

Ms Asnieszka Nowak
29 A Harehills Road
Leeds
LS8 5HR

Environmental protection team
Leeds City Council
Knowsthorpe Gate
Cross Green
Leeds LS9 0NP

Contact: Mr. Mudhar
Tel: 0113 3951171
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Our reference: PREM/03207/001
Date: 11th July 2012

Dear Ms Nowak

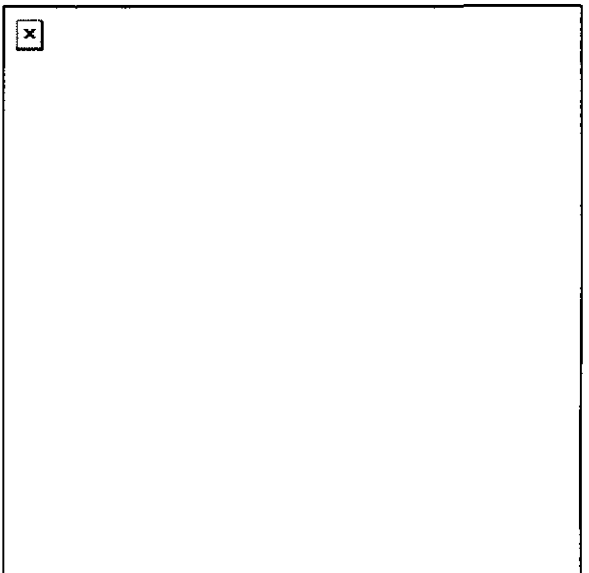
Licensing Act 2003

Name of Premises: Aga Shop

Address: 29A Harehills Road, Harehills, Leeds, LS8 5HR

Letter of Representation – Full Objection.

Thank you for submitting your application for the Premises Licence.



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general enquiries 0113 222
4444

The application relates to end terraced ground floor convenience store which fronts onto Harehills Road, and lies within a mixed residential and commercial area of Harehills. There is a living accommodation above the shop which is accessed by a separate entrance to the side of the building. I believe that the living accommodation above the premises is not occupied by the applicant. The application premises are joined to a barbers shop to the left hand side and to the right hand side it is joined to clothes / Asian fabrics shop. The neighbouring streets to the rear of the shops consist of densely populated residential properties. Further residential properties are situated diagonally opposite the application premises (flats above the shops on Back Lambton Grove).

Impact on neighbouring properties (Late night noise and disturbance)

The applicant is now seeking to sell alcohol from the premises on 24 hour basis 7 days a week. Given that there are residential properties situated close to the application premises, the Department has some concerns that the late night opening hours of the premises will generate noise nuisance complaints from the nearby residents (and from the residents living above the shop if it is not occupied by the applicant) by way of comings and goings of customers, opening and closing of shop door and noise from vehicles (car horns, banging doors, car stereos, engines revving etc) and anti-social behaviour problems.

In my opinion there are no other shops in the area that have been granted late night licences to sell alcohol after 23:00 hours, and should the application premises be granted 24 hour licence, it will provide a focal point for the customers and could also set a precedent encouraging other shops in the area to follow suit.

In view of the above concerns, Leeds City Council's Health and Environmental Action Service (HEAS) fully objects to this application as there is a greater potential for public nuisance to noise sensitive occupants which will undermine the prevention of public nuisance objective of the Licensing Act 2003.

Yours sincerely

Gurdip Mudhar
Senior Environmental Health Officer