

Internal Memo



To: Marianne Banksy
Planning services
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From: Environmental protection team
Leeds City Council
Knowsthorpe Gate
Cross Green
Leeds LS9 0NP

From: Mr Simon Clothier
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Your Ref:
Our Ref: 12/08265/PLAPPL
Date: 4 April 2012

Subject: Planning Application Number: P/12/00239/FU/NE
Site at: Miss Browns Coffee House, 152 Chapeltown Road,
Chapeltown, Leeds, LS7 4EE
For: Change of use from sandwich shop (A1) to restaurant
(A3)

1. The application is a change of use from cafe to restaurant. From discussions with the applicant, the reasoning behind this application is to be able to serve more hot food as part of the business. Currently the premises is set out as a cafe serving alcohol and hosting weekly open-mic/ music events albeit on a small scale owing to the size of the premises. There are 5 apartments sharing kitchen facilities above the premises in question and these are owned and managed by the applicant.

The applicant has submitted an acoustic report that demonstrated that noise from a newly installed kitchen extraction unit running up through the apartments above would not cause significant harm to amenity of the occupants and also to surrounding residences.

This department has received complaints of noise from music and people outside in December 2011 and recently in March 2012. These complaints however have not been substantiated but were brought to the attention of the applicant at the time.

The main concern is whether the hour time extension to opening would cause problems to nearby residences, particularly the apartments above the premises. In discussions with the applicant, it felt that the premises will be sufficiently managed and a condition limiting live music to that current was accepted by the applicant. On this basis, this department would recommend approval with the following conditions attached;

The performance of live music shall only be permitted between the hours of 0700 - 2200.

Reason: RA

The outside area at the front of the premises shall closed to customers, with the exception of



use as a smoking area after 2100 on any night.

Reason: RA

Mr Simon Clothier
Senior scientific officer