

HUNTINGDONSHIRE DISTRICT COUNCIL

STATEMENT REGARDING:

Application for the Review of a Premises Licence – The Lancaster Lounge

Statement of: William DELL'OREFICE

Occupation: Licensing Officer

Dated: 07/10/2025

Consisting of: 5 Pages

1. I, William DELL'OREFICE, am a licensing officer acting in the capacity of a responsible authority officer for Huntingdonshire District Council (HDC). On 10/09/2025, I applied for the review of a premises licence held by Lancaster Lounge Ltd for the Lancaster Lounge of 152 Main Street, Yaxley, Peterborough PE7 3LB. In support of my application, I would like to provide this statement detailing previous meetings, inspections and emails/calls exchanged with Mr. Domenico RICCIARDI, who is the sole director of Lancaster Lounge Ltd and the current Designated Premises Supervisor (DPS), and Mr. Simon BAKER, who was the previous DPS until 06/08/2025.
2. On 29/05/2024, I conducted an inspection of the premises with Mr RICCIARDI, Mr BAKER and PC HAWKINS, a police licensing officer, all present following the grant of the licence earlier in the year. It was discovered on this inspection that there were some minor errors with the plan. Mr RICCIARDI and Mr BAKER were also made aware that the premises must use an incident log, have a written risk assessment for SIA door staff and the training around vulnerability improved. This visit was followed by an email sent to Mr RICCIARDI and Mr BAKER on 30/05/2024. I exhibit this email as **WD1**.
3. On 25/07/2024, I had a telephone discussion with Mr RICCIARDI following a complaint we received from a resident. During the inspection, Mr RICCIARDI was made aware that the residential balcony above the garden area was not on the

Signature 
Date 07/10/2025

plans and therefore should not be used for the performance of live music, in this case a live DJ set. Mr RICCIARDI gave verbal assurances that the DJ set would be relocated to the outdoor areas included on the plan and that he would be mindful of any disturbance caused by the noise.

4. On 23/08/2024, I sent an email to Mr BAKER in response to an email he had sent me regarding altering the plans, as discussed on the May inspection. In this email, I provided clear guidance regarding the ending of temporary easements for 'off-sales' in March 2025. I exhibit this email as **WD2**.
5. On 12/09/2024, I attended a meeting at the Lancaster Lounge with an officer from Environmental Health, as there had been noise complaints raised, and the officer wanted to discuss them with Mr RICCIARDI and Mr BAKER. During this visit, I made the following notes: *Mitigation to be put in place to reduce noise - soundproof on interior fencing (brought in from exterior), roof on outdoor area, doors to outdoor area being added. Will continue to monitor and work on reducing human noise. Premises will be in contact in December to discuss variations to the ~~licence~~ if necessary.*
6. On 07/04/2025, I sent an email to Mr RICCIARDI in response to a pavement ~~licence~~ application that he had submitted, which if granted would have given him permission to place tables and chairs at the front of the premises to be used for consuming food or drink. In this email, I sent further information to Mr RICCIARDI making him aware that the temporary easements for 'off-sales' had ended and that no alcoholic drinks could be sold for consumption off the premises. I exhibit this email as **WD3**.
7. On 10/04/2025, I attended the premises in person to meet with Mr RICCIARDI and Mr BAKER. During this meeting, the pavement ~~licence~~ application was

discussed, and I gave them further guidance on the new minor variation process for applying for 'off-sales'. Mr RICCIARDI sent an email on 11/04/2025 thanking me for the meeting, which to me indicated that they understood the requirements for the minor variation. I exhibit this email as **WD4**.

8. On 10/06/2025, following receipt of a complaint from a resident regarding noise in the garden, I visited the Lancaster Lounge Facebook page. The page showed videos of the garden area in use with several customers drinking alcohol. This video was accessed through a Google search and did not require a log in or account to be created and was therefore considered open source.
9. On 11/06/2025, I attended the Lancaster Lounge with PC HAWKINS. I served Mr RICCIARDI a Section 19 Closure Notice which instructed Mr RICCIARDI that I was satisfied that alcohol was being sold otherwise than under an authorisation, which is contrary to section 136 of the Licensing Act 2003. The notice also informed Mr Ricciardi of the steps needed to remedy the situation. I exhibit this closure notice as **WD5**.
10. On 08/09/2025, I attended the Lancaster Lounge with PC HAWKINS to meet with Mr RICCIARDI, who was accompanied at the meeting by Mr Shaun KNOTT, of Monitoring Solutions. The meeting was to discuss x4 complaints received in relation to the 'Ibiza Sessions' held at the premises on the August Bank Holiday weekend. One element of the complaint was an allegation of a male being kicked in the head. I was viewing CCTV footage from Sunday, 24/08/2025 with Mr RICCIARDI and it was clearly visible that there were still customers in the outdoor area until at least 2345hrs in contravention of the condition requiring the outdoor area to be closed at 2300hrs. Mr RICCIARDI could be seen in the outdoor area at this time. The footage also showed customers still inside the premises and as

late as 2307hrs, it is visible on the CCTV footage that customers are being sold alcohol despite the ~~licence~~ only permitting this activity until 2300hrs. Mr RICCIARDI can be seen at the bar when the alcohol is being sold. While I was viewing the CCTV footage with Mr RICCIARDI, PC HAWKINS had gone with Mr KNOTT to conduct a drug check using drugs wipes in the toilets, as the complaint also made allegations of several males leaving the disabled toilets wiping their noses. When PC HAWKINS returned, he informed me that the wipes were positive for cocaine use and showed me the blue marks on the wipes.

11. Following the inspection, PC HAWKINS requested a copy of the CCTV footage, which was sent to me by Mr RICCIARDI on a USB memory stick. I exhibit this footage as **WD6**.
12. On 08/09/2025, Mr RICCIARDI sent in till receipts which show sales of alcohol at 2303hrs, 2305hrs and 2306hrs. It also shows a voided sale at 2304hrs. I exhibit the till receipts as **WD7**.
13. On 10/09/2025, Mr RICCIARDI sent an email to PC HAWKINS and me admitting to the breach of ~~licence~~ conditions, as well as the unlicensed activity and explaining the steps he would take to adhere to the ~~licence~~ and the promotion of the licensing objectives. I exhibit this email as **WD8**.
14. The above information serves to demonstrate the balanced and stepped approach I have taken with Mr RICCIARDI. I do not believe it is feasible to continue with this approach and that a review is necessary to promote the licensing objectives and prevent further unlicensed activity/breach of condition.
15. I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of

truth without an honest belief in its truth.

Signed [REDACTED]
William Dell'Orefice
Dated: 07/10/2025

Signature [REDACTED]
Date 07/10/2025

Evidence WD1 – Email to Lancaster Lounge 20.05.2024 (1 page)



Plans

From William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Date Thu 30/05/2024 09:01

To [REDACTED]

Cc Licensing North <LicensingNorth@cambs.police.uk>

Hi Both,

Thanks for taking the time to meet with Paul and I yesterday. I have spoken with the licensing manager, Michelle, and can confirm the outdoor can be used for an outdoor bar. To permit this, please can you send an updated plan with a red line delineating the area for licensable activities. I will then send across a new licence with the condition regarding food corrected.

I aim to re-inspect (in person or via email) in a few months to ensure you have updated the following:

- Written risk assessment for SIA door staff
- Use of incident log
- Vulnerability training improved

If you have any questions in the meantime please get in touch.

Kind Regards,



William Dell'Orefice
Licensing Officer
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

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Evidence WD2 - Email to Lancaster Lounge 23.08.2024 (2 pages)

 Outlook

Re: Plans

From William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Date Fri 23/08/2024 11:30

To Lancaster Lounge [REDACTED]

 1 attachment (1 MB)

The Lancaster Lounge Plan Updated.pdf;

Hi Simon,

The plan that was agreed when PC Hawkins and I conducted the inspection was to incorporate the outdoor area onto the plan as it never had the red line around it. The further outdoor seating area is not part of this plan and needs to be removed.

The temporary easement of off-sales is expected to end in March 2025, after which times off-sales would not be permitted and this is not currently a permitted activity under the premises licence. The addition of this increase area would need to be made through a variation, or you will need to vary the licence to include off-sales.

Please can you send me through the revised plan as soon as possible so I can re-issue the licence to you. For clarity, until the revised plan is received the external area should not be used for licensable activities.

Kind regards,



William Dell'Orefice
Licensing Officer / Animal Licensing Inspector
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

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From: Lancaster Lounge <[REDACTED]>

Sent: 02 August 2024 15:36

To: William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Subject: Re: Plans

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

Hey William,

I hope you are well. Is this what you wanted by the way?

Simon Baker,
Marketing Consultant,
The Lancaster Lounge,
152 Main Street,
Yaxley,
Huntingdonshire.
PE7 3LB

www.lancaster-lounge.co.uk

[REDACTED]

On 30 May 2024, at 11:43, William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk> wrote:

Hi Simon,

Not a problem.

[!\[\]\(3d8c13c92b853674f749aac6fa869926_img.jpg\)](#)

William Dell'Orefice
Licensing Officer
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

[!\[\]\(96cc62f861fdd6e50510c0224a756dff_img.jpg\)](#) [!\[\]\(e658400d40ca763c7cf4c8c420885c6a_img.jpg\)](#)
[!\[\]\(3084640146b035081ec26f77c4b2b71c_img.jpg\)](#) [!\[\]\(40700d140357e9bab84b4ce24c70f020_img.jpg\)](#)
[!\[\]\(04f4a58c1c693fb7fd2075f84313c02c_img.jpg\)](#)

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From: Lancaster Lounge <[REDACTED]>
Sent: 30 May 2024 11:42
To: William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>
Cc: [REDACTED]; Licensing North <licensingNorth@cambs.police.uk>
Subject: RE: Plans

Hi William.

Thanks so much for the email and that's great news thank you! Ok I will get all these bits over to you on Monday if that's ok?

Kindest Regards,

Simon Baker,
Marketing Consultant,
The Lancaster Lounge,
152 Main Street,
Yaxley,
Huntingdonshire.
PE7 3LB

On 30 May 2024, at 09:01, William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk> wrote:

Hi Both,

Thanks for taking the time to meet with Paul and I yesterday. I have spoken with the licensing manager, Michelle, and can confirm the outdoor can be used for an outdoor bar. To permit this, please can you send an updated plan with a red line delineating the area for licensable activities. I will then send across a new licence with the condition regarding food corrected.

I aim to re-inspect (in person or via email) in a few months to ensure you have updated the following:

- Written risk assessment for SIA door staff
- Use of incident log
- Vulnerability training improved

If you have any questions in the meantime please get in touch.

Kind Regards,

[!\[\]\(08ff79f060f3543d9ed549cc693d8b98_img.jpg\)](#)

William Dell'Orefice
Licensing Officer
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

[!\[\]\(fd47dc3c71882b0b4a62715dd757d994_img.jpg\)](#) [!\[\]\(a37a1873d75af8873e81c6c9bba6ff2d_img.jpg\)](#)
[!\[\]\(da7e88003adbd0ef6a5364fcea1b4679_img.jpg\)](#) [!\[\]\(6c2f88ba5a8cee67f7bfd844a4062199_img.jpg\)](#)
[!\[\]\(957fa650ec6f12d13b35315dce382ebf_img.jpg\)](#)

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HDC/PAV026

From William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Date Mon 07/04/2025 14:07

To [REDACTED]

Hi Dom,

I have been reviewing the pavement licence application and have a few comments in relation to it.

1. As we discussed several months ago, the temporary off-sales easements have ended therefore your licence only permits on-sales. This would mean that drinks cannot be taken off of the premises, and the pavement licence area would be considered off of the premises. If granted, you would currently only be able to use the area it for food and non-alcoholic drinks.
2. There is a dropped curb for the house next door so the boundary of the area would need to be reduced by 1.5m, this may reduce the overall capacity to 4 tables instead of 5.
3. The wall planters stick out 30cm from the building so tables and chairs would need to be positioned around these to avoid the area being increased.

There is currently one public objection, and Environmental Health may be making comments on the application.

If you are free tomorrow afternoon, I can give you a call to discuss this in more detail.

Kind regards,



William Dell'Orefice
Licensing Officer / Animal Licensing Inspector
Phone 01480 387075 / 07355 028811
Team Email – licensing@huntingdonshire.gov.uk
Upcoming Leave:

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RE: HDC/PAV026

From [REDACTED]
Date Fri 11/04/2025 08:38
To William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>
Cc [REDACTED]

Hi Will

Thanks for coming over yesterday, the meeting was very helpful.

As discussed please can I retract my application for the pavement licence.

If it would be possible to get a refund would be terrific.

Thanks Dominic

From: William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>
Sent: 07 April 2025 14:08
To: [REDACTED]
Subject: HDC/PAV026

Hi Dom,

I have been reviewing the pavement licence application and have a few comments in relation to it.

1. As we discussed several months ago, the temporary off-sales easements have ended therefore your licence only permits on-sales. This would mean that drinks cannot be taken off of the premises, and the pavement licence area would be considered off of the premises. If granted, you would currently only be able to use the area it for food and non-alcoholic drinks.

CLOSURE NOTICE

Section 19, Criminal Justice and Police Act 2001 as amended by paragraphs 126 and 127 of Schedule 6 of Licensing Act 2003

Complete in Black Ink and Capitals

Premises Name	The Lancaster Lounge
Full address and postcode	152 Main Street, Yaxley, Peterborough PE7 3LB

I, an authorised officer of Huntingdonshire District Council am satisfied in accordance with section 19(2) of the 2001 Act that the above premises are being used, or have within the previous 24 hours been used, for the unauthorised sale of alcohol on or in the vicinity of the premises and there is a reasonable likelihood that the premises will be used again in the future.

My reasons for being so satisfied are that:

☒ alcohol has been sold by or attempted to be sold by retail otherwise than under an authorisation contrary to section 136 of the Licensing Act 2003 as described in the box below

☐ alcohol has been sold or attempted to be sold by retail in breach of a condition of an authorisation contrary to section 136 of the Licensing Act 2003 as described in the box below

NOTICE IS GIVEN that Huntingdonshire District Council may apply to a Magistrates' Court for a closure order during the period starting 7 days after the date of this notice and ending six months after the date of this notice unless the use of the premises has ceased and there is no reasonable likelihood of it reoccurring in the future. The steps that should be taken are suggested in the box below:

All 'off-sales' must cease, and outdoor drinking must be confined to the area shown on the licensed plan. In order to continue the use of the outdoor garden, you must submit a full variation to include the area on the licensed plan or submit a minor variation to include 'off-sales' of alcohol as a permitted activity.

Name of person on whom closure notice served	Mr Domenico Ricciardi, company director of Lancaster Lounge Ltd
Address of person on whom closure notice served	[REDACTED]
Authorised Officer's name	Mr William Dell'Orefice
Signature	[REDACTED]
Time and Date	1100hr 11/06/2025

Evidence WD6 – CCTV Footage (1 page)

To be available to view at the hearing

Evidence WD7 – Till Receipts (1 page)

22:59 24 Aug 2025 0001-99-085687 103: Loading- £10.00
Table Delete

Covers: 2

Open Tables Totals 5.00 £338.57

23:03 24 Aug 2025 0001-01-051975 1507: ALFIE
Sale

Birra Moretti	VT1	1.00	£6.30
Birra Moretti	VT1	1.00	£6.30
Dbl Disaronno	VT1	1.00	£9.00
Dash Pepsi	VT1	1.00	£1.20
Dbl Smirnoff	VT1	1.00	£8.00
Dash Pepsi	VT1	1.00	£1.20
Dbl Smirnoff	VT1	1.00	£8.00
Dash Pepsi	VT1	1.00	£1.20

ITEMS	8.00	TOTAL	£41.20
		VAT INC	£6.86
£41.20 Card			

23:04 24 Aug 2025 0001-02-003824 02: Wictoria
Void Transaction

***** TRANSACTION VOID *****

VOID Dbl Jameson	VT1		
VOID Dbl Jameson			
VOID Dbl Jack Daniels	VT1		
VOID Dbl Jack Daniels			
VOID Dash Pepsi	VT1		
VOID Dash Pepsi			
VOID Thatchers	VT1		
VOID Thatchers			

23:05 24 Aug 2025 0001-01-051976 1507: ALFIE
Sale

Dbl Grey Goose	VT1	1.00	£11.00
Dash Pepsi	VT1	1.00	£1.20
Dbl Grey Goose	VT1	1.00	£11.00
Dash Pepsi	VT1	1.00	£1.20

ITEMS	4.00	TOTAL	£24.40
		VAT INC	£4.06
£24.40 Card			

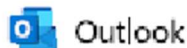
23:06 24 Aug 2025 0001-01-051977 1507: ALFIE
Sale

Pint Pepsi	VT1	1.00	£3.50
Birra Moretti	VT1	1.00	£6.30

ITEMS	2.00	TOTAL	£9.80
		VAT INC	£1.63
£9.80 Card			

23:07 24 Aug 2025 0001-02-003825 4040: CALLUM
Sale

Dash Cordial	VT1	1.00	£0.50
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RE: Lancaster Lounge Meeting – Monday 08/09/25

From [REDACTED]

Date Wed 10/09/2025 01:15

To William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Cc licensingnorth@cambs.police.uk <licensingnorth@cambs.police.uk>

Dear William and Paul

I wanted to write to you again personally, before anything formal comes through, because the visit on Monday hit me really hard, and I have hardly slept.

I want to take this opportunity to express my sincere apologies and to acknowledge the concerns you raised. I take full responsibility for the issues that were found, and I deeply regret the mistakes that I made.

The Bank Holiday event was organised with the intention of creating a positive and celebratory fun atmosphere for our guests, but I now fully recognise that several serious errors of judgement were made:

Fireworks were set off, which I now understand caused disturbance and distress to neighbours.

Customers remained in the garden area after the licensed closing time.

Alcohol was served after hours.

Drug remnants were discovered on the premises.

Each of these matters is unacceptable, and I am treating them with the seriousness they deserve.

The truth is, I let my enthusiasm run away with me, and I got it wrong. I've put everything into The Lancaster Lounge. When I took it on, it was nothing, and I've worked day and night to turn it into a real community hub with a huge following. I'm proud of that. But I now realise that while I've poured myself into the customer side, the experience, the atmosphere, the events, the energy, I've fallen short on the licensing and compliance side. That's my responsibility, and I accept it.

Since your visit, I've worked non stop on this, I have signed up with licencing savvy. I'm halfway through their programme, and I've got a one-to-one call with them tomorrow to go through everything in more detail. I want you to know this isn't just words, I'm taking action. My aim is to apply the same focus and energy I've put into building the Lounge into becoming a responsible, compliant operator who can be trusted.

This has been a massive wake-up call for me. I can see now how easily excitement and ambition can cross into carelessness, and I won't let that happen again. I've learned a lot already, and I want to show you that I can do this properly not just for myself, but for the community who've supported the Lounge, to make them feel and be safe and for the council who've trusted me with this licence.

To demonstrate my commitment, here are the immediate changes I've already put in place since your visit:

Accessible toilets are now locked, with access only via management.

Additional CCTV in operation signs have been ordered.

More CCTV and lighting ordered for the car park.

Clear signage regarding a zero-tolerance approach to drugs are being installed.

A formal drugs policy has been drawn up and will be implemented with the team, detection wipes have also been purchased and the use of wipes will be part of our on going drug awareness policy.

A new staff training manual is being created, with all the policies included,

A full team meeting and training session is being arranged to cover all policies, including the management of the garden area and closing times.

I hope you'll see that my heart is in the right place, and that I'm determined to learn from this and put things right. And show you the steps I'm taking to make sure The Lancaster Lounge can be a safe, compliant, and a positive part of the community.

Thank you for taking the time to read this, and I hope I get the chance to prove to you that I can be the kind of operator you can rely on.

Kind regards

Dominic

From: [REDACTED]

Sent: 08 September 2025 21:01

To: 'William Dell'Orefice' <William.DellOrefice@huntingdonshire.gov.uk>

Cc: 'licensingnorth@cambs.police.uk' <licensingnorth@cambs.police.uk>; '[REDACTED]'

Subject: RE: Lancaster Lounge Meeting - Monday 08/09/25

Dear Sirs,

Further to your visit today, of which we have taken very seriously and I have consulted today with Shaun noise monitoring solutions, Simon Andrews our licencing consultant.

In Anticipation of your report, Simon Andrews has agreed to spend all day Tuesday and Wednesday this week, updating all policies and documentation, furthermore we have arranged a front of house and bar staff meeting of which Simon will be conducting.

Drug Policy: New signage has been ordered today, (please see attached) and will be placed around the premises and in toilets informing patrons that the use of drugs will result in an immediate ban and the Police will be informed. Detection wipes have also been purchased and the use of wipes will be part of our on going drug awareness policy. (to follow)

The Lancaster Lounge will conduct regular documented risk assessments for the following:

Event assessment: All events will be individual risk assessed and SIA will be used to monitor capacity limits and ensure licence conditions are being maintained.

All policy documents will be up to date and readily available, all docs will be shared electronically if required a (nationalpubwatch.org.uk)

Attached is a screen shot of the epos report from 22.59 to the last transaction

As discussed please can you send over details of other information you require.

Kind Regards,

Dominic Ricciardi

From: William Dell'Orefice <William.DellOrefice@huntingdonshire.gov.uk>

Sent: 04 September 2025 09:30

To: [REDACTED]

Subject: Lancaster Lounge Meeting - Monday 08/09/25

Hi Dom,

I have copied in both emails for you as the LL one did not work last time. I did try calling you back from your voicemail but didn't get through on the two occasions I rang.

As I am sure you're probably anticipating, there were several complaints raised to us about the fireworks and the Ibiza night. Please can you confirm if you are available to meet with the Police Licensing Officers and me on Monday 08/09/25 at 12pm to discuss these in more detail.

Kind regards



William Dell'Orefice

Licensing Officer / Animal Licensing Inspector

Phone 01480 387075 / 07355 028811

Team Email – licensing@huntingdonshire.gov.uk

Upcoming Leave:

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