

From [REDACTED]
Sent:14 Jun 2024 11:01:33 +0100
To:Entertainment Licensing
Cc [REDACTED]
Subject:PREM/05325/001 - 17 Hunslet Road Leeds, Objection
Importance:High

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Dear Sir / Madam,

I write on behalf of my Client Hunslet House Management Company in respect of the above licencing application.

The above premises are located directly below a block of 74 residential apartments and originally designed to be used as an office. The landlord had been unable to re-let the unit for office use following the pandemic and the office space stood empty for a number of years. Permission was granted by the management company for the premises to be used a gelato café (for a single lease when the unit will then revert back to an office) It was made very clear that no alcohol should be served and that opening hours would be limited to 6pm with some summer evening opening to catch the gelato trade.

I understand that the applicant will be today asked to withdraw the application as it breaches the agreed terms with their landlord [REDACTED] (copied above).

In the interim I confirm that Hunslet House Management Company object to any licence being granted for the sale or consumption of alcohol on these premises as this will disturb the quiet enjoyment of the apartments located above.

Please let me know if you require any further information.

Best Wishes,

[REDACTED]

Action Property Management



Action Property Management,

[REDACTED]

T. [REDACTED]

E. [REDACTED]

For more information about Action Property Management, please visit www.actionpropertymanagement.co.uk

P Please consider your environmental responsibility:

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Company Registration Number: 6340305

Company Registered Address: No. 1. Dock Street, Leeds, LS10 1NA

From [REDACTED]
Sent:11 Jul 2024 15:25:30 +0100
To:Entertainment Licensing
Subject:PREM/05325/001 - 17 Hunslet Road Leeds, Objection
Importance:High

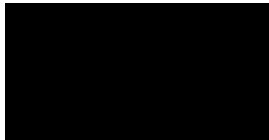
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Dear Sir / Madam,

I act as Company Secretary for Hunslet House Management Company Ltd who represent the management company of the above premises.

I have concerns that the sale of alcohol on the premises will create a public nuisance to residents, especially those living in the apartments directly above.

Best Wishes,



Hunslet House Management Company Limited

From: [REDACTED]

Sent: 21 Jun 2024 13:12:07 +0100

To: [REDACTED]

[REDACTED] Entertainment Licensing

Subject: Re: PREM/05325/001 - 17 Hunslet Road Leeds, Objection

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Dear Sir/Madam

Further to the email below from Action Property Management, please see my comments below.

I am the landlord of the commercial premises at 17 Hunslet Road, Leeds. The tenant, Cafe Brigante was granted a lease for the cafe on the proviso of no allowance for an alcohol licence being permitted at any time.

I have been explicit that the tenant cannot serve alcohol and this was agreed between us prior to the contract being signed for them to rent the premises. Reasons being the unit was originally an office and there are 75 residential properties above that would be affected negatively by the sale of alcohol on the premises.

The owners and tenants of those residential properties have a right to a quiet space. If the tenants of the commercial property are allowed an alcohol licence they will surely open a bar between the hours of 9-11pm which will have a huge negative impact on their rights to a quiet and peaceful environment to live in.

As the landlord I strongly object to any licence being permitted for the sale of alcohol and have relayed my objections to the tenants.

I have also contacted my tenants to remind them of their verbal agreement they made with me prior to the signing of the contract which now appears to have been an empty promise which was made to fool me into agreeing to allow them to take the premises as a gelato cafe.

Please contact me should you require any further information.

Kind Regards

[REDACTED]

[REDACTED]

On behalf of LKK Property Group Ltd
