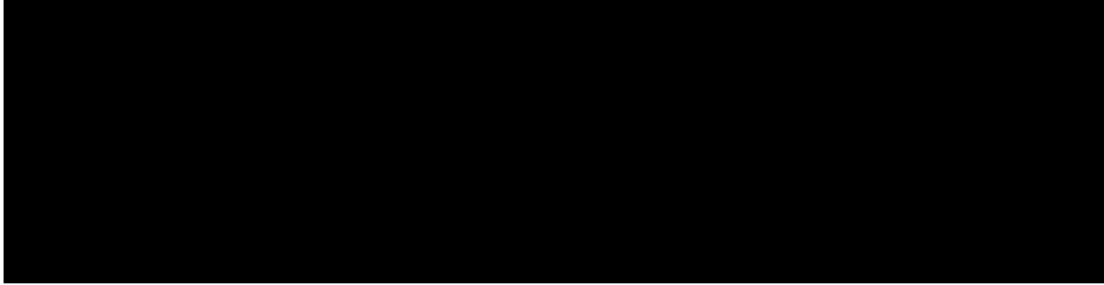


From
Sent
To
Cc
Subject
Attachments



Good afternoon

Thank you for the further information in support of your application, copy attached This information you have provided has been considered against the licensing objective of the prevention of public nuisance

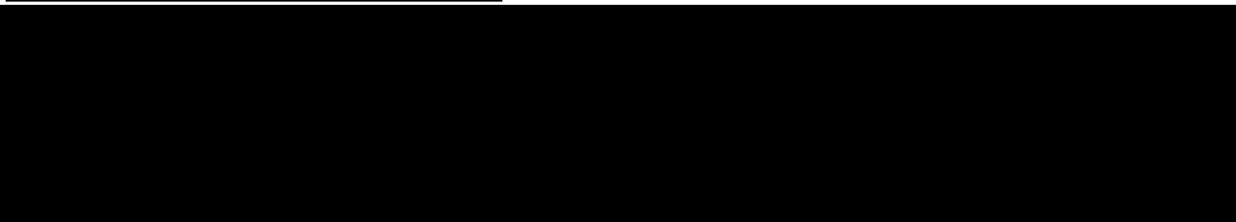
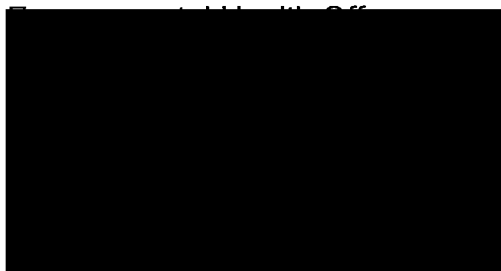
We would make the following points

- 1 The primary use of the premises on this terrace is commercial at ground floor level with residential accommodation above There are a number of residential units at first floor level and above which are highly likely be disturbed by your business activities
- 2 You have mentioned the use of an acoustic engineer and the creation of false walls in terms of noise reduction From a technical point of view, this would have practical and considerable cost issues to you Additionally you have not actually provided any firm details of noise reduction proposals which can be considered
- 3 Customers from your business are likely to use the public pavement outside your premises for smoking, socialising and access and egress You have little control over the behaviour of these people and the affect this would have over residents

For the above reasons and the information in our original report, we are unable to withdraw our objection

Regards

Mark Everson MCIEH



Yours,

Please see attached

Kind Regards

Bruno

Sent from Yahoo Mail on Android

Leeds City Council - MJ Local Authority of the Year 2016

From
Sent
To
Cc
Subject

Attachments

Mr Kidiadi

We are writing to you following your premises licence application and our site meeting on Tuesday 26 September 2017

We have assessed your application against the licensing objective of the prevention of public nuisance

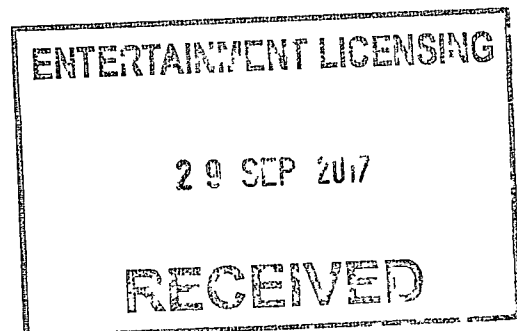
In this instance we now submit a formal objection to your application. Please see the attached items for further details

Regards

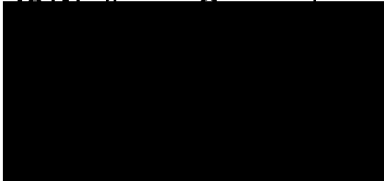
Recycle Week - 25 Sept to 1 Oct 2017

What goes around comes around. Find out more [here](#)

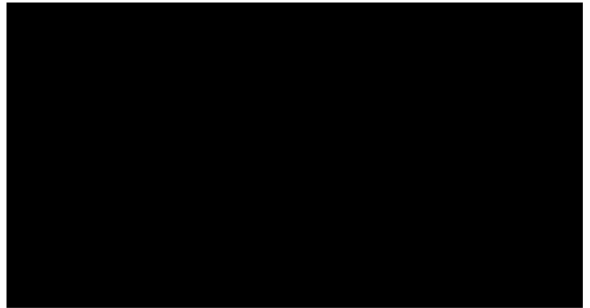
Leeds City Council - MJ Local Authority of the Year 2016



Jean Bruno Kidiadi



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



Dear Sir

Licensing Act 2003

Name and Address of Premises Chez Bisoo, 143 Harehills Road, Harehills, Leeds, LS8 5BW

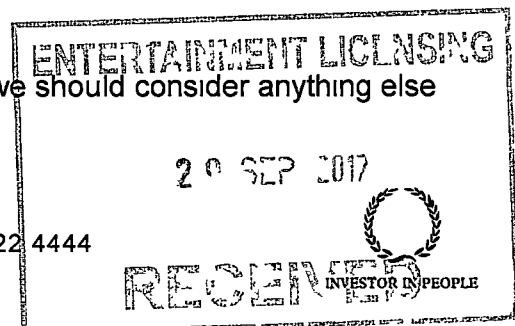
We refer to your licensing application for the above premises and our site meeting on 26 September 2017. We believe that your application does not give enough information about how you intend to meet an important objective of the licence, which is to prevent public nuisance. We therefore confirm that 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 the items above to continue into hours where such disturbance may adversely affect sleep and other loss of the use and enjoyment of a property

We also base our objection on experience of the types of licensable activities which are part of the application.

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 applicant premises are located over four storeys in the centre of a Victorian Terrace Properties either side consist of business use on the ground floor with residential accommodation above (see schematic in Appendix 1) This is the only building in the terrace which has been converted to solely commercial use

The premises consist of

basement storage with proposed toilet use
ground floor front customer area with tables and seating
ground floor rear reception area
ground floor rear extension with basic kitchen facilities
rear yard where cooking is to proposed to take place
first floor front consisting of customer seating area with hard furnishings (bar style high level seating)
first floor rear lounge
second floor front store with proposed dance area
second floor rear toilet area

Some rooms have wall mounted screens which can be used to play music / watch television

The application seeks the following

Recorded music Monday to Thursday 10 00 hrs to 23 00 hrs, Friday to Saturday 10 00 hrs to 03 30 hrs the following morning and Sunday 10 00 hrs to 23 30 hrs

Late night refreshment Sunday to Thursday 23 00 hrs to 23 30 hrs and Friday to Saturday 23 00 hours until 03 30 hrs the following day

Supply of alcohol Sunday to Thursday 11 00 hrs until 23 30 hrs and Friday to Saturday 11 00 hrs until 03 30 hrs the following day

Hours premises open to the public Monday to Thursday 07 00 hrs to 00 30 hrs the following day, Friday 07 00 hrs to 04 00 hrs the following day, Saturday 10 00 hrs to 04 00 hrs the following day and Sunday 10 00 hrs to 00 30 hrs the following day

Noise

On the first and second floors there is living accommodation directly behind the party wall each side of the premises This includes living rooms and bedrooms The residents in these units would be subject to noise transmitted through the walls Residents would also suffer from airborne noise from the venue The windows in the building are single glazed units and would offer minimal resistance to noise There are no visible signs of any noise insulation provision within the building

Noise sources would consist of music including vocals and bass, raised voices and general disturbances from patrons

The residents in the flats in the rest of the terrace would experience noise from music and patrons

The business intends to allow smoking on the pavement outside along with placing tables externally near the door. This would cause a disturbance to nearby residents with their accommodation being only a few metres above.

Odour

The application includes provision for late night refreshment. The current kitchen facilities are basic and there is a potential to extend the cooking facilities to a covered external area. This is highly likely to cause issues with odour nuisance to adjoining properties.

Complaint and other history specific to the applicant premises

There are no noise complaints logged for this site with the current operator being here since August 2017. However, the current mode of operation does not involve any licensable activities.

Complaint history for the area around the venue

There are no similar venues in the area and therefore no comparable data is available.

Conclusions reached

The proposed application, activities and hours of use at this site are totally incompatible with the residential accommodation in this area. Residents would suffer nuisance and sleep disturbance should this application be granted. We do not feel that any noise insulation scheme would be viable or practical at this location.

We recommend that the Sub-Committee refuse the application.

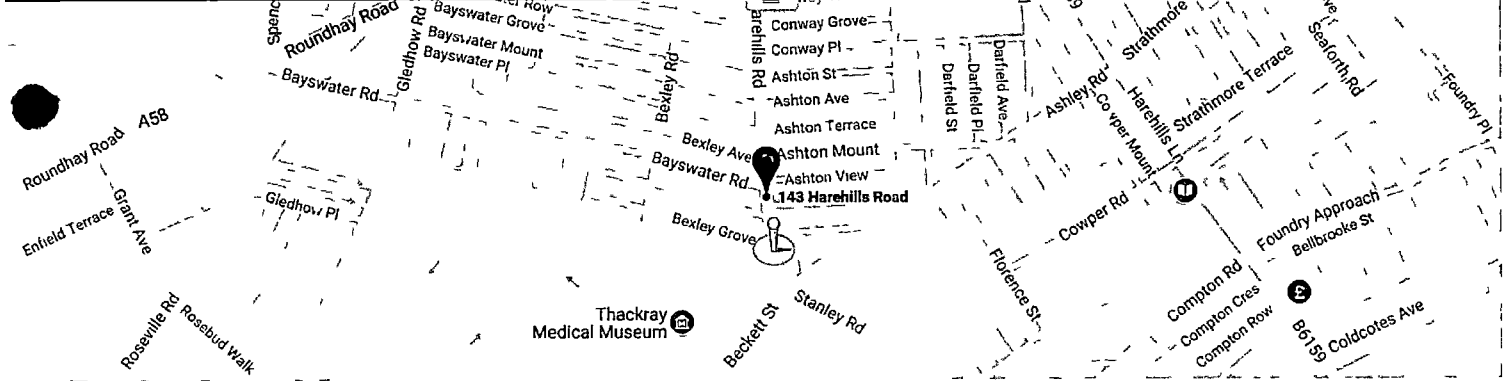
We do not believe that further conditions will resolve the application as it stands.

Yours faithfully

A large black rectangular redaction box covering the signature of the Environmental Health Officer.

Mr Mark [Redacted]
Environmental Health Officer

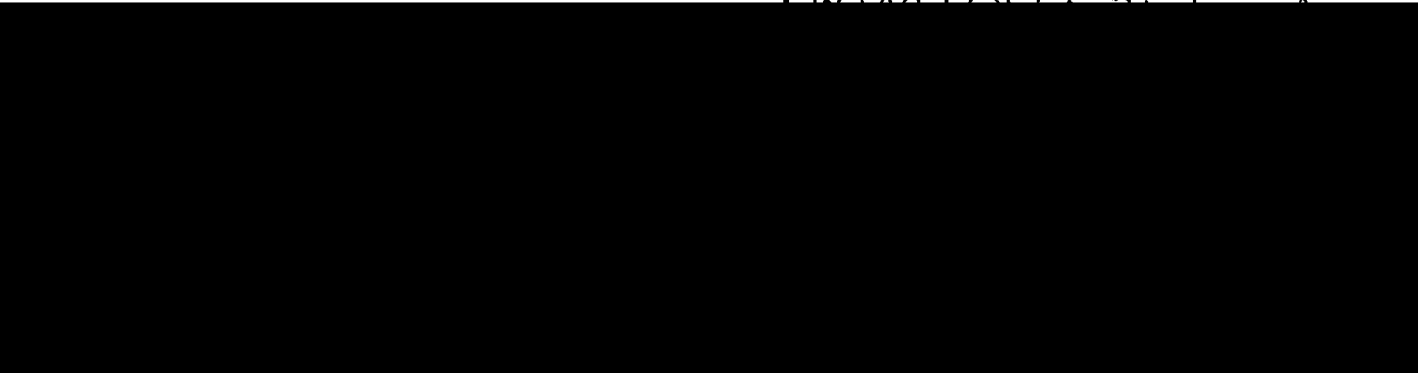
143 Harehills Road - Premises Licence Application - Appendix 1



ENTERTAINMENT LICENSING
29 JUL 2017
RECEIVED

EW

Application



Good morning

Please find attached a signed Part 2 in respect of this application
We would therefore like to withdraw our objection on the grounds of public nuisance

Regards

Mark Everson MCIEH
Environmental Health Officer



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PART 2

To be completed by the responsible authority

**Leeds City Council's Environmental Action Service
Proposed Controlled Measures under the Licensing Act 2003
Name and Address of Premises Chez Bisoo, 143 Harehills Road,
Harehills, Leeds, LS8 5BW**

~~I / We~~



confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*) for the premises as stated above

In signing this document I / we agree with the measures proposed by Leeds City Council's Environmental Action Service, and we provide our consent for the licensing authority to incorporate the said measures into the operating schedule for the stated premises

Signed



Dated

21/10/2017

PART 3

**Name and Address of Premises Chez Bisoo, 143 Harehills Road,
Harehills, Leeds, LS8 5BW**

I / We

confirm that I am / we are the applicant / the applicant's representative (*delete as appropriate*) for the premises as stated above

I / We formally advise that we are not prepared to accept the proposed measures as suggested by Leeds City Council's Environmental Action Service

In this instance we understand that Leeds City Council's environmental action service will maintain their representation to my /our application, which will now proceed to a hearing before the licensing sub-committee

Signed

Dated

Please return this document, preferably by email to

