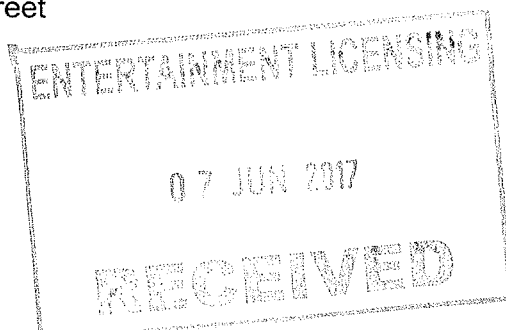




LCF Law  
2 The Embankment  
Sovereign Street  
Leeds  
LS1 4BP



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

Contact: Mr Trevor Porter

Tel: [REDACTED]

Our reference: PREM/02240/013  
7 June 2017

Dear Sir/Madam

### Licensing Act 2003

**Name and Address of Premises: Toast Bar and Bistro, Unit C West Point, Wellington Street, Leeds, LS1 4JJ**

We refer to your licensing application for the above premises. We believe that your application does not give enough information about how you intend to meet an important objective of the licence, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

We base our objection on the following matters:

- The potential for noise disturbance associated with licensable activities passing through the fabric of the building to cause noise and vibration in adjoining residential/business premises.
- The potential for noise disturbance associated with licensable activities to break out of the premises or pass through the fabric of the building to cause noise disturbance to nearby residential/business premises.
- The potential for noise disturbance from the use of outside areas whilst smoking/drinking in the area/s provided/whilst arriving/leaving, including that from vehicles.
- The potential for the alleged sources of nuisance described in items 1 to 3 above to continue into hours where such disturbance may adversely affect sleep and other loss of the use and enjoyment of a property.
- The application premises are situated within the amber area of the City Centre Cumulative Impact Policy area; which is of concern based upon an analysis of night time economy-related issues that are relevant to the licensing objectives. We expect applicants to offer additional measures tailored to the problems in that area. You have offered insufficient measures to address concerns related to the prevention of public nuisance.



We also base our objection on experience including that specifically associated with the premises and the area including data relating to complaints received from members of the public.

Having read the matters we describe below if you feel we should consider anything else please do not hesitate to contact us.

**Description of the surrounding area**

Please refer to Appendix 1 Map of Surrounding Area

**Description of the applicant venue and the application:**

The Café bar is situated directly below a private residential block with enclosed area with tall buildings to the front and sides.

**Complaint and other history specific to the applicant premises**

17/8/16 Complaint from local a resident expressing concern for late night noise 12:30am.

22/8/2016 Complaint from local resident regards loud music played past midnight.

3/10/16 Complaint from local resident loud music played past 11:30 pm.

**Conclusions reached**

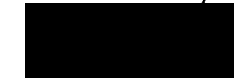
Extending the license activities will have the potential to cause public nuisance for the above given reasons. The department has already received noise nuisance complaints during license permitted hours. There is a risk of noise break out from the premises with members of the public leaving and congregating thereafter, with residential premises directly above.

We recommend that the Sub-Committee refuse the application.

We do not believe that further conditions will resolve the application as it stands.

We understand that the Sub-Committee may take a different view and grant the application. We recommend that if that is the case we should be given the opportunity to suggest measures as conditions on the licence. We do not say that conditions would effectively prevent public nuisance but that they may go some way to reducing the potential impact.

Yours sincerely



Mr Trevor Porter  
Environmental Health Officer

# Appendix 1 Map of Surrounding Area

