Monday, 04 April 2022

*Dear Licencing Officer,*

*My name is David Dalzell, and I am the Operations Manager for CATS College London. Alongside the Principal and Senior Leadership Team, I am responsible for the health, safety, welfare and safeguarding of all children who attend our school. Our main boarding facility for under 18-year-olds is Premier House, located at 150 Southampton Row, London. Upward of 130 children are typically resident in this building, alongside a dedicated team of House Parents and House Staff, including our Assistant Principal (Boarding), Mr. Stuart Nicholson.*

*On behalf our school community, but particularly the children studying diligently for their GCSE and A Level examinations, I would like to lodge our collective objection in the strongest possible terms to the application for variance of licence held by Zeo’s at 150 Southampton Row.*

*The property directly above the applicant’s venue is a Boarding House, or home as we prefer to refer to it, to children who attend our school – an international school located adjacent to Southampton Row at Nos. 43-45 Bloomsbury Square.*

*The restaurant now turned ‘club’, Zeo’s has been a great nuisance and a cause of upset to our children ever since they returned to school in September 2021. This has been documented in by Mr. Nicholson in his extensive correspondence with wards counsellors Sue Vincent, Awale Olad and Julian Fulbrook. Mr. Nicolson has also been in correspondence with William Sasu (Public Protection Services Manager, Camden) and Heidi Lawrance (Licensing Team Leader, Camden). It will come as no surprise, I suspect, that our objection is both previously documented and the disruption caused evidence based.*

*Most weekends the loud music reverberates through the building well after Zeo’s* ***current*** *licensed hours. Rowdy groups gather outside to smoke not only normal cigarettes but other variants that draught through our building. We understand the weekends are usually run by a promoter who has no consideration to the surrounding residents. We have, on multiple occasions, had to call the Police to deal with the discharge of unsavoury characters exiting Zeo’s in the early hours. We can provide you with the crime reference numbers as you require.*

*The fire alarm is often set off (on at least two occasions, twice in one night) by malicious party goers or through failures by the promoter or owner which in turn requires our children to evacuate often in nightclothes and dressing gowns to Queens Square (our evacuation point). On more than one occasion students have received wolf whistles and abuse from the evacuated nightclub, who have little or no regard for a ‘muster station’ or the strict regulations under which the school must operate. The LFB are aware of the issues of the fire alarm and have attempted to work with the owner to resolve the issues, so far, regrettably, with limited success.*

*We have already objected to the license under the name of the restaurant Zeo’s and now note they have raised an identical variance under the owners business name Z. Dervish.*

*Noting our own planning decision approvals below, we cannot understand how what was once a quiet restaurant has turned into a weekend nightclub.*

*The terms of our planning Application Reference 2013/5917/P clearly state that:*

*8.* ***No music*** *shall be played on the premises is such a way as to be audible within any adjoining premises and adjoining highway.*

***Reason:*** *To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of Policies CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and Policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.*

*The situation as is remains untenable. Please consider revoking the licence for late-night opening a music altogether, not simply an extension to the current situation.*

*With kind regards,*

**David Dalzell**  
Operations Manager  
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