



Mr. Sajad Hussain
166 Roundhay Road
Leeds
LS8 5PL

Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact: Mr. Mudhar
Tel: 0 [REDACTED]

Our reference: PREM/03864/001
Date: 31 October 2016

Dear Sir

Licensing Act 2003

Name and Address of Premises: Chickanos, 166 Roundhay Road, Leeds, LS8 5PL.

Letter of Representation – Full Objection

We refer to your licensing application for the above premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to prevent public nuisance. We therefore submit a full objection to your application that includes information specifically associated with the premises and the area.

The premises and the surroundings

The application premises consist of a hot food take away / restaurant which is situated at the end of terraced residential properties facing on to Roundhay Road. It is joined to another hot food take away (known as Shahjahan164 Roundhay Road). Apart from the end properties along Rounday Road being in commercial use, the predominant character of the area is residential. The upper floor levels of the application premises and the next door hot food take-away contain residential properties. The maps at Appendix A & B show the front and side elevations of the application premises and identifies the nearby residential properties.

Existing Opening Hours under the Planning Approval

The current opening hours of the premises has been restricted by the following planning condition / C:

"The opening hours of the premises shall be restricted to 0800 hours to 0030 hours Monday to Sunday".

Proposed Hours for Late Night Refreshment

Monday – Wednesday
and Sundays : 11:00 hours – 23:00 hours

Thursday to Saturday 11:00 hours – 02:00 hours

Environmental Health Concerns

It is our concern that the proposed late night opening until 2:00 hours have the potential to give rise to noise nuisance complaints from the local residents especially from comings and goings of the customers, noise associated with vehicles (banging doors, car stereos, rewing engines etc) and the applicant would be unable to exercise any control on noise from these sources. The problem could be exacerbated especially during the summer season as the residents would have their windows open for ventilation.

The Environmental Health has no enforcement powers to deal with unavoidable outside noise associated with customers' vehicles which will be parked immediately outside the dwellings, customers congregating in the residential streets immediately surrounding the application premises.

This Department is also concerned about the likelihood of noise disturbance from the kitchen ventilation ducts / fans as the noise is more noticeable at night as the background noise level drops considerably as the night progresses. There is also the potential for noise transmitting the to upper floor levels of the premises which have residential uses by way of staff and customers voices, activities in the commercial kitchen below and movement of tables and chairs.

We understand that the applicant has recently been opening the premises for late night refreshments until 2:00 hours under the Temporary Event Notices (which have not caused any concerns). However, unlike the applications for permanent licences, the temporary event notices are treated as a light touch approach and not scrutinized in the same manner.

Should this application be granted, it is will precedent in the area and could encourage other similar food businesses, for instance the adjoining hot food take to follow suit. This will result in cumulative impact on the neighbouring residential properties.

In view of the above concerns this Department fully objects to this application as the proposed hours of use will give rise to unacceptable level of noise and disturbance during unsociable hours thereby undermining the prevention of public nuisance objective of the Licensing Act 2003.

Yours faithfully



G S Mudhar
Environmental Health Officer