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PREM/04401/001



**Leeds**  
CITY COUNCIL

**Elections and Regulatory Services**

Entertainment Licensing

Civic Hall

Leeds

LS1 1UR

Mr Christopher Rees-Gay  
Pinsent Masons LLP  
1 Park Row  
Leeds  
LS1 5AB

Contact: Robert Stirk

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Our Ref: PREM/04401/001

19 September 2019

Dear Mr Rees-Gay,

**House of Fu, 163 Briggate, Leeds, LS1 6LY**  
**Licensing Act 2003 - Application for the grant of a premises licence**  
**Licensing Authority Letter of Representation**

Thank you for submitting your application for the above mentioned premises on behalf of House Of Fu Limited, Headrow House, 19A The Headrow, Leeds, LS1 6PU.

The subject premises lies within a cumulative impact area. It is the Council's policy, on receipt of relevant representations, to refuse new and variation applications in this area for alcohol led premises such as bars, pubs and nightclubs and for premises seeking late night refreshment such as takeaways and late opening restaurants, unless the applicant can demonstrate that their application would not add to the cumulative effect of such licensed premises in the area.

Specifically your application falls within the red area of the City Centre CIP. As stated at 7.14 to 7.17 of the Statement of Licensing Policy 2019 to 2023 it would be inconsistent with the Council's duty to promote the licensing objectives to grant new and variation applications for any premises licence (on sales, off sales and late night takeaways) that seek to operate during the peak hours described in the Cumulative Impact Assessment for the city centre.

The last published Cumulative Impact Assessment described the peak hours for this area as 23:00 - 04:00. I refer you to the Council's City Centre Cumulative Impact Assessment published in July 2019 for the details relating to the city centre.

I refer you to 7.37 of the Statement of Licensing Policy which describes how, when considering the presumption against grant in a cumulative impact area, the Council will need to be satisfied that the grant of this application will not add to the cumulative impact of existing licensed premises in the area. It will be for you to advise the Council how your application would allow members to make an exception to the Policy.

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I also refer you to 7.38 of the Policy which describes examples of factors the Licensing Authority will not consider as meeting the standard of rebuttal including:

- That the premises will be well managed and run as all licensed premises should meet this standard.
- That the premises will be constructed to a high standard.
- That the applicant operates similar premises elsewhere, such as in another licensing authority area, without complaint.

I note that the application is for a new premises licence to supply alcohol for consumption both on and off the premises, and provide live music and recorded music between the hours of 11am and midnight Monday to Thursday and Sunday, and between the hours of 11am and 1am on a Friday and Saturday. The application also proposes to provide late night refreshment between the hours of 11pm and midnight Monday to Thursday and Sunday, and between the hours of 11pm and 1am on a Friday and Saturday.

You have described the premises as a restaurant that will remain predominantly food led. We consider a restaurant operating within the hours that the provision of late night refreshment applies to be a late opening restaurant which is considered in scope of the CIP as premises providing late night refreshment add to the cumulative impact of licensed premises in this area.

Furthermore we are concerned that the condition you have offered that "The sale/supply of alcohol shall only be made to accompany the sale of food. This does not preclude the sale/supply of alcohol to a person waiting to be seated in the restaurant or at the conclusion of the meal" would not prevent the premises being primarily alcohol led during the peak hours stated for this area within the Cumulative Impact Assessment. The provision of karaoke booths particularly concerns us as these may encourage patrons to remain on the premises and continue to consume alcohol whilst performing karaoke.

Bearing in mind the severity of the problems being experienced in this location with the most recent Cumulative Impact Assessment showing crime increasing in this area, which was already suffering from the highest levels of violent crime and disorder incidences in the city centre, the Licensing Authority is of the opinion that your application contains insufficient information to satisfy us that this premises would not add to the impact already being experienced in the area. Therefore the Licensing Authority submits a formal representation against your application on the grounds of prevention of crime and disorder.

Please don't hesitate to contact us if you have any questions.

Yours Sincerely



Robert Stirk  
Principal Licensing Officer  
Entertainment Licensing

