

# LICENSING PANEL B

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**THURSDAY, 25 JULY 2024 AT 7.00 PM  
REMOTE MEETING VIA MICROSOFT TEAMS. THIS MEETING CAN BE  
WATCHED LIVE AT [WWW.CAMDEN.GOV.UK/WEBCAST](http://WWW.CAMDEN.GOV.UK/WEBCAST)**

**Enquiries to: Rebecca Taylor, Committee Services  
E-Mail: [licensing.committee@camden.gov.uk](mailto:licensing.committee@camden.gov.uk)  
Telephone: 020 7974 8543 (Text phone prefix 18001)**

## **SUPPLEMENTARY AGENDA**

- |  | <b>Wards</b>      |
|--|-------------------|
| <b>8. FARMER CAFE, 35 CONWAY STREET, LONDON W1T 6BW</b>  | <b>Bloomsbury</b> |
| Clive Henderson, on behalf of the Charlotte Street Association, has submitted documentation in support of their representation including a statement, photograph, and letter from the applicant. | (Pages 3 - 8)     |

**SUPPLEMENTARY AGENDA ENDS**

Issued on: Wednesday 24 July 2024

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**Statement by the Charlotte Street Association:** from Clive Henderson:

**Licensing Application: Farmer Cafe, 35 Conway Street: for Licensing Hearing: 25 July 2024**

On Monday 17 June 2024, Camden’s Licensing Officer/Steven Dormer sent us a response to our representation from Mr Vahid Mahdavi, the owner of the Farmer Cafe.

In this response – which is set out over two pages of A4 (**please see attached**) – Mr Mahdavi went a long way to agreeing with our concerns and offered a number of suggestions relating to operating the premises as a cafe/restaurant, and addressing our concerns about possible noise nuisance caused by music, dancing and the performance of plays.

He also stated he is willing to adjust the terminal hour for alcohol supply to 9:30 pm, as suggested, to allow for a drinking-up period before closing time. He also stated was open to discussing potential adjustments to ensure minimal impact on the residential community, particularly concerning the extended hours from July to October and operating withing framework hours.

We are grateful for his response.

We therefore ask that the hours for the sale of alcohol are limited to:

**10am to 9.30pm from Monday to Saturday, and from 11am to 9.30pm on Sundays.**

A seasonal variation shall operate **from 1 July to 31 October on Friday, Saturday and Sunday when the terminal hour for the sale of alcohol will be 10.30pm.**

**And we therefore suggest the following Conditions are added to the licence:**

- 1 - The premises shall operate as a cafe/restaurant where alcoholic beverages shall only be sold to customers seated at tables and only when taking a table meal; and where orders of food and beverages shall be dispensed by serving staff.
- 2 - There shall be no vertical drinking inside or outside the premises at any time.
- 3 - Prominent notices requesting patrons to respect the residential area when leaving.
- 4 - Doors and windows will remain closed during performance of music and dancing to prevent noise break-out.
- 5 - Noise levels are kept to a minimum and do not cause a nuisance to nearby residents.
- 6 - Outside tables and chairs shall not obstruct public highway.
- 7 - Inward deliveries of stock shall only be received when the premises are open for licensable activities.
- 8 - Disposal of bottles shall only be done during the hours of licensable activity.
- 9 - Rubbish and recycling shall only be placed on the forecourt or within two metres of the premises forecourt ready for collection.

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8 - The premises shall adhere at all times to Camden's Women's safety principles including the "Ask for Angela" initiative to ensure safety and support for all patrons and staff.

9 – The terminal hour for all licensable activities shall be the same as the terminal hour for the Supply of Alcohol.

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**For Licensing Hearing: Thursday 25<sup>th</sup> July 2024**

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**Re: Licensing Act 2003: Application for a New Premises Licence:  
Farmer Cafe, 35 Conway Street, W1T 6BW.**

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Reference: APP\PREMISES-NEW\120941

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Photograph of the premises: Farmer Café at 35 Conway Street,  
corner of Conway Street and Warren Street



Photograph by Fitzrovia News

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1. Premises Details:

- Farmer Cafe has a ground floor area that is indeed modest in size; however, it is designed to accommodate the proposed licensable activities within the constraints of the space.
- Our plan drawing accurately represents the space, including the licensable areas, and any confusion about the "voids" will be clarified with updated plans.
- The cafe has adequate toilet facilities to serve our patrons in compliance with local health and safety regulations.

2. Residential Context:

- We acknowledge the mixed-use nature of the area, comprising both commercial and residential properties. Farmer Cafe is committed to being a good neighbour, and we have taken measures to mitigate any potential disturbances.

3. Licensable Activities:

- The various licensable activities proposed are designed to provide a vibrant yet controlled environment for our patrons. We will ensure that noise levels are managed responsibly, with strict adherence to noise control measures both inside and outside the premises.
- Specific zones within the premises will be designated for activities such as live music and dancing, ensuring compliance with noise regulations and minimizing disruption.

4. Bar-Type Activity:

- While we do intend to serve alcohol, Farmer Cafe operates primarily as a cafe with a strong emphasis on food service. Alcohol will be sold to seated customers enjoying meals, aligning with Camden's licensing policy for restaurants and cafes.

5. Proposed Terminal Hours for Supply of Alcohol:

- We are willing to adjust the terminal hour for alcohol supply to 9:30 pm, as suggested, to allow for a drinking-up period before closing time.

6. Proposed Supply of Alcohol ON and OFF the Premises:

- We understand the concerns about the off-sales of alcohol. Farmer Cafe will implement measures to ensure that off-sales do not contribute to public nuisance or anti-social behaviour.

7. Hours:

- The proposed hours are within Camden's framework. However, we are open to discussing potential adjustments to ensure minimal impact on the residential community, particularly concerning the extended hours from July to October.

8. Licensing Objectives:

- Farmer Cafe is dedicated to supporting the licensing objectives, especially the prevention of public nuisance. We will implement conditions and operational measures to align with these objectives.

9. Conditions:

- We are prepared to accept the conditions you suggested, including the following:
  - Alcohol will be served only to customers who are seated and taking table meals.
  - Service will be by waiter/waitress only.
  - Strict management of smokers and measures to prevent obstruction.

- Prominent notices requesting patrons to respect the residential area.
- Doors and windows will remain closed to prevent noise break-out.
- Limits on the use of external areas and arrangements for delivery collections to minimize disruption.
- Adherence to Camden's "Ask for Angela" initiative to ensure safety and support for all patrons and staff.

#### 10. Cumulative Impact:

- We recognize the cumulative impact of licensed premises in the area. Farmer Cafe is committed to operating in a manner that does not negatively contribute to this impact, maintaining a balance between business operations and the residential community's amenities.

#### 1. Noise Levels:

- Farmer Cafe uses very small speakers that are not capable of producing excessively loud noise. However, we are more than willing to further reduce the volume to ensure it does not disturb our neighbors.
- While keeping our doors open is not against any rules and remains our private decision, we are committed to ensuring that noise levels are kept to a minimum and do not cause a nuisance to nearby residents. We will take all necessary steps to comply with noise regulations and maintain a peaceful environment in this high-density residential area.

#### 2. Waste Disposal:

- Farmer Cafe places its garbage in designated bags, similar to other businesses in the area, and we dispose of it in the same location where the council's waste collection services retrieve it.
- We have an adequate space below our cafe to store our waste securely until the collection times, ensuring that it does not cause any inconvenience to residents or attract scavenging birds.
- We categorically deny the allegations of leaving old pastries or any other refuse on the streets. All our waste, including any food waste, is securely packed and handled responsibly.

We hope these clarifications address the concerns raised by Mr. Jarockyj. Farmer Cafe is dedicated to being a responsible member of the community, and we are always open to feedback to improve our operations and minimize any impact on our neighbours.

Thank you for considering our response. Please feel free to contact us if you have any further questions or need more information.

Yours sincerely,

Vahid  
Farmer Cafe  
35 Conway Street  
W1T 6BW

