

To: Councillors Woodward (Chair), Asare
and Magon

Direct: ☎ 0118 937 2744
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5 August 2025

Your contact is: **Andrew Wood - Committee Services**

NOTICE OF MEETING - LICENSING APPLICATIONS SUB-COMMITTEE 13 AUGUST 2025

A meeting of the Licensing Applications Sub-Committee will be held on Wednesday, 13 August 2025 at 9.30 am in the Committee Room 1, Civic Offices, Bridge Street, Reading, RG1 2LU. The Agenda for the meeting is set out below.

<u>AFFECTED</u>	<u>Page No</u>
<u>WARDS</u>	

1. DECLARATIONS OF INTEREST

- (a) Councillors to declare any disclosable pecuniary interests they may have in relation to the items for consideration;
- (b) Councillors to declare whether they wish to speak on the grounds they:
 - i. Have submitted a relevant representation; or
 - ii. Will be speaking on behalf of someone who has submitted a relevant representation.

2. APPLICATION FOR THE VARIATION OF A PREMISES LICENCE - MOSAIC PERI PERI, 51 WOKINGHAM ROAD, READING, RG6 1LH.

PARK 3 - 28

To determine an application for the variation of a Premises Licence in respect of Mosaic Peri Peri, 51 Wokingham Road, Reading, RG6 1LH.

3. EXCLUSION OF PRESS AND PUBLIC

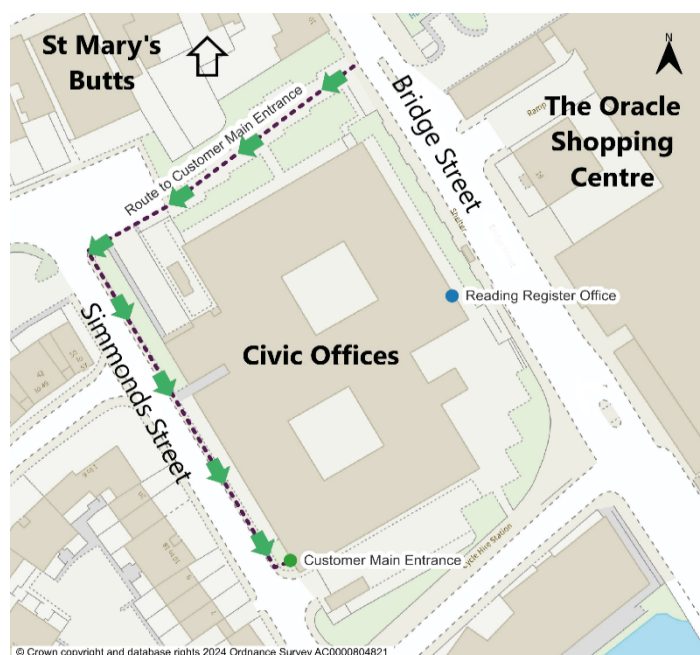
At this point, the Sub-Committee will consider whether to exercise its power to exclude members of the press and public under Section 100A of the Local Government Act 1972 (as amended) for the following items on the agenda due to there being a high likelihood that there would be disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12A of that Act.

4. REVIEW OF A PERSONAL LICENCE

29 - 44

To consider a review of a Personal Licence.

***** Access to Civic Offices** - Please note that the Customer Main Entrance to the Civic Offices had temporarily moved from the front of the building to the back, because of construction work for the new Central Library. If you are attending the meeting in person, please enter via the new Customer Main Entrance in Simmonds Street. (The Council is asking customers not to come down Fobney Street to access the new Customer Entrance, due to heavy construction traffic in this area, and instead to walk via the pedestrian alleyway off Bridge Street next to the "Greek Van"). See map below:



LICENSING ACT 2003 HEARING TUESDAY 13 AUGUST 2025 @ 09:30HRS
APPLICATION FOR THE VARIATION OF A PREMISES LICENCE

1. Premises:

Mosaic Peri Peri
51 Wokingham Road
Reading
RG6 1LH

2. Applicant:

Zing Cooperates Ltd

3. Background:

On 03/12/2024 Mr William Donne, Licensing Consultant from Silver Fox Licensing acting as the agent for Zing Cooperates Ltd applied to vary the licensable activity of Late Night Refreshment and hours the premise is open to the public for Mosaic Peri Peri, 51 Wokingham Road, Reading, RG6 1LH.

During the 28-day consultation period the application attracted representations from Reading Brough Council's Licensing Team and Environmental Protection Team and from Thames Valley Police.

The application was heard at Sub-Licensing Committee on 23/01/2025. The full report and committee decision and minutes can be viewed here - [Agenda for Licensing Applications Sub-Committee on Thursday, 23rd January, 2025, 9.30 am - Reading Borough Council](#)

On 13/02/2025 Thames Valley Police appealed the Licensing Sub-Committee's decision to the Magistrates Court.

The first hearing and direction setting at Reading Magistrate Court took place on Friday 04/04/2025.

On 06/07/2025 the legal representative from Godwin Austen Solicitors acting on behalf of Zing Corporate Ltd emailed Reading Borough Council's Legal Team advising they have been instructed to withdraw the variation application. This can be viewed at **Appendix TS-1**.

Licensing and Thames Valley Police agreed that the premises licence for Mosaic Peri Peri should revert to its original hours. A consent order was drafted and submitted the Reading Magistrates Court.

On 23/07/2025 District Judge Goozée considered the consent order. He did not sign it and instead made directions remitting the case back to Reading Borough Council's Licensing Sub-Committee to be redetermined and to allow for the application to vary the licence conditions of Mosaic Peri Peri to be formally withdrawn. A copy of the judge's Directions is attached at **Appendix TS-2**.

On 24/07/2025, on the instruction of RBC's Legal Team, an email was sent to Committee Services by the applicant's legal representative requesting that the variation

application be formally withdrawn and for the premises' former licence conditions and hours to be restored to those that were in place prior to the variation application. A copy of the email (including an attachment containing a copy of the previous premises licence dated 26/10/2020) is attached at **Appendix TS-3**.

4. Proposed licensable activities and hours:

The original application sought to vary the premises licence by extending the hours to the following:

Provision of Late Night Refreshment:

Monday to Sunday from 2300hrs until 0300hrs

Hours the Premises is Open to the Public:

Monday to Sunday from 1100hrs until 0300hrs

Following Thames Valley Police's appeal to the Magistrates Court, the Applicant has asked for their variation application to be withdrawn and for the former premise licence conditions and hours to be reinstated as follows:

Provision of Late Night Refreshment:

Monday to Saturday from 2300hrs until 0100hrs

Sunday from 2300hrs until 0000hrs

Hours the Premises is Open to the Public

Monday to Saturday from 1100hrs until 0100hrs

Sunday from 1100hrs until 0000hrs

A Sub-Committee decision is required to formally refuse the original variation application. If refused the premises will revert to its previous conditions and hours.

5. Temporary Event Notices

In considering any application the Licensing Authority should be aware of the possible use of Temporary Event Notices to authorise licensable activities. A premises can extend the hours or scope of their operation by the use of Temporary Event Notices. Up to 15 events per year can be held under this provision at a particular premises. These events may last for up to 168 hours provided less than 500 people are accommodated and provided the total number of days used for these events does not exceed 21 per calendar year.

6. Date of receipt of application: 03 December 2024

7. Date of closure of period for representations: 31 December 2024

8. Representations received:

During the 28-day consultation period for the application, 3 representations were received from:

- | |
|---|
| <ol style="list-style-type: none">1. Mr Declan Smyth – Thames Valley Police Licensing Officer2. Mr Robert Smalley – Reading Borough Council Licensing Team3. Mrs Rebecca Moon – Reading Borough Council Environmental Protection Team |
|---|

9. Powers of the Authority in determining an application for the variation of a premises licence

The Licensing authority, when determining an application for the variation of a premises licence may:

- | |
|--|
| <ul style="list-style-type: none">• Grant the application as applied for• Grant the application with modifications• Refuse the application |
|--|

10. Licensing Objectives and Reading Borough Council's Licensing Policy Statement
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In considering representations received the Licensing Authority has a duty to carry out its functions with a view to promoting the four licensing objectives, which are as follows:

- | |
|---|
| <ul style="list-style-type: none">• The Prevention of Crime and Disorder• Public Safety• The Prevention of Public Nuisance• The Protection of Children from Harm |
|---|

Any conditions that are placed on a premises licence should be appropriate and proportionate with a view to promoting the licensing objectives. The Licensing Authority can amend, alter, or refuse an application should it be deemed appropriate for the promotion of the licensing objectives.

In determining this application, the Licensing Authority must also have regard to the representations received, the Licensing Authority's statement of licensing policy and any relevant section of the statutory guidance to licensing authorities.
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11. The Council's Licensing Policy Statement (2023):

1.6 The predominantly urban nature of Reading as a town means that an appropriate balance needs to be struck between the needs of local business and the needs of local residents. This licensing policy seeks to encourage all stakeholders to engage in the licensing process so that the needs of all can be taken into account and issues dealt with in a spirit of partnership and cooperation.
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<u>Licensing and Planning Integration</u>

2.9 Whilst there is a clear distinction and separation between the licensing authority and planning authority in terms of their remit, there are times when there are overlapping considerations. In order to secure proper integration across the Council's range of policies, the Licensing authority will expect applicants to demonstrate that their proposed use of a premises is lawful in planning terms, including complying with any conditions and timings that may be imposed upon a planning consent prior to any application being submitted
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under the Licensing Act.

3. Licensing and integration with other legislation

3.1 Many other pieces of legislation impact directly or indirectly on the licensing regime. The Licensing Authority must have regard to the following when it discharges its responsibilities under the Licensing Act 2003 and in relation to the promotion of the four licensing objectives:

Crime and Disorder Act 1998

3.2 This Act requires local authorities and other bodies to consider crime and disorder reduction. Section 17 of the Act states that it shall be the duty of each authority, to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area (including anti social and other behaviour) adversely affecting the local environment. This links specifically with the licensing objective of prevention of crime and disorder and the licensing authority will take into account all reasonable measures that actively promote this licensing objective.

5. Licensing Applications

Grant and Full Variations

5.6 During the 28-day consultation period, the authority will scrutinise the application along with all of the other Responsible Authorities to judge whether it undermines the promotion of the licensing objectives. The application will be made available to any person who requests to see it. As per Section 18 (6) of the Licensing Act 2003, it will consider the likely effect of granting any licence on the promotion of the licensing objectives. The authority will expect all applicants to have taken cognisance of the Secretary of State's Guidance; local strategies and initiatives; this policy and any other known local issues before submitting their application and that these matters are addressed within the operating schedule of the application.

5.7 Whilst many applications will be resolved without the need for a committee hearing, any matters or representations that are not resolved will trigger a hearing before the properly constituted Licensing Applications Committee for determination.

6. Licensing Conditions

General Approach

6.1 Conditions shall be appropriate and proportionate for the promotion of the licensing objectives and shall be unambiguous and clear in their stated aims. Conditions will also be tailored to the type, location and characteristics of the particular premises and the relevant licensable activities. Any condition imposed by the Authority shall also aim to avoid duplication of other legislation unless there is a requirement to impose such a condition in order to promote the licensing objectives (for example, a capacity limit for public safety reasons). This shall apply to all relevant applications (grant/variation of a premises licence or club premises certificate)

6.2 The operating schedule within an application should contain an assessment from the proposed licence holder of what they believe are appropriate and proportionate measures to enable them to carry out their proposed licensable activities. This assessment should be arrived at by taking cognisance of this policy and the Secretary of State's guidance which outlines the matters that an applicant should take into account such as issues in the locality and why their proposed measures are suitable for their proposed operation.

6.5 Any conditions imposed upon a premises licence or club premises certificate will be tailored to that type of premises and the style of operation. Consideration will also be given to the locality of the premises; issues in the locality; the issues set out in the Guidance and any policy, initiative or other matter the licensing authority wishes to take into account in order to promote the four licensing objectives.

Late Night Refreshment (takeaways) and Conditions

General Approach

6.19 Late night food outlets are a major contributor to crime and disorder and antisocial behaviour within Reading. Applicants who wish to provide hot food or drink after 2300hrs and up to 0500hrs, will need to demonstrate that their proposed operation will not exacerbate issues of crime and disorder in that locality.

6.20 Applicants for late night refreshment are expected to take cognisance of the Secretary of State's Guidance and to include appropriate and proportionate measures within their operating schedule to assist in actively promoting the licensing objectives.

6.21 The licensing authority will expect all applicants who wish to provide late night refreshment to include measures for adequate staff training; measures to ensure that no public nuisance occurs from the premises as well as additional measures to assist in crime prevention such as CCTV and door supervisors.

6.22 Public nuisance can often occur from takeaways being sited in residential areas. This could be in relation to the use of delivery vehicles and the congregating of customers outside the premises. Applicants are expected to make an assessment of their proposed locality and implement measures to avoid disturbing local residents such as the use of electric bikes and the implementation of a dispersal policy.

6.23 Where it is practical, the authority will also look to ensure that all packaging used for the provision of hot food and drink shall be made of recyclable materials or be biodegradable. This will include all fixed premises and static vans.

Restaurants and Cafes – General Approach to conditions

6.24 The licensing authority would expect all bona fide restaurants to take cognisance of the Secretary of State's Guidance and this policy and include measures that actively promote the four licensing objectives.

6.25 As well as the measures outlined above in relation to a Challenge 25 age

verification policy, CCTV and staff training, the authority will expect all bona fide restaurants to include a condition within their operating schedule to the effect that the sale of alcohol will be ancillary to a sit down food order and that the premises will operate solely as a restaurant with waiters and waitresses providing table service. It is the authority's view that restaurants should not be a place where upright vertical drinking takes place.

6.26 Where a restaurant wishes to provide a delivery service for their products – including alcohol – the authority will expect measures to be included within the operating schedule of how those deliveries will operate. For example, to ensure that deliveries are being made to full postal addresses and not fields; that deliveries which contain alcohol are subject to the premises age verification policy with refusals logged accordingly and that delivery bikes are not causing a public nuisance to local residents.

7. Licensing Hours

General Approach

7.2 When an application receives representations, the authority may consider reducing the opening hours and times for licensable activities if it considers it appropriate for the promotion of the licensing objectives.

Licensed Premises in Residential Areas

7.6 When dealing with applications and issuing licences, the authority is likely to impose stricter conditions on premises operating in residential areas if it considers it appropriate and proportionate to do so. This will apply to all premises types.

7.7 Generally, any licensed premises looking to open past 11pm (2300hrs) in a residential area will need to demonstrate clearly in their operating schedule that public nuisance will not result from later operation. As part of the operating schedule, applicants should read the Secretary of State's Guidance, this policy and any other relevant document and ensure that robust measures are included in any application.

7.12 The licensing authority will seek the input of the Council's Environmental Protection and Nuisance team when looking at measures that may be appropriate for the prevention of public nuisance. This will include taking cognisance of any representations that are submitted as part of the application process or any enforcement action they have taken under their own legislation – such as noise abatement notices.

8. Children in Licensed Premises

8.6 The Authority will expect all licence holders or premises that wish to allow children on to their premises to ensure that access is restricted where appropriate. This would include, ensuring that all children are accompanied and that they do not have access to or sight of alcohol.

10. Administration, Exercise and Delegation of Functions

10.1 The powers of the Licensing Authority under the Licensing Act 2003 may be carried out by the Licensing Committee; by a Sub Committee or by one or more officers acting under delegated authority. The Licensing Committee will consist of between 10-15 members and the committee may establish one or more sub-committees consisting of two or three members.

10.3 A Licensing Sub-Committee shall hear all applications where relevant representations have been received and applications for the review of a premises licence that may have been submitted by Responsible Authorities or any other persons.

12. Amended Guidance issued under section 182 of the Licensing Act 2003 (December 2023)

Licensing Objectives and Aims:

1.2 The legislation provides a clear focus on the promotion of four statutory objectives which must be addressed when licensing functions are undertaken.

1.3 The licensing objectives are:

- The Prevention of Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

1.4 Each objective is of equal importance. There are no other statutory licensing objectives, so that the promotion of the four objectives is a paramount consideration at all times.

1.5 However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:

- protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises.

Steps to promote the licensing objectives:

8.41 In completing an operating schedule, applicants are expected to have regard to the statement of licensing policy for their area. They must also be aware of the expectations of the licensing authority and the responsible authorities as to the steps that are appropriate for the promotion of the licensing objectives, and to demonstrate knowledge of their local area when describing the steps they propose to take to promote the licensing objectives. Licensing authorities and responsible authorities are expected to publish information about what is meant by the promotion of the licensing objectives and to ensure that applicants can readily access advice about these matters. However, applicants are also expected to undertake their own enquiries about the area in which the premises are situated to inform the content of the application.

8.42 Applicants are, in particular, expected to obtain sufficient information to enable

them to demonstrate, when setting out the steps they propose to take to promote the licensing objectives, that they understand:

- the layout of the local area and physical environment including crime and disorder hotspots, proximity to residential premises and proximity to areas where children may congregate;
- any risk posed to the local area by the applicants' proposed licensable activities; and
- any local initiatives (for example, local crime reduction initiatives or voluntary schemes including local taxi-marshalling schemes, street pastors and other schemes) which may help to mitigate potential risks.

8.43 Applicants are expected to include positive proposals in their application on how they will manage any potential risks. Where specific policies apply in the area (for example, a cumulative impact assessment), applicants are also expected to demonstrate an understanding of how the policy impacts on their application; any measures they will take to mitigate the impact; and why they consider the application should be an exception to the policy.

8.44 It is expected that enquiries about the locality will assist applicants when determining the steps that are appropriate for the promotion of the licensing objectives. For example, premises with close proximity to residential premises should consider what effect this will have on their smoking, noise management and dispersal policies to ensure the promotion of the public nuisance objective. Applicants must consider all factors which may be relevant to the promotion of the licensing objectives, and where there are no known concerns, acknowledge this in their application.

8.45 The majority of information which applicants will require should be available in the licensing policy statement in the area. Other publicly available sources which may be of use to applicants include:

- the Crime Mapping website;
- Neighbourhood Statistics website;
- websites or publications by local responsible authorities;
- websites or publications by local voluntary schemes and initiatives; and
- on-line mapping tools.

8.46 While applicants are not required to seek the views of responsible authorities before formally submitting their application, they may find them to be a useful source of expert advice on local issues that should be taken into consideration when making an application. Licensing authorities may wish to encourage co-operation between applicants, responsible authorities and, where relevant, local residents and businesses before applications are submitted in order to minimise the scope for disputes to arise.

8.47 Applicants are expected to provide licensing authorities with sufficient information in this section to determine the extent to which their proposed steps are appropriate to promote the licensing objectives in the local area. Applications must not be based on providing a set of standard conditions to promote the licensing objectives and applicants are expected to make it clear why the steps they are proposing are

appropriate for the premises.

8.48 All parties are expected to work together in partnership to ensure that the licensing objectives are promoted collectively. Where there are no disputes, the steps that applicants propose to take to promote the licensing objectives, as set out in the operating schedule, will very often translate directly into conditions that will be attached to premises licences with the minimum of fuss.

8.49 For some premises, it is possible that no measures will be appropriate to promote one or more of the licensing objectives, for example, because they are adequately covered by other existing legislation. It is however important that all operating schedules should be precise and clear about the measures that are proposed to promote each of the licensing objectives.

The role of responsible authorities

9.12 Each responsible authority will be an expert in their respective field, and in some cases, it is likely that a particular responsible authority will be the licensing authority's main source of advice in relation to a particular licensing objective. For example, the police have a key role in managing the night-time economy and should have good working relationships with those operating in their local area⁵. The police should usually therefore be the licensing authority's main source of advice on matters relating to the promotion of the crime and disorder licensing objective. However, any responsible authority under the 2003 Act may make representations with regard to any of the licensing objectives if they have evidence to support such representations. Licensing authorities must therefore consider all relevant representations from responsible authorities carefully, even where the reason for a particular responsible authority's interest or expertise in the promotion of a particular objective may not be immediately apparent. However, it remains incumbent on all responsible authorities to ensure that their representations can withstand the scrutiny to which they would be subject at a hearing.

Hearings

9.38 In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:

- the steps that are appropriate to promote the licensing objectives;
- the representations (including supporting information) presented by all the parties;
- this Guidance;
- its own statement of licensing policy.

9.39 The licensing authority should give its decision within five working days of the conclusion of the hearing (or immediately in certain specified cases) and provide reasons to support it. This will be important if there is an appeal by any of the parties. Notification of a decision must be accompanied by information on the right of the party to appeal. After considering all the relevant issues, the licensing authority may grant the application subject to such conditions that are consistent with the operating

schedule. Any conditions imposed must be appropriate for the promotion of the licensing objectives; there is no power for the licensing authority to attach a condition that is merely aspirational. For example, conditions may not be attached which relate solely to the health of customers rather than their direct physical safety. Any conditions added to the licence must be those imposed at the hearing or those agreed when a hearing has not been necessary.

9.40 Alternatively, the licensing authority may refuse the application on the grounds that this is appropriate for the promotion of the licensing objectives. It may also refuse to specify a designated premises supervisor and/or only allow certain requested licensable activities. In the interests of transparency, the licensing authority should publish hearings procedures in full on its website to ensure that those involved have the most current information.

Determining actions that are appropriate for the promotion of the licensing objectives

9.42 Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.

9.43 The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.

13. The Licensing Act 2003

The Licensing Act 2003 under Section 18 (6) also states that any relevant representation should be considered in the context of:

(a) the likely effect of the grant of the premises licence on the promotion of the licensing objectives.

Therefore, in the context of the grant of a licence, it is reasonable for the Licensing Authority to base its decision on an application on what the likely effects of granting a licence would have on the promotion of the licensing objectives.

14. Relevant Case law for consideration:

(R) on the application of Hope and Glory Public House v Westminster City Council (2011) EWCA Civ31 illustrates that licensed premises, and the activities that take place in those premises, exist in a dynamic environment and should not be looked at entirely in isolation and confirms that this can include the impact that licensable activities have on a range of factors such as crime, the quality of life for residents and visitors to the area, and demand for licensed premises.

East Lindsey District Council v Abu Hanif (t/a Zara's Restaurant) (2016) this underpins the principles widely acknowledged within the Licensing Act 2003 that the licensing objectives are prospective, and that the prevention of crime and disorder requires a prospective consideration of what is warranted in the public interest, having regard to

the twin considerations of prevention and deterrence.

R (on application of Daniel Thwaites plc) v Wirral Magistrates' Court and Others (2008) EWHC 838 (Admin) This case, referred to as 'the Thwaites case', is important because it emphasises the important role that Responsible Authorities have in providing information to decision makers to contextualise the issue before them. The case recognises that Responsible Authorities are experts in their fields, and that weight should be attached to their representations.

15. Appendices

Appendix TS-1: Email from Tasawar Awan of Godwin Austen solicitors advising they have been instructed to withdraw the variation application for Mosaic Peri Peri.

Appendix TS-2: Decision notice, Reading Magistrates Court

Appendix TS-3: Further email from Tasawar Awan of Godwin Austen dated 24.07.2025.

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From: Legal [REDACTED]
Sent: 06 July 2025 12:00
To: Port, Andrew [REDACTED]
Subject: RE: CCTVP v Mosaic peri peri and reading borough council - licensing appeal Appellant bundle

WITHOUT PREJUDICE

Dear Andrew,

I hope you are well.

We have been instructed to withdraw the application and not proceed with the late opening application.

I trust you will be agreeable to this and will support our position. We will, of course, be writing to the TVP as well and at this time separately.

As long as all parties agree to bear their own costs our client intends to withdraw the application.

I look forward to your response.

Kind regards

Tasawar Awan

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IN THE READING MAGISTRATES' COURT

IN THE MATTER OF AN APPEAL UNDER SECTION 181 AND SCHEDULE 5 LICENSING ACT 2003
AGAINST A DECISION TO VARY A PREMISES LICENCE

BETWEEN:

THE CHIEF CONSTABLE THAMES VALLEY POLICE

APPELLANT

AND

**MOSAIC PERI PERI
(ZING COOPERATES LTD)**

RESPONDENT

AND

READING BOROUGH COUNCIL LICENSING SUB-COMMITTEE

RESPONDENT

DIRECTIONS

BEFORE District Judge (Magistrates' Courts) Goozée, sitting at Reading Magistrates' Court,
on 23rd July 2025

UPON the court noting that on 23rd January 2025 the Licensing Applications sub-committee of Reading Borough Council acceded to Mosaic Peri Peri's application to vary its licence for the provision of late night refreshment by extending its licenced hours from 2300-0100 Monday-Saturday and 2300-0000 Sunday, to 2300-0300 Monday-Sunday and that this decision had been appealed by Thames Valley Police;

AND UPON the court being informed that Mosaic Peri Peri no longer wish to vary its licence as set out in correspondence from their solicitors dated 6th July 2025

IT IS DIRECTED THAT:

1. In accordance with s. 181(2) (c) Licensing Act 2003 the case is remitted to the Licensing Sub-Committee of Reading Borough Council Act 2003 for the application to vary the licence conditions of Mosaic Peri Peri to be formally withdrawn.

2. That all further court hearings in this matter are vacated; and
3. There be no order as to costs.

Signed:.....DJ(MC) S Goozee.....District Judge (Magistrates' Courts)

Date: 23rd July 2025.

From: [Tasawar Awan](#)
To: [Wood, Andrew](#)
Cc: [declan.smyth](#); [Legal Enquiries](#); [Legal](#); [Port, Andrew](#); [Edward Barham \(C4987\)](#)
Subject: Re: CCTVP v Mosaic peri peri and Reading Borough Council - licensing appeal draft consent order
Date: 24 July 2025 13:56:38
Attachments: [image002.png](#)
[Outlook-yknr21kl.png](#)
[Mosaics Part A.pdf](#)

Warning!
For the attention of
RBC, BFC Staff and Councillors

This mail is from an external sender - please do not click any links or open any attachments unless you trust this sender, and know the content is safe

Dear Mr. Wood,

We are writing on behalf of our client, Zing Cooperates Ltd T/A Mosaic's Peri Peri, the premises licence holder for the premises located at 51 Wokingham Road, Reading, RG6 1LH, in relation to the premises licence issued on 26 October 2020.

We hereby formally withdraw the application to amend the premises licence. Additionally, we respectfully request that the original licence conditions, as outlined in the Premises Licence Part A document (dated 26 October 2020), be reinstated in full. Attached is the premises license for reference.

Should you require any further information or documentation to facilitate this process, please do not hesitate to contact us.

Yours sincerely,

Tasawar





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LICENSING ACT 2003 PREMISES LICENCE - PART A

Reading Borough Council being the Licensing Authority under the above Act,
HEREBY GRANT a PREMISES LICENCE as detailed in this licence.

Premises Licence Number	LP9000503
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Premises Details

Trading name of Premises and Address	
Mosaic's Peri Peri 51 Wokingham Road Reading RG6 1LH	
Telephone Number	

Where the Licence is time limited the dates the Licence is valid
N/A

Licensable Activities

Licensable Activities authorised by the Licence
Late Night Refreshment - Indoor

Authorised Hours for Licensable Activities

The times the licence authorises the carrying out of licensable activities	
Hours for the Provision of Late Night Refreshment	
Monday	from 2300hrs until 0100hrs
Tuesday	from 2300hrs until 0100hrs
Wednesday	from 2300hrs until 0100hrs
Thursday	from 2300hrs until 0100hrs
Friday	from 2300hrs until 0100hrs
Saturday	from 2300hrs until 0100hrs
Sunday	from 2300hrs until 0000hrs

Opening Hours

Hours the Premises is Open to the Public	
Monday	from 1100hrs until 0100hrs
Tuesday	from 1100hrs until 0100hrs
Wednesday	from 1100hrs until 0100hrs
Thursday	from 1100hrs until 0100hrs
Friday	from 1100hrs until 0100hrs
Saturday	from 1100hrs until 0100hrs
Sunday	from 1100hrs until 0000hrs

Alcohol

Where the licence authorises supplies of alcohol whether these are on and/or off supplies - N/A

Premises Licence Holder

Name, (registered) address of holder of premises licence

Name: Zing Cooperates Ltd

Address: 51 Wokingham Road, Reading , RG6 1LH

Additional Details

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

N/A

Designated Premises Supervisor

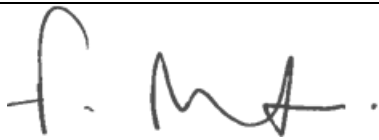
Personal Licence number and issuing authority of personal licence held by the designated premises supervisor where the premises licence authorises the supply of alcohol

N/A

This Licence shall continue in force from **26/10/2020** unless previously suspended or revoked.

Dated: 26 October 2020

Signed on behalf of the issuing licensing authority



Frances Martin

Executive Director for Economic Growth and Neighbourhood Services

Mandatory Conditions

Supply of Alcohol

To be applied where a premises licence authorises the supply of alcohol	
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| 1 | No supply of alcohol may be made under the premises licence:- <ul style="list-style-type: none">a) at a time when there is no designated premises supervisor in respect of the premises licence, orb) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended |
| 2 | Every supply of alcohol made under the premises licence must be made or authorised by a person who holds a personal licence. |

Film Exhibitions

To be applied only where a premises licence or club premises certificate authorises the exhibitions of films	
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| 1 | The admission of children to any exhibition of any film must be restricted in accordance with section 20 of Part 3 of the Licensing Act 2003. |
| 2 | In the case of films which have been classified by the British Board of Film Classification admission of children to films must be restricted in accordance with that classification. |
| 3 | In the case of films which have not been classified by the British Board of Film Classification, admission of children must be restricted in accordance with any recommendation made by the Licensing Authority. |

Door Supervisors

To be applied where a premises licence or club premises certificate includes a condition that any person must be at the premises to carry out a security activity. [Except premises with a premises licence authorising only plays or films or premises used exclusively by a club].	
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| 1 | Each individual present at the licensed premises to carry out a security activity must be licensed by the Security Industry Authority. |
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- 1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
- 2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

Supply of Tap Water (commencement date 01/10/2014)

1. The responsible person must ensure that free portable water is provided on request to customers where it is reasonably available.

Age Verification Policy (commencement 01/10/2014)

1. The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
2. The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
3. The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

Drink Measurements (commencement date 01/10/2014)

1. The responsible person must ensure that—
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.”

Minimum Permitted Pricing (commencement 28th May 2014)

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

2. For the purposes of the condition set out in paragraph 1—

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;

(b) “permitted price” is the price found by applying the formula—

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

where—

(i) P is the permitted price,

(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence, or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from the paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

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

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

Conditions Consistent with the Operating Schedule

General

Prevention of crime and disorder

1) The Premises Licence Holder shall ensure the premises' digitally recorded CCTV system cameras shall continually record whilst the premises are open to the public and recordings shall be kept for a minimum of 31 days with time and date stamping. The entire licensable area shall be covered by the CCTV and an appropriate number of cameras shall be installed to cover the external areas immediately outside the premises. Data recordings shall be made immediately available to an authorised officer of Reading Borough Council or Thames Valley Police together with facilities for viewing upon request, subject to the provisions of the Data Protection Act. Recorded images shall be of such quality as to be able to identify the recorded person in any light. At least one member of staff on the premises at any time during operating hours shall be trained to access and download material from the CCTV system.

2. Clearly legible and suitable notices shall be displayed to advise customers that CCTV is in operation at the premises.

3. An incident book/register shall be maintained to record all incidents of crime and disorder occurring at the premises. The register shall record a description of the incident, a description of any persons involved in the incident, the person recording the incident and details of whether the police were called. This book/register shall be available to an authorised officer of Reading Borough Council or Thames valley Police officer on request.

4. The Premise Licence Holder or duly nominated representative shall keep a written log of complaints reported to them by any local residents which undermine the four licensing objectives. The complainant's name, time of complaint, member of staff dealing with the complaint and the remedial action taken should be recorded. This written log shall be maintained and produced to authorised officers of Reading Borough Council and Thames Valley Police upon request.

5. The Premises Licence Holder shall ensure they and staff employed are able to converse with customers and representatives of Statutory Agencies to a level that they are able to satisfactorily meet the four licensing objectives as contained in the Licensing Act 2003:

- i. the prevention of crime and disorder
- ii. public safety
- iii. public nuisance
- iv. the protection of children from harm

6. Staff employed shall undergo training in relation to the Licensing Act 2003 regarding late night refreshment upon induction. This shall include, but not be limited to understanding the four licensing objectives. Such training sessions are to be documented and refreshed every six months. All training sessions are to be documented in English. Records of training shall be kept for a minimum of one

year and be made available to an authorised officer of Thames Valley Police and Reading Borough Council upon request.

7. Before any person is employed at the premises sufficient checks will be made of their bona fides to ensure they are legally entitled to employment in the UK. Such checks will include:

- Proof of identity (such as a copy of their passport)
- Nationality
- Current immigration status
- Employment checks will be subject of making copies of any relevant documents produced by an employee, which will be retained on the premises and kept for a minimum period of one year. Employment records as they relate to the checking of a person's right to work will be made available to an authorised officer of Reading Borough Council or Thames Valley Police upon request.

8. During operating hours, the Premise Licence Holder or a nominated representative shall be available to receive and respond to nuisance related complaints. A contact number shall be readily available to residents upon request.

9. All packaging and utensils for use by customers shall be made of biodegradable or recyclable materials.

10. Clearly legible and suitable notices shall be displayed at all exits requesting customers to respect the needs of local residents and to leave the premises and area quietly.

11. The licensee shall ensure that no noise shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to undue disturbance to local residents.

12. An active dispersal policy shall be devised and implemented on the premises. This dispersal policy shall include, but not be limited to, staff members being available to disperse customers from the premises and immediate vicinity and to advise customers to respect the needs of local residents and leave quietly. This dispersal policy shall be in written form and be made available for inspection by an authorised officer of Reading Borough Council or Thames Valley Police.

13. The placing of refuse into receptacles outside the premises shall only take place between the hours of 0800 hours and 1900 hours.

14. The premises and area immediately outside the premises shall be kept clear of litter whilst the premises is open for licensable activities.

Annex 3

Conditions attached after a hearing by the Licensing Authority

Annex 4

Plans

As attached plan received dated 04/11/2019

By virtue of paragraph(s) 1, 2, 3, 7 of Part 1 of Schedule 12A of the Local Government Act 1972.

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