

Charlotte Street Association

email: [REDACTED]

Sumin Ng,
Man & Man Planning & Construction Compliance Ltd,

[REDACTED]
[REDACTED]

20th May 2024

By email to: [REDACTED]

Agreement Letter: final – corrected (re. Condition 9(b))

Dear Sumin,

**Re: Licensing Act 2003: Application for a New Premises Licence:
NING'S Resturant, 5-7 TOTTENHAM STREET, London W1T 2AG
(Ning's fresh beef hotpot and Cantonese Sashimi)**

Reference: APP\PREMISES-NEW\119796

It was nice to meet with you recently on Wednesday 1st May 2024, when we discussed your emails including that of 12th April 2024, which were in response to our letter dated 28th March 2024 to Camden, with our representations concerning this licensing application. I understand that you are acting as the Agent for the owner and manager/Uni of this restaurant, Ning's.

I and my colleague, Linus Rees, met with you at the premises in Tottenham Street, when we sat outside for our meeting.

We explained that, as for most licensing applications, the main concern is usually to agree Conditions which help to protect the residential amenity of people living nearby.

We looked at, and discussed, the representations (which you had kindly forwarded to me) from:

- (a) the Police: their letter dated 11/03/2024; and
- (b) Camden as Licensing Authority: their letter dated 22/03/2024.

We understand that, subsequently, your client has agreed to the Conditions in the representations from both these Responsible Authorities; and that as a result (a) the Police, and (b) the Camden Licensing Authority, have withdrawn their objections.

We also discussed the following points:

(a) **Re: "restaurant" Condition:**

Although Conditions 2, 3 and 4 in the Police letter (11/03/2024) are similar to a "restaurant" condition when taken together, prefer to have the wording in our proposed Conditions (a) and (b), which are in our 28th March 2024 letter to Camden. Thus, the wording of our two Conditions was agreed to.

Continued 2.

Re: Licensing Act 2003: Application for a New Premises Licence:
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(b). **Re: Smokers outside:**

Because we thought that having 10 **smokers** outside was too many, it was agreed that there would not be no more than 5 (five) smokers outside at any one time.

(c). **Re: External Forecourt Area:**

You explained that, because of the type of meals being served at Ning's, your client did not wish to use the **External Forecourt Area** for tables and chairs; and thus Condition (a) in your 12/04/2024 Email was agreed, to reflect this situation.

(d). **Re: Customers waiting outside to take away meals:**

We explained that some customers, who are waiting outside the premises for meals which they have ordered to take away, are chatting and causing some noise disturbance to some residents who overlook the street. Thus, it was agreed to have a Condition that customers who are waiting for a take-away meal should wait inside the restaurant; (we noticed there is an inside area with seating for customers).

(e). **Re: Camden's "Ask for Angela" initiative:**

In your 12/04/2024 Email, you put forward Condition (c), with regard to signing up to Welfare and Vulnerability Engagement (WAVE) training.

In our 28/3/2024 letter to Camden, we had proposed our Condition (k), the wording of which reflects Camden's policy with regard to the "Ask for Angela" initiative.

During our discussion, our understanding is that WAVE training is the same as the Camden initiative, and thus we agreed to your Condition with regard to WAVE training.

(f). **Re: OFF Sales of Alcohol condition in Police's letter:**

In the 11/03/2024 Police letter, the Police forward Condition 5, which refers to **Off Sales of Alcohol**. But, your client **has not applied for Off-Sales of Alcohol** in his application. Thus, we would ask that this Condition is not included in the Licence, in order to prevent confusion.

1. PROPOSED CONDITIONS:

As a result of our discussion, we agreed to the following Conditions with you:

- (1). The supply of alcohol on the premises shall only be to customers seated taking a table meal there, and for consumption by such persons as ancillary to their meal.
- (2). The supply of alcohol and food shall be by waiter and/or waitress service only.
- (3). Smokers from inside will not be allowed to take out to outside their alcoholic drink; and no more than five customers shall be permitted to smoke outside the premises at any one time; and the location for smokers to be agreed.
- (4). Customers smoking on the public highway (public pavements) shall not be permitted to cause obstruction of the highway (pavements) to passers by/members of public.
- (5). Notices shall be prominently displayed stating that this is also a residential area, and asking patrons to respect to be quiet and considerate to neighbours and residents when leaving.

Continued 3.

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- (6). External "Private" Forecourt Area:
There shall be no consumption of food and alcoholic drinks; and no tables and chairs on the external "private" forecourt area.
If this forecourt area is used, then the terminal hour for the use of Chairs and Tables on the forecourt by customers shall be 9.00pm Monday to Sunday.
- (7). Customers who are waiting to collect take-away meals are to wait inside the premises, and not outside, in order to prevent noise and disturbance to nearby residents.
- (8). Courier collections will only take place during the opening hours of the restaurant.
Courier collections from the premises for take away meal deliveries to customers:
To avoid noise and disruption to residents, and congestion in the street, for take away food orders that are being collected by delivery companies using couriers, there shall be the following arrangements:
- to encourage the use of cycle couriers (instead of scooters) in order to cut down on noise disturbance
 - If scooter courier, the delivery/collection company will only be called when the order has been prepared and is ready for collection;
 - Generally, one collection at a time whenever possible;
 - Scooter couriers to turn off their engines, and no prolonged hanging around/waiting.
- (9). (a). The collection of rubbish outside the premises shall not take place between 9.00pm and 8.00am [21:00 and 08:00] Monday to Sunday.
(b). Bottling out/ the disposal of bottles outside the premises shall not take place between 9.00pm and 8.00am [21:00 and 08:00] Monday to Sunday.
- (10). Deliveries of goods for the restaurant:
Deliveries shall not take place between 8.00pm and 8.00am [20:00 and 08:00] Monday to Saturday; and not before midday [12:00] on Sundays and Bank/Public Holidays.
- (11). In response to Camden's expectation that licensed premises commit to Camden's Women's Safety principles, the restaurant management will sign up to Welfare and Vulnerability Engagement (WAVE) Training for all the staff.

2. AMENDED HOURS:

In our letter of representations to Camden, we recognised that the proposed Hours for the licensable activities are within Camden's Framework Hours.

But, with regard to the proposed Supply of Alcohol, we pointed out that, for each day, the application shows the proposed **terminal hour for the Supply of Alcohol** is the same as the **Closing Time** of the premises.

Continued 4.

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2. AMENDED HOURS - *continued:*

Camden expects the terminal hour for the Supply of Alcohol to be half-an-hour before the Closing Time, to allow for drinking-up time.

Thus, we asked that the Terminal Hour for the Supply of Alcohol is:

9.30pm for Monday to Sunday, so that the Closing Time is still 10.00pm.

Customers will still be able to continue to drink up to the Closing Time (10.00pm), because the actual drinking of alcohol is not a licensable activity.

Thus it is agreed that the **AMENDED HOURS** are to be:

For Monday to Sunday:

Supply of Alcohol (ON the Premises): 11.00am to 9.30pm [11:00 and 21:30]

and Open To The Public: 11.00am to 10.00pm [11:00 and 22:00]

3. WITHDRAWAL OF OUR OBJECTIONS:

We are happy to confirm to the Camden Licensing Authority the withdrawal of the Charlotte Street Association's objections **on the basis of:**

- 1. the above Proposed Conditions, nos. (1) to (11);** and
- 2. the above Amended Hours.**

We also confirm that a Licensing Hearing (scheduled for 23rd May 2024) is thus not now necessary.

We will email a copy of this letter to Camden.

Yours sincerely,

Clive Henderson,
On behalf of Charlotte Street Association

Copy: Linus Rees/CSA Secretary; and CSA Committee.