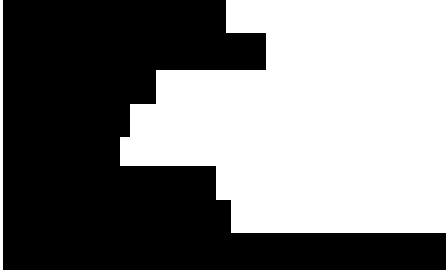


Online Application Details

General Details				
Licence Type	Premises Licence			
Application Type	Full Variation			
Fees	Type	Detail	Fee Multiplier	Total
		Rateable value band of premises:	£4,301 to £33,000	x1 £190.00
		Capacity at premises:	Premises	x1 £0.00
Total Fee(s)	£190.00			
Location to be Licenced	15 Park Street Guildford Surrey GU1 4XB			
Trading Name	Zara Kebab			
I am the	Agent			
Agent Details				
Proposed Licence Holder Details				
Additional Proposed Licence Holder(s)				
Additional Contacts				
Licence Type Additional Data Setting				
Enter the current licence number	GUPLA0574			
When do you want the changes to take effect?	13-10-2026			
Premise Alcohol Licence				

Description of the premises	The premises is an independent Turkish takeaway and fast-food restaurant located in the Guildford town centre. Food can also be ordered online for delivery. Alcohol is not sold at the premises. In terms of the layout, as made evident by the attached plan, the premises has a small shop space with a counter where customers can place their orders. There is a small kitchen space where food is prepared behind the counter, an area for the fridge and freezer and a larger kitchen space towards the back of the property. There is also a fire exit. The applicant is aware that the premises is close to other late-night venues, but it has measures in place to promote the licensing objectives as made evident by the current premises licence and this variation application.
Provide a brief description of the proposed variation	The applicant seeks an extension of the operating hours for late night refreshment until 03:45 hours, on Fridays and Saturdays only. The proposed new closing time of the premises on those days would also be 03:45 hours. Additionally, the applicant seeks to reduce the operating hours for late night refreshment to 00:00 hours on Mondays only. The proposed new closing time for the premises on Mondays would also be 00:00 hours. The operating hours for the licensable activity, and opening hours, on Tuesdays, Wednesdays, Thursdays and Sundays would remain unchanged by this application.
If your proposed variation would mean that 5000 or more people are expected to attend the premises at any one time, state the number expected to attend	
Will the schedule to provide plays be subject to change if this application to vary is successful?	No
Area	
Location	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Provide further details	
Seasonal variations	
Non standard times	

Will the schedule to provide films be subject to change if this application to vary is successful?	No
Area	
Location	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Please give further details	
Seasonal variations	
Non standard times	
Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?	No
Area	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Please give further details here	
Seasonal variations	
Non standard timings	

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?	No
Area	
Location	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Please give further details here	
Seasonal variations	
Non standard times	
Will the schedule to provide live music be subject to change if this application to vary is successful?	No
Area	
Location	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Please give further details here	
Seasonal variations	
Non standard times	

Will the schedule to provide recorded music be subject to change if this application to vary is successful?	No
Area	
Location	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Please give further details here	
Seasonal variations	
Non standard times	
Will the schedule to provide performances of dance be subject to change if this application to vary is successful?	No
Area	
Location	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Please give further details here	
Seasonal variations	
Non standard times	

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?	No
Please give a description of the type of entertainment you will be providing	
Area	
Location	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Please give further details here	
Seasonal variations	
Non standard times	
Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?	Yes
Area	
Location	Indoors
Monday start time	23:00
Monday finish time	00:00
Tuesday start time	23:00
Tuesday finish time	02:00
Wednesday start time	23:00
Wednesday finish time	02:00
Thursday start time	23:00
Thursday finish time	02:00
Friday start time	23:00
Friday finish time	03:45
Saturday start time	23:00
Saturday finish time	03:45
Sunday start time	23:00

Sunday finish time	01:00
Please give further details here	The applicant seeks an extension of the operating hours for late night refreshment, until 03:45 hours, on Fridays and Saturdays only. Additionally, the applicant seeks to reduce the operating hours for late night refreshment to 00:00 hours on Mondays only.
Seasonal variations	None.
Non standard times	None.
Will the schedule to the sale of alcohol be subject to change if this application to vary is successful?	No
Area	
Location	
Monday start time	
Monday finish time	
Tuesday start time	
Tuesday finish time	
Wednesday start time	
Wednesday finish time	
Thursday start time	
Thursday finish time	
Friday start time	
Friday finish time	
Saturday start time	
Saturday finish time	
Sunday start time	
Sunday finish time	
Seasonal variations	
Non standard times	
Highlight any adult entertainment or services activities other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children	None.
Monday opening time	23:00
Monday finish time	00:00
Tuesday start time	23:00
Tuesday finish time	02:00
Wednesday start time	23:00
Wednesday finish time	02:00
Thursday start time	23:00
Thursday finish time	02:00
Friday start time	23:00
Friday finish time	03:45
Saturday start time	23:00
Saturday finish time	03:45

Sunday start time	23:00
Sunday finish time	01:00
Seasonal variations	None.
Non standard times	None.
A) General - all four licensing objectives	The applicant has been the licence holder of the premises since January 2025 (premises licence GUPLA0574). The applicant applied for a premises licence variation in September 2025, which resulted in a licensing sub-committee hearing being scheduled by Guildford Borough Council in November 2025 and [REDACTED] was represented by [REDACTED] during the hearing. Following the hearing, the application was granted with additional conditions to permit an extension of the operating hours for late night refreshment until 03:00 hours on Fridays, Saturdays and Mondays only. The opening hours for these days were also extended to 03:30 hours. The applicant is now submitting a new premises licence variation application for an extension of the operating hours for late night refreshment until 03:45 hours on Fridays and Saturdays only. The opening hours for these days would also be extended to 03:45 hours. Additionally, the applicant seeks to reduce the operating hours for late night refreshment to 00:00 hours on Mondays only. The opening hours on Mondays would also be reduced to 00:00 hours. The operating hours for late night refreshment, and opening hours, on Tuesdays, Wednesdays, Thursdays and Sundays would remain unchanged by this application. Notably, we have been liaising with licensing officers [REDACTED] [REDACTED] from Guildford Borough Council and police licensing officer [REDACTED] from Surrey Police on the applicant's behalf regarding this current application to vary the licence. The police licensing officer confirmed with us that he does not take issue with the applicant's proposed extended hours for Fridays and Saturdays. The applicant is also willing to meet with the officer at the premises to discuss the details of the variation and is keen to maintain open communication with the Responsible Authorities. Furthermore, upon liaising with licensing officer [REDACTED], he accepted that the history of incidents concerning the premises were attributed to previous management, and that this was not connected to the applicant, as no incidents have occurred under his management. It was also acknowledged that the applicant has applied for several Temporary Event Notices (TENs) to extend the hours of the premises without any issues. Notably, he applied for a TEN in September 2025 to extend the hours for Freshers' Week and did not face any difficulties concerning the premises. We recently submitted a fresh TEN application on the applicant's behalf on 14 September 2026 to permit him to do the same for Freshers' Week this year. The applicant is making this application to vary his premises licence as his business is struggling to maintain profitability (please see the attached balance sheet). He is therefore keen to be able to contribute to

and benefit from Guildford's vital late night economy by providing a service that helps people access food in the area after 23:00 hours, which can be a challenge. Following the previous hearing, it is evident the applicant has implemented stringent measures and accepted restrictive conditions which he will continue to abide by to operate his premises in a way which aligns with the licensing objectives in light of the proposed variation. In this respect, we ask the licensing team to have regard for paragraph 2.9 of Guildford Borough Council's Statement of Licensing Policy, which states, "The Authority has responsibility for helping to develop and promote a strong sustainable local economy. Thriving food, drink and entertainment businesses are an important part of that local economy with this policy critical to their continuing success and for attracting further investment and opportunity to the borough." We also ask that the licensing team have regard for paragraph 4.5 of the Statement of Licensing Policy which states, "Licensing law is not a mechanism for the general control of nuisance or antisocial behaviour by individuals once they are beyond the direct control of the individual, club or business holding the licence, certificate or permission concerned." The applicant has taken action to prevent public nuisance both inside and outside his premises, but he cannot reasonably be held responsible for matters that are outside of his direct control, including the behaviour of customers after they have left and are away from the premises. Please be reminded that Guildford Borough Council does not have a special cumulative impact policy as confirmed by paragraph 12.1.8 of the Statement of Licensing Policy. The applicant is aware that the premises has had a difficult history concerning crime and disorder, and that there are risks associated with managing a premises in proximity to other late night venues. The applicant has liaised with the licensing authority and Surrey Police and understands that their main concern is the premises being situated closely to 5 other late night venues, posing the risk of large numbers of people converging on the premises in the early hours, which could potentially cause disorder and disturbance. However, no major incidents have occurred under the management of the current licence holder. Significantly, between the hearing in November 2025 and the present date, there have been no further incidents associated with the premises. This is due to the applicant's efforts to implement stringent measures that promote the four statutory licensing objectives. During a meeting in March 2026 involving the applicant, two licensing officers from Guildford Borough Council and the police licensing officer from Surrey Police, the police licensing officer highlighted that they had not seen any recent incidents being reported concerning the premises. It was also agreed during this meeting that security staff will not be required on Mondays, as the applicant has been closing the premises early on this day of the week, and it would not be financially viable to hire security staff. Thus, the

applicant now seeks to formally reduce the late night refreshment and opening hours for Mondays via this application. The lack of incidents under the current licence holder's management suggests that the premises is being well managed. Following the hearing in November 2025, additional premises licence conditions were imposed to address the concerns raised by the licensing authority and police in relation to crime and disorder and public nuisance. It is arguable that these existing conditions already equip the premises to provide late night refreshment for further extended hours on Fridays and Saturdays, as the applicant ensures the current conditions are abided by and that the premises promotes the licensing objectives. For example, additional condition 2(a) and (b) on page 5 of the premises licence states, "The licensee shall ensure that a minimum of two SIA accredited security staff members are present at the premises from 23:00 to 00:30 hours on Friday and Saturday nights. One SIA security staff member will primarily remain inside the premises and shall ensure that no more than 15 customers are present inside the premises at a time; One SIA security staff member will remain primarily outside the premises and shall encourage customers to disperse from the immediate area once they have purchased their food." Additional condition 3 also on page 5 states, "the licensee shall ensure that a minimum of four SIA accredited security staff members are present at the premises from 00:30 until 30 minutes after the premises closing time on the mornings of Saturdays and Sundays." Furthermore, according to additional condition 5a on page 6, it is requirement that "all licenced SIA door staff on duty at the premises shall be equipped with body worn video (BWV), capable of recording audio and video." Therefore, 2 SIA accredited security staff are already required to be at the premises on Friday and Saturday nights and a minimum of 4 are required to be at the premises from 00:30 until 30 minutes after the premises closes on Saturday and Sunday mornings. Thus, the applicant employs a number of SIA-approved security staff equivalent to the amount generally employed by nightclubs, who maintain order, both inside and outside the premises and would be present during the extended hours sought by the applicant in this application for Fridays and Saturdays. There is also a safe capacity limit, as a maximum of 15 customers are permitted inside the premises at a time to ensure public safety, in accordance with paragraph 12.2.2 of the Statement of Licensing Policy, which states, "Applicants are encouraged to contact the Council's Environmental Health Services with draft proposals including plans and operating schedules. Where applicable applicants should consider safe capacity, the safety of those with special needs and the first aid requirements of customers." Visible signage to indicate whether the premises is open or closed has also been installed. Please be reminded that no alcohol is sold at the premises. The applicant has a robust

dispersal policy in operation at the premises (please see this attached), in accordance with paragraph 12.1.5 of the Statement of Licensing Policy, which states, "The Licensing Authority considers the orderly dispersal of customers from licensed premises to be an important factor in promoting the licensing objectives. In considering applications for the grant or variation of a licence, serious consideration will be given to the dispersal arrangements, the potential effect that granting the licence might have on dispersal arrangements from other licensed premises or the cumulative impact in the area." Additionally, the applicant has a de-escalation policy in operation at the premises, whereby staff are trained on how to manage intoxicated, distressed, threatening, or aggressive customers and staff retain the right to refuse service in certain situations involving disturbance or risk of harm. Please see the details of this policy in the attached staff training document. Furthermore, customers are not permitted to consume their food within the premises from 02:45 hours (condition 17 on page 5), which prevents people from congregating at the premises during unsocial hours, reducing the risk of crime and disorder and public nuisance. The applicant's adherence to the existing premises licence conditions demonstrates that the premises already promotes the licensing objectives in the way that it is being operated and has the foundation and capability to continue doing so with this new proposed variation. The applicant acknowledges that the council and other Responsible Authorities have also previously expressed concerns about the premises' staff being sufficiently trained in relation to the premises licence conditions, the licensing objectives and operating the Town Link Radio. Furthermore, concerns were raised regarding the maintenance of accurate CCTV log records and an incident log book and the current premises licence being properly displayed at the premises. Please see attached a sample of staff training records, policies on how staff handle crime and disorder and public safety, incident log records, CCTV log records and photographs of the current licence being displayed which evidences that these issues have now been resolved. This demonstrates that the applicant has taken steps to ensure that the premises operates compliantly, as they have taken advice from the Surrey Police and the council's licensing officers to address all concerns raised regarding the premises. In considering the proposed extended hours for licensable activity and opening times, we request that the licensing team have regard for paragraph 12.1.10 of the Statement of Licensing Policy which states, "The Licensing Authority does not propose to consider the use of alternative measures such as fixed closing times, staggered closing times or zoning within Guildford Borough." We propose that the following conditions be added to the licence to ensure the licensing objectives are promoted in light of the variation: 1. Notices shall be prominently displayed at all exits requesting customers and delivery drivers to

leave the area quietly and to respect the needs of local residents and businesses. 2.tAll windows and doors will be kept closed from 23:00 hours until closing time except for access and egress. 3.tA direct telephone number for the manager at the premises will be publicly available at all times that the premises is open. This telephone number is to be made available to residents and businesses in the vicinity. 4.tFrom 02:45 hours onwards, the premises shall operate only as a takeaway/delivery service. We believe that these conditions are reasonable and proportionate to help promote the licensing objectives given this proposed variation, and also ask that the licensing team consider paragraph 17.6 of the Statement of Licensing Policy which states, "The Licensing Authority recognises that it is important to ensure that any conditions attached to a licence or certificate achieve the licensing objectives but are not disproportionate or overly burdensome." Notices being displayed at the exits of the premises to remind people to exit quietly alongside the security staff preventing crowding, loitering and monitoring the behaviour of the customers will help to prevent crime and disorder and public nuisance. The windows and doors remaining shut except for access and egress will prevent any noise disturbance. A direct telephone number being available to contact the manager during opening times will allow any concerns to be raised with the manager immediately and lastly, the premises operating as a delivery/takeaway only service from 02:45 hours onwards will prevent loitering, congregating and overall disturbance and disorder during unsocial hours. We request that the licensing team consider the applicant's premises licence variation application and the supporting documents in their entirety, alongside the standing of the premises since the current licence holder undertook management in January 2025. We believe it would be unfair for the applicant and their business to be penalised due to past incidents that occurred at the premises under the management of the previous licence holders. There have been no serious incidents associated with the premises under the current management and further effective measures have been implemented following the previous hearing.

B) Prevention of Crime and Disorder	Please see above.
C) Public Safety	Please see above.
D) The prevention of public nuisance	Please see above.
E) The protection of children from harm	Please see above.

Customer Comments: