



LICENSING COMMITTEE

Date: Wednesday, 22 October 2025

Time: 2.00pm,

Location: Council Chamber

Contact: Gemma O'Donnell (01438) 242216

committees@stevenage.gov.uk

Members: Councillors: L Martin-Haugh (Chair), (Vice-Chair), L Rossati, L Briscoe, P Clark, C DeFreitas, A Gordon, L Guy, R Parker CC, C Parris, E Plater, T Plater, C Roopchand, C Veres and T Wren

AGENDA

PART 1

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST

2. MINUTES OF THE PREVIOUS MEETING

To approve as a correct record the minutes of the previous meeting held on 19 December 2024.

Pages 3 – 10

3. LICENSING HEARINGS - PROCEDURES

To note the procedure for the hearing of licensing applications and reviews.

Pages 11 – 12

4. APPLICATION TO VARY A PREMISES LICENCE - RITTYS PLACE, 6 BAKER STREET, STEVENAGE

To consider an application for the Grant of a variation to the Premises Licence for Rittys Place, 6 Baker Street Stevenage, SG1 3AL.

Pages 13 – 84

5. URGENT PART I BUSINESS

To consider any Part 1 business accepted by the Chair as urgent.

6. EXCLUSION OF PUBLIC AND PRESS

To consider the following motions –

1. That under Section 100(A) of the Local Government Act 1972, the press and public be excluded from the meeting for the following items of business on the grounds that they involve the likely disclosure of exempt information as described in paragraphs 1 – 7 of Part 1 of Schedule 12A of the Act as amended by Local Government (Access to Information) (Variation) Order 2006.

2. That Members consider the reasons for the following reports being in Part II and determine whether or not maintaining the exemption from disclosure of the information contained therein outweighs the public interest in disclosure.

7. URGENT PART II BUSINESS

To consider any Part II business accepted by the Chair as urgent.

STEVENAGE BOROUGH COUNCIL

LICENSING COMMITTEE MINUTES

Date: Thursday, 19 December 2024

Time: 10.00am

Place: Council Chamber, Daneshill House

Present: Councillors: Ellie Plater CC (Chair), Sandra Barr (Vice-Chair),
Peter Clark, Alistair Gordon and Tom Wren

Start / End Start Time: 10.00am
Time: End Time: 1.08pm

1 **APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST**

Apologies for absence were received from Councillors Myla Arceno, Robert Boyle, Stephen Booth, Akin Elekolusi, Coleen Houlihan, Mason Humberstone, Lin Martin-Haugh, Claire Parris and Anne Wells.

There were no declarations of interest.

2 **MINUTES - 28 MARCH 2024**

It was **RESOLVED** that the Minutes of the meeting of the Licensing Committee held on 28 March 2024 be agreed as a correct record and signed by the Chair.

3 **TERMS OF REFERENCE**

It was **RESOLVED** that the Terms of Reference be noted.

4 **PREMISES LICENCE REVIEW HEARINGS - PROCEDURE**

All parties noted the procedure for the Hearing which had been circulated with the agenda.

5 **APPLICATION TO REVIEW A PREMISES LICENCE - OVAL WINES, 9 THE OVAL, STEVENAGE, SG1 5RA**

The Committee considered an application for a review of the premises licence for Oval Wines, 9 The Oval, Stevenage, SG1 5RA made by Senior Licensing Officer Gill Ackroyd of Hertfordshire Constabulary.

The Council's Licensing Officer presented a report to the Committee outlining the facts of the application. The Licensing Officer advised that the grounds for the review

brought by the Police fell under all four of the Licensing Objectives, prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and Protection of Children from Harm.

The application for review was accepted as valid and duly made by the Council on 29th October 2024.

Representations had been made by Hertfordshire Trading Standards, as a Responsible Authority, in support of the review application, based on the discovery on the premises of illegal tobacco products and a prescription-only medication.

No representations were made by other responsible authorities or by members of the public.

The Chair invited all parties to ask questions to the Licensing Officer regarding their report. There were none.

The Chair then invited the Police to state their case.

The Police representatives spoke to the basis of their application for review of the licence. They spoke of incidents connected with the premises and said that they had serious concerns about the management of the premises.

On 3 October 2024 Police had been present when illegal items had been seized. These were illegal tobacco products and cigarettes. A Viagra-type jelly was found in the shop which could only be sold with a prescription. There were items of drugs paraphernalia (a grinder and small bags). £4,000 in cash was found in a bag and was seized. No explanation had been offered for the presence of the cash.

Drugs wipes were used on the visit, which showed strong indications of cocaine use in the toilet, sink and kitchen area, as well as on both sides of the customer counter. However, no drugs were found on the premises.

The License Holder had failed to produce CCTV footage in breach of licence conditions. The request for CCTV footage was made in the light of a very serious incident on 30 August 2024 involving gang violence in the vicinity of the premises. CCTV footage was requested on a subsequent visit to the shop on 3 October 2024 but, again, was not available.

It was a licence condition that the Designated Premises Supervisor, Mr Polat, should be readily available but attempts by the Police to contact him had failed.

The Police were concerned that the "Oval Gang" was using the shop as a base and was dealing drugs either within the shop or in its close vicinity.

The Police believed that the Licence Holder supported customers against the Police and did not co-operate in supporting Police efforts to tackle crime and disorder in the area. On one occasion, gang members escaped through the shop. The Licence Holder had not contacted the Police to alert them to the incident on 30 August despite being present and did not volunteer witness information.

The Police showed CCTV footage of the incident on 30 August 2024. This showed a clash between members of rival gangs, some of whom were seen carrying machetes and knives. A group was shown congregating outside the premises in the lead-up to the incident. The Police believed that those involved had links to “County Lines” drug dealing operations.

The Chair invited the other parties to ask questions to the Police.

In response to questions from the Licence Holder and his representative, the Police confirmed that no drugs or weapons had been found on the premises and that they had not seen drug dealing taking place on the premises. The Police mentioned the absence of CCTV footage from the premises. The Licence Holder’s representative asked the Police why they had not arrested Mr Oruc. The Police said that they did not have evidence to support arrest and clarified that they were not suggesting that Mr Oruc was drug dealing.

The Chair then invited Trading Standards to state their case.

Hertfordshire County Council’s Trading Standards representative said that one of the Department’s roles was to deal with the sale of illegal tobacco. She had attended Oval Wines on two occasions and had seized illegal tobacco on both. She said that it was clear that the tobacco did not comply with packaging regulations which were compulsory for tobacco sold in the UK. It was illegal to sell tobacco which was non-compliant and duty would not have been paid on such tobacco.

It was possible that the tobacco was counterfeit and had been sent for tests. However, the results were not yet available. The representative said that the storage of the tobacco was suspicious, as it was concealed in drink pallets from which cans had been removed and was kept separate from legitimate tobacco which was on sale.

They explained the problems caused by illegal tobacco sales. Counterfeit tobacco infringed intellectual property rights and was often linked to other sorts of criminality such as money laundering and modern slavery. Not complying with packaging requirements undermined the health approach to the sale of tobacco, avoiding the health messages required by law. The non-payment of duty was also serious, as it deprived the Exchequer of revenue and allowed tobacco to be sold more cheaply, making it more attractive to children.

In addition to illegal tobacco, the inspections uncovered the concealed presence of five packets of “Kamagra Oral Jelly” which was believed to contain the same active ingredient as Viagra, which was a prescription-only medicine, and which could not lawfully be sold from the shop.

The Chair invited the other parties to ask questions of Trading Standards. There were none.

The Chair then invited the Licence Holder to state their case.

The Licence Holder, Mr Oruc, and his representative, Mr Hopkins, addressed the Committee. They had submitted a list of additional licence conditions which Mr Oruc would be happy to accept to address the issues raised by the review.

They placed much of the responsibility for issues with the premises on the failings of the Designated Premises Supervisor, Mr Polat. Mr Polat had recently been dismissed and Mr Oruc would personally take on the responsibilities of the DPS.

They stated that Mr Oruc had not worked for the previous owner and had no contact with him and had come to the premises with a clean record.

Mr Oruc's representative criticised the existing licence conditions, saying that they were out of date and the CCTV conditions were "sparse".

The Committee heard that the CCTV was now working satisfactorily. Initially, the hard disk for the system was too small to store CCTV images for the time period required by the licence. This was why the images were not available on the first visit by the Police. Mr Oruc was not aware of the small size of the hard drive and had subsequently replaced it. A failure by his CCTV provider in setting the system was responsible for the absence of images on the second visit.

The presence of illegal products was not disputed but Mr Oruc was unaware of this. The sales had been the responsibility of two members of staff who had been making sales "under the counter". They had since been dismissed. A proposed condition requiring the retention of receipts for tobacco and alcohol products would address the problem.

The £4,000 cash found on the premises had belonged to another member of staff, who had stored it there as it was a safer place to store the cash than the member of staff's shared accommodation.

Mr Oruc was as surprised as the Police about the positive results when the premises were swabbed for drug residue. He thought it was possible that staff may have used drugs in the toilets but he did not understand the results for the shop counter.

Mr Oruc, for the future, was happy not to sell drugs paraphernalia but pointed out that their sale was not unlawful and that the items found were sold in lots of shops. He stated this did not make him a drug dealer.

There was no evidence of weapons on the premises and it was not illegal for young people to visit the premises. However, Mr Oruc was happy for a condition to limit the number of under-18s in the shop to two at a time.

Mr Oruc had no links to the gang. He had no power to stop them congregating outside his shop. He was not acquainted with the alleged gang members. He did not know names but recognised some faces. He said that local traders had massive problems and had complained many times. They didn't call police to incidents as they were fearful. Mr Oruc did not want to be perceived as a "snitch". The Police suggestion that he was linked to drug dealing put him at risk as drug dealers might mistakenly think he was a rival. He said that there was no CCTV evidence of drug

sales to 11-year-olds. Tackling criminality by gangs was the responsibility of the Police, not him. Mr Oruc would welcome a much greater Police presence, including immediately outside his premises.

The Chair invited other parties to ask questions of the Licence Holder.

Mr Oruc was questioned by Police representatives at the hearing regarding CCTV footage of the incident on 30 August 2024. It had become apparent shortly before the hearing that Mr Oruc was visible in the CCTV footage obtained from other sources. He was asked why he had not identified himself as a witness when the Police had requested CCTV footage from him. Mr Oruc said that he had not been asked to make a statement. The Police said that, as Mr Oruc had not said that he was present, they had not known that he was a witness. Mr Oruc said that he didn't want to get involved with Police or gang matters.

Further questions sought to clarify issues around CCTV, the drugs residue found and whether Mr Oruc felt intimidated by the gang presence. Mr Oruc was afraid of being "labelled" by the gang but would welcome uniformed Police presence.

Councillor Barr asked Mr Oruc why he had not called the Police when he became aware of unlawful activities by members of staff. Mr Oruc's representative said that he had not wished to involve the Police.

Cllr Wren asked about the CCTV incident involving the machetes. Mr Oruc said that he had seen a machete and that his main objective was to get everyone away from his business. This explained the apparent gesturing to gang members. People had run into his shop and he had opened the rear door as he wanted to get them out. He did not want a physical confrontation. Mr Hopkins said that the installation of an electronic lock on the front door, along with a "two at a time" rule would tackle issues in the future. Mr Oruc said that he was completely happy to work with the Police.

Cllr Clark clarified how long Mr Oruc had been responsible for the premises and asked whether there had been other incidents. Mr Oruc said that there had been only minor incidents and confirmed that these had been recorded in the incident book.

The Chair invited all parties to sum up.

The Police referred to a meeting with Mr Oruc on 19 April 2023, notes of which were appended to the Licensing Committee report at page 39. (Item B1.) At the meeting Mr Oruc had seemed knowledgeable about licensing issues. At the meeting, the Police had offered help with issues of anti-social behaviour.

Mr Hopkins, for Mr Oruc, stated that they had said what they wanted to say. Mr Oruc deplored the sale of illegal tobacco and other unlawful activities. He had proposed an extensive list of additional conditions and asked that Mr Oruc be given another chance.

It was **RESOLVED** that the premises licence in respect of the premises should be revoked.

REASON FOR DECISION

The Committee took careful account of all the material before it, including representations made by the Licensee.

The Committee also took account of the statutory guidance published under section 182 of the Licensing Act 2003. Of particular relevance was the guidance from paragraph 11.24 on “reviews arising in connection with crime.”

The Committee was guided by paragraph 11.26, which stated: Where the licensing authority is conducting a review on the grounds that the premises have been used for criminal purposes, its role is solely to determine what steps should be taken in connection with the premises licence, for the promotion of the crime prevention objective. It is important to recognise that certain criminal activity or associated problems may be taking place or have taken place despite the best efforts of the licence holder and the staff working at the premises and despite full compliance with the conditions attached to the licence. In such circumstances, the licensing authority is still empowered to take any appropriate steps to remedy the problems. The licensing authority’s duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.

Mr Oruc had not disputed incidents of illegality on the premises but denied personal responsibility. Whilst the Committee’s view was that Mr Oruc had done little, if anything, to tackle illegality, the guidance makes it clear that personal culpability is not the issue.

Paragraph 11.27 said that there is “certain criminal activity that may arise in connection with licensed premises which should be treated particularly seriously”. These included the use of licences premises “for the sale or storage of smuggled tobacco and alcohol”. It was not clear whether the illegal tobacco found at the premises was smuggled or counterfeit but in either case the Committee decided to treat this particularly seriously.

Paragraph 11.27 also referred to the use of licensed premises “as the base for the organisation of criminal activity, particularly by gangs”. The Committee accepted that the premises were a focus for gangs meeting in the vicinity, it did not find that the premises were used by gangs for the organisation of criminal activity. However, there was evidence of the premises being used for criminal activity, including the seizure of illicit tobacco and prescription-only medication, the significant amount of cash and the extensive cocaine residues found.

The breaches of the licence conditions relating to CCTV and the availability of the Designated Premises Supervisor were the personal responsibility of the licence holder, who could not avoid responsibility merely by saying that they were caused by members of staff. Similarly, the Licensee was responsible for ensuring that the premises were not used for unlawful purposes.

The Committee concluded that the incidents referred to above meant that the operation of the premises did not promote, and were to the detriment, of the

licensing objectives:

The prevention of crime and disorder

The premises failed to promote this objective as a result of the incidents of breaches of licence including the failure to record CCTV properly and to ensure that the Designated Premises Supervisor was available.

The premises also failed to promote this objective as a result of multiple instances of illegality in the use of the premises, including the discovery of cocaine residue, and the finding of illegal tobacco products and prescription-only medication.

The licence holder failed to engage proactively with the Police in tackling issues of illegality and anti-social behaviour.

Whilst not in itself unlawful, the sale of drugs paraphernalia from the shop was not helpful in promoting this objective in a location which had clear problems with drug use and drug dealing.

Public Safety

The premises failed to promote this objective by acting as a base for a local gang to congregate. The gang was associated with illegal activities and anti-social behaviour. The incident of 30 August 2024 involving the use of machetes, and the use of the premises as an escape route, was particularly serious.

The storage of illicit tobacco and prescription-only medication also posed a risk to public safety as did the use of the premises for the consumption of illegal drugs.

Prevention of Public Nuisance

The focus of the premises as an area for congregation by a local gang contributed to public nuisance in the area, as illustrated by the CCTV footage from 30 August 2024.

The Committee also decided that the absence of pro-active engagement by the Licence Holder with the Police in tackling anti-social behaviour and illegality – in fact his admitted avoidance of engagement – was detrimental to the promotion of this activity.

Protection of Children from Harm

The premises were accessible to children and the use of the premises for illegal drug use could place children at risk.

The premises acted as a focus for the congregation of gang members in the vicinity. Some, if not all, of the gang members were young persons. The focus given by the premises to gang congregation was detrimental to this objective.

The Committee decided that action beyond words of advice or a warning was called for. The premises were linked to serious illegality, breach of licence conditions and anti-social behaviour. The Committee therefore considered the other options available to it. These were:

- To modify the conditions of the licence.
The Committee considered carefully the additional conditions proposed on behalf of Mr Oruc. However, it was clear that Mr Oruc was in significant breach of licence conditions and had, by his own account, exercised little effective management of the premises since becoming the licence holder. The Committee therefore had no confidence that the imposition of additional licence conditions would be an effective step in ensuring the proper promotion of the licensing objectives.
- To exclude a licensable activity from the licence.
The Committee did not consider that this was a relevant option, given the limited scope of licensable activities covered by the licence.
- To remove the designated premises supervisor.
The Committee concluded that this would not address the issues that had given rise to the review. In any case, the licence holder was proposing to become the designated premises supervisor and the Committee had little confidence in him exercising a satisfactory supervisory role.
- To suspend the licence for a period not exceeding three months.
The Committee concluded that suspension would not adequately address the issues leading to the request for a review. There was nothing to suggest that suspension would be adequate in ensuring that the licensing objectives were met.
- To revoke the licence.
The Committee concluded that this was the appropriate option, given the severity of the issues raised in this review, and taking account of the statutory guidance.

The Premises Licence Holder would be reminded in the decision letter sent to them that there was a right of appeal to the Magistrates Court against the above decision. Such an appeal would need to be submitted to the Magistrates Court within 21 days of receipt of the Committee's decision letter.

6 **URGENT PART I BUSINESS**

There was no Urgent Part I Business.

7 **EXCLUSION OF PUBLIC AND PRESS**

Not required.

8 **URGENT PART II BUSINESS**

There was no Urgent Part II Business.

CHAIR

STEVENAGE BOROUGH COUNCIL

LICENSING COMMITTEE

HEARING OF LICENCE APPLICATIONS – PROCEDURE

The Committee will apply the following procedure when considering Liquor Licence applications and Review applications to ensure adherence to the rules of natural justice.

1. The Chair will introduce himself/herself and invite the other Committee Members, the Licensing Officer(s), Legal Advisor, Committee Administrator, Responsible Authority representatives, interested parties and the Premises Licence Holder and any representative to introduce themselves.
2. The Licensing Officer will outline the reason for the hearing and report on the facts of the case. Members of the Committee, the Responsible Authority representatives, those who had submitted representations, and Premises Licence Holder (and/or representative) may ask questions of the Licensing Officer.
3. The Responsible Authority representatives may then state their case, calling any witnesses.
4. With the Chair's permission, Members of the Committee and the Premises Licence Holder (and/or representative) may then ask questions of the Responsible Authority representatives.
5. Those who have submitted representations may then state their case, calling any witnesses.
6. With the Chair's permission, Members of the Committee and the Premises Licence Holder (and/or representative) may then ask questions of those who have submitted representations.
7. The Premises Licence Holder (and/or representative) will state their case, calling any witnesses they wish.
8. With the Chair's permission, Members of the Committee, Responsible Authority Representatives and those who have submitted representations may then ask questions of the Premises Licence Holder (and/or representative).
9. The Responsible Authority representatives are then invited to sum up.
10. Those who have submitted representations are then invited to sum up.
11. The Premises Licence Holder (and/or representative) is then invited to sum up.
12. The Committee will retire to consider the matter and make its decision.
13. At the conclusion of its deliberations, the Committee will EITHER return to the meeting to deliver its decision OR inform all parties of its decision in writing as soon as possible after the meeting. In either event, reasons will be given for the Committee's decision.

NOTES:

- (1) EACH PARTY WILL BE AFFORDED A REASONABLE AMOUNT OF TIME TO PRESENT THEIR CASE.**
- (2) ALL PARTIES MAY ASK FOR CLARIFICATION OF ANY POINT AT ANY TIME IN THE PROCEEDINGS.**
- (3) THE COMMITTEE ADMINISTRATOR AND COUNCIL'S SOLICITOR WILL BE PRESENT THROUGHOUT THE MEETING AND MAY ASK QUESTIONS AT ANY TIME TO ASSIST THE COMMITTEE.**

Part 1 – Release to Press



Agenda item:

Meeting Licensing Committee

Portfolio Area Communities, Community Safety and Equalities

Date 22nd October 2025

APPLICATION TO VARY THE PREMISES LICENCE, RITTYS PLACE, 6 BAKER STREET, STEVENAGE, SG1 3AL

Authors Mary O'Sullivan | Ext. 2724

Lead Officers Julie Dwan | Ext. 2493

Contact Officer Mary O'Sullivan | Ext. 2724

1 PURPOSE

- 1.1 To determine an application for the Grant of a variation to the Premises Licence for Rittys Place, 6 Baker Street Stevenage. SG1 3AL. Following three representations against this application from local residents.
- 1.2 In reaching its decision, the Committee must have regard to its obligation to promote the four licensing objectives:
- The prevention of crime and disorder
 - Public safety
 - The prevention of public nuisance
 - The protection of children from harm
- 1.3 Matters which do not relate to the four licensing objectives must be disregarded.

2 RECOMMENDATIONS

2.1 That the Committee considers all evidence submitted within the representations, as well as those provided by the applicant and/or their representatives, in order to determine the appropriate course of action in relation to this application. Following its assessment, the Committee may choose to:

- impose additional conditions,
- grant the variation, or
- refuse the application.

3 SUMMARY OF APPLICATION

Mr Moulton submitted an application for a variation to the premises licence for Rittys Place, located at 6 Baker Street, Stevenage, SG1 3AL. The premises intend to continue trading as both a restaurant and a takeaway, with customer access via the main entrance at the front of the property. The proposed variation includes the following amendments:

3.1 The provision of recorded music be amended from 07:00hrs to 23:00hrs- Monday to Sunday to 12:00-00:00 Monday to Sunday.

3.2 To replace Annex 2, Condition 5 “Music played at the premises will be for background purposes only” with the following two conditions:

a) Music shall be played at a level, so it does not cause a nuisance to the nearest noise sensitive premises, and

b) All doors and windows shall remain closed during regulated entertainment except for access and egress.

3.3 To allow for the sale of alcohol for consumption both on and off premises.

3.4 To amend the opening times from 07:00-00:00 Monday-Friday to 12:00 – 00:00hrs Monday to Friday.

3.5 The provision of late-night refreshment (the provision of hot food and drink provided between the hours of 11pm and 5am) to change from being provided inside the premises to both inside and outside for the purpose of delivery. There is no change to the timings on the existing premises licence.

3.6 This application was accepted by the Council as valid and duly made on 29th August 2025. **A copy of the application to vary the premises licence is attached at Appendix A**

4 BACKGROUND INFORMATION

4.1 Rittys Place occupies a two-storey, end-of-terrace building situated on the northeastern side of Baker Street. The front of the premises faces a pedestrian walkway that connects to the High Street. To the east of the property, Church Lane runs in a north–south direction and features a loading bay and double yellow lines at the junction adjacent to the premises. **A map of the area is at Appendix C.**

- 4.2 The current Premises licence was issued to the applicant, Mr Moulton on 18th July 2019. **A copy of the current Premises Licence and Plan are attached at Appendix B.**
- 4.3 In accordance with statutory requirements, the applicant was required to display a public notice at the premises for the full 28-day consultation period, which concluded on 26th September 2025. Additionally, it is a requirement for the notice to be advertised in a local newspaper within 10 days of the application being accepted, both requirements were duly complied with.

5 RESPONSIBLE AUTHORITIES

- 5.1 A representation was received on 25th September 2025 by one of the responsible authorities. Environmental Health, under the licensing objective Prevention of Public Nuisance with concerns that the proposed changes with regards to the playing of recorded music and the opening hours increased the risk of public nuisance and suggested that the proposed condition 'Music shall be played at a level so it doesn't cause a nuisance to the nearest noise sensitive premises' only offers a control with regards to one property (i.e. the one specially closest to 6 Baker Street) and proposed the reworded condition 'Noise or vibration shall not emanate from the premises so as to cause a public nuisance which relates to all noise/vibration. Following successful mediation with the applicant, Mr Moulton agreed to amend his application to include the proposed condition and the representation made by Environmental Health was subsequently withdrawn. **The representation is attached at Appendix H.**

6 INTERESTED PARTIES

- 6.1 Three representations have been received from local residents residing on Grove Road, a residential street adjacent to the premises, submitted under the licensing objective of Prevention of Public Nuisance.
- 6.2 Residents have expressed concerns that the proposed variation to the premises licence will lead to an increase in public nuisance due to the close proximity of the premises to residential properties. Specific concerns include:
- The consumption of alcohol on and off the premises potentially encouraging anti-social behaviour and attracting larger crowds to an already busy area.
 - The removal of the condition restricting music to background only, with a proposal to allow recorded music up to midnight, raising concerns over noise levels and disturbance.
 - The premises is located in an older building, which residents suggest may lack adequate sound insulation to contain amplified music.
 - The delivery of hot food after 23.00hrs is perceived as likely to increase noise disturbance, particularly during late hours, and could contribute to issues such as littering and rowdy behaviour. **A copy of the representations received including mediation is attached at Appendix D, E and F.**
- 6.2 The Licensing Officer has liaised with the applicant to discuss all of the representations received. In addition to the condition agreed during meditation

with Environmental Health, the applicant has voluntarily amended their application to vary their premises licence to accept 13 additional premises licence conditions to address the concerns raised by local residents. **A copy of these conditions and the applicant's acceptance of those conditions are attached at Appendix G.**

- 6.3 Whilst the adding of additional conditions have been welcomed by two of the residents making representations the concern about the music causing nuisance until midnight, seven days a week, an increase in anti-social behaviour/public nuisance due to the delivery of hot food and the sale of alcohol for consumption off the premises also remains a concern, therefore objections remain outstanding.
- 6.4 One of the residents who have made representations has not responded to mediation but has been invited to this hearing.

7 IMPLICATIONS

7.1 Financial Implications

There are no financial or resource implications arising from the content of this report.

7.2 Legal Implications

- 7.2.1 The committee must consider Section 35 (4) of the Licensing Act 2003 whether to grant, vary or refuse the application.
- 7.2.2 The committee must be satisfied that the representations made are valid, Section 35 (6) Licensing Act 2003.
- 7.2.3 Section 36 Licensing Act 2003, supplementary provision about determination, should be referred to with the decision of the committee being subject to appeal at Magistrates court, set out in section 181 Licensing Act 2003.

7.3 Policy Implications

7.3.1 *Stevenage Borough Council Statement of Licensing Policy 2020 – 2025*

The following sections of the licensing authority's statement of licensing policy apply to this application:

- Licensing Hours – paragraphs 6.10 – 6.10.7
- Conditions – paragraphs 6.11 – 6.11.13
- Licensing Objectives – paragraphs 6.13 – 6.13.28

[Statement of Licensing Policy 2025-2030](#)

7.4 Equalities and Diversity Implications

- 6.4.1 Any decision made by the Committee is based solely on the evidence presented at the meeting, with no implications for equality and diversity.

7.5 Crime and Disorder

- 7.5.1 The Committee is reminded of their duty under the Crime and Disorder Act 1998 to consider the crime and disorder implications of their decisions and the authority's responsibility to co-operate in the reduction of crime and disorder in the Borough

8 BACKGROUND DOCUMENTS

- BD1** Licensing Act 2003, Sections 34, 35 and 36.
BD2 Guidance issued under section 182 of the Licensing Act 2003 9.26-9.44, 10-10.15, and 10.25.

9 APPENDICES

- A Application to vary Premises licence
B Current Premises Licence and Plan
C Map of the location
D Representation from Person Concerned 1
D1 Notification of additional conditions and response
E Representation from Person Concerned 2
E1 Notification of additional conditions and response
F Representation from Person Concerned 3
F1 Notification of additional Conditions, with no reply acknowledged.
G Additional Conditions
G1 Applicants acceptance of additional conditions
H Withdrawn Representation from Environmental Health

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Application to vary a premises licence under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I/We Clinton Moulton

(Insert name(s) of applicant)

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number

SBCLO238

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description

Ritty's Place
6 Baker Street
Stevenage
H

Post town

STEVENAGE

Postcode

SG1 3AL

Telephone number at premises (if any)

07974 145778

Non-domestic rateable value of premises

£ 9,600.

Part 2 – Applicant details

Daytime contact
telephone number

[REDACTED]

E-mail address (optional)

Current postal address if different
from premises address

[REDACTED]

Post town

Postcode

[REDACTED]

Part 3 - Variation

Please tick as appropriate

Do you want the proposed variation to have effect as soon as possible?

☒ Yes

☐ No

If not, from what date do you want the variation to take effect?

DD	MM	YYYY

Please describe briefly the nature of the proposed variation (Please see guidance note 1)

1. Amend timings for the playing of recorded music from 07.00hrs - 23.00hrs to 12.00 - 00.00hrs Mon-Sun
2. ~~Amend~~ Allow the sale of alcohol for consumption on and off the premises.
3. Amend opening times of premises from Mon-Sun 07.00 - 00.00hrs to 12.00 - 00.00hrs.
4. Remove Annex 2 condition 5 - "music played at the premises will be for background purposes only" and replace with two conditions -
 - a) music shall be played at a level so it does not cause a nuisance to the nearest noise sensitive premises
 - b) All doors and windows shall remain closed during regulated entertainment except for access and egress.
5. LATE NIGHT REFRESHMENT - change from indoors to both indoors & outdoors.

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend:

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment

Please tick all that apply

- a) plays (if ticking yes, fill in box A) ☐
- b) films (if ticking yes, fill in box B) ☐
- c) indoor sporting events (if ticking yes, fill in box C) ☐
- d) boxing or wrestling entertainment (if ticking yes, fill in box D) ☐
- e) live music (if ticking yes, fill in box E) ☐
- f) recorded music (if ticking yes, fill in box F) ☒
- g) performances of dance (if ticking yes, fill in box G) ☐
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H) ☐

Provision of late night refreshment (if ticking yes, fill in box I) ☐

Sale by retail of alcohol (if ticking yes, fill in box J) ☒

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 3)		
Tue					
Wed			<u>State any seasonal variations for the exhibition of films</u> (please read guidance note 4)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			Please give further details (please read guidance note 3)
Day	Start	Finish	
Mon			State any seasonal variations for indoor sporting events (please read guidance note 4)
Tue			
Wed			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 5)
Thur			
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	Please give further details here (please read guidance note 3)		
Mon					
Tue			State any seasonal variations for boxing or wrestling entertainment (please read guidance note 4)		
Wed					
Thur			Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list (please read guidance note 5)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 6)			<u>Will the performance of live music take place indoors or outdoors or both – please tick (please read guidance note 2)</u>	Indoors	☐
				Outdoors	☐
				Both	☐
Day	Start	Finish	<u>Please give further details here (please read guidance note 3)</u>		
Mon					
Tue					
Wed					
Thur			<u>State any seasonal variations for the performance of live music (please read guidance note 4)</u>		
Fri					
Sat					
Sun					
			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list (please read guidance note 5)</u>		

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	☒
				Outdoors	☐
				Both	☐
Day	Start	Finish			
Mon	12.00	00.00	Please give further details here (please read guidance note 3)		
Tue	12.00	00.00			
Wed	12.00	00.00	State any seasonal variations for the playing of recorded music (please read guidance note 4)		
Thur	12.00	00.00			
Fri	12.00	00.00	Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 5)		
Sat	12.00	00.00			
Sun	12.00	00.00			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	
			Indoors	☐
			Outdoors	☐
			Both	☐
Day	Start	Finish		
Mon			Please give further details here (please read guidance note 3)	
Tue				
Wed			State any seasonal variations for the performance of dance (please read guidance note 4)	
Thur				
Fri			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 5)	
Sat				
Sun				

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	☐
Mon				Outdoors	☐
				Both	☐
Tue			<u>Please give further details here</u> (please read guidance note 3)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 5)		
Sun					

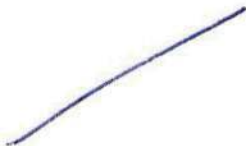
I

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)		Indoors	☐
					Outdoors	☐
					Both	☒
Day	Start	Finish	Please give further details here (please read guidance note 3)			
Mon	23.00					
		23.30				
Tue	23.00					
		23.30	State any seasonal variations for the provision of late night refreshment (please read guidance note 4)			
Wed	23.00					
		23.30				
Thur	23.00		Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list (please read guidance note 5)			
		23.30				
Fri	23.00					
		23.30				
Sat	23.00					
		23.30				
Sun	23.00					
		23.30				

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	☐
				Off the premises	☐
				Both	☒
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	12.00	23.30			
Tue	12.00	23.30	Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 5)		
Wed	12.00	23.30			
Thur	12.00	23.30			
Fri	12.00	23.30			
Sat	12.00	23.30			
Sun	12.00	23.30			

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8). 

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	12.00	00.00	Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 5)
Tue	12.00	00.00	
Wed	12.00	00.00	
Thur	12.00	00.00	
Fri	12.00	00.00	
Sat	12.00	00.00	
Sun	12.00	00.00	

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

M

Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b, c, d and e) (please read guidance note 9)

b) The prevention of crime and disorder

c) Public safety

d) The prevention of public nuisance

Addition of two new conditions

a) music shall be played at a level so it does not cause a nuisance to the nearest noise sensitive premises

b) All doors and windows shall remain closed during regulated entertainment except for access and egress

e) The protection of children from harm

Please tick as appropriate

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

☒
☐

If you have not ticked one of these boxes, please fill in reasons for not including the licence or part of it below

Reasons why I have not enclosed the premises licence or relevant part of premises licence.

Checklist:

Please tick to indicate agreement

- I have made or enclosed payment of the fee. ☒
- I have sent copies of this application and the plan to responsible authorities and others where applicable. ☐
- I understand that I must now advertise my application. ☒
- I have enclosed the premises licence or relevant part of it or explanation. ☒
- I understand that if I do not comply with the above requirements my application will be rejected. ☒

IT IS AN OFFENCE, LIABLE ON SUMMARY CONVICTION TO A FINE NOT EXCEEDING LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION.

Part 5 – Signatures (please read guidance note 10)

Signature of applicant (the current premises licence holder) or applicant's solicitor or other duly authorised agent (please read guidance note 11). **If signing on behalf of the applicant, please state in what capacity.**

Signature	Sign . [REDACTED]
Date	date . 27/8/25
Capacity	Premises licence holder/business owner .

Where the premises licence is jointly held, signature of 2nd applicant (the current premises licence holder) or 2nd applicant's solicitor or other authorised agent (please read guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 13)

Clunton Moulton

Post town		Post code	
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
[REDACTED]			

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LICENSING ACT 2003
PREMISES LICENCE

SBCL0238

LICENSING AUTHORITY



**Daneshill House
Danestrete
Stevenage
Herts
SG1 1HN**

Part 1 – Premises Details

Rittys Place
6 Baker Street
Stevenage
Herts
SG1 3AL

Telephone Number: **01438 723739**

Where the Licence is time limited the dates: **Not applicable**

Licensable Activities authorised by the licence:

F - Playing Recorded Music
I - Late Night Refreshment
J - Sale of Alcohol

The times the licence authorises the carrying out of licensable activities:

F - Playing Recorded Music (Indoors)

	From:	To:
Monday-Sunday	07:00	23:00

I - Late Night Refreshment (Indoors)

	From:	To:
Monday-Sunday	23:00	23:30

J - Sale of Alcohol (Alcohol is supplied for consumption on the Premises)

	From:	To:
Monday-Sunday	12:00	23:30

The opening hours of the premises: From: To:		
Monday - Sunday	07:00	00:00

Where the licence authorises supplies of alcohol whether these are on and /or off supplies:
Alcohol is supplied for consumption on the Premises

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:
Clinton Moulton 5 Lancaster Avenue, Hitchin, Herts, SG5 1PA, contact@rittysplace.co.uk
Registered number of holder, for example company number, charity number (where applicable)
Clinton Moulton
Name address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol:
Clinton Moulton 5 Lancaster Avenue Hitchin Herts SG5 1PA
Personal Licence number and issuing authority of Personal Licence held by Designated Premises Supervisor (where the premises authorises for the supply of alcohol):
Personal Licence Number: LICPL/01071/11 Licensing Authority: North Hertfordshire

ANNEX 1 – MANDATORY CONDITIONS

1. No supply of alcohol may be made under the premises licence –
 - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
6. The responsible person must ensure that—
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml;

- (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
- (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

7. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

For the purposes of this condition -

- (a) "duty" is to be construed in accordance with the Alcoholic Liquor Duties Act 1979;
- (b) "permitted price" is the price found by applying the formula –

$$P = D + (D \times V)$$

where -

- (i) P is the permitted price,
 - (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
- (c) "relevant person" means, in relation to premises in respect of which there is in force a premises licence -
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) "relevant person" means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
 - (e) "value added tax" means value added tax charged in accordance with the Value Added Tax Act 1994.

8. Where the permitted price would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

9. (1) Sub-paragraph (2) applies where the permitted price on a day ("the first day") would be different from the permitted price on the next day ("the second day") as a result of a change to the rate of duty or value added tax.

(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

ANNEX 2 – CONDITIONS CONSISTENT WITH THE OPERATING SCHEDULE

1) The Designated Premises Licence Holder shall ensure that the CCTV system shall continually record whilst the Premises is open for licensable activities and during all times when customers remain on the Premises. All recordings shall be stored for a minimum period of 30 days with date and time stamping.

2) Recordings shall be made available within 24 hours upon the request of the Police or authorised officer of the Licensing Authority providing such requests are in connection with the prevention or detection of crime. Recordings are to be supplied to in the form of digital download burned onto a DVD or CD disc.

3) The Premises must implement a "Challenge 25" policy whereby all customers who appear to be under 25 must produce photographic identification in the form of a passport, driving licence or Proof of Age Scheme (P.A.S.S) approved identification before being allowed to enter the Premises whilst licensable activities are taking place.

4) Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.

5) Music played at the premises will be for background purposes only.

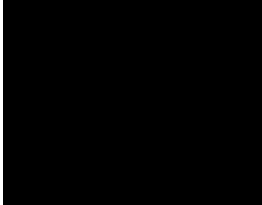
ANNEX 3 – CONDITIONS ATTACHED AFTER A HEARING

Not Applicable

ANNEX 4 – AUTHORISED PLANS

3 Plans attached:

SBCL0238 - Ground 18.06.2019
SBCL0238 - Ground - Staff 18.06.2019
SBCL0238 - First 18.06.2019



Zayd Al-Jawad
Assistant Director, Planning & Regulation

Date: 18th July 2019

PREMISES LICENCE SUMMARY



Daneshill House
Danestrete
Stevenage
Herts
SG1 1HN

Part 1 – Premises Details

Rittys Place
6 Baker Street
Stevenage
Herts
SG1 3AL

Telephone Number: 01438 723739

Where the Licence is time limited the dates: Not applicable

Licensable Activities authorised by the licence:

F - Playing Recorded Music
I - Late Night Refreshment
J - Sale of Alcohol

The times the licence authorises the carrying out of licensable activities:

F - Playing Recorded Music (Indoors)

	From:	To:
Monday-Sunday	07:00	23:00

I - Late Night Refreshment (Indoors)

	From:	To:
Monday-Sunday	23:00	23:30

J - Sale of Alcohol (Alcohol is supplied for consumption on the Premises)

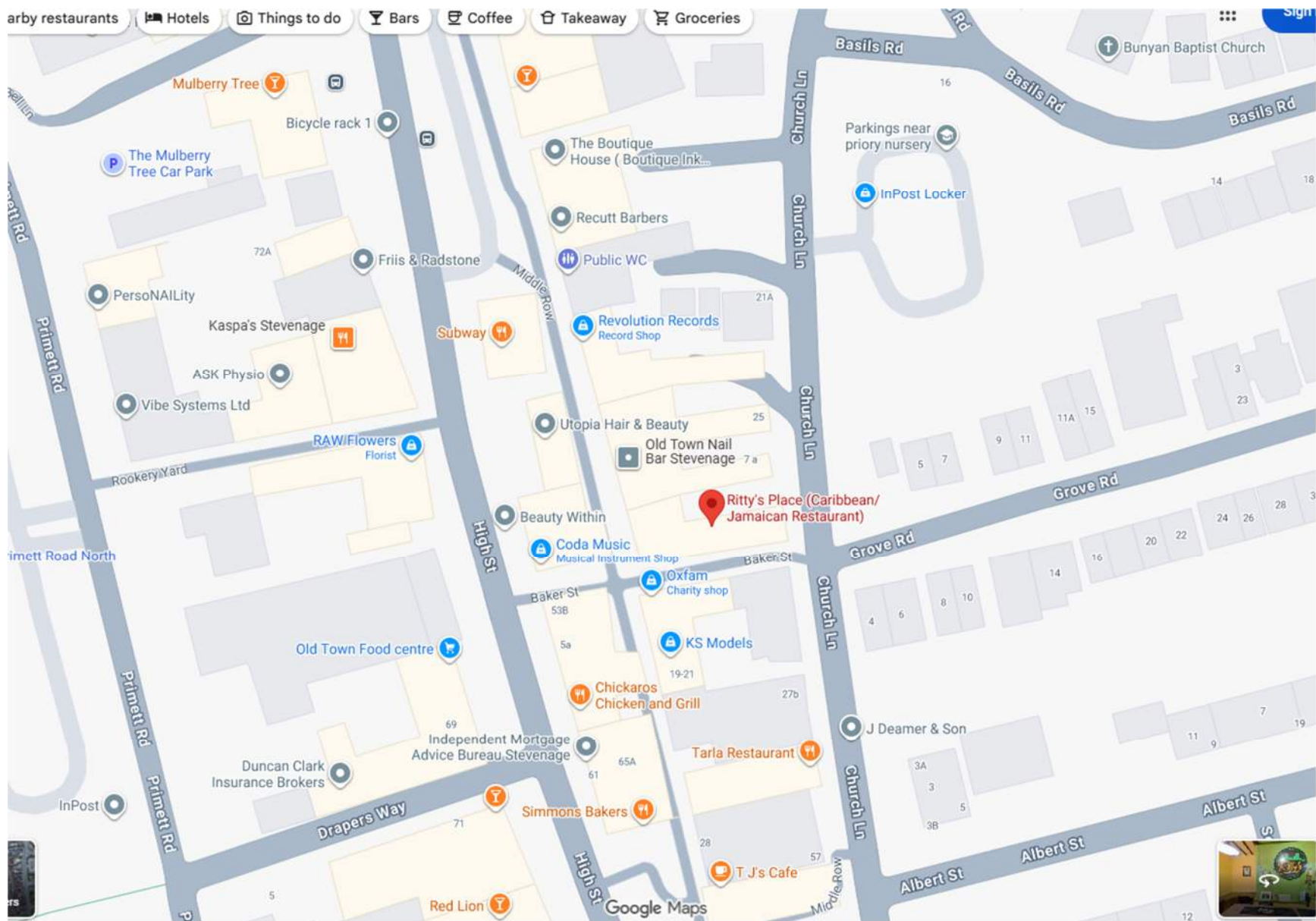
	From:	To:
Monday-Sunday	12:00	23:30

The opening hours of the premises: From: To:		
Monday - Sunday	07:00	00:00
Where the licence authorises supplies of alcohol whether these are on and/or off supplies:		
Alcohol is supplied for consumption on the Premises		

Part 2

Name, (registered) address, telephone number and email (where relevant) of holder of premises licence:	
Clinton Moulton 5 Lancaster Avenue, Hitchin, Herts, SG5 1PA,	contact@rittysplace.co.uk
Registered number of holder, for example company number, charity number (where applicable)	
Clinton Moulton	
Name of designated premises supervisor where the premises licence authorises the supply of alcohol:	
Clinton Moulton	
State whether access to the premises by children is restricted or prohibited:	
Restricted by virtue of the Licensing Act 2003	
	
Zayd Al-Jawad Assistant Director, Planning & Regulation	Date: 18th July 2019

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Appendix C



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[REDACTED]

From: [REDACTED]
Sent: 25 September 2025 20:17
To: [REDACTED]
Subject: [External] Fw: 25/00793/LAPRE2 Premises Licence Application - Ritty's
Attachments: 25.00793.LAPRE2 premises licence application.docx

Subject: FW: 25/00793/LAPRE2 Premises Licence Application - Ritty's

Please note that I have had significant trouble formulating this email due to not having a pc/laptop to document. I have therefore also attached a word document of the following text in case it has not presented correctly. Thankyou

RE: 25/00793/LAPRE2 Premises Licence Application – Rittys Place 6 baker street, Stevenage, Hertfordshire. Variation.

As a close local resident impacted by this venue I would like to make representations in regards to this application.

I would like to register objection to the opening hours until midnight due to:

Proximity to residential buildings and the associated noise and nuisance due to patrons leaving and the closing up and leaving of licences and staff. Currently sounding of vehicle horns is a regular occurrence immediately outside the venue and my residential property/bedroom as staff leave the premises as well as for associated vehicles, eg delivery driver or pick up orders.

- I would like to register objection to the extending of timings for the playing of music to midnight. The playing of music under the existing licence has been a regular nuisance to public in the area over an extended period, regularly exceeding current restrictions of “background music only” providing nuisance to local residents and public.

- I would like to register objection to the removal of the condition “music played at the premises will be for background purposes only”. As a “restaurant” and due to the location close the residential properties and businesses this condition is reasonable and fair to prevent public nuisance, removal of this condition would result in an increase in volume which is already providing regular nuisance.

- I would like to register objection to the sale of alcohol for consumption on and off the premises. There has been public nuisance from the premises, items such as bottles, bags and food is often thrown into local gardens and against property as well as roudy and noisy behaviours outside. Broken glass in the area from bottles sold from the premises is often seen and has resulted in issues with cars and pedal bikes, - as well as offering a risk to public safety, including children, toddlers, disabled and member of public who regularly walk past the premises. It is also a risk for crime and disorder where glass can have significant impact where used in cases where public disorder occurs. The area is busy socially and the presence of glass bottles is a public risk. Nuisance from people drinking and eating while on my and others property walls and fences etc leads to damage, noise, nuisance and littering which impacts financially as well as our ability to sleep and relax and enjoy our property. This is likely to increase due to sale on and off the premises, especially in conjunction with later hours.

- I would like to register objection/clarification on proposed conditions: music shall be played at a level so it does not cause a nuisance to the nearest noise sensitive premises, - while this appears sensible and welcome it is not clear in what nuisance or noise sensitive premises would be.

Currently the property impacts ability to watch tv, enjoy my property and sleep, my health and wellbeing has been impacted. Proposals that are sensitive to and reduce impact to the local area to avoid a public nuisance would be welcome.

I am concerned as the current volume which is under the restriction of “background music only” has not prevented nuisance to local properties, I do not believe that it has been restricted to back ground music only and has led to public disorder and harassment.

- I would like to object to the proposed restriction “ all doors and windows shall remain closed during regulated entertainment except for access and egress.

While I would welcome any change and effort to reduce impact, doors currently remain open and are likely to be regularly opened for egress. There is a single door, and no double door arrangement to mitigate or manage nuisance or impact from music/noise.

The property is an older property with low levels of insulation, single glazed windows which does not provide a high level of noise control.

There are residential properties and businesses close to the property that be subject to noise nuisance.

While it is welcomed to take steps to reduce impact of noise/music, in conjunction with the hours and the limited impact the controls are likely to provide further control should be a condition. It affect would also be significantly impeded by removal of conditions and monitoring in relating to volume.

- I would like to object to the proposed change relating to late night refreshment – change from indoors to both indoors and outdoors.

This is not compatible with proposals to limit and control noise nuisance.

Public nuisance, noise nuisance from patrons outside the premises impacts noise sensitive premises and those who wish to enjoy their property.

There is also concern for potential crime and disorder and public nuisance.

The location of the premises is not located on the highstreet and is located at junction of baker street, church lane and grove road. This is an area which is not regularly monitored or policed and where crimes and nuisance take place including public urination, assaults, arguments, racing of vehicles, revving of engines, playing of loud music and bass (often patrons of the premises).

Allowing outside service, refreshment, food is a risk to public safety as the area is a regular point for public to cross the road but is regularly blocked by patrons and business vehicles.

I have personally spent a significant amount of money on my property to improve its insulation as a direct result of this property noise nuisance and the proposals are a significant risk to the noise and public nuisance increasing as well as increase in local property damage and public disorder. I regularly postpone going to bed and/or struggle to sleep due to noise from patrons and staff.

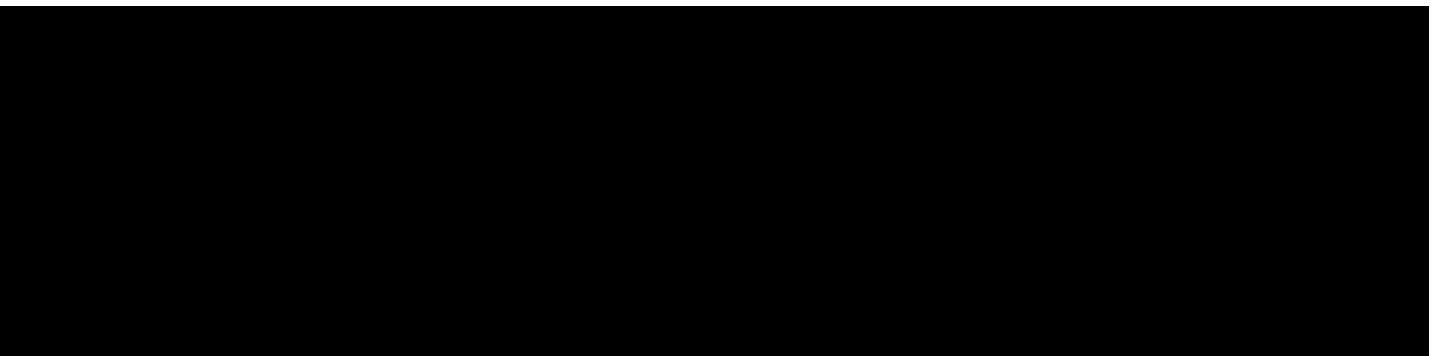
I have witnessed physically and visually impaired individual struggle to pass the premises and cross the road due to the outside area in use in combination with other properties. I have had to assist people crossing the road on a number of occasions due to inconsiderate and illegal parking of vehicles of patrons and staff vehicles that may leave car engines running, and/or music playing at loud volume. The area is being used for regular drop off and pick up of people and food and represents a public danger.

Process: I have concerns relating to the communication of this proposed amendment and the time limit applied. I believe that most people in the area and those potentially impacted are not aware of this licence application and not had fair opportunity to register representations.

I understand that there is an A4 piece of paper in the property window, however this is not prominent, is partially hidden by use of the awning, is not easily viewed due to access being limited and blocked by the existing blocking off of the area outside the property.

Regular calls to the number on the notice were not answered and the line out of hours did not connect at all, does not allow leaving of a message, and if answered you are advised it's the wrong number and a different number is provided to call, where the new number then may not be answered at first attempt.

I note the application date for the outside area is dated 10 Sep and therefore had provided a shorted period of time to become aware and register representations.



Regards

Please confirm receipt by reply.
Regards and thank you for your time.

[Redacted signature]

Proprietary

From [Redacted]
Sent: Thursday, September 25, 2025 11:06:05 am
To [Redacted]
Cc: Licensing <Licensing@stevenage.gov.uk>
Subject: Re: 25/00793/LAPRE2 Premises Licence Application - Ritty's

Hello

My Phone number is 07*** *****

I am concerned about the deadline as this application has not been communicated and residents in the area do not appear aware.

From: [REDACTED]
Sent: Thursday, September 25, 2025 10:35:39 am
To: [REDACTED]
Cc: Licensing <Licensing@stevenage.gov.uk>
Subject: 25/00793/LAPRE2 Premises Licence Application - Ritty's

Dear [REDACTED]

Thank you for your enquiry regarding the application to vary the premises licence at Ritty's Place, 6 Baker Street, Stevenage, Hertfordshire SG1 3AL..

Please look at this Licensing Application: <https://publicaccess.stevenage.gov.uk/online-applications/licencingApplicationDetails.do?keyVal=T1R6YHPH0C500&activeTab=summary>

Any person may make representations about an application under the Licensing Act 2003, however, in order for those representations to be considered "relevant" by the Licensing Authority, they must relate directly to one or more of the four licensing objectives:

The prevention of crime and disorder

Public safety

The prevention of public nuisance

The protection of children from harm

Representations that are considered frivolous, vexatious, or not connected to these objectives cannot be taken into account by the licensing authority or at any subsequent licensing hearing.

If you wish to make representations, please clearly state which licensing objective you believe would be undermined if the variation were granted, providing specific evidence or examples where possible – such as previous incidents, likely impact on the local area, or concerns about public nuisance. Please ensure that your comments are factual, relevant, and proportionate to the application under consideration.

Please note that your representation including name and address will normally be published and become part of the public record in this process to assist in proximity and impact etc.

If you have any further questions about submitting your representation, please do not hesitate to contact us and we will be happy to assist, and it would be helpful if you could call or provide me with your telephone number as the Final day for consultation is tomorrow.

Kind regards

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

Web: www.stevenage.gov.uk



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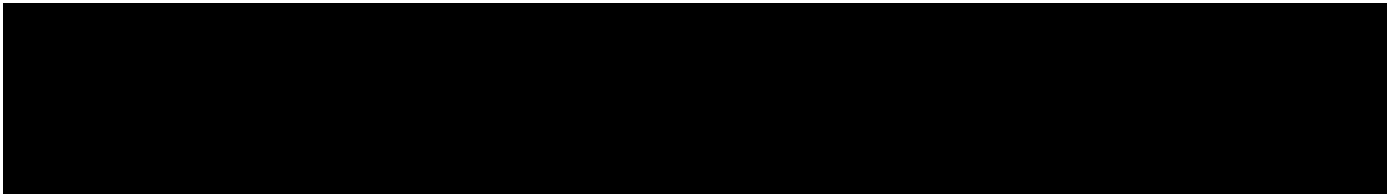
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RE: 25/00793/LAPRE2 Premises Licence Application – Rittys Place 6 baker street, Stevenage, Hertfordshire.

Variation.

As a close local resident impacted by this venue I would like to make representations in regards to this application.

- I would like to register objection to the opening hours until midnight due to:

Proximity to residential buildings and the associated noise and nuisance due to patrons leaving and the closing up and leaving of licences and staff. Currently sounding of vehicle horns is a regular occurrence immediately outside the venue and my residential property/bedroom as staff leave the premises as well as for associated vehicles, eg delivery driver or pick up orders.

- I would like to register objection to the extending of timings for the playing of music to midnight.

The playing of music under the existing licence has been a regular nuisance to public in the area over an extended period, regularly exceeding current restrictions of “background music only” providing nuisance to local residents and public.

- I would like to register objection to the removal of the condition “music played at the premises will be for background purposes only”.

As a “restaurant” and due to the location close the residential properties and businesses this condition is reasonable and fair to prevent public nuisance, removal of this condition would results in an increase in volume which is already providing regular nuisance.

- I would like to register objection to the sale of alcohol for consumption on and off the premises.

There has been public nuisance from the premises, items such as bottles, bags and food is often thrown into local gardens and against property as well as roudy and noisy behaviours outside.

Broken glass in the area from bottles sold from the premises is often seen and has resulted in issues with cars and pedal bikes, - as well as offering a risk to public safety, including children, toddlers, disabled and member of public who regularly walk past the premises.

It is also a risk for crime and disorder where glass can have significant impact where used in cases where public disorder occurs. The area is busy socially and the presence of glass bottles is a public risk.

Nuisance from people drinking and eating while on my and others property walls and fences etc leads to damage, noise, nuisance and littering which impacts financially as well as our ability to sleep and relax and enjoy our property. This is likely to increase due to sale on and off the premises, especially in conjunction with later hours.

- I would like to register objection/clarification on proposed conditions: music shall be played at a level so it does not cause a nuisance to the nearest noise sensitive premises, - while this appears sensible and welcome it is not clear in what nuisance or noise sensitive premises would be.
Currently the property impacts ability to watch tv, enjoy my property and sleep, my health and wellbeing has been impacted. Proposals that are sensitive to and reduce impact to the local area to avoid a public nuisance would be welcome. I am concerned as the current volume which is under the restriction of “background music only” has not prevented nuisance to local properties, I do not believe that it has been restricted to back ground music only and has led to public disorder and harassment.
- I would like to object to the proposed restriction “ all doors and windows shall remain closed during regulated entertainment except for access and egress. While I would welcome any change and effort to reduce impact, doors currently remain open and are likely to be regularly opened for egress. There is a single door, and no double door arrangement to mitigate or manage nuisance or impact from music/noise.
The property is an older property with low levels of insulation, single glazed windows which does not provide a high level of noise control.
There are residential properties and businesses close to the property that be subject to noise nuisance.
While it is welcomed to take steps to reduce impact of noise/music, in conjunction with the hours and the limited impact the controls are likely to provide further control should be a condition. It affect would also be significantly impeded by removal of conditions and monitoring in relating to volume.
- I would like to object to the proposed change relating to late night refreshment – change from indoors to both indoors and outdoors.
This is not compatible with proposals to limit noise nuisance.

Public nuisance, noise nuisance from patrons outside the premises impacts noise sensitive premises and those who wish to enjoy their property. There is also concern for potential crime and disorder and public nuisance.

The location of the premises is not located on the highstreet and is located at junction of baker street, church lane and grove road. This is an area which is not regularly monitored or policed and where crimes and nuisance take place including public urination, assaults, arguments, racing of vehicles, revving of engines, playing of loud music and bass (often patrons of the premises).

Allowing outside service, refreshment, food is a risk to public safety as the area is a regular point for public to cross the road but is regularly blocked by patrons and business vehicles.

I have personally spent a significant amount of money on my property to improve its insulation as a direct result of this property noise nuisance and the proposals are a significant risk to the noise and public nuisance increasing as well as increase in local property damage and public disorder. I regularly postpone going to bed and/or struggle to sleep due to noise from patrons and staff. I have witnessed physically and visually impaired individual struggle to pass the premises and cross the road due to the outside area in use in combination with other properties. I have had to assist people crossing the road on a number of occasions due to inconsiderate and illegal parking of vehicles of patrons and staff vehicles that may leave car engines running, and/or music playing at loud volume. The area is being used for regular drop off and pick up of people and food and represents a public danger.

Finally I have concerns relating to the communication of this proposed amendment and the time limit applied. I believe that most people in the area and those potentially impacted are not aware of this licence application. I understand that there is an a4 piece of paper in the property window, however this is not prominent, is partially hidden by use of the awning, is not easily viewed due to access being limited and blocked by the existing blocking off of the area outside the property.

Regular calls to be number on the notice were not answered and the line out of hours did not connect at all, does not allow leaving of a message, and if answered you are advised it the wrong number and a different number is provided to call, where the new number then may not be answered at first attempt.

I note the application date for the outside area is dated 10sep and therefore had provided a shorted period of time to become aware and register representations.

Regards

Please confirm receipt by reply.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: 01 October 2025 20:08
To: [REDACTED]
Cc: Licensing
Subject: [External] Re: P1 25/00793/LAPRE2 Copy of Newly Agreed Licensing Conditions - Premises Licence Application - Rittys Place

Hello,

Apologies for not responding sooner.

I would like to make representations.

As for my concerns over anonymity, I reiterate my concerns over safety.

I have raised concerns with environmental health over a long period. If records are retained there should be records including reference to unpleasant interactions.

Police incident reference relating to harassment: 41/66575/20 29aug2020. Reference 41/61066/20 08aug2020 may be related also however without access to police records I am unable to confirm.

Hc-03102021-0495 03oct21 relating to noise but I cannot review the record.

[REDACTED]

Sent from [Outlook for Android](#)

From: [REDACTED]
Sent: Monday, September 29, 2025 4:02:27 PM
To: [REDACTED]
Cc: Licensing <Licensing@stevenage.gov.uk>
Subject: P1 25/00793/LAPRE2 Copy of Newly Agreed Licensing Conditions - Premises Licence Application - Rittys Place

[REDACTED]

Please find attached a list of newly agreed licence conditions to be added to the application to vary the premises licence for Rittys Place, Baker Street, Stevenage. Once you have reviewed these additional conditions please confirm that you wish to make a representation and we will proceed as the information will be shared with the applicant so that they have an opportunity to understand the areas of concern in preparation for any matter put before Stevenage Borough Councils licensing committee.

I would be grateful if you could confirm receipt of this E mail.

Many thanks

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

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From: [REDACTED]
Sent: 25 September 2025 10:35
To: [REDACTED]
Cc: Licensing <Licensing@stevenage.gov.uk>
Subject: 25/00793/LAPRE2 Premises Licence Application - Ritty's

Dear [REDACTED]

Thank you for your enquiry regarding the application to vary the premises licence at Ritty's Place, 6 Baker Street, Stevenage, Hertfordshire SG1 3AL..

Please look at this Licensing Application: <https://publicaccess.stevenage.gov.uk/online-applications/licensingApplicationDetails.do?keyVal=T1R6YHPH0C500&activeTab=summary>

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Public safety

The prevention of public nuisance

The protection of children from harm

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Please note that your representation including name and address will normally be published and become part of the public record in this process to assist in proximity and impact etc.

If you have any further questions about submitting your representation, please do not hesitate to contact us and we will be happy to assist, and it would be helpful if you could call or provide me with your telephone number as the Final day for consultation is tomorrow.

Kind regards

[Redacted] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

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[REDACTED]

From: [REDACTED]
Sent: 26 September 2025 17:13
To: [REDACTED]
Subject: RE: P4 [External] Re: URGENT -25/00793/LAPRE2 Accepted Suggested Licence Conditions - For your Consideration Following Your Representation

Thank you.

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN
Tel: [REDACTED] Email: [REDACTED] Web: www.stevenage.gov.uk



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On 26 Sep 2025, at 3:58 pm, [REDACTED]
wrote:

Hi [REDACTED]

Your representation in respect of the noise nuisance will be progressed for determination by the licensing committee with a date for this to take place yet to be decided. I would be grateful if you could confirm your address as this will be shared as part of the public process as set out in the Licensing Act 2003 which prevents other business' from making malicious representations or complaints from people who couldn't reasonably be affected ie: they do not live anywhere near the source of noise etc.

In respect of the deliveries of takeaways it remains an unlicensed activity with the conditions offered demonstrating that the applicant will put some steps in place to reduce noise as they will cease at 11pm.

Late night refreshments is a licensable activity which is the service of hot food and/or drink between 11pm – 5am. This application is to serve late night refreshments at the premises and for takeaways only - not deliveries. Therefore, this cannot be part of the representation in accordance with the Licensing Act 2003.

Please let me know if you have any other additional queries.

Kind regards

|

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

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From: [REDACTED] >

Sent: 26 September 2025 15:36

To: [REDACTED]

Subject: [External] Re: URGENT -25/00793/LAPRE2 Accepted Suggested Licence Conditions - For your Consideration Following Your Representation

[REDACTED]

This does help with some of my concerns, however, issue of food pick up by delivery drivers and the noise from the new proposals about music still remains.

The response has suggested that deliveries will only be from the front of the building and those collecting will abide by the highway laws, shutting off their engines, etc. The restaurant has a front entrance that is only accessible by foot. The increased traffic as a result of increased opening days and hours will undoubtedly lead to more orders for delivery. Third party delivery companies pay no regard to traffic and parking regulations in the Old Town and particularly at this junction and continue to park illegally causing obstructions and creating safety hazards. They rush into restaurants thinking they will only be parked for a short time and set their cars down wherever. The owners of local restaurants have no control over this so unfortunately I can only oppose any suggestions which would increase delivery drivers in this area of Old Town. Stevenage Borough Council need to work with local businesses and residents to address this growing issue.

With the music, I cannot imagine that this restaurant will keep their windows (which are likely single glazed due to my understand that this building is part of a conservation area) closed during the hot summer months. They frequently have their front door and windows open at times throughout the year as I walk by almost daily. As mentioned, the windows and building are likely to not have modern day standards of insulation and therefore there is limited noise reduction which will impact residents. As the building is in a conservation area, it is doubtful they will be able to replace these to a higher standard of glazing to reduce noise coming from the building.

I believe these concerns still fall under the following categories:

The prevention of crime and disorder

Public safety

The prevention of public nuisance

The protection of children from harm

Thank you

[REDACTED]

On 26 Sep 2025, at 2:56 pm, [REDACTED]
wrote:

Good afternoon,

I'm contacting you further to the representations you have made in respect of the application to vary the premises licence at Rittys Place, 6 Baker Street, Stevenage, SG1 3AL. As part of the Licensing Authority's mediation process, the applicant has provided a list of proposed conditions intended to address the concerns raised. These conditions are designed to promote the licensing objectives and mitigate the issues set out within your representation and are attached for your consideration.

Please let me know if these conditions address your concerns and If so, you may wish to withdraw your representation. Alternatively, should you wish for your representation to remain, please confirm this in writing as soon as possible so that the matter may proceed to determination by the Stevenage Borough Council Licensing Committee.

Should you have any questions or wish to discuss the proposed conditions in more detail, please do not hesitate to contact me.

Kind regards

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

[REDACTED] eb:
www.stevenage.gov.uk

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From: [REDACTED]

Sent: 25 September 2025 13:11

[REDACTED] >

Cc: Licensing <Licensing@stevenage.gov.uk>

Subject: 25/00793/LAPRE2 - Urgent - Variation to Premises Licence

Importance: High

Good afternoon,

Thank you for your enquiry regarding the application to vary the premises licence at Ritty's Place, 6 Baker Street, Stevenage, Hertfordshire SG1 3AL.

Please look at this Licensing

Application: <https://publicaccess.stevenage.gov.uk/online-applications/licencingApplicationDetails.do?keyVal=T1R6YHPH0C500&activeTab=summary>

As a licensing officer it is my role to mediate in an effort to find a solution. Any person may make representations about an application under the Licensing Act 2003, however, in order for those representations to be considered "relevant" by the Licensing Authority, they must relate directly to one or more of the four licensing objectives:

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Public safety

The prevention of public nuisance

The protection of children from harm

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Please note that your representation including name and address will normally be published and become part of the public record in this process to assist in proximity and impact etc.

If you have any further questions about submitting your representation, please do not hesitate to contact us and we will be happy to assist, and it would be helpful if you could call or provide me with your telephone number as the Final day for consultation is tomorrow.

Kind regards

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

[REDACTED] Web:

www.stevenage.gov.uk

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From: [REDACTED]

Sent: 24 September 2025 20:38

To: Licensing <Licensing@stevenage.gov.uk>

Subject: [External] Rittys Place - 6 Baker Street, SG1 3AL

To whom it may concern:

I am writing to strongly oppose the licensing application made by Mr Clinton Moulton for the Variation of a Premises License for Rittys Place at 6 Baker Street, Stevenage, SG1 3AL.

This application will significantly impact residents within the vicinity, specifically the neighbourhood and those living on the adjacent Grove Road.

The particular areas of concern which lead me to oppose this application are as follows:

1. **Amendment of the timings for playing of recorded music and music volume.** The proposed changes mean that music would be playing during unsociable hours, 7 days a week. This will cause unnecessary and increased noise disturbance meaning that residents, which includes small children, older people, and families, will not be entitled to peace and quiet in and around their homes.
2. **Consumption of alcohol on and off the premises.** This will undoubtedly result in antisocial behaviour in and around the area of Rittys. Consumption off the premises should not be permitted given the area is primarily a residential area. This will pose a risk to residents and will make the area less desirable. I have no objections to the premise serving alcohol, but only if this is within certain hours and is on the premises and indoors only.
3. **Delivery of food and drink after 23:00hrs.** This will increase the amount of traffic and delivery drivers stopping for collections/deliveries. Delivery drivers frequently park illegally with disregard to safety on Church Lane and Grove Road. With amended opening hours, including late at night when dark, this will increase the amount of delivery drivers and heighten safety concerns for residents. This has been raised many times by the residents in the surrounding area and pleas for better policing and monitoring of this area have been ignored. It's only a matter of time before a serious incident occurs at this junction. If this application is approved, Stevenage Borough Council will need to accept a level of responsibility for disregarding residents concerns and not taking action to mitigate the risks at hand.
4. **Opening times:** I have no objections to the opening times in isolation of the other proposals. However, I cannot support increased opening times if the other proposals are agreed and the issues surrounding these not addressed.

Approving these proposals will set a precedent for other similar applications to be approved in the area. This could result in the area becoming less desirable and thus devaluing house prices. This will impact the long term regeneration plan for Stevenage and hinder the improvements the council claims to be working toward.

Evidence of the need, demand, and rationale for these proposals should be provided by the business / individual requesting the amendments. Without strong supporting evidence in favour of the proposed changes that show a benefit to residents and the surrounding area (rather than just the business itself), and in light of the concerns raised, my opinion is the proposals should be declined.

Stevenage Borough Council have a history of ignoring the residents of Old Town voicing concern in favour of businesses and other priorities. It's time for the residents of Old Town who call this area home to be prioritised. I urge you to not let this be another example where residents' views are disregarded and their quality of life impacted.

Kind regards

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<Rittys Place - Suggested Conditions in Mediation -26.09.25 v2.pdf>

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From: [REDACTED]
Sent: 30 September 2025 16:08
To: [REDACTED]
Cc: Licensing
Subject: P8 Request to Confirm Representation - Accepted Additional Licensing Conditions - 25/00818/PAVEME Opposition of licensing application 6 Baker Street Rittys Place - Suggested Conditions in Mediation -26.09.25 v2.pdf
Attachments:
Importance: High

Good afternoon,

I am contacting you regarding the representation made in respect of the application to vary the current Premises Licence at Ritty's Place, Stevenage, as we seem to keep missing each other on the phone. I would be grateful if you could confirm whether you wish proceed with your representation following the additional licensing conditions which have been accepted by the applicant and are attached for your information.

If you wish to proceed please confirm by receipt of this E mail so that we can formally share your objection with the applicant as part of the legal process. A licensing Committee Hearing is expected to go ahead in the Council Chambers on the week beginning 20th October 2025. Please don't hesitate to call if you wish to discuss any aspect of this matter.

Kind regards

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

eb: www.stevenage.gov.uk



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From: [REDACTED]
Sent: 29 September 2025 16:21
To: [REDACTED]
Cc: Licensing <Licensing@stevenage.gov.uk>
Subject: P8 - Accepted Additional Licensing Conditions - 25/00818/PAVEME Opposition of licensing application 6 Baker Street
Importance: High

Good afternoon,

I'm contacting you further to the representations you have made in respect of the application to vary the premises licence at Rittys Place, 6 Baker Street, Stevenage, SG1 3AL. As part of the Licensing Authority's mediation process, the applicant has provided a list of proposed conditions intended to address the concerns raised. These conditions are designed to promote the licensing objectives and mitigate the issues set out within your representation and are attached for your consideration.

Please let me know if these conditions address your concerns and if so, you may wish to withdraw your representation. Alternatively, should you wish for your representation to remain, please confirm this in writing as soon as possible so that the matter may proceed to determination by the Stevenage Borough Council Licensing Committee.

We are required to share your representation, including name and address, as it is relevant to the proximity to the venue in respect of your concerns which is usual to avoid malicious complaints between rival businesses, or from those who live away from any venue and therefore not affected etc. If you can provide any information that would prevent us from disclosing this information, please make us aware as soon as possible.

Should you have any questions or wish to discuss the proposed conditions in more detail, please do not hesitate to contact me and I would appreciate receipt of this E mail upon receiving it.

Many thanks

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN
[REDACTED] eb: www.stevenage.gov.uk



From: [REDACTED]
Sent: 26 September 2025 17:03
To: Licensing
Subject: [External] Opposition of licensing application 6 Baker Street



FAO Licensing Authority

Re: Objection to Licensing Application for Rittys Place 6 Baker Street SG1 3AL

Dear Sir/Madam,

I am writing to formally object to the licensing application for the sale of alcohol and provision of live or recorded music at Rittys Place, which I understand is currently under consideration.

As a local resident living in close proximity to the proposed licensed premises, I believe that granting this licence would significantly undermine the licensing objectives, particularly with regard to **the prevention of public nuisance** and **the protection of children from harm**, as outlined in the Licensing Act 2003.

Grounds for Objection:

1. Disturbance to Peace and Quiet

The proposed venue is located directly adjacent to a predominantly residential area. The introduction of amplified music and extended alcohol sales is likely to cause significant disturbance to nearby residents, especially during evening and nighttime hours. The peace and quiet currently enjoyed by residents will inevitably be compromised. Particularly given the extended music hours utilised by other nearby venues which appear currently to be of issue Thursday to Sunday and this application is proposed 7 days a week. Additionally, given the nature of the building it is unlikely noise would be contained and therefore significantly impact residents during evenings and hours considered antisocial.

2. Existing Noise Complaints

There have been numerous ongoing complaints in the area relating to noise from other nearby licensed premises without ample consideration of noise reducing measures or consultation with local residents. Local residents have already expressed concern over persistent late-night noise, shouting, and antisocial behaviour associated with patrons leaving similar

establishments. Adding another venue with music and alcohol sales will only exacerbate this problem.

3. **Inadequate Parking and Traffic Impact**

The proposed premises are situated in an area with **limited on-street parking** and no designated customer parking spaces. This lack of parking has already caused congestion and inconvenience for residents for which we have to now pay to park within our own street and increased footfall and traffic from a licensed venue will worsen this issue.

4. **Cumulative Impact**

The cumulative effect of multiple licensed premises operating in close proximity is already having a detrimental impact on local residents' quality of life. Adding another licensed venue will contribute to the saturation of such establishments in this area, further disrupting the balance between residential needs and commercial activity.

Request for Consideration:

I respectfully urge the Licensing Authority to **refuse this application** on the grounds that it fails to uphold the licensing objectives, especially in terms of protecting the public from noise nuisance and maintaining the character and amenity of this residential neighbourhood.

Should the Authority consider approving the licence in any form, I request that **stringent conditions** be imposed to restrict:

- Hours of operation, especially during weekends and evenings,
- The playing of amplified music,
- Outdoor consumption of alcohol,
- Any activity that could lead to further noise or antisocial behaviour.

Thank you for your attention to this matter. I trust the Licensing Authority will take seriously the concerns of local residents who have a legitimate interest in preserving the peace and wellbeing of their community. I will be following this issue and writing to the local MP and council representatives.

Yours faithfully,

[Redacted Signature]

[REDACTED]

From: [REDACTED]
Sent: 10 October 2025 19:59
To: [REDACTED]
Cc: Licensing
Subject: URGENT: RSVP Required - Licensing Committee Hearing - Rittys Place, Stevenage - Wednesday 22nd October 2025 @ 2pm

Importance: High

Good evening,

I am contacting you to confirm that the licensing committee will hold a hearing on 22nd October 2025 at 2pm to determine the application to vary the premises licence for Rittys Place, 6 Baker Street, Stevenage.

The hearing will take place in the council Chambers at Daneshill House, Danestrete in the town centre.

Please contact me to confirm or decline to attend the hearing.

Kind regards

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

eb: www.stevenage.gov.uk



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From: [REDACTED]
Sent: 06 October 2025 16:15

To: [REDACTED]
Cc: Licensing <Licensing@stevenage.gov.uk>
Subject: URGENT: RSVP Required - Licensing Committee Hearing - Rittys Place, Stevenage - Wednesday 22nd October 2025 @ 2pm
Importance: High

Good afternoon,

Following your representation we have not had any contact from you and would like you to confirm if you wish to continue or withdraw your representation.

A Licensing Committee Hearing has been arranged for Wednesday 22nd October 2025 to determine the application to Vary the Premises Licence at Rittys Place, Stevenage. The hearing take place in the Council Chambers at Daneshill House, Danestrete, Stevenage which is next to the Mecca Bingo Hall in the Town Centre and any representations will be presented to the councillors by our legal team for them to decide upon the matter. Those making the representation should attend in person should any clarification be requested by the councillors.

You can watch part of a committee meeting on YouTube to give you an idea about what the chamber looks like and how a committee might run – albeit a hearing would just be to decide upon one matter. [Attend a Committee Meeting](#) This page as a link to the YouTube channel.

Please could you confirm your attendance upon receipt of this E mail and please let me know if you require any adjustments for the day or if you have any questions about the process.

Many thanks

[REDACTED] | Licensing Officer | Stevenage Borough Council | Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN

b: www.stevenage.gov.uk



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Suggested Conditions

- 1) The collection of food orders for delivery shall be conducted exclusively from the front entrance of the premises at all times.
- 2) The last dispatch of takeaway food deliveries from the premises shall not take place after 23:00 hours.
- 3) The premises shall ensure that all deliveries are made only to a bona fide residential or business address provided at the time of order.
- 4) No deliveries of food or alcohol shall be made to any public open space or outdoor location that is not a bona fide residential or business address
- 5) ' In order to minimise disruption in the surrounding residential and commercial area, delivery drivers shall switch off their engines while stationary and shall not cause obstruction to the highway, footways, or access points, nor park in contravention of any parking restrictions when collecting orders from the premises'.
- 6) Delivery vehicles horns shall not be used except in accordance with the Highway Code.
- 7) Notices shall be displayed at the premises requesting customers, staff and delivery drivers to respect the local residents and use the area quietly. **(This would replace the existing condition 4).**
- 8) Deliveries to the premises shall be permitted only between the hours of 10:00am and 6pm
- 9) **Noise or vibration shall not emanate from the premises so as to cause a public nuisance** and all windows and doors must be kept shut except for necessary ingress and recess to the premises. (Bold type is the suggested condition you have accepted from Environmental Health).
- 10) Alcohol shall only be sold for consumption on or off the premises where it is ancillary to the provision of a hot meal, including for takeaway and delivery orders.
- 11) The premises licence holder shall operate and actively promote a Challenge 25 policy. Any person who appears to be under the age of 25 shall be required to produce valid photographic identification proving that they are at least 18 years of age before any sale or delivery of alcohol is made. **(This would replace condition 3 on the existing premises licence).**
- 12) **Consider the following condition:** The premises licence holder shall require any third party delivery partner, delivering on behalf of the premises licence holder, to comply with all legal requirements pertaining to the retail sale of alcohol, and in particular to operate a Challenge 25 age verification policy.
- 13) A refusals log shall be maintained at the premises to record all incidents where the sale or delivery of alcohol is refused. The log shall include the date, time, reason for refusal, and the name or description of the person refusing the sale. The refusals log shall be kept up to date, made available for inspection by authorised officers upon request, and retained for a minimum of 12 months.

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[REDACTED]

From: [REDACTED]
Sent: 26 September 2025 14:47
To: [REDACTED]
Subject: [REDACTED] 2 - URGENT - List of Suggested Licensing Conditions
- Mediation Process Following Representations

Categories: Red Category

Hi [REDACTED]

Yes happy to accept with condition 2 changed to 23:00hrs

Thank you

From: [REDACTED]
Date: 26 September 2025 at 13:32:54 BST
To: [REDACTED]
Cc: Licensing <Licensing@stevenage.gov.uk>
Subject: Re: 25/00793/LAPRE2 - URGENT - List of Suggested Licensing Conditions - Mediation Process Following Representations

Hi [REDACTED]

Happy with these conditions except from number 2. Our neighbours Burger Box deliver until 11pm so this does not seem fair that I can only deliver until 10pm.

Thank you

[REDACTED]

Sent from my iPhone

On 26 Sep 2025, at 11:24, [REDACTED]
[REDACTED] wrote:

Dear [REDACTED]

As part of the mediation process, having taken into consideration the residents' concerns, I attach a list of suggested licence conditions for your consideration. Please let me know at the earliest opportunity if you would accept all, any or none of the suggested conditions. If you would like to amend the word document in a different colour with any emendations or additional conditions please do so.

If any of these conditions are accepted then I would forward on to those who have made representations so that they can consider if it would be sufficient for them to feel satisfied that all together, the conditions would be sufficient to promote all four of the licensing objectives.

Kind regards

 | Licensing Officer | Stevenage Borough Council |
Daneshill House, Danestrete, Stevenage, Herts., SG1 1HN
Tel 
Web: www.stevenage.gov.uk

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<image002.png>
<image003.png>

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<Rittys Place - Suggested Conditions in Mediation -
26.09.25.docx>
<Rittys Place - Suggested Conditions in Mediation -
26.09.pdf>

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Licensing Act 2003

REPRESENTATION FORM FROM RESPONSIBLE AUTHORITIES

Stevenage Borough Council LICENSING AUTHORITY

Responsible Authority: Environmental Health

Your Name	[REDACTED]
Job Title	Environmental Health Officer
Postal address	Stevenage Borough Council Daneshill House Danestrete Stevenage Herts. SG1 1HN
Email Address	[REDACTED]
Contact telephone number	[REDACTED]

Name of the premises you are making a representation about	Rittys Place	
Address of the premises you are making a representation about	6 Baker Street Stevenage Herts SG1 3AL	
Is this the first objection in respect of these premises		<u>Brief details / cross reference</u>
	Yes	

Environmental Health, being a nominated Responsible Authority under the Licensing Act 2003, wish to make representation to this application.

Our representation(s) are made in consideration to the below licensing objectives, as we believe the operating schedule does not adequately demonstrate how you, the applicant will best support this.

Licensing Objections

Which of the four licensing Objectives does your representation relate to?	Yes Or No	Evidence supporting representation or reason for representation. Please use continuation sheet as required
To prevent crime and disorder	No	N/A
Public safety	No	N/A
To prevent public nuisance	Yes	Given the proximity of dwellings, the proposed changes regarding the playing of recorded music and the opening hours of the establishment do elevate the risk as regards the prevention of public nuisance licensing objectives via-a-vis noise. The proposed condition regarding noise (see below) only offers a control as regards music to one property (i.e. the one spatially closest to 6 Baker Street): <i>Music shall be played at a level so it doesn't cause a nuisance to the nearest noise sensitive premises.</i> I believe that this is inadequate in scope and therefore I propose a reworded condition at relates to all noise/vibration and offers protection that reflects the relevant licensing objective – please see below. I have spoken to the applicant regarding this and I understand he is content with the suggested revision.
To protect children from harm	No	N/A

The below additions to the Schedule as provided at Part 4 of the application, identifies those matters that we believe are necessary, to promote the licensing objectives.

Suggested conditions that could be added to the licence to remedy your representation or other suggestions you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.	Noise or vibration shall not emanate from the premises so as to cause a public nuisance
---	---

Should you require clarification on any matter being made, please contact the named officer to discuss further.

Signed



Date: 25th September 2025

Note for Officers:

Please submit this form along with any additional sheets to: Licensing at Stevenage Borough Council or email to licensing@stevenage.gov.uk

This form must be returned within the Statutory Period.