

Merton Council
Licensing Sub-Committee
31 July 2017
Supplementary agenda 3

8 Additional Information submitted on the day by Applicant

1 - 16

This page is intentionally left blank



THE ADDRESS

Italian Restaurant & Cocktails

STARTERS

LARGE GARLIC PIZZA BREAD	£8.50
BAKED MUSHROOMS	£6.50
KING PRAWNS	£7.50
CALAMARI	£8.50
GIANT MEATBALLS	£6.50

MAINS

STEAK & ROCKET	£23.50
CHICKEN & MUSHROOM	£15.95
SALMON PENNE	£13.50
SPAGHETTI KING PRAWNS	£14.50
LOBSTER & CRAB	£23.50
SEA BASS	£18.50

DESSERTS

CHOCOLATE FUDGE CAKE	£6.50
SALTED CARAMEL ARCTIC	£7.00
TIRAMISU	£6.50
VANILLA CHEESECAKE	£6.00

FOR OUR GUESTS WITH ALLERGIES, PLEASE
FEEL FREE TO MAKE SPECIAL REQUESTS.

This page is intentionally left blank

THE ADDRESS RESTAURANT & COCKTAIL LOUNGE

Traditional Italian

COCKTAILS

PINA COLADA

Havana blanco rum, fresh pineapple, pineapple juice,
coconut cream, double cream

10.50

CLASSIC PIMM'S

Pimm's No.1 with lemonade and fresh seasonal fruits

10.50

WOO WOO

Wyborowa vodka, peach schnapps, PAGO cranberry juice and fresh lime juice

10.50

SEX ON THE BEACH

Wyborowa vodka, peach schnapps, fresh orange juice and cranberry juice

10.50

MAI TAI

Santa Teresa Claro and Gold rum, triple sec liqueur, fresh orange juice,
pineapple juice, fresh lime juice and dash grenadine

10.50

LONG ISLAND ICED TEA

Beefeater gin, wyborowa vodka Santa Teresa Claro rum, casco Viejo tequila,
triple sec, fresh lime juice with coke

10.50

Champagne & Sparkling Glass

N.V. Guy de Chasse Grand Cru, Brut, Champagne, France 12.50

N.V. Valentin Zusslin, Crémant d'Alsace, Brut Zéro, France 10.50

Wines

2016 Vermentino, Vignes d'Eglise, Vin de Pays d'Oc, France 12.50

2015 Grechetto, Colli Martani DOC, Antonelli, Umbria, Italy 20.00

2015 Mâcon Villages, Le Grappin, Burgundy, France 24.00

2013 Kleinboet, Bordeaux Blend, Hermanuspietersfontein, South Africa 20.00

2014 Côtes-du-Rhône, Mon Cœur, J.L. Chave Selection, France 20.00

2014 Etna Rosso, AA Francesco Tornatore, Sicily, Italy 24.00

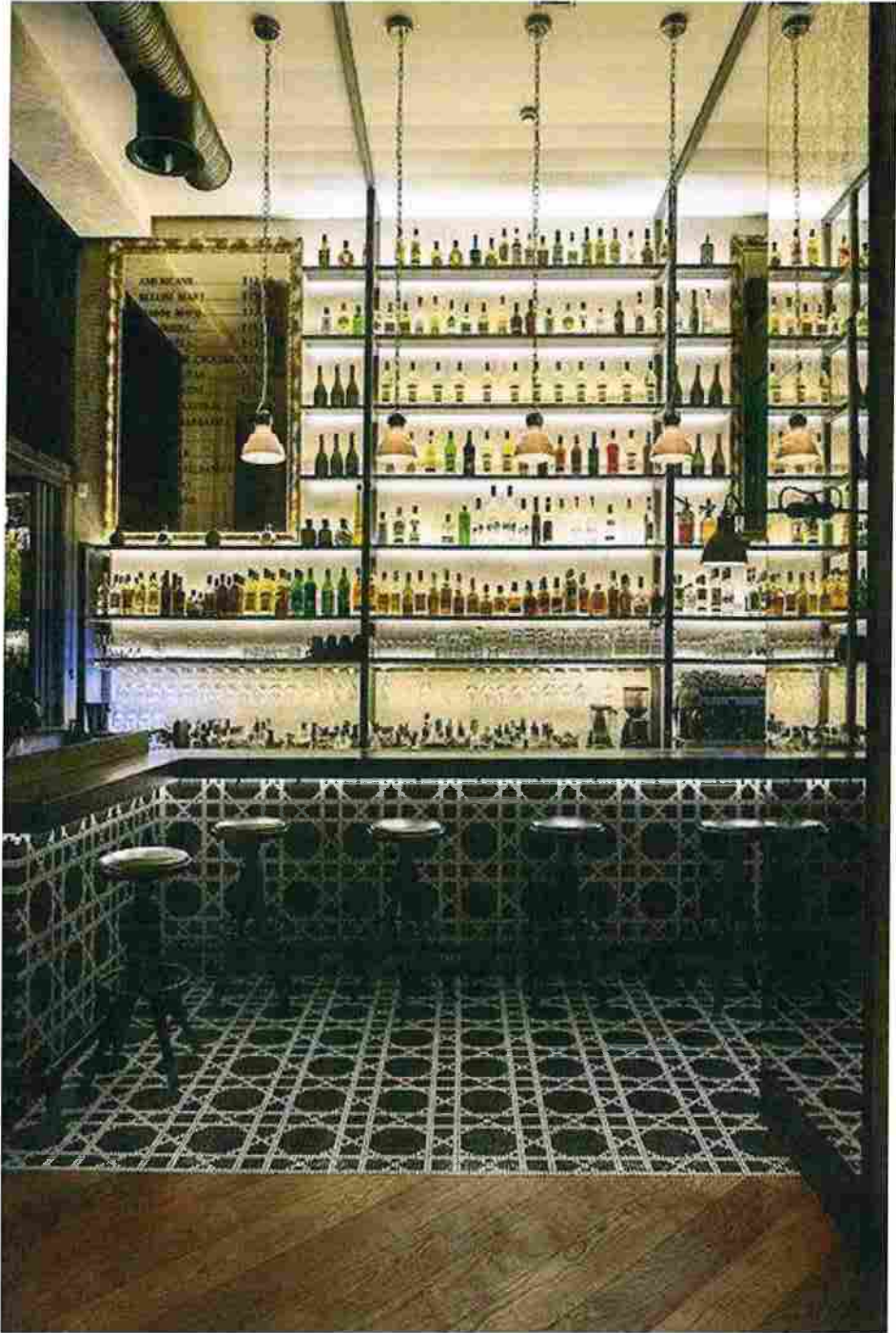
2014 L'interrogant, Clos 93, Priorat, Spain 25.00



This page is intentionally left blank













YOUR NEIGHBOURHOOD PARADE FOR LOCAL RESIDENTS

A FOOTBALL AND EVENTS STADIUM IS COMING

- IF YOU'D PREFER THE LEOPOLD ROAD PARADE TO NOT BECOME A HOT SPOT FOR CROWDS OF FOOTBALL/EVENTS SUPPORTERS TO STOP OFF FOR THEIR TAKEAWAY / QUICK EATS AND DRINKING - NOW IS THE TIME TO ACT
- OPPOSE PLANNING APPLICATION NUMBER 17/P2024 - PROPOSAL FOR A NEW RESTAURANT (which will compliment AMBIENCE WHICH IS MOVING FROM 14-12 TO 12-10 LEOPOLD ROAD). DO NOT BE FOOLED BY THE PROPOSAL DESCRIPTION
- EMAIL A QUICK COMMENT BEFORE THE JULY 5TH 2017 DEADLINE
- HAVE YOUR SAY NOW BEFORE IT'S TOO LATE and the parade becomes dominated by one type of business, in readiness for the stadium development.
- A RETAIL UNIT IS BEING LOST AT NUMBER 10 (WHERE AMBIENCE WILL TAKE OVER)
- NEIGHBOURHOOD PARADES SHOULD BENEFIT LOCAL RESIDENTS
If there are enough individual comments Merton Planning will have to refer this to the Planning Committee. It is up to all residents to act now.
- A RETAIL UNIT proposal at no.14 was recently refused approval - WHY!?!?
- IF YOU'D PREFER A RETAIL UNIT - INSTEAD OF ANOTHER RESTAURANT (whos owners are THE SAME FAMILY THAT OWN AMBIENCE) - SAY SO
- WRITE A SHORT COMMENT ON THE MERTON PLANNING EXPLORER LINK - DO NOT DELAY (www.merton.gov.uk/environment/planning.htm)

******* DO IT NOW *******

HAVE YOUR SAY ON HOW YOUR NEIGHBOURHOOD PARADE DEVELOPS

This page is intentionally left blank

RE: 14 Leopold Application (APPLICATION NUMBER 17/P2024)

6 July 2017

Dear Merton Council Planning Department,

We are writing with regards to our planning application mentioned above. We are the freehold and occupying (excluding the past 2 years) owners of the property 14 Leopold Road, Wimbledon.

We feel the need to make comment about the application as we have been subject to misleading leaflet campaigning against us, and we also wish to comfort the queries of some of our neighbours.

Background

We are the family owners of number 14 Leopold road. We are a family business run by two generations. For 30 years we have seen ourselves as part of the local community. We are just trying to make our living from our property.

We have recently made an application to install a new ventilation duct for our kitchen at number 14 Leopold road, while retaining our existing A3 use.

We did this as part of our separation from Ambience business. This decision to separate the businesses was a difficult one we made, but it was intended that our father, who has been here for 30 years (excluding last 2 years), has a less pressurising role. We are now splitting our premises off from number 12 so that we can run our own business independently from Ambience restaurant. We no longer, for 2 years now, had any business interests in Ambience restaurant.

Our Application

Our actual application is: "RETENTION OF CURRENT A3 USE CLASS, FOR PLANNING UNIT NOT TO OPERATE JOINTLY WITH NUMBER 12 LEOPOLD ROAD. INSTALLATION OF SMOKE VENTILATION DUCT AT THE REAR, ELEVATION AND MINOR INTERNAL ALTERATIONS".

We have made this application after a rejection of a flat at the rear of the property. We are now seeking to make the most of our property for the two generations of family that it benefits and the local community.

With many businesses struggling on this parade, it is essential for us to continue trading under our existing A3 use. **We have been operating A3 catering businesses at these premises for over 30 years.** Starting from the Edwin Hayes Wine bar & Yesterdays Restaurant, then the King Leopold Arms, then the Tu Chicas Mexican restaurant and then the Ambience restaurant.

As we are no longer part of the Ambience restaurant, we seek to trade independently at this address. Our business will not affect any loss of retail units, neither will it cause any disruption to the local area.

Misleading Claims

There are leaflets with misleading claims against us and confusing the public about what the application actually is through scaremongering and misleading statements.

1. There are mentions of visiting football supporters from the potential football stadium development.

Our application is not based on a potential football ground.

2. There are mentions of number 10 Leopold road application, stating a retail unit has been lost.

We are not part of this application for number 10, references to this is unfair.

3. There are calls to: "object if you wish for a retail unit to be present instead of an A3 unit at number 14 Leopold road".

We would like to point out again that our premises (number 14) is already an A3 unit, and we are applying for a ventilation duct to be approved installation and to continue trading independently. There will be no loss of retail unit, as there currently is not one.

4. There are also statements that we are the same family to be running 14 Leopold road and also Ambience restaurant.

Our direct family is not in control of Ambience restaurant at number 12 or 10 Leopold road. Due to our fathers semi-retirement, we have not been involved with the business at Ambience restaurant for 2 years, and so the several references to this restaurant we feel are unfair.

The point of the separation, is that we are trying to maintain a smaller business that we can manage with our decades of experience, but our father having a less pressurising role.

5. There are claims that we are expanding the Ambience restaurant to 3 units. 10-12-14

We hold no business interests with the Ambience restaurant and shall just be trading at number 14.

We wish to make it clear we have no intention to join this property with number 12 and 10 as some people are being confused about. That is why we are applied to trade independently.

The council and committee approved the A3 planning permission for number 10 with the knowledge of an A3 planning permission that number 14 held and that it intended to further trade as an A3 unit.

6. Concerns about the extraction system

Our extraction system will be installed with a silencer, making it a silent system. The system proposed is not oversized as it is a standard sized installation, tidy and does not affect anybody in the area. Our food will not be charcoal grilled, meaning there will also be minimal affect to the area.

Again we have no business interests in the Ambience restaurant for 2 years and so reference to this restaurant and its ventilation is unfair.

7. General Layout

The layout of number 14 Leopold road is staying very similar to what it currently is as a single unit with indoor space and a rear garden. We have been using both the inside and the rear garden for the many decades that we have been at the property, with no issues. This is a part of our appeal of the premises. We always ensure noise levels are kept to a minimum with staff controlling the inside and the outside. We are also planning to install acoustic silencing where possible and appropriate to further reduce noise.

8. Opening Hours

The opening hours we have stated are similar to what currently stands at the premises, with licenced hours requested exactly the same, and is similar to other restaurants. The times we applied for are just designed to allow restaurant patrons time to leave the premises after licenced serving stops at the end of each evening. We also do plan to open during the daytime trading hours, as we are a local restaurant for local people to enjoy. We have not applied for extended late hours as some people may be led to believe.

9. Building Works

There has also been comments regarding building works at number 14 Leopold road. We have not conducted any building work at the premises. We have however fixed a leaking old roof, which we are entitled to do to maintain our property.

10. The extra plot of land adjacent to the property.

The A3 retainment and Alcohol licence retainment applications do not included the adjacent plot of land which is separate to that of the rear garden of 14 Leopold road property deed. Our applications are for the boundaries of the grounds of our title deed for number 14 specifically. We only use this extra adjacent land for storage as required.

11. Satellite Dishes

There is reference to Satellite dishes above the property. We do not recall any satellite dishes above number 14 Leopold road, however if they are present, we will be happy to arrange for their removal from the front.

12. Cigarette Butts

Our property has a rear garden, where patrons for the restaurant can use. This minimises any potential impact of smokers and their cigarette butts on the street. However we always take pride of maintaining our local

area. We are very aware of the fact that the local area maintenance affects the community and our business. We of course agree to maintain the frontage of our shop premises.

13. Diversity of the Parade

Diversity currently exists in the parade with a Florist, Butcher, DIY store, Beauty parlour, Newsagent, Barbers, Hairdresser, Convenience store, Dry cleaners, Vets, Dressmaker, serving the local community. With this in mind, and the fact that Waitrose is a few moments walk away, and Wimbledon town centre is 8 minutes walk away. There is very little room for further businesses that do not compete with each other directly. The good aspect of the restaurant businesses is we are not direct competitors, as we can differentiate ourselves through different menus. We can offer locals and visitors the opportunity to taste a variety of different menus while not directly competing with each other.

Thank you

We are an honest and responsible family. As mentioned before we have historically operated 3 different restaurants from this area and have never had any implications with the council about noise, rubbish, licencing issues, usage issues. This is because we have the upmost respect for the area. Our management of this property has not shown otherwise over the years, and so we ask that the council takes all this into consideration when deciding on our application. Thank you for the opportunity to comment.

Kind regards,

Ersan Ozdemir, Ramadan Ozdemir, Enver Ozdemir, Hasan Ozdemir