

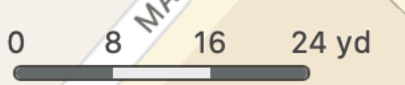
Agenda Item 4

Dear Mr Seedhouse,

Attached are the Maps (2 pages) that I plan to reference at the hearing for you to distribute.

Yours sincerely

Polly Joseph



ROSA'S OF LONDON LIMITED
APPLICATION TRADING HOURS
 Mon - Sun 10am - 12 midnight

TRADING HOURS
 Mon - Thur 10am - 11pm
 Fri 10am - 12 midnight
 Sat 9am - 12 midnight
 Sun 9am - 10pm

TRADING HOURS
 Mon - Thur 11am - 11pm
 Fri & Sat 11am - 1am
 Sun 11am - 11pm

TRADING HOURS
 Tues - Fri 6pm - 11pm
 Sat 5pm - 11pm
 Sun 12 noon - 10pm

HAND & RACQUET PUB
TRADING HOURS
 Mon - Thur 11am - 11pm
 Fri & Sat 10am 12 midnight
 Sun 10am - 10.30pm

WIMBLEDON STATION ENTRANCE
 Main Line
 Tube
 Tram

KRYSTAL FOODS & BEVERAGES
OFF SALE HOURS **
 Mon - Sat 8am - 11pm
 Sun 10am - 10.30pm

SAN LORENZO RESTAURANT
 Currently not trading

TRADING HOURS
 Mon - Thur 5pm - 11pm
 Fri & Sat 12 noon - 11pm
 Sun 12 noon - 10pm

TRADING HOURS
 Mon - Tues 12 noon - 10pm
 Wed - Sat 12 noon - 11pm
 Sun 12 noon - 10pm

TRADING HOURS
 Mon - Thur 11am - 10pm
 Fri & Sat 11am - 11pm
 Sun 11am - 10pm

TRADING HOURS
 Mon - Wed 12 noon - 9.30pm
 Thur 12 noon - 10pm
 Fri & Sat 12 noon - 10pm
 Sun 12 noon - 9.30pm

NOTES
 Trading Hours as shown on outlet website as at 4 April 2022 or in case of Buenos Aires Steakhouse on the premises window
 ** Trading Hours 24hrs
 Post Office Off Sales - 7am to 7pm Mon - Sat

0 42 yd

CPZ W2 - PARKING
Parking permitted after
6.30pm Mon - Sat and
anytime Sundays in
Woodside, Alwyne,
Compton & Worcester
Roads

Source London

RESIDENTIAL
FLAT ABOVE

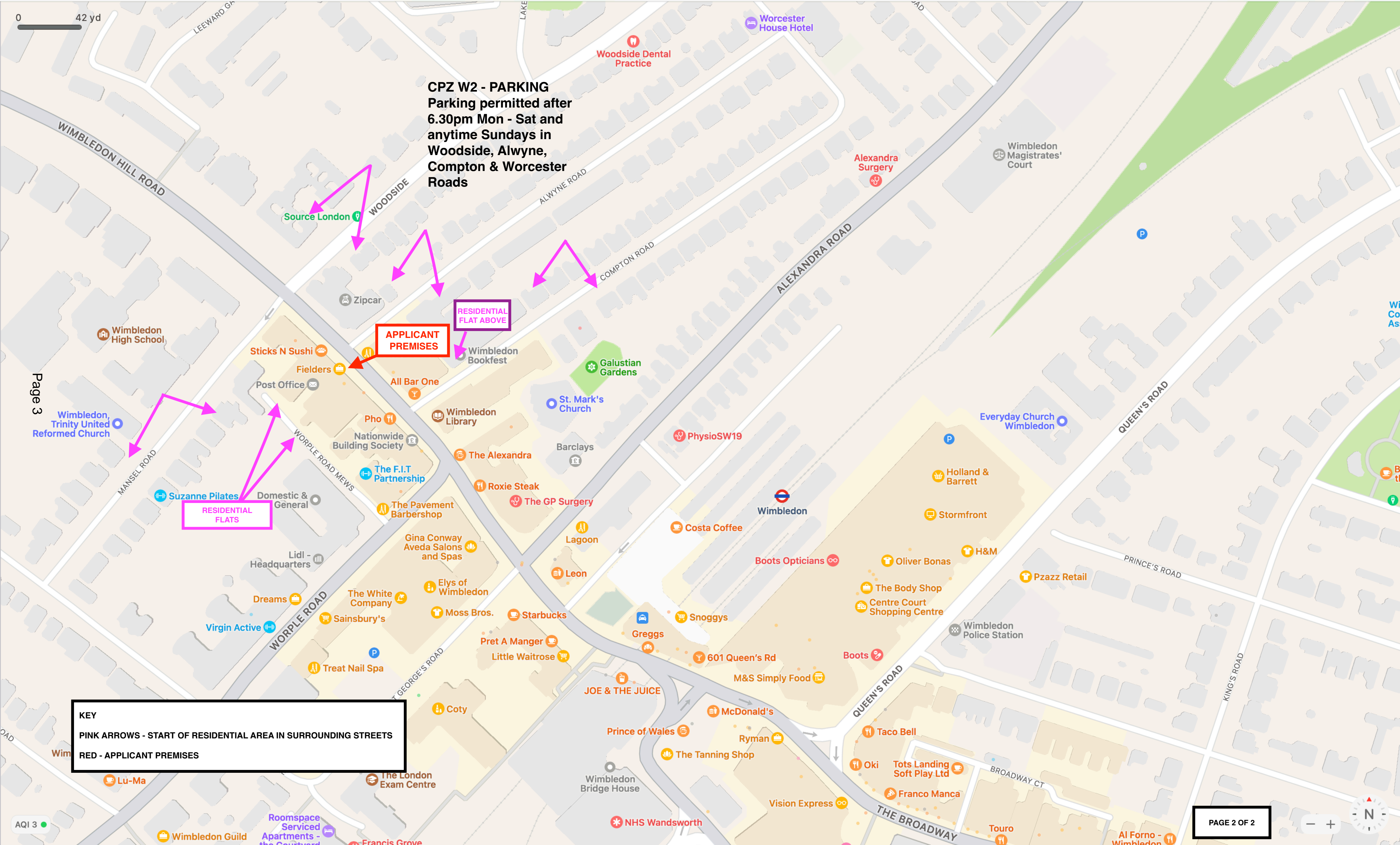
APPLICANT
PREMISES

RESIDENTIAL
FLATS

KEY
PINK ARROWS - START OF RESIDENTIAL AREA IN SURROUNDING STREETS
RED - APPLICANT PREMISES

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From: lynn avery
Sent: 06 April 2022 10:37
To: Craig Baylis
Cc: licensing@merton.gov.uk
Subject: Re: Rosa's 54 Wimbledon Hill Road - new licence application

External – this email originated outside your organisation.

Thank you for your email, Craig.

Apologies for any ambiguity in my previous reply to you. "Yes" (as I say in my email) I appreciate that legally the other restaurants surrounding Rosas proposed site do have the hours you quote below (the Licensing Dept @ Merton Council appraised all of us of these).

All I was saying was that out of respect to local residents in the two residential roads opposite this small parade (in particular Alwyne...as Rosas site will be immediately opposite this street) after discussion with local residents, they agreed to close earlier than the hours they were legally permitted.

And I still remember the conversation I had with one of the Operations Managers, when he said that (additionally) they would definitely not be extending the hours he & I agreed out of respect to their staff (as it would mean them travelling home at particularly anti-social hours when transport was not as frequent as it was that bit earlier).

So, it wasn't my intention to dictate that Rosas should not operate on a level playing field with the other venues. I was just asking that, out of respect to the immediate neighbours who live in these two roads, they close similarly.

Both these roads are pretty quiet from 11.00pm onwards. To have a single restaurant operating later will impact on those living there (many with young families) as departing customers may well park in their streets, so they will be disturbed by late night conversations; cars driving away; etc.

Regards. LYNN (Avery)

PS For information, a couple of the restaurants you list below are no longer in operation. In particular San Lorenzo (closed for some time now) & I have no knowledge of Fyre.

On Tuesday, 5 April 2022, 15:19:19 BST, Craig Baylis wrote:

Hello Lynn

Thank you for your early response.

I have checked the licensing records for all of the restaurants in Wimbledon Hill Road.

Their licences all permit them to sell alcohol until 23.00 hours and even midnight in some cases.

Please see the results from the council's licensing register below

The surrounding restaurants have the following permitted hours on their licences

1. Buenos Aires Restaurant - Monday to Saturday: 10:00 until 23:00 hours and **until 12 midnight** when alcohol is served ancillary to a substantial meal.

Sunday: 10.00 until 22.30 and until 23.30 hours when alcohol is served ancillary to a substantial meal

2. Fyre at 29 Wimbledon Hill Road – Monday Tuesday Wednesday Thursday Friday Saturday
Sunday 12:00 22:30 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00

3. Pho at 40 Wimbledon Hill Road Monday Tuesday Wednesday Thursday Friday Saturday
Sunday 12:00 22:30 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00

4. San Lorenzo 38 Wimbledon Hill Road - Monday Tuesday Wednesday Thursday Friday
Saturday Sunday 12:00 22:30 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00 10:00
23:00

5. Sticks n Sushi 58 Wimbledon Hill Road - Monday Tuesday Wednesday Thursday Friday
Saturday Sunday 10:00 22:30 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:00 10:00 23:30 10:00
23:30

6. Wagamama 46-48 Wimbledon Hill Road - Monday Tuesday Wednesday Thursday Friday
Saturday Sunday 10:00 23:30 **10:00 00:00 10:00 00:00 10:00 00:00 10:00 00:00 10:00 00:00 10:00**
00:00

The fact that some of them choose to close earlier than their permitted hours is an operational decision for them. Their licences permit them to stay open later.

With their revised hours, my clients are not choosing to do anything over and above what the existing operators are already permitted to do.

I'm not sure why my clients shouldn't have a level playing field to trade on in line with the others.

My clients may indeed choose to close earlier than their permitted hours on some days. Nevertheless they want the flexibility to trade in line with others should they wish to do so.

Craig Baylis
Partner
Kingsley Napley LLP

From: Lynn Avery

Sent: 05 April 2022 11:13

To: Craig Baylis

Cc: licensing@merton.gov.uk

Subject: Re: Rosa's 54 Wimbledon Hill Road - new licence application

External – this email originated outside your organisation.

Thank you for your email below. It is good to hear that your Client (Rosa's) are willing to listen to/accommodate local residents concerns.

However, pleased as I am to read of the proposed reduction in licencing hours, I would like to make the following points for the Licencing Dept to consider:

* Final closing times should reflect those of the surrounding restaurants in this small parade opposite two residential roads. I appreciate that the licences granted to several of the other restaurants are theoretically for slightly longer. But given the concerns local residents expressed to these venues at the time, it is my belief that the other 4 (in reality) adhere to an actual closing time of 11.00pm.

* Any reduction in times be included (by Licencing) as a Condition (of the granting of the licence). This to additionally include that alcohol is sold as an ancillary to a table meal and all patrons are seated and table service is provided throughout.

* This application be considered (by Licencing) as part of the bigger Cumulative Impact Zone picture.

Regards.

L .AVERY

On Monday, 4 April 2022, 13:03:23 BST, Craig Baylis wrote:



I am the licensing solicitor for these premises and I have been passed your contact details regarding the application that has been lodged.

My client notes your concerns regarding the hours of operation and is prepared to amend the hours for the supply of alcohol so that the terminal hour Monday to Saturday is 23.00 and the closing time is 23.30 to allow people to finish their meals and leave, The corresponding times on a Sunday will be 22.30 for the supply of alcohol and 23.00 for closing.

The premises will operate as a proper restaurant with table service where alcohol is only sold as an ancillary to a table meal and all patrons are seated and table service is provided throughout.

If you have any other questions please do not hesitate to contact me but I hope these amendments will enable you to withdraw your objections and avoid the need for a full hearing.

Craig Baylis
Partner
Kingsley Napley LLP

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