

16/1760/FUL

‘Replacement of existing roof plant 2 Sturton Street Cambridge CB1 2QA’

New evidence demonstrates that the Licensing Sub-Committee’s determination, dated 29 November 2016, in favour of City Pub Company (East) plc’s application for a Premises Licence Variation was based on a *material error of fact* and therefore ought not to stand unchallenged as a basis for further decision-making.

Readers are invited to study the floor plans on the last page below before continuing with these explanatory paragraphs.

The new evidence was assembled from webpages of the former Backstreet Bistro, from the websites of Cambridge CAMRA and of Tripadvisor, and from files submitted by City Pub Company (East) plc in applying to redevelop the Backstreet Bistro premises as a major gastro-pub. Annotations are added for the sake of clarity and to facilitate cross-referencing. (The evidence is unaffected by the ‘revised proposed plans’ latterly submitted by City Pub Company (East) plc.)

The photos show 26 place-settings (‘covers’) in the main dining area of the ‘Restaurant’. Two other tables, with 5 settings between them, are added to this area from memory and the number of settings per table is maximized, yielding a total of 32 settings in the main dining area. A maximum of 10 settings is allowed in the ‘private dining space’ of the ‘Restaurant’ (per owner, not in view). In the ‘Bar’, i.e. the lower ‘bar area with a few tables’, is a table beside the Hooper Street entrance regularly occupied by the former owner and friends (‘Proprietor’s table’). This could have up to 6 settings, and two other tables in the ‘Bar’ can be allowed 3 settings each and another might have 6 settings. The total for this area, covers maximized, is 18. In the outside or alfresco space, the ‘Open Seating Area’ and the ‘Covered Seating Area’ were not used for dining. **It is therefore established that the Backstreet Bistro could accommodate up to 60 covers for large parties, i.e. as many as 42 in the ‘Restaurant’ areas plus as many as 18 in the ‘Bar’.**

The number of covers proposed by City Pub (East) plc for the licensed area in the redeveloped premises is shown in their drawing as 70 covers in the ‘Internal’ area plus 6 bar stools; also 22 covers in the ‘Terrace’ area and 16 in the ‘Covered Area’, making **a total of 114 covers, or 90% more than in the Backstreet Bistro.**

In its ‘Statement of Case’, tabled before the Licensing Sub-Committee meeting of 28 November 2016, City Pub Company (East) plc stated:

‘There is a widely-held view amongst those that have made representations that the number of covers is set to increase dramatically. This is not the case ... The proposal is to have the same number of internal covers as previously, save for an additional 6 stools at the bar’ (emphasis added).

In its ‘Notice of Determination’, dated 29 November 2016, the Licensing Sub-Committee agreed with City Pub Company (East) plc:

‘The Subcommittee accepted that the changes of the layout of the premises do not appear to increase the number of covers substantially’ (emphasis added).

This was one of the four 'reasons' given for granting the licence variation. But the Sub-committee erred in taking City Pub Company (East) plc's number of 'internal covers' to be the **total number** of covers in the redeveloped premises; the Sub-Committee merely joined City Pub Company (East) plc in **ignoring** the covers in the Terrace and Covered areas (22 + 16).

The evidence for a 90% increase on the number of covers in the old Backstreet Bistro shows that ***the Licensing Sub-Committee's determination in favour of City Pub Company (East) plc was based on a material error of fact*** and therefore ought not to stand unchallenged as a basis for further decision-making.

City Pub Company (East) plc propose to about double the capacity for trade on the old Backstreet Bistro premises, making their new gastro-pub ***not only the biggest of the 13 eateries in the west Mill Road area, but in fact the biggest pub-restaurant in the ward***. The proprietors acknowledge this implicitly in calling their new premises 'The Petersfield'.

This ***inappropriate redevelopment*** of the Backstreet Bistro site, on a quiet corner of the most densely populated neighbourhood in Cambridge, lies at the root of the case against the present application for 'Replacement of existing roof plant' – in respect of public safety, noise and odour nuisance, traffic and parking, child protection &c. ***The scale of the redevelopment is the linchpin of the application***. It is therefore requested that the new evidence of 90% up-scaling – from 60 to 114 covers – be laid before the Planning Committee as a matter of urgency.

James Moore (Prof.), 6 Sturton Street

[ALE Spring 2004 No. 313 : Next section](#)



Pub News - Cambridge

CAMPAIGN
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Back to the Cambridge Arms

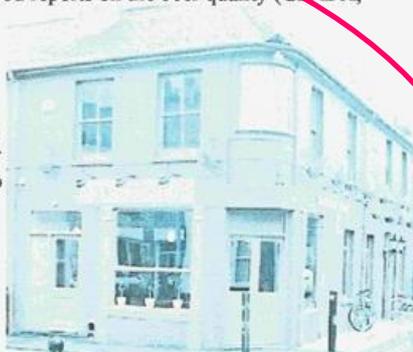
The front bar of the old **Cambridge Arms** in King Street was one of the finest in Cambridge, with its etched windows, high ceiling and traditional bar-back. In the late 1970s the pub was expanded by the creation of the separate Scales Bar in the former brewery buildings at the back.

Unaccountably, in 1998, Greene King [trashed the whole place](#), opening it up into a single barn and renaming it the Rattle and Hum. Worse was to follow when what little remained of the interior was removed a few years later as the pub became a chrome and screen-infested horror called [The Brewery](#).

Now it is the Cambridge Arms again, having been given a 'traditional' makeover. It's actually quite a superficial job, with the worst excesses of The Brewery chucked on the skip, wood replacing shiny surfaces, etc. It's just a pity that Greene King can't turn the clock back to the real traditional pub they wrecked. Having said that, we're getting good reports on the beer quality (OK IPA, Abbot, Old Speckled Hen).

First-day review

The **Backstreet Bistro** (formerly the White Hart) in Sturton Street opened on 21st April. It's run by Peter Fagg & team from the **Bun Shop** (King Street), who have created a very pleasant little eatery. Upon entering, to the right is the bar area with a few tables; the ceiling is decorated with wine bottles. The two handpumps featured Young's Bitter and Shepherd Neame Spitfire and there's a good wine selection. People wishing to just drink (rather than eat) are welcome. There's also an outside area of decking, forming a nice sun trap.



To the left of the entrance is the dining area, which is no-smoking. The menu puts the place in the 'gastropub' category (joining the nearby pubs the Kingston Arms and the Alexandra Arms). For instance the current lunch menu includes 100% Scotch beef burger (£6.95) and Lamb burger (£7.25).

'... a very pleasant little eatery. Upon entering, to the right is the bar area with a few tables ... There's also an outside area of decking, forming a nice sun trap. To the left of the entrance is the dining area ...'

Backstreet Page 1 of 1



EARLY EVENING 'DO' AT THE BACKSTREET

AFTER TRIALING AFTER WORK AND EARLY EVENING PARTIES WITH FRIENDS AND REGULARS WITH MUCH SUCCESS WITH WE ARE NOW ABLE TO OFFER THIS SERVICE TO THE GENERAL PUBLIC

IT IS A PERFECT CHANCE TO HAVE A 'DO' FOR COLLEAGUES THAT ARE LEAVING OR CELEBRATING PROMOTIONS ETC.

FOR THIS SERVICE WE OFFER
HIGH QUALITY CANAPES TOGETHER WITH
DIMMS, CHAMPAGNE OR SIMPLY DRINKS FROM THE BAR.
WE ARE ABLE TO CATER FOR PARTIES OF FROM 20 TO 60.
THE RESTAURANT CAN BE EXCLUSIVELY YOURS FROM 4.00PM UNTIL 8.30PM.
NO ROOM HIRE CHARGE.

COME AND SPEAK TO US. IF YOU WOULD LIKE TO BOOK AN EARLY EVENING 'DO' AT THE BISTRO.
EITHER POP IN, TELEPHONE 01223 306306, OR EMAIL RESERVATIONS@BACK-STREET.CO.UK.

<http://www.back-street.co.uk/news2.html> 01/12/2016

'We are able to cater for parties of from 20 to 60.'

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backstreet



HOME

NEWS

EVENTS

BISTRO

RESERVATIONS

HOW TO FIND US

MENUS

VACANCIES

COMMENTS

GROUP BOOKINGS

Are you having a party, a celebration meal or require a private dining area?

We have a private dining space for between 8 and 10 people, providing a private space for you to make as much or as little noise as you wish!

We welcome group bookings and can offer a choice of 2 set menus for your party. Call us to discuss your party or event further, we will be happy to help make your reservation as enjoyable and tailor made as possible.

<http://www.back-street.co.uk/comments.html> 01/12/2016

'We have a private dining space for between 8 and 10 people ...'

Backstreet Bistro



entrance
from
Hooper St

proprietor's
table

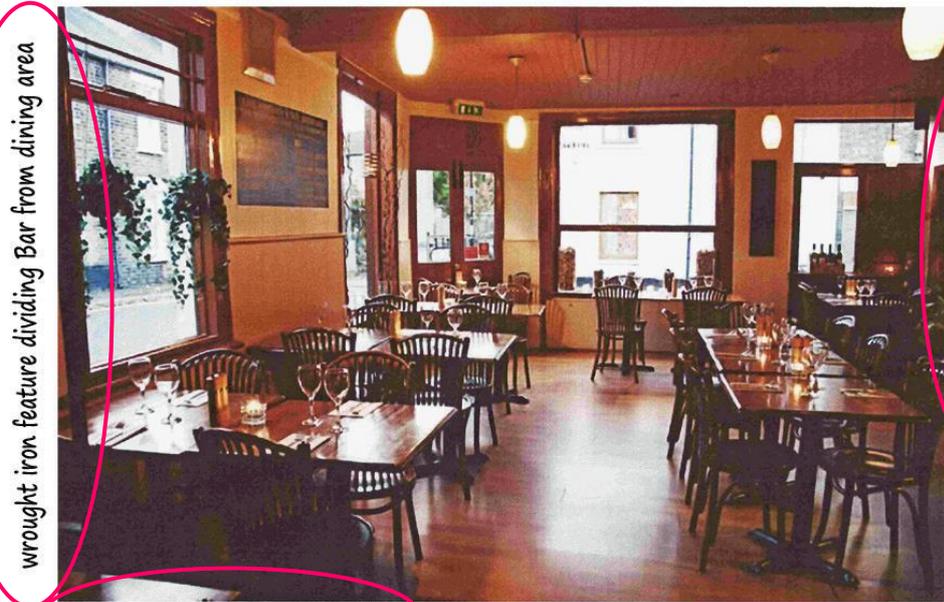
bar table 1

floor level change
between bar area
and restaurant

bar
table 2

view from end of bar area looking towards
restaurant area and Sturton St

Backstreet Bistro main dining area. Photo taken from bar looking towards Sturton St(26 covers visible)



wrought iron feature dividing Bar from dining area

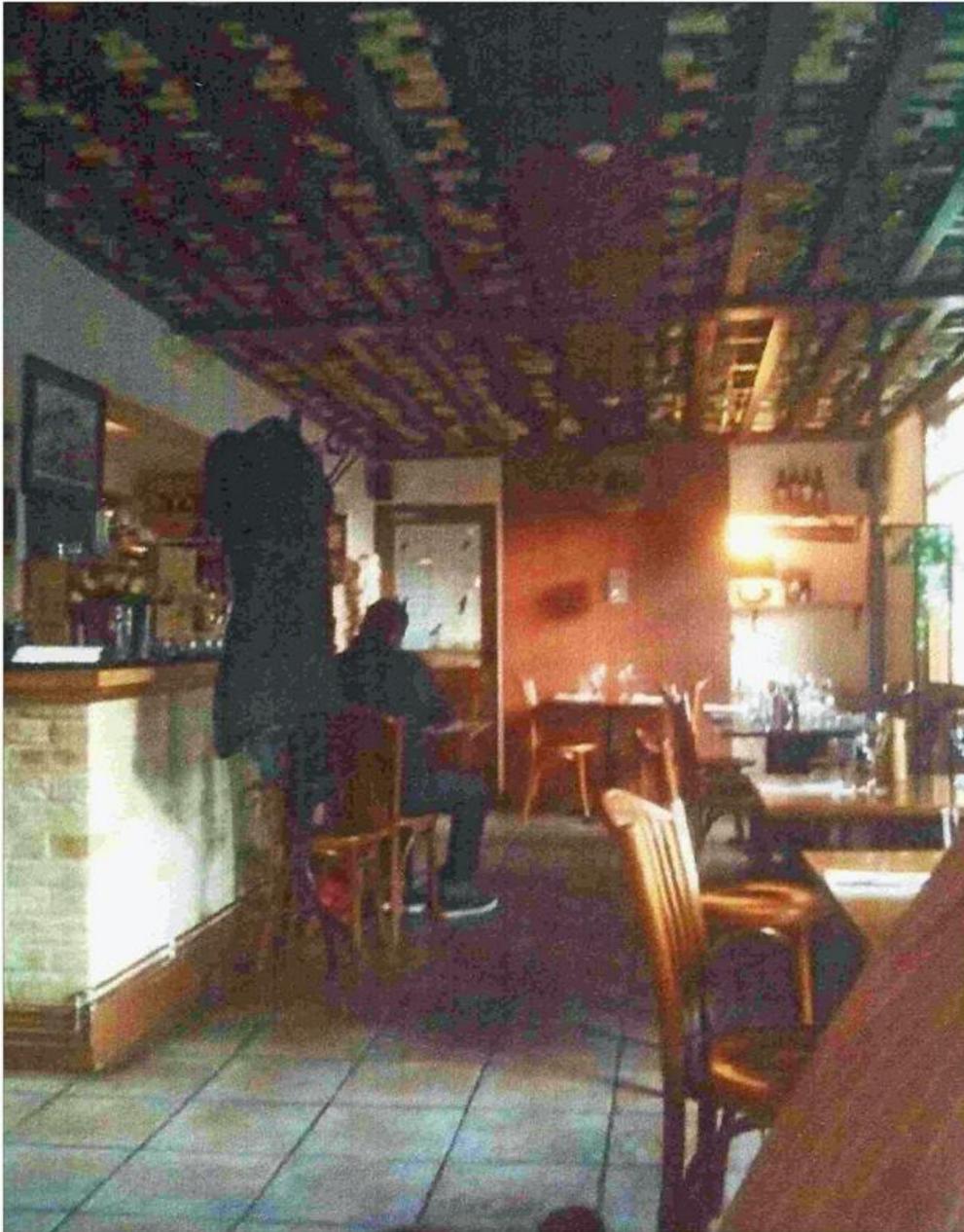
entrance arch to small dining area(8-10 covers)

corner of proprietor's table

bar area
entrance door from Hooper St
proprietor's table
wrought iron feature dividing bar from dining area



Backstreet Bistro dining area. Photo taken from corner of 'open kitchen' counter looking towards Hooper St



Hooper St entrance

*Backstreet Bistro Jan 2013
view towards bar area
Tripadvisor phone snap showing tables in the
bar area made up for dining*

'... Upon entering, to the right is the bar area with a few tables ...'

'We have a private dining space for between 8 and 10 people ...'

Proprietor's table

'Open Seating Area' - '... an outside area of decking, forming a nice sun trap ...'

'Covered Seating Area'



doorways not in use

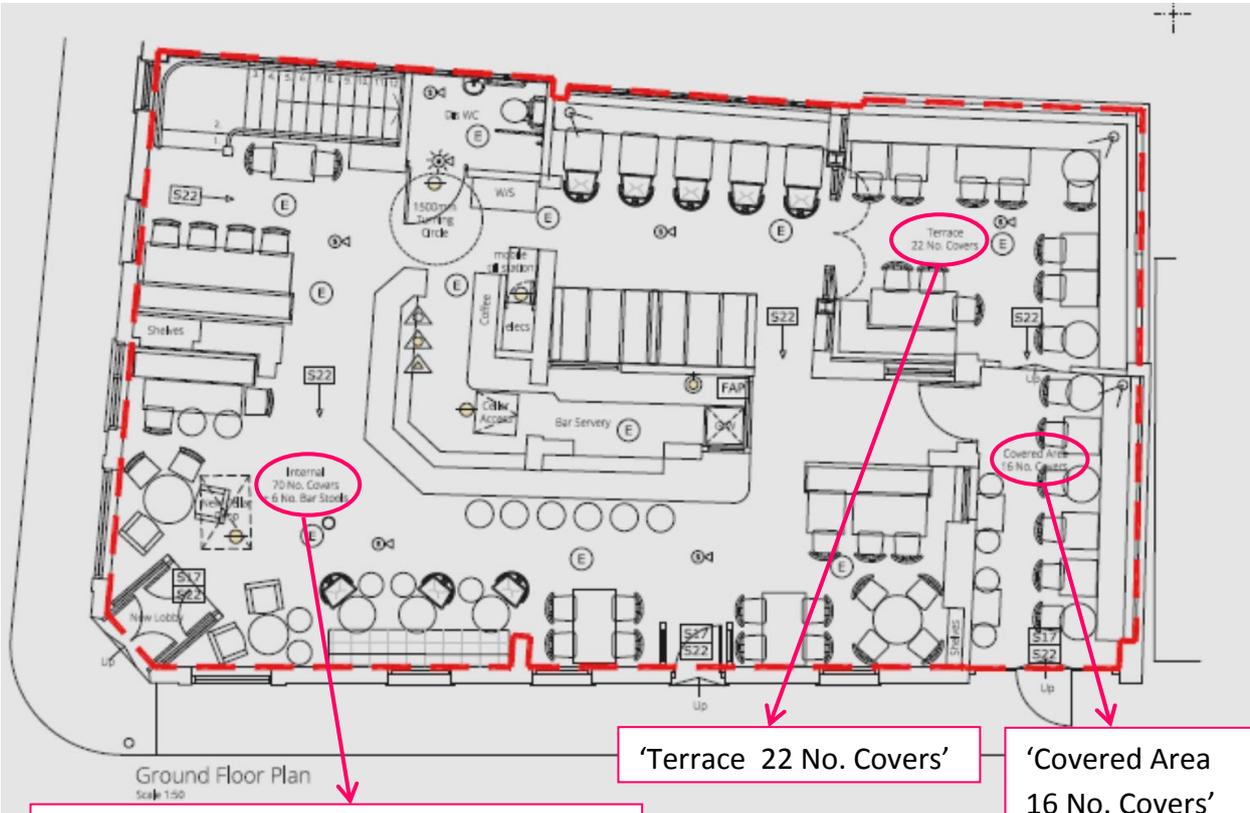
'To the left of the entrance is the dining area ...'

entrance from Hooper Street

'... to the right is the bar area with a few tables...'

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'Restaurant' = 42 covers + 'Bar' area with Proprietor's table = 18: **MAX. TOTAL COVERS = 60**
(Open and covered 'seating areas' accessed through bar, not used for dining)



'Internal 70 No. Covers + 6 No. Bar Stools'

'Terrace 22 No. Covers'

'Covered Area 16 No. Covers'

(BSB Licence area Plan Proposed Annex 4)

Internal covers = 70 + 6 bar stools = 76. Total terrace and covered area = 38
MAX. TOTAL COVERS = 114