

PREM 04176/002

JIA



**Planning Services**

Merrion House  
110 Merrion Centre  
LEEDS  
LS2 8BB

Graeme Phillips

Contact Bev Hocking

Tel [REDACTED]

Your Ref  
Our Ref Licence Applications

Date 2<sup>nd</sup> July 2019

Dear Sir,

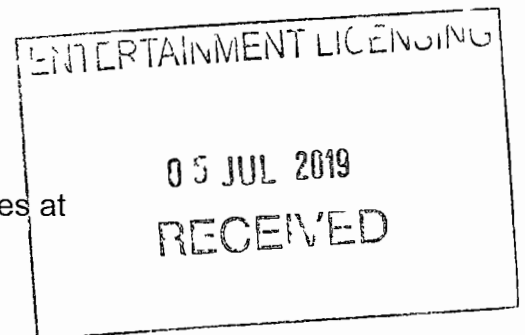
**Subject APPLICATION FOR PREMISES LICENCE**

**PART A**

Thank you for submitting your application for licensed activities at

Name of venue - None

Address - 8A Stonegate Road, Leeds, LS6 4HY



We write to inform you we shall be objecting to your application and a copy of this letter will be sent to the Licensing Authority

The premises were granted planning permission for the change of use from a vacant building to a mixed use of Class B1 (nano-brewery) and Class A4 (bar) in February 2018 subject to a number of conditions restricting the hours of use of the premises. The proposed hours set out in your premises license application exceed those allowed by the planning permission. Planning Services objects to the granting of a Premises License in the terms as applied for due to noise and disturbance being caused to nearby residential occupiers. It is considered that the opening hours applied for at these premises would conflict with the Licensing objective of preventing public nuisance. We are aware that a more recent planning application has been submitted to extend the opening hours on 6<sup>th</sup> June 2019 but this is still under consideration by planning officers and objections to this have already been received.

The City Development Department considers that the extended opening hours proposed are unlikely to be acceptable and that a Premises Licence should not be granted outside the hours specified in the existing planning permission unless and until an express planning permission or a Certificate of Lawful Development is obtained by the operator of the premises to extend those operating hours. If you are willing to amend your application to the hours as specified in the existing planning permission, details of which are contained in Part B, then we shall withdraw our objection.



**PART B**

Licensing Act 2003 – Application for Premise Licence

On behalf of

premises located at

8A Stonegate Road, Leeds, LS6 4HY

I am the applicant / representative authorised by the applicant (delete as appropriate)

In signing this document I request that the Licensing Authority accept this letter signifying my wishes to amend the application to reflect the hours as detailed in the existing planning consent, as follows

Planning permission for change of use from vacant office to a mixed use of Class B1 ( nano-brewery) and Class A4 (bar) (permission ref 17/08200/FU dated 28/2/18) subject to the following conditions

**The opening hours of the bar/ taproom shall be restricted to the hours of 11am to midnight Wednesday to Saturday and 11am to 10pm on Sundays and Public Holidays  
The bar shall not be in operation on Mondays and Tuesdays**

**In the interest of protecting residential amenity**

**The outside seating area shall not be used between the hours of 8pm and 11am  
Monday to Sunday**

**In the interests of amenity**

**No external music, amplified or otherwise shall be played or relayed or audible  
outside the premises**

**In the interests of amenity**

Signed

Dated

Please return this document to

Development Department  
Merrion House  
110 Merrion Centre  
LEEDS  
LS2 8BB

Thank you for your assistance in this matter

Yours faithfully

Bev Hocking  
Senior Compliance Officer