

# **Application for the review of a premises licence or club premises certificate under the Licensing Act 2003**

## **PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

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

I [REDACTED]  
*(Insert name of applicant)*

**apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)**

### **Part 1 – Premises or club premises details**

<b>Postal address of premises or, if none, ordnance survey map reference or description</b>  <p align="center"><b>Formerly Niku Bar</b></p> <p align="center"><b>92 Ewell Road KT6 6EX</b></p>	
<b>Post town</b> <p align="center"><b>Surbiton</b></p>	<b>Post code (if known)</b> <p align="center"><b>KT6 6EX</b></p>

<b>Name of premises licence holder or club holding club premises certificate (if known)</b>  
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<b>Number of premises licence or club premises certificate (if known)</b>  
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### **Part 2 - Applicant details**

**b**

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

☒

2) a responsible authority (please complete (C) below)

☐

3) a member of the club to which this application relates (please complete (A) below)

☐

**(A) DETAILS OF INDIVIDUAL APPLICANT** (fill in as applicable)

Please tick ✓ yes

<input type="checkbox"/>	
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**Surname**

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**First names**

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Please tick ✓ yes

**I am 18 years old or over**

<input checked="" type="checkbox"/>
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**Current postal  
address if  
different from  
premises  
address**

--

**Post town**

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**Post Code**

--

**Daytime contact telephone number**

--

**E-mail address  
(optional)**

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**(B) DETAILS OF OTHER APPLICANT**

**Name and address**

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**Telephone number (if any)**

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**E-mail address (optional)**

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**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address

Kingston Council , High Street Kingston KT1 1EL

Telephone number (if any)

E-mail address (optional)

**This application to review relates to the following licensing objective(s)**

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

Please tick one or more boxes ✓

☒  
☐  
☒  
☐

**Please state the ground(s) for review** (please read guidance note 2)

To get the Licencing of this premises changed  
as the former niku bar was a loud and very noisy bar  
that had regular all day parties in the garden with DJs+ Speakers

This was often on Friday evenings and all day Saturday.

The Garden is simply not sound proofed enough and the noise  
was so loud that you could not even sit in your garden of have  
windows open. They should never of had a licence to have such  
weekly events. The Drunkeness after closing time was also  
problematic and its opposite a home for Mental health Patients

**Please provide as much information as possible to support the application** (please read guidance note 3)

As I have mentioned above , its not the correct venue to have a licence that it was issued before. Its opposite a home for patients with Mental Health problems and disabilities, its surrounded by Flats and Houses and the Garden is just not sound proofed or covered adequately to minimise noise.

The Garden is simply covered in a plastic sheet , its not a space to have music let alone loud DJ Music and Speakers blasting music all day !

The after closing Drunkenness was also bothersome and the mess of smashed glass and arguments at 1 or 2am in morning is not fair on local residents.

Revellers also Drinking beforehand in our street and leaving bottles and cans was really not good either.

Its simply cannot be another late Bar with a Party area in Garden , its just not in the correct area and the noise and Drunken issues were awful.

Please tick ✓ yes

Have you made an application for review relating to the premises before

☐

If yes please state the date of that application

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

**If you have made representations before relating to the premises please state what they were and when you made them**

I visted the premises several times and met with the Managers to complian about noise and was simply promised that it would quiten down , this never happened.  
I did also contact [REDACTED] 31st March 2025 in the Licensing team at Kingston Council [REDACTED] was understanding and helpfuland suggested a noise dairy .  
which I believe some other residents did. I didnt do a dairy but had videos instead.

Please tick ✓

yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate ☐
- I understand that if I do not comply with the above requirements my application will be rejected ☒

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**Part 3 – Signatures** (please read guidance note 4)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

[Redacted signature area]

Date 31/07/25

Capacity

**Contact name (where not previously given) and postal address for correspondence associated with this application** (please read guidance note 6)

Post town

Post Code

Telephone number (if any)

**If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)**

**Notes for Guidance**

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

## LICENSING ACT 2003

### PREMISES LICENCE SUMMARY

Licence Number: PL0819



#### Postal address of premises, or if none, ordnance survey map reference or description

Niku Bar & Restaurant  
90-92 Ewell Road  
Surbiton  
KT6 6EX

#### Where the licence is time limited the dates

Not applicable

#### Licensable activities authorised by the licence

Live Music performance  
Recorded Music performance  
Late Night Refreshment  
Supply Alcohol - retail

#### The times the licence authorises the carrying out of licensable activities

##### Live Music performance

Monday to Thursdays	18:00 - 00:00
Friday and Saturday	18:00 - 00:30
Sunday	12:00 - 23:00

##### Recorded Music performance

Monday to Thursdays	18:00 - 00:00
Friday to Sunday	18:00 - 00:30

##### Late Night Refreshment

Monday to Thursdays	23:00 - 00:00
Friday and Saturday	23:00 - 01:00
Sunday	23:00 - 00:30

##### Supply Alcohol - retail

Friday and Saturday	12:00 - 00:30
Sunday to Thursday	12:00 - 00:00

#### Seasonal variations / Non-standard timings

##### Christmas Eve

Provision of regulated entertainment and sale of alcohol extended to 02:30h the following morning.  
Provision of late night refreshment extended to 02:00h the following morning.  
Opening Hours extended to 03:00h the following morning.

##### New Years Eve

Provision of regulated entertainment and sale of alcohol extended to 03:30h the following morning.  
Provision of late night refreshment extended to 02:30h the following morning,  
Opening hours extended to 04:00h the following morning.

#### The opening hours of the premises

Sunday to Thursday 12:00 to 00:30 hours the following morning  
Friday and Saturday 12:00 to 01:00 hours the following morning.

**Where the licence authorises supplies of alcohol whether these are on and / or off  
Supplies**

Alcohol is supplied for consumption **ON** the Premises

**Name and (registered) address of holder(s) of Premises licence**

V&Z Garden Ltd  
90-92 Ewell Road,  
Surbiton,  
KT6 6EX

**Registered number of holder, for example company number, charity number (where applicable)**

Registered Business Number: 12304666

**Name of designated premises supervisor where the premises licence authorises the supply of  
alcohol**

Mrs Pranvera Zega

**State whether access to the premises by children is restricted or prohibited**

None



## **Annex 1 – Mandatory Conditions**

### **Where licence authorises supply of alcohol [Licensing Act 2003 s.19]**

1. No supply of alcohol may be made under the premises licence:
  - a) At a time when there is no designated premises supervisor in respect of the premises licence, or
  - b) 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 under the premises licence must be made or authorised by a person who holds a personal licence.

### **Door supervision [Licensing Act 2003 s.21]**

3. Each individual who is at the premises to carry out a security activity must:
  - a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
  - b) be entitled to carry out that activity by virtue of section 4 of that Act

### **Drinks promotion [Licensing Act 2003 s.19A]**

4. The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotion in relation to the premises where the promotion is carried on for the purpose of encouraging the sale or supply of alcohol on the premises.

The definition of an irresponsible promotion can be found in The Licensing Act 2003 (Mandatory Licensing Conditions) (Amendment) Order 2014 (SI 2014/2440)

### **Free drinking water [Licensing Act 2003 s.19A]**

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

### **Proof of age [Licensing Act 2003 s.19A]**

6. 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.
  - a) 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.
  - b) 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
    - i) a holographic mark, or
    - ii) An ultraviolet feature.

### **Measures of alcohol [Licensing Act 2003 s.19A]**

7. 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: 25ml or 35ml; and
    - iii) Still wine in a glass 125ml; and
  - 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.

**Cost of alcohol - permitted price [Licensing Act 2003 s.19A]**

8. The 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.

The definition of the permitted price can be found in The Licensing Act 2003 (Mandatory Licensing Conditions) Order 2014 (SI 2014/1252)

**Annex 2 – Conditions consistent with the Operating Schedule****The prevention of crime & disorder****Closed-circuit television (CCTV)**

9. The premises shall operate a closed-circuit television system.
- a) The CCTV shall cover all internal and external areas of the premises.
  - b) The CCTV shall be maintained in effective working order, and shall be in operation at all times the premises is open to the public.
  - c) The CCTV shall record clear images permitting the identification of individuals.
  - d) All recordings made by the CCTV system shall be retained and stored in a suitable and secure manner for a minimum of 31 days.
  - e) Viewable copies of the recordings shall be made available on request to police or authorised local authority officers as soon as reasonably practicable in accordance with the Data Protection Act 1998 (or any replacement legislation).
  - f) The licence holder shall notify the Licensing Authority within 24 hours when they become aware that the closed-circuit television (CCTV) system provided is not working.
  - g) Suitable signage shall be displayed at the premises in a prominent position as customers enter the premises stating that CCTV is in operation.

**Incidents**

10. An incident logbook shall be kept and maintained on the premises and made available on request to the Police or the Licensing Authority, which will record the following:
- I. all crime reported to the venue;
  - II. all ejections of patrons;
  - III. any complaints received;
  - IV. any incidents of disorder;
  - V. all seizures of drugs or weapons.

**Staffing, training**

11. All staff shall be trained before they are allowed to sell any alcohol to the public.
- a) Records of staff training along with any training material used must be kept by the Designated Premises Supervisor or Premises Licence Holder.
  - b) All training records shall be signed by the trainer and trainee in respect of training received.
  - c) The premises licence holder shall implement a training manual and all members of staff shall be suitably trained in underage sales prevention before making any sales of alcohol.
  - d) The licence holder shall ensure that all employees are made aware of the conditions attached to this licence through induction and refresher training procedures.
  - e) Refresher training shall be carried out every 12 months for all staff and documented within the training records.
  - f) The training records shall be available for inspection by the police or authorised local authority officers.

### **Latest admission**

12. There shall be no admission or re-admission of customers to the premises after 23.00 hours.

### **Door supervisors**

13. A minimum of 2 (two) Security Industry Authority (SIA) registered Door Supervisors shall be employed on the premises for any bookings that constitutes an event or function that finishes after 21.00 hours.
14. On Dispersal of the event, Door supervisors will be stationed outside the front of the premises, and shall remain on duty until all customers have left the vicinity of the venue.
15. At least one duty manager shall be present outside the venue until all customers have dispersed from the vicinity of the venue, unless called away to deal with an emergency situation. They shall ensure:
- a) Security encourage all departing customers to leave the area orderly, safely and quietly.
  - b) The vicinity of the venue is clear of litter associated with customers of the premises.
16. Events where door supervisors are required would include, but are not limited to, Weddings, Birthdays, Hen/Stag Parties and Wakes

### **Responsibility of licence holder/designated premises supervisor**

17. All authorisation of staff for the supply of alcohol by the Designated Premises Supervisor or Personal Licence Holders shall be recorded in writing and made available on request to police or authorised local authority officers.
18. The Designated Premises Supervisor will be in day-to-day control of the premises.

### **Private functions**

19. No 18th birthday private party bookings will be permitted. For the avoidance of doubt, persons under the age of 21 years will be permitted to be on the premises at weddings and other family functions.
20. When taking bookings for functions, the Designated Premises Supervisor (DPS) will request photographic proof of a minimum age of 21 years of the function organiser.
21. Food (buffet or sit down meal) will be provided at pre-booked or ticketed functions.

### **Restaurant Conditions**

22. Alcohol shall not be sold or supplied other than when table meals are available.

### **Operating style**

23. There will be no change to the brand or operating style of the premises without prior written notice to the licensing authority, which shall include details of the brand or operating style of the premises. The Licensing Authority shall advise within 21 days whether a formal application for variation or a new licence is required and the licence holder shall comply with that direction.

### **The prevention of public nuisance**

#### **Noise Management**

24. The licence holder shall assess the potential sources of public nuisance originating from the premises in accordance with Kingston Council's Environmental Guidance - Control of Noise from Pubs, Clubs and licensed premises. The licence holder will use the assessment to formulate a noise management plan to control or eliminate any sources of noise disturbance to adjacent residential occupiers.
25. The Noise management Plan will be available at the premises for inspection by enforcement officers of the Council or Police.
26. The licence holder will ensure that the structure of the premise is sufficiently soundproof to ensure

that sound breakout from regulated entertainment activities does not cause a detriment to public amenity.

### **Smoking area**

27. Customers wishing to smoke must use the designated smoking area only (the Health Centre side of the premises, NOT the side of the premises nearest to Iona Court) and signage to be displayed informing customers of this.

### **Dispersal**

28. The licence holder will promote the effective and quiet dispersal of patrons from the premise by requesting them both verbally and by conspicuous signage to leave and disperse in an orderly and quiet manner.

### **Boundary checks/noise logs**

29. External checks shall take place to ensure that when live music, DJ, karaoke or recorded music is in progress any noise from the premises is not clearly audible at the boundary of the nearest residential premises, appropriate steps to reduce the noise shall be taken if this is not the case. The checks should take place within 30 minutes of the commencement of playing and at 11pm. Written records of these assessments and any remedial action should be kept and be available at the premises for inspection by enforcement officers of the council or police. For the purpose of this condition checks should be made in the side passageway between the premises and Iona Court, Ewell Road, Surbiton, although the license holder should also be aware of the residential amenity immediately above the premises. By "not clearly audible" amplified noise must appear as distant and in the background and not readily discernible over other environmental noise sources in the area.

### **Doors and windows**

30. Except for access and egress, all external doors and windows must be kept closed when any live music, DJ, karaoke or recorded music is in progress.

### **Noise limiting device**

31. All amplified sound generated within the basement of the premises shall be passed through an in house noise limiting device set at a level that ensures that any amplified noise arising on the premises is not clearly audible at the boundary of the nearest residential premises. For the purpose of this condition an assessment of the audibility of the amplified sound should be made in the side passageway between the premises and Iona Court, Ewell road, Surbiton, although the licence holder should also be aware of the residential amenity immediately above the premises. By "not clearly audible" amplified noise must appear as distant and in the background and not readily discernible over other environmental noise sources in the area.

### **Waste and deliveries**

32. No waste shall be collected from or deliveries made to the premise between 23:00-07:00 hours including the removal outside of waste, empty bottles or kegs.

### **Notices**

33. A clear and legible notice will be visible from the outside of the premises indicating the hours during which licensable activities are permitted.

34. Prominent, clear and legible notices will be displayed at the exit requesting the public to respect the needs of nearby residents and to leave the premises and the area quietly.

## **Conduct of premise**

35. Custom will not be sought by way of personal solicitation outside or in the vicinity of the premises.

## **The protection of children from harm**

### **Age verification - Challenge-25**

36. A "Challenge 25" policy shall be operated at the premises at all times. All staff shall check identification of all persons who appear to be less than 25 years old. This check shall be made by examining either a passport, photographic driving licence or a PASS approved proof of age card. No other form of identification shall be accepted.

## **Annex 3 – Conditions attached after a hearing by the Licensing Authority**

### **The prevention of public nuisance**

#### **Gardens/external drinking areas**

37. The external decking area as defined on the attached plan as (A) shall not be used by customers after 21:00 hours Sunday to Thursday and 22:00 hours on Friday and Saturday and will remain closed to all customers. The external smoking area as defined on the attached plan as (B) shall not be used by customers after 22.00 hours every day and will remain closed to all customers.
38. The sale and supply of alcohol for consumption in the external decking area (A) shall be restricted to alcohol consumed by persons who are seated in the external decking area (A) appropriately authorised for the use of tables and chairs and bona fide taking a substantial table meal there, and where the consumption of alcohol by such persons is ancillary to taking such a meal, and where the supply of alcohol is by waiter or waitress service only.
39. The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are supervised by staff so as to ensure that there is no public nuisance. Appropriate sound mitigation or baffling by a living acoustic wall or other means shall be provided to the external decking area (A) and external smoking area (B) to address external noise concerns regarding use of these areas. In respect of the external smoking area (B) this will involve measures to avoid or reduce smoke escaping towards nearby residential properties, as well as reducing noise escape. In respect of the external decking area (A), this will involve measures to avoid or reduce noise escaping towards nearby residential properties.

#### **Smoking areas**

40. Patrons permitted to temporarily leave and then re-enter the premises shall smoke only in the designated smoking areas as follows:
- external decking area (A) until 21:00 hours Sunday to Thursday and 22.00 hours on Friday and Saturday; and
  - external smoking area (B) until 22.00 hours every day.
41. Smoking is prohibited by customers in the side alleyway during the hours of opening.

#### **Notices - contact number**

42. A direct telephone number for the manager at the premises shall be publically available at all times the premises is open in case of noise management issues or emergency. This telephone number is to be made available to residents and businesses in the vicinity of the premises. The Premises Licence holder must maintain direct contact availability by mobile telephone call until at least 30 minutes after closing for the real time reporting of disturbances by neighbouring residents.

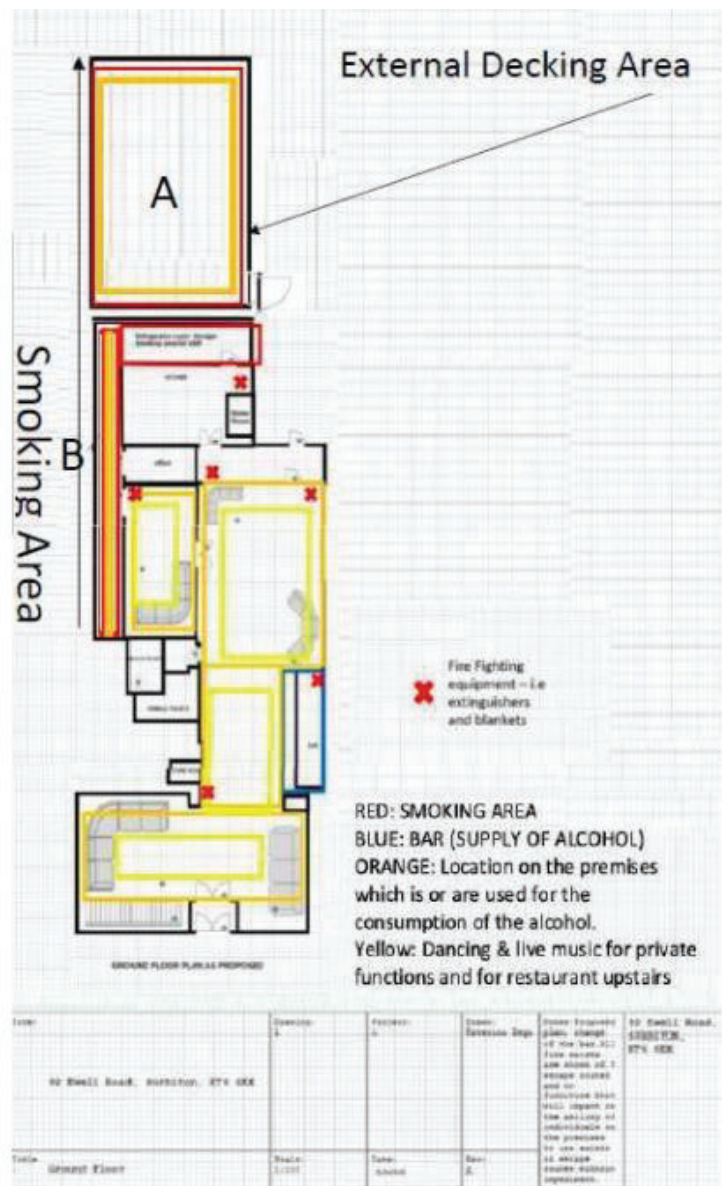
**Light pollution**

43. All wall mounted lighting within the external areas of the premises must be downward facing so as not to cause a nuisance to nearby properties.

**Litter**

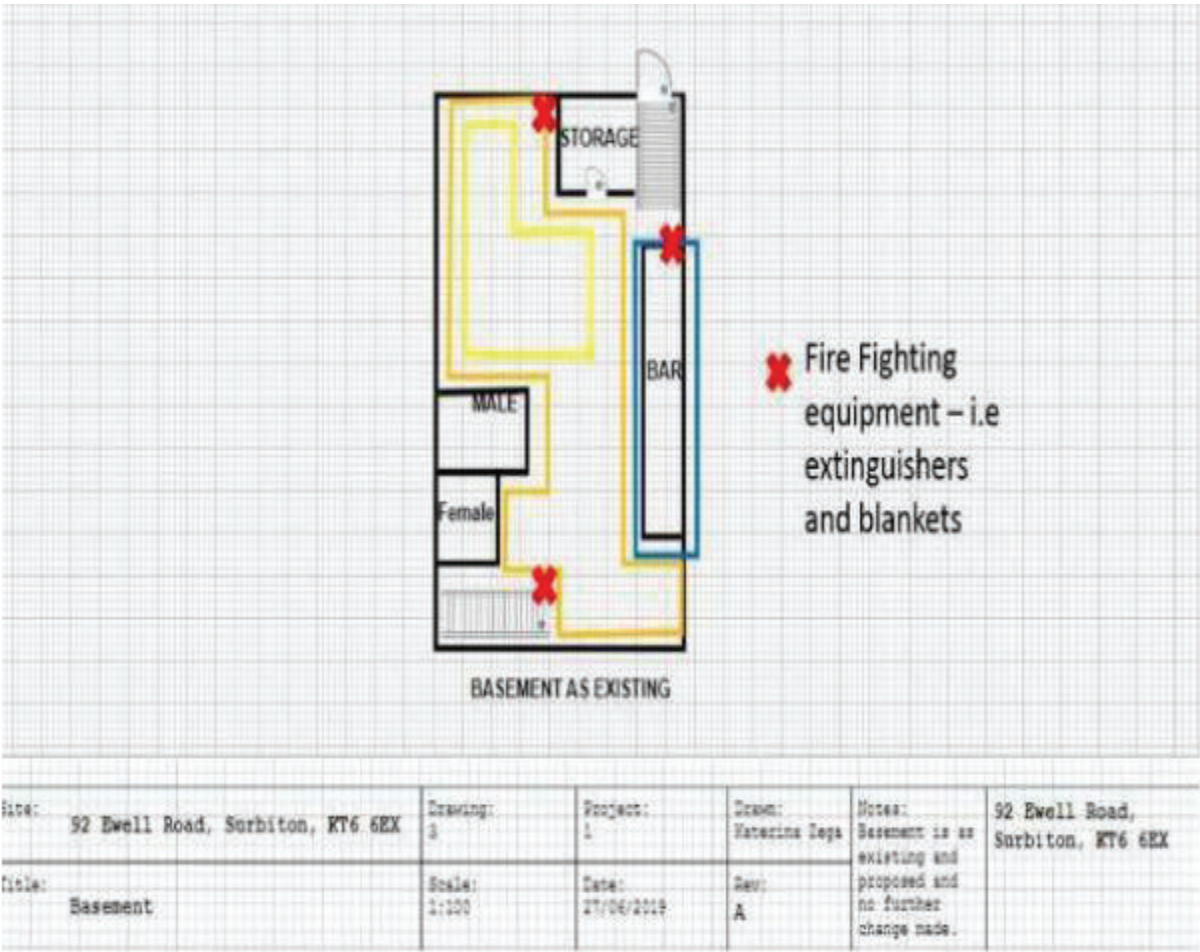
44. During the hours of operation of the premises, the Premises Licence holder shall ensure sufficient measures are in place to remove and prevent litter or waste arising or accumulating from customers in the area immediately outside the premises, and that this area shall be swept and or washed, and litter and sweepings collected and stored in accordance with the approved refuse storage arrangements by close of business each day.





92 EWELL ROAD, SURBITON, KT6 6EX

GROUND FLOOR AS PROPOSED



92 EWELL ROAD, SURBITON, KT6 6EX

BASEMENT AS EXISTING