  
BIRMINGHAM

**Email address** [REDACTED]

**Telephone number** [REDACTED]

**Does the premises have a name?** Yes

**What is the name of the premises?** Casa Tua Delizie

**What is the address or location?** 170 Royal College Street  
NW1 0SP  
London

**What is the type of premises?** Delicatessen

**Describe the area it is situated in** Mixed use

**Describe the layout of the premises** .

**Copy of the premises plans** • CASATUADELIZIE\_LicensingPlan.pdf

**Tell us about the premises business hours**

Day	Start time	End time
Monday	08:30	23:30
Tuesday	08:30	23:30
Wednesday	08:30	23:30
Thursday	08:30	23:30
Friday	08:30	23:30
Saturday	08:30	23:30
Sunday	08:30	23:30

**Are there any seasonal variations for the premises opening times?**

Yes

**Tell us the variations and exactly when they occur**

Hours to be extended until 0300 hrs on New Year's Eve.

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

No

**Is the premises an open space?**

No

**Is the premises currently under construction?**

No

**What is the non-domestic rateable value (NDRV) of the premises?**

16250

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

Less than 5000 people

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

No

**How are you applying for a premises licence?** As a limited company

**Business details**

**What is the company registration number** 12317807

**Name of business** Cuore Di Mamma Ltd

**Name and address** FIRST FLOOR 223 INTERNATIONAL  
HOUSE REGENT STREET  
W1B 2EB  
LONDON

**Email address** [REDACTED]

**Telephone number** [REDACTED]

**How long do you want your premises licence for?** Permanently

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

**Activity you wish to licence** j. Supply of alcohol

**Alcohol supply**

Day	Start time	End time
Monday	11:00	23:00
Tuesday	11:00	23:00
Wednesday	11:00	23:00
Thursday	11:00	23:00
Friday	11:00	23:00
Saturday	11:00	23:00
Sunday	11:00	23:00

**Where will the supplied alcohol be consumed?** Both

**Are there any seasonal variations for the activity?** Yes : Open until 0300 hrs on New Years Eve

**Will the activity take place at times other than those listed?** No

**DPS details**

**Does your designated premises supervisor (DPS) currently hold a personal licence?** Yes

**Was their personal licence issued by Camden?** No

**Personal licence number** [REDACTED]

**Issuing local authority** [REDACTED]

**First name** Mr. Giuseppe

**Last name** Miggiano

**Address** [REDACTED]  
[REDACTED]  
[REDACTED]

**Signed Copy of the Designated Premises Supervisor (DPS) consent form** • DPSConsentform\_CasaTuaDelizie\_05.09.2021.pdf

**Will there be any activities associated with the premises which may give rise to concern in respect of children?** No

**The prevention of crime and disorder** CCTV will be installed, operated, and fully

**Public safety**

maintained at all times; images will be retained for at least 31 days and be produced on request of any Responsible Authority. The CCTV will be operational at all times whilst the premises are open and trading. CCTV warning notices will be displayed in public areas of the premises advising that CCTV is in operation, in accordance with GDPR. A Refusals log will be maintained at all times, this will be checked and signed by the DPS at the end of each week, this log will be made available for inspection by any Responsible Authority, upon reasonable request. Staff training in the Licensing Act 2003 will take place for all members of staff prior to the premises opening, and all records will be retained at the premises; and made available for inspection at any time. The premises licence holder or DPS will carry out pre-opening checks of the delicatessen, to ensure that there are no risks to patrons and that all safety precautions are in place. The premises licence holder will ensure that all staff receive appropriate staff training, and the training records remain on site for a period of three months. The licence holder will ensure that all staff are aware of their social and legal obligations and their responsibilities regarding the sale of alcohol. All safety certificates and inspection reports will be kept on site and made available to officers of relevant statutory bodies. The premises will comply with all food safety regulations. The staff involved in food preparation will be fully trained, and their certificates will be displayed accordingly

**The prevention of public nuisance**

The Premises Licence Holder will ensure that the disturbance caused to the general public is kept to a minimum, signage will be placed in a prominent place asking customers to respect our neighbours. All doors and windows will remain closed when recorded music is played, other than for access and egress. Staff will ensure that the frontage of the restaurant is inspected regularly for litter and rubbish, clearing any debris away. No rubbish, including bottles, shall be moved, or placed in outside areas between the hours of 2200hours and 0800hours.

**The prevention of children from harm**

A Challenge 25 policy is in place and only recognised forms of ID will be accepted {PASS accredited ID, passport, or photo driving licence}. Children will only be allowed to remain in the premises when accompanied by an adult, and then only until 2200 hrs - unless it is a private function. A till prompt (Electronic or visual) will be used for all alcohol sales.

**About this form****Issued by**

Camden Town Hall  
Judd Street  
London  
WC1H 9JE

**Contact phone**

020 7974 4444

**Form reference**

Ref. no. 106512

## **Data protection**

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



## London Borough of Camden Council

9 November 2021 at 1000 hrs

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### Documentation lodged on behalf of Casa Tua Delizie for a premises Licence.

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Acting for the Premises Licence Holder, I have given full regard to:

- A. The licensing objectives set out in the Licensing Act 2003.
- B. The Council's Statement of Licensing Policy.
- C. The Guidance issued under Section 182 of the Act.
- D. All advice and guidance given to me by the Responsible Authorities, prior to the application being submitted.
- E. Those who have objected to this application.

Attached to this pack are the following appendices in support of the application for a Variation of the premises licence:

- A. Noise Monitoring Plan.
- B. Response letter to those who have objected.
- C. Extract from letter of support from CACC
- D. Challenge 25 policy and signage
- E. Refusals log
- F. DPS Authorisation form
- G. Staff training and operations manual
- H. Customer signage

Rob Edge (Director)

Licence Leader Ltd. Email. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

# Casa Tua Delizie - Noise Management Plan

**ANNEX A**

## 1. Purpose of the Noise Management Plan

This noise management plan is to consider the management and control of noise from events at Casa Tua Delizie.

The management team of this premises are committed to proactive management of noise and the purpose of this document is to identify and implement procedures, which will minimise disturbance to residents and other noise sensitive receptors. The intentions of those responsible to manage noise is shown in this commitment.

This plan is a “live document” which will evolve as the planning for future events progresses and the operational requirements become clearer etc. Any review will be undertaken in full consultation with the relevant regulatory authorities to ensure compliance with the relevant licensing objectives in the longer term.

The local environment is predominantly industrial, with some residential properties, the premises is surrounded on most sides by other industrial units.

### **The Licensing Act 2003**

The Act introduced a single integrated system for regulating the sale by retail of alcohol, the supply of alcohol in a club, the provision of entertainment and late-night refreshment. The provision of regulated entertainment to the public is relevant in terms of noise and in doing so those responsible must carry out their functions with the view to promoting the prevention of public nuisance being relevant in this instance.

### **In Summary**

Overall, the approaches set out above are designed to balance the potential disturbance in the local community against the enjoyable experience of the audience. The Regulated Entertainment will always be conducted to allow customers to hold a conversation, without the need to raise their voices – therefore the music or films will always be at a very reasonable level.

## **Noise Monitoring Procedure**

Throughout the time that Regulated Entertainment takes place, staff will ensure that they carry out regular noise monitoring; and these will be recorded at Annex A. This will be carried out by conducting subjective / objective measurements at predetermined locations both internally on the site, and externally at the boundaries.

### **People / Crowd Noise**

Whilst there is no formal mechanism for evaluating or controlling crowd noise, consideration will be given to minimising such as critical points such as during arrival and dispersal from the venue.

Staff will always monitor the entrance and egress from the premises including the behaviour of those within the vicinity of the premises. This will help achieve orderly arrival and departure of persons and will reduce the risk of nuisance occurring.

Signage will also be in place requesting that patrons leave quietly and respect neighbours.

### **Procedure for Responding to and Dealing with Enquiries**

Should any noise complaints be received, a member of staff will investigate the complaint and if noise levels are deemed unacceptable, immediate action will be taken to reduce the levels of the noise source.

### **Conclusion**

The implementation of this Noise Management Plan is a pragmatic way of bringing the venue to life, understanding its relationship with neighbours. Likewise, it also looks to proactively engage with the community and relevant Responsible Authorities.

# Casa Tua Delizie – Noise Monitoring

Annex A.

## Noise Observation Reporting

Monitoring Location	Date and Time	Subjective Assessment Measurements	Remedial Action Required and Taken
E.G., main site entrance	01/06/2021 2100 hrs	Noise from the venue, largely inaudible, occasional low bass beat detectable between lulls in traffic noise – unlikely to be audible to residential units	No action taken, but will continue to monitor at intervals

## Complaints received

Complainants address	Date and Time	Nature of complaint	Subjective assessment	Time of Visit	Remedial Action Required and Taken
E.G., xxxxxxxxxxxx	01/06/2021 2045 hrs	What are they hearing, when and how affecting property? If this is regular, how long has it been happening		1. 2200 hrs 2. 2045 hrs	No action taken, action taken to reduce noise levels to minimise any potential impact as levels at source can accommodate such reductions.

Rob Edge - Licence Leader Ltd



From:

Rob Edge.  
Agent for the applicant  
Licence Leader Ltd

ANNEX B



To:

Jamieson Alexander  
Temple Chambers  
London

11 October 2021

CC.

Licensing Authority (Shelima Ahsan)

**Cuore Di Mamma Ltd 170 Royal College Street, NW1 0SP**

In response to your representations to the application for a premises licence for the above premises, I would like to offer answers to the points you have raised:

- The ‘Responsible Authorities’ i.e., Police Licensing, Trading Standards, The Licensing Authority, Environmental Health and the Licensing Authority, as well as the other 3 departments have not objected to this application; demonstrating that they consider it to be a ‘good and well detailed application’ with robust conditions within the operating schedule. This fully demonstrates that they do not have any concerns with the proposed hours or activities for this licence to operate as applied for.
- Should the licence be granted, this premises will strongly promote the licensing objectives. This has been well demonstrated within the operating schedule of the application, in addition to forming part of a company policy document for our operations manual and staff training. The premises will be well managed, showing the right levels of due diligence and strict management controls.
- You refer to density of local licensed premises – The cumulative impact is the potential for a negative effect on the promotion of the Licensing Objectives of a significant number of licensed premises concentrated in one area. We believe that this is a robust application and one which rebuts the presumption that it will add to the existing cumulative impact.
- The application proposes that alcohol will be sold for consumption on/ off the premises between 1100 and 2300 hrs. which are very reasonable hours for any licensed premises within the Evening and Night Time Economy (ENTE).

- In respect of your concerns over 'Noise levels', this is a "delicatessen", where the only music will be ambient background music, which is however unregulated until 2300 hrs, by the Live Music Act 2012.
- CCTV conditions have been offered within the operating schedule of the application, this is a general condition requested by Police Licensing, in order to uphold the "Licensing Objective" of Prevention of Crime and Disorder. My client is more than happy to amend the wording to the effect that 'outside' cameras face to the pavement/road and not to the entrance of adjoining properties. Although I would have thought neighbours would have been happy to have an additional security measures of CCTV cameras in place.
- You make mention of potential noise and drunkenness. There is no evidence to suggest that this premises will cause any noise or nuisance. It is my belief that anything that is objected to in relation to the Premises Licence Holder not upholding the licensing objectives, needs to be evidenced.
- In respect of pavement licensing, which is governed the Highways Act, and when granted a permit, clear access routes on the highway will need to be maintained taking into account the needs of all users. This is something that is outside of the Licensing Act 2003.

I trust that the explanation I have given is sufficient for you to be satisfied that this is a professionally run and well managed premises, that will uphold all four of the licensing objectives and will be an asset to the local community.

It is on these grounds that I am asking if you are prepared to withdraw your representations and that you notify the Licensing Authority and myself by email accordingly.

If you wish to discuss the matter in more detail, please don't hesitate to contact me.

Many thanks

Rob Edge (Director)



Camden Broadway CAAC Making a representation in support of the application for a premises licence for Casa Tua Delizie (APP\PREMISES-NEWM106512).

The section of Royal College Street where the premises in question are based is located within Camden Broadway Conservation Area and forms part of the local centre of shops around Camden Road Overground Station.

Over the past 10 years, the arrival of some new shops, cafes and art galleries have changed the character and appearance of this part of the street positively and have generated investment and upgrades to the frontages.

Casa Tua, the business behind the licensing application, has played a vital role in this uplift and furthermore has established itself as a local neighbourhood cafe/ restaurant that fosters neighbourliness and social contact. Unfortunately, not all the frontages along this section of Royal College Street are as positive in their contribution to the area.

The opening of a second business by Casa Tua, the Casa Tua Delizie, is therefore seen as a positive change and the improvements to the existing frontage have already been a great addition to the character and appearance of the conservation area. As not all shopfronts along this stretch of road are active, particularly at night time, the Conservation Area Advisory Committee (CAAC) supports this licensing application as the addition of an active frontage will contribute to a safer streetscape through natural surveillance, overlooking and lighting, in turn preventing crime and disorder as well as public nuisance and ensuring greater public safety.

Casa Tua have a very good track record of ensuring their customers leave their existing establishment at 176 Royal College Street in a well-mannered and respectful way, and always close on time.

This business is an asset to the local area. We therefore do not have any concerns about the licence application, and wish to support it on the grounds detailed above.

# UNDER 25?



**IF YOU ARE LUCKY ENOUGH TO LOOK UNDER 25 YOU WILL BE ASKED TO PROVE THAT YOU ARE AGED 18 OR OVER WHEN YOU BUY ALCOHOL**

**IF YOU ARE UNDER 18 YOU ARE COMMITTING AN OFFENCE IF YOU ATTEMPT TO BUY ALCOHOL**



SCOTTISH  
**BEER & PUB** ASSOCIATION  
**drinkaware.co.uk**  
for the facts about alcohol  
**WWW.CHALLENGE25.ORG**



# REFUSALS LOG BOOK

## Casa Tua Delizie

If a customer appears to be under 25 and fails to produce a valid ID photo, the sale should be **Refused** and recorded in this refusals log. Staff should write an entry whenever an age-related sale is refused.

Licence Leader Limited  
Alcohol Licensing Services  
[www.licence-leader.co.uk](http://www.licence-leader.co.uk)

LOOKS UNDER 25 - NO VALID ID  
NO SALE



**Designated Premises Supervisor (DPS)  
Authorisation for Sale/Supply of alcohol**

**Casa Tua Delizie**

I am the Designated Premises Supervisor (DPS), and the holder of a Personal Licence and I am the person in a position of authority at the premises.

I hereby authorise the following named personnel to sell and supply alcohol, to comply with the Licensing Act 2003.

This being either when I am present on the premises or in my absence. I can always be contactable on the following telephone number: .....

**NAMES OF AUTHORISED PERSONS:**

I, being a person named below am aware of and accept my responsibilities under the Licensing Act 2003 and will endeavour to comply in accordance with the licensing law and the licence conditions attached to the premises licence.

Name	Personal Licence Number (If Applicable)	Date	Signature

**Designated Premises Supervisor - Authorisation.**

<b>Name:</b>	
<b>Personal Licence Number:</b>	
<b>Signature:</b>	

<ul style="list-style-type: none"> <li>➤ It is illegal to sell alcohol to anyone under the age of 18.</li> </ul>
<ul style="list-style-type: none"> <li>➤ It is illegal to sell alcohol to anyone 18 or over if they are buying on behalf of someone under the age of 18.</li> </ul>
<ul style="list-style-type: none"> <li>➤ All premises that sell alcohol must have a premises licence and a Designated Premises Supervisor</li> </ul>
<ul style="list-style-type: none"> <li>➤ Staff under the age of 18 must not sell alcohol unless each sale has been approved by the personal licence holder or responsible person aged over 18</li> </ul>
<ul style="list-style-type: none"> <li>➤ It is illegal to sell liqueur chocolates to anyone under the age of 16</li> </ul>
<ul style="list-style-type: none"> <li>➤ If you are not sure that the customer is 18 (alcohol) or 16 (liqueur chocolates), ask for proof of age</li> </ul>
<ul style="list-style-type: none"> <li>➤ I recommend you use a Challenge 25 scheme</li> </ul>
<ul style="list-style-type: none"> <li>➤ If you are still not sure, refuse the sale and record in the Refusals Log</li> </ul>
<ul style="list-style-type: none"> <li>➤ The premises Licence holder must display the premises licence on the premises in a public place</li> </ul>

## Premises Operations & Training Manual

ANNEX G

### Casa Tua Delizie

This Operations Training Manual contains instructions and guidance covering policies and procedures. The intention of this manual is to:

- Assist in staff training and awareness.
- Act as an 'aide memoire' for all staff
- Something for staff to reference information quickly and easily
- Provide guidance to staff as part of their on-going training and development.

#### **The Training Regime**

A reputable Licensing Consultant or the DPS, will train all on-site staff, including the Premises Licence Holder and Designated Premises Supervisor. They will be required to study the training material provided and then satisfactorily pass a subsequent test before being authorised to sell alcohol. It is important that all staff members understand this information, should a staff member not satisfy the trainer that they understand all of this then the DPS will not authorise that staff member.

#### **You are at risk of prosecution for making unauthorised sales.**

Refresher training should be undertaken at least twice per year; to sell alcohol and some refresher quizzes will take place to ensure staff are kept up to date with current legislation, particularly in relation to Covid regulations.

### **Due Diligence Measures**

- Training Statement, to be signed by staff member and countersigned by Designated Premises Supervisor (DPS).
- Staff Authorisation sheet, to be signed by staff member and countersigned by Designated Premises Supervisor (DPS).

All staff training will be recorded as well as individual staff authorisations to sell alcohol. All staff will be issued with their own confirmation of having received their initial training, keeping the originals for premises records, and being made available to Responsible Authorities as required.

All current staff will be listed on the DPS authorisations record and it will contain their signature as proof of their understanding of the training they have received and the responsibilities that they hold in the sale of alcohol. Subsequently as they are re-authorised to sell alcohol on a regular basis this should form part of their refresher training and they are indicating by signing the authority sheet again that they are still fully conversant with the legislation relating to the sale of alcohol.

New staff members will be then be added as they join, subsequently signing again on a regular basis thereafter, after each refresher. The alcohol training and authority sheets are for quick reference by any of the responsible authorities, which may visit the store, and for you to identify and maintain all training requirements.

### **Premises licence – Licensable Activities**

You can only carry out the sale of alcohol off the premises during the licensable hours of the premises licence. There are large penalties for those selling outside permitted hours, plus a possible review of the premises may be called.

### **Staff Authorisation**

Under the terms of the grant of the premises licence: It is an offence for a person to serve alcohol to anybody unless you have been authorised to do so by a personal licence holder. It is an offence to sell alcohol to anybody from premises without a premises licence and/or without a named Designated Premises Supervisor who is in possession of a personal licence.

### **Underage Sales**

It is an offence to sell alcohol to anyone under the age of 18, or to anyone purchasing alcohol on behalf of someone under the age of 18. It is an offence for any person under the age of 18 to buy or attempt to buy alcohol. It is an offence for anybody under 18 to sell alcohol unless authorised to do so by a responsible person. Responsible persons are defined as:

- The holder of the premises licence
- The Designated Premises Supervisor (DPS) if any, for the Premises Licence
- An individual aged over 18 authorised in writing to sell alcohol for consumption on or off the premises by either the Premises Licence Holder or the Designated Premises Supervisor.

It is an offence to allow alcohol to be served to someone under 18, if the staff member could have prevented it. The premises will operate a Challenge 25 scheme, and this will be a condition of our licence, then each customer wishing to purchase alcohol who is unknown to the staff serving as a person who is over 18 years of age must be asked for satisfactory identification to prove their age. If they cannot or are not asked, then the staff member may be committing an offence should the condition wording be specific in this regard.

If a customer looks, under 25 they **Must** be challenged to prove that they are over 18 by producing photographic proof of age, which must include a photograph and state the full date of birth of the customer. The only forms of proof of age that we will accept are:

- A passport
- A photographic new style driving licence
- A PASS accredited Proof of Age ID card such as: the Citizen Card

**Do not accept any other form of ID under any circumstances**

### **Protection of Children from Harm**

To protect children from harm and comply with the law, the vast majority of retailers take under age sales very seriously. There can be serious consequences for businesses, licensees and individual members of staff. Penalties for breaking the law include substantial fines, loss of licences, even imprisonment. Individual members of staff can be taken to court and may be prosecuted. They could also lose their job.

## Alcohol

The age at which product alcohol can be legally served and bought is 18. Do not sell to over 18s who you think may be purchasing for under 18s. Both the owner of the business and the seller may commit a criminal offence if alcohol is sold to an under 18. If you are found guilty of selling alcohol to a person under 18 the premises licence to sell alcohol is at risk.

Under 18s cannot legally purchase alcohol. Always ask for proof of age before you serve and check the details. You can face prosecution and a criminal record or alternatively the police can issue on the spot fine of £90 if under age sales are made.

### Signs of Intoxication

There are many signs that a person may display as they become intoxicated. As blood alcohol levels rise, differences can be noticed in coordination, appearance, speech and behaviour.

***An intoxicated person may typically show some of the following signs:***

#### **i. Behaviour and Physical Signs**

Becoming loud, boisterous and disorderly Dropping possessions, rambling conversation  
 Becoming argumentative Fumbling and difficulty in picking up change Loss of train of thought e.g. forgot to pay for goods Annoying other customers and staff Swaying and staggering Difficulty in paying attention Becoming incoherent, slurring or making mistakes in speech Difficulty walking straight Not hearing or understanding what is being said  
 Becoming physically violent Bumping into fixtures/other customers Drowsiness, dozing or sleeping while in premises becoming bad-tempered or aggressive Glassy/bloodshot eyes and lack of focus Observe customers in difficulty lighting cigarettes whilst outside the premises using offensive language. Falling down. Vomiting Exhibiting inappropriate sexual behaviour Flushed face Dishevelled clothing Person smells of alcohol

### **DUTY TO REFUSE SERVICE**

It is your duty to refuse to serve under 18s and you must refuse to serve a person if they are or appear to be drunk.

## **Staff Guidance - How to refuse a sale**



Sometimes refusing a sale will make the customer angry. Here are some tips to help you handle difficult refusals.

**Ask for proof of age.** This helps the situation, as it is not a direct refusal. It says that you will make the sale if they can produce valid proof of age. Only accept proof of age with a photo, and only if you are happy it is correct.

**Refuse politely.** If necessary, repeat your refusal clearly.

**Keep calm.** Do not get into an argument.

**Explain briefly, why you cannot sell.** Try saying

- 'I'm sorry; if I serve you I might be breaking the law.'
- 'We have a policy of 'no proof of age, no sale.'
- 'Our company policy is not to sell these products to young people.'

**Show customers notices, posters and stickers** that indicate you will not serve alcohol to under 18s.

**Be positive in your refusal.** Have a firm tone of voice, be confident and use direct eye contact. The law is on your side and you are doing the right thing. **Call your supervisor or manager for support if necessary.**

**Record details** in your premises' refusal register.

Report incidents where you have felt threatened and/or intimidated.

Remember, **you commit an offence** if:

- You sell alcohol to a person who is under 18
- You allow alcohol to be sold to someone who is under 18 when you could have prevented that sale
- You sell alcohol to a person who is drunk
- You sell alcohol to a companion of a person who is drunk for the drunken person's consumption

- You allow alcohol to be sold to someone who is drunk when you could have prevented that sale

On the spot fixed penalty, notices can be issued for serving alcohol to someone who is drunk or under age with prosecution also being a possibility.

If someone is drunk or disorderly they can be ejected from the premises and the Police must assist if requested to do so - if you think a customer should be ejected please ensure that you seek assistance from a colleague and follow your company procedures in order to deal with the incident properly and safely.

**Keep calm.** Don't get into an argument.

**Explain briefly why you cannot sell.**

**Try saying**

- 'I'm sorry, if I serve you I might be breaking the law.' 'We have a company policy of **`no proof of age, no sale.`**

# Staff Training

Staff member [Full name]	
DPS or Personal Licence Holder delivering training [Full name]	

A new checklist will be used to record when;

- a new staff member is appointed
- changes to the premises licence or policies have occurred
- when carrying out refresher training for existing staff.

This is paramount to our business and to demonstrate that we are showing our best endeavours to comply with the requirements of our premises licence and the licensing objectives of 2003 Licensing Act.

1. What the law says about selling alcohol & the penalty staff and the business can face if an underage sale occurs?	
2. That the premises has to have a licence to sell alcohol. That staff understand what the licence requires and the consequences for them and the business should any person sell alcohol in breach of any aspect of the alcohol licence.	
3. What the alcohol licence and conditions of the operating schedule require.	

<p>EG: [i] ensuring alcohol is only sold during licensing hours, [ii] mandatory conditions as well as any conditions that are set out in the Annexes to the alcohol licence that are specific to our individual premises,</p>	
<p>4. Why selling alcohol underage and underage drinking is a problem for local communities, as well as the harm caused to underage drinkers themselves?</p>	
<p>5. What our policy is for challenging customers for proof of age? Challenge 25</p>	
<p>6. What our policy is, for the types of proof of age (ID) staff should accept?</p>	
<p>7. How to operate the 'till prompt' system installed?</p>	
<p>8. The signs to look out for that the customer may be buying alcohol for others who are underage ('Proxy purchasing')?</p>	
<p>9. What staff should do if they suspect the person they are serving is a 'proxy purchaser'?</p>	
<p>10. Where and how to record any refusals to sell, challenges for proof of age, use of fake ID or any other incidents such as aggressive or abusive customers etc?</p>	
<p>11. Why it is important to record incidents/refusals to sell?</p>	
<p>12. The law that staff under the age of 18 are not allowed to sell alcohol to anyone and the consequences for breaking this law?</p>	
<p>13. What the policy is for an under 18 year old to get authorisation for sales involving alcohol?</p>	

Full name of person trained	Signature	Position in shop	Date dd/mm/yy
Full name(s) of trainer(s)			
Full name of Designated Premises Supervisor or personal licence holder, authorising person trained to sell alcohol. (NB Under 18's cannot be authorised to sell alcohol).			

London Borough of Camden Council

9 November 2021 at 1000 hrs

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**Documentation lodged on behalf of Casa Tua Delizie  
for a premises Licence.**

---

**Application for a premises licence.**

Acting for the Premises Licence Holder, I have given full regard to:

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Rob Edge (Director)

Licence Leader Ltd.

Email

[Redacted]  
[Redacted]  
[Redacted]

**From:** Rob Edge.  
Agent for the applicant  
Licence Leader Ltd

[REDACTED]  
[REDACTED]

**To:** Jamieson Alexander  
Temple Chambers  
London

11 October 2021

CC. Licensing Authority (Shelima Ahsan)

**Cuore Di Mamma Ltd 170 Royal College Street, NW1 0SP**

In response to your representations to the application for a premises licence for the above premises, I would like to offer answers to the points you have raised:

- The “Responsible Authorities” i.e., Police Licensing, Trading Standards, The Licensing Authority, Environmental Health and the Licensing Authority, as well as the other 3 departments have not objected to this application; demonstrating that they consider it to be a ‘good and well detailed application’ with robust conditions within the operating schedule. This fully demonstrates that they do not have any concerns with the proposed hours or activities for this licence to operate as applied for.
- Should the licence be granted, this premises will strongly promote the licensing objectives. This has been well demonstrated within the operating schedule of the application, in addition to forming part of a company policy document for our operations manual and staff training. The premises will be well managed, showing the right levels of due diligence and strict management controls.
- You refer to density of local licensed premises – The cumulative impact is the potential for a negative effect on the promotion of the Licensing Objectives of a significant number of licensed premises concentrated in one area. We believe that this is a robust application and one which rebuts the presumption that it will add to the existing cumulative impact.
- The application proposes that alcohol will be sold for consumption on/off the premises between 1100 and 2300 hrs. which are very reasonable hours for any licensed premises within the Evening and Night Time Economy (ENTE).
- In respect of your concerns over ‘Noise levels’, this is a “delicatessen”, where the only music will be ambient background music, which is however unregulated until 2300 hrs, by the Live Music Act 2012.
- CCTV conditions have been offered within the operating schedule of the application, this is a general condition requested by Police Licensing, in order to uphold the “Licensing Objective” of Prevention of Crime and Disorder. My client is more than happy to amend the wording to the effect that ‘outside’ cameras face to the pavement/road and not to the entrance of adjoining properties. Although I would have thought neighbours would have been happy to have an additional security measures of CCTV cameras in place.
- You make mention of potential noise and drunkenness. There is no evidence to suggest that this premises will cause any noise or nuisance. It is my belief that anything that is objected to in relation to the Premises Licence Holder not upholding the licensing objectives, needs to be evidenced.

- In respect of pavement licensing, which is governed the Highways Act, and when granted a permit, clear access routes on the highway will need to be maintained taking into account the needs of all users. This is something that is outside of the Licensing Act 2003.

I trust that the explanation I have given is sufficient for you to be satisfied that this is a professionally run and well managed premises, that will uphold all four of the licensing objectives and will be an asset to the local community.

It is on these grounds that I am asking if you are prepared to withdraw your representations and that you notify the Licensing Authority and myself by email accordingly.

If you wish to discuss the matter in more detail, please don't hesitate to contact me.

Many thanks

A large black rectangular redaction box covering the signature area.

Rob Edge (Director)

Three horizontal black rectangular redaction boxes covering contact information, likely a phone number, email address, and another contact detail.



**GENERAL NOTES**

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**DRAWING NOTES**

REV	DESCRIPTION	AUT	CHK	DATE
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-	-	-	-	-
-	-	-	-	-

**PROJECT**  
 CASA TUA DELIZIE  
 170 ROYAL COLLEGE STREET  
 CAMDEN

**DWG TITLE**  
 LICENSING PLAN

**PROJECT STAGE**  
 -

**DRAWING NO.**  
 P.1.05

**SCALE**  
 1:50  
 @ A3

**DATE**  
 03.08.21

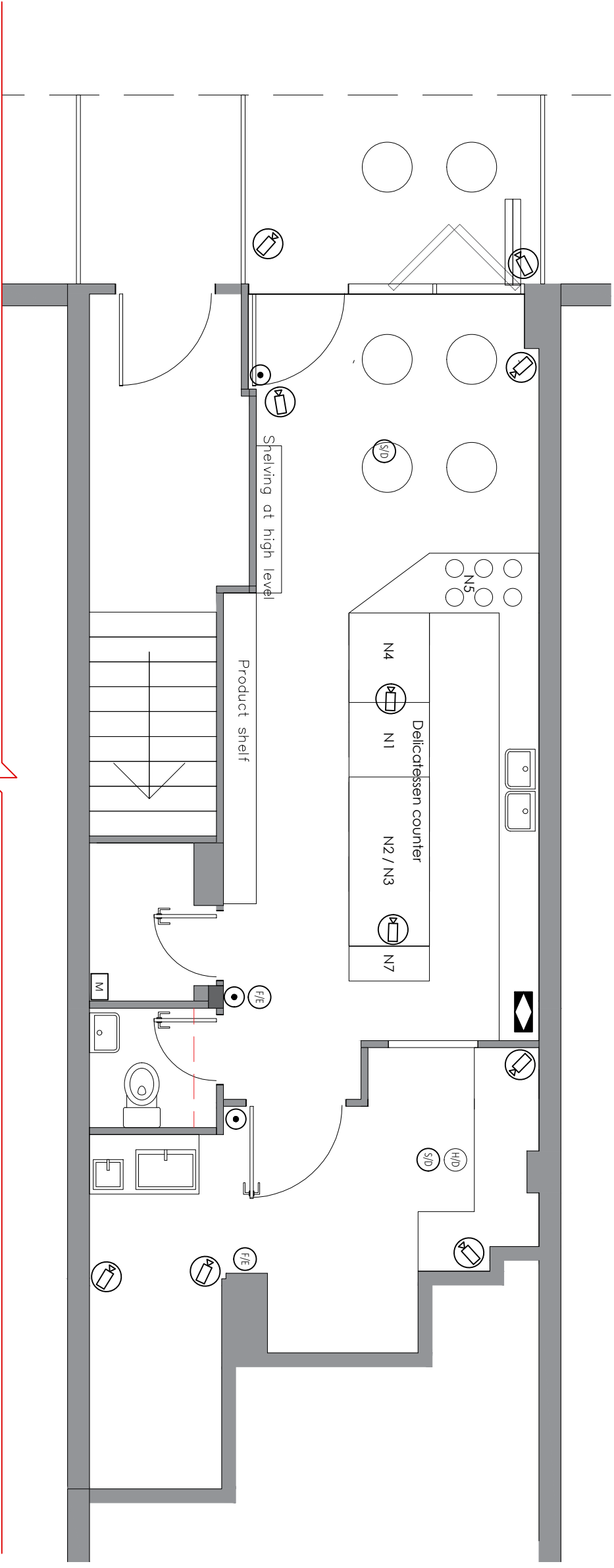
**AUTHOR**  
 ZO

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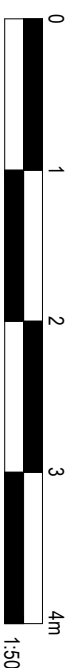
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**KEY**

- FIRE ALARM PANEL
- CALL POINT
- SMOKE DETECTOR
- HEAT DETECTOR
- FIRE EXTINGUISHER
- CCTV CAMERA
- MONITOR/CCTV
- TABLE





Your ref:  
 Our ref & office: BC/20459 (London)  
 Date: 6 October 2021

Contact Camden Reception  
 Licensing Applications  
 5 Pancras Square  
 London  
 N1C 4AG

Also by Email: [licensingenquiry@camden.gov.uk](mailto:licensingenquiry@camden.gov.uk)

**VERY URGENT**

Dear Sirs,

**170 Royal College Street, NW1 0SP (Premises) – Representations in respect of extant application**  
**Application reference APP\PREMISES-NEW\106512**  
**Licence Reference PREM-LIC\106511**  
**Applicant: Mr Giuseppe Miggiano**

We act on behalf of the freehold owner of 178 Royal College Street Ms Henrietta Oxlade, and the freehold owner of 176 Royal College Street Taro Estates SA acting by its Director Mr George Chambi (the latter being the Landlord of the underlying applicant in this Application who has a commercial lease of Ground Floor 176 Royal College Street as well as the subject property at 170 Royal College Street) and write with reference to licensing application reference number 106512 which relates to 170 Royal College Street (the "Application").

We have already written to the Applicant's solicitor to voice the concern in respect of the CCTV camera set out below and requested a reply but as none has been forthcoming, we write to you in the same vein.

Our aforementioned Clients are concerned that the Application includes external CCTV cameras which may be directed north and south on Royal College Street, recording images of private residences as well as persons entering and leaving said private residences, including our Clients'.

Our Clients have had issues already with CCTV cameras affixed to the outside of 176 Royal College Street (the lease of which is held by the underlying Applicant of the Application) invading their privacy and recording the entrances to their property without their consent, and despite numerous complaints to the Applicant (and his solicitor) little respect for our Clients' privacy has been shown.

Additionally, our Clients are concerned about the potential increase in late night noise and drunkenness that granting the Application will lead to. The Premises is intended to be a delicatessen, it is understood, yet a late night alcohol on and off premises licence is being applied for, to include consumption on the premises until 23:00 seven nights a week, and until 03:00 in the morning on New Years' day, which our Clients find contrary to the planning permission sought and obtained for a delicatessen.

In terms of density of local licenced premises, on what is predominantly a residential street with some commercial element, there are already two public houses which open until 1am at weekends, the Applicant's existing

**London (Head Office)**

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 3-7 Temple Avenue,  
 London, EC4Y 0DB

**Bournemouth Office**

3rd Floor, Colonnade House,  
 2 Westover Road,  
 Bournemouth, BH1 2BY

**Bedfordshire Office**

The Old Dairy, Manor Farm  
 High Street, Tingrith,  
 Milton Keynes, MK17 9EN

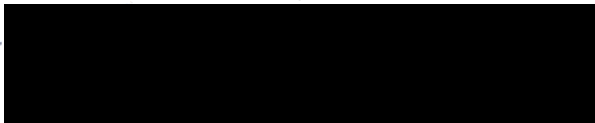
café/restaurant Casa Tua at 176, a convenience store across the road at 201 with an off premises licence, and a pizzeria with alcohol licence at 195.

Our Clients have no objection to the principal of a delicatessen that sells off premises alcohol in conjunction with the food items, but the present application appears to our Clients to be morphing the proposed delicatessen into a late night drinking establishment.

Additionally our Clients are eager to ensure that the Applicant does not abuse the pavement by siting tables and chairs along it to which alcohol and food is served, without permission to do so. The Applicant has done so previously at Casa Tua 176 Royal College Street, and we understand only abated his conduct when action was taken by the Council to limit the same, notwithstanding our Client's request that he cease doing so previously. Should a licence be granted as applied for in the Application or varied, our Clients would ask that it include express conditions as to the siting of tables and chairs on the pavement at Royal College Street.

Accordingly our Clients ask that any licence granted include a condition that the external CCTV cameras must not record residential properties on the road and conditions in respect of tables and chairs outside the premises, and we await and would be grateful to receive your written considerations with reference to the applied for opening hours given the existing late licensed premises in the vicinity, and the fact that the hours applied for are incongruous with the proposed use as a delicatessen.

Yours faithfully,



**Jamieson Alexander Legal**



C.c. Clients

<b>Representation</b>	
Premises name	Casa Tua Delizie
Application reference number	APP\PREMISES-NEW\106512
Last date for representation	06/10/2021

**Making a representation as**

As an organisation

**Your details****Organisation name**

Camden Broadway CAAC

**First name**

Antje

**Last name**

Saunders

**Telephone number (optional)**

[REDACTED]

**Email address**

[REDACTED]

**Address**21 Rousden Street  
London  
NW1 0ST**Remain anonymous**

No

**Grounds of representation**

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

**Details of representation**

The section of Royal College Street where the premises in question are based is located within Camden Broadway Conservation Area and forms part of the local centre of shops around Camden Road Overground Station. Over the past 10 years, the arrival of some new shops, cafes and art galleries have changed the character and appearance of this part of the

street positively and have generated investment and upgrades to the frontages. Casa Tua, the business behind the licensing application, has played a vital role in this uplift and furthermore has established itself as a local neighbourhood cafe/ restaurant that fosters neighbourliness and social contact. Unfortunately, not all the frontages along this section of Royal College Street are as positive in their contribution to the area. The opening of a second business by Casa Tua, the Casa Tua Delizie, is therefore seen as a positive change and the improvements to the existing frontage have already been a great addition to the character and appearance of the conservation area. As not all shopfronts along this stretch of road are active, particularly at night time, the Conservation Area Advisory Committee (CAAC) supports this licensing application as the addition of an active frontage will contribute to a safer streetscape through natural surveillance, overlooking and lighting, in turn preventing crime and disorder as well as public nuisance and ensuring greater public safety. Casa Tua have a very good track record of ensuring their customers leave their existing establishment at 176 Royal College Street in a well-mannered and respectful way, and always close on time. This business is an asset to the local area. We therefore do not have any concerns about the license application, and wish to support it on the grounds detailed above.

**Issued by** Camden Town Hall  
Judd Street  
London  
WC1H 9JE

**Contact phone** 020 7974 4444

### **Data protection**

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<b>Representation</b>	
Premises name	Casa Tua Delizie
Application reference number	APP\PREMISES-NEW\106512
Last date for representation	06/10/2021

**Making a representation as**

As an individual

**Your details****First name**

Adriano

**Last name**

Di pietrantonio

**Telephone number (optional)**

[REDACTED]

**Email address**

[REDACTED]

**Address**61 Agar Grove  
London  
NW1 9UE**Remain anonymous**

No

**Grounds of representation**

- prevention of crime and disorder
- ensuring public safety

**Details of representation**

I am so pleased to see that new independent business are opening in our local community and bring new services new pleasures and value to the area. Casa tua CHANGED Royal collage street since they arrived for the better , the entire road started to change WOW . No objections at hall I wished more independent business where so brave

**About this form**

**Issued by**Camden Town Hall  
Judd Street  
London  
WC1H 9JE**Contact phone**

020 7974 4444

**Data protection**

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**Officers summary of Conditions consistent with the operating schedule****Casa Tua**

1. CCTV will be installed, operated, and fully maintained at all times; images will be retained for at least 31 days and be produced at the request on any Responsible Authority. The CCTV will be operational at all times whilst the premises are open and trading. CCTV warning notices will be displayed in public areas of the premises advising that CCTV is in operation, in accordance with GDPR.
2. A refusals log will be maintained at all times this will be checked and signed by the DPS at the end of each week , this log will be available for inspection by any Responsible request.
3. Staff training in the Licensing Act 2003 will take place for all members of staff prior to the premises opening, and all records will be retained at the premises; and made available for inspection at any time.
4. The Premises licence holder or DPS will carry out pre-opening checks of the delicatessen, to ensure that there are no risks to patrons and that all safety precautions are in place.
5. The Premises Licence holder will ensure that all staff receive appropriate staff training, and the training records remain on site for a period of three months.
6. The licence holder will ensure that staff are aware of their social and legal responsibilities regarding the sale of alcohol.
7. All safety certificates and inspection reports will be kept on site and made available to officers of relevant statutory bodies.
8. The Premises will comply with all food safety regulations. The staff involved with food preparation will be fully trained and their certificates displayed accordingly
9. The Premises Licence Holder will ensure that the disturbance caused to the general public is kept to a minimum, signage will be placed in a prominent place asking customers to respect our neighbours.
10. All doors and windows will remain closed when recorded music is played, other than for access and egress.
11. Staff will ensure that the frontage of the restaurant is inspected regularly for litter and rubbish, clearing any debris away. No rubbish, including bottles, shall be moved or placed in outside areas between the hours of 2200hours and 0800 hours.
12. A Challenge 25 policy is in place and only recognised forms of ID will be accepted (PASS accredited ID , assport or photo driving licence ) Children will only be allowed to remain in the premises when accompanied by an adult, and then only until 2200 hrs- unless it is a private function. A till prompt (electronic or visual) will be used for all alcohol sales.

## Section 1: Background comments of the Borough Solicitor

- 1.1 The purpose of Camden's Statement of Licensing Policy is to make it clear to applicants that wider considerations will be taken into account when determining applications. It is intended to guide the Licensing Panel when considering licence applications. However, the Licensing Panel must always consider each application on its own merits and allow exceptions to the normal policy where the circumstances of the application justify allowing an exception. The burden is on the applicant to show that they comply with the policy.
- 1.2 Members should only address those matters that have formed the subject matter of relevant representations. Matters that arise that are not the subject of relevant representations fall outside the function that the Panel is exercising when it holds a hearing
- 1.3 Members must determine, having regard for the evidence, whether granting the application for a premises licence will impact adversely on the policy criteria listed in paragraph 3 of this report.
- 1.4 In accordance with the provisions of Part 1 of Schedule 5 of the Act, where a Licensing Authority rejects in whole or in part, an application for a new premises licence, the applicant may appeal against the decision, to a magistrate's court within 21 days of being notified of the decision.
- 1.5 Similarly, where a person who made relevant representations in relation to the application contends that the licence ought not to have been granted, or that different or additional conditions should have been imposed on the licence, he may appeal against the decision to a magistrate's court within 21 days of being notified of the decision.
- 1.6 **The Human Rights Act 1998** incorporates the key articles of the European Convention on Human Rights into domestic law. Decisions on licensing matters are actions of a public authority and must be compatible with Convention rights. Consequently, Members of the Panel must be aware of the rights contained in the Convention (particularly those set out below) when making licensing decisions.
  - (a) **Article 6: Right to a fair trial**

In the determination of his civil rights and obligations, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
  - (b) **Article 8: Right to respect for private and family life**

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

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

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

**(d) Article 10: Freedom of Expression**

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

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

**(e) Article 14: Prohibition of discrimination**

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

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

**The section 149 Public Sector Equality Duty**

(1) A public authority must, in the exercise of its functions, have due regard to the need to—

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

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

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

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;  
 (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;  
 (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

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

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

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

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

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

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

**Section 2: Financial Comments**

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