



Entertainment Licensing
Leeds City Council
Civic Hall
Leeds
LS1 1UR

Environmental Protection Team
Leeds City Council
Millshaw Park Way
Leeds
LS11 0LS

Contact: Elizabeth Hebbert


Your Ref: TEN/04078/22
Our reference: 22/043523/EPLA01

6th July 2022

Dear Sir/Madam

Licensing Act 2003 - The Prevention of Public Nuisance

Name and Address of Premises: Lake Victoria Bar and Restaurant, First Floor, 8 Crossgates Shopping Centre, Station Road, Crossgates, LS15 8ET

We have received a notification of a temporary event, described as a family birthday party, to take place at Lake Victoria Bar and Restaurant, from 20:00 on Friday 29th July until 03:30 on Saturday 30th July, with licensable activities including the sale by retail of alcohol, provision of regulated entertainment, and provision of late-night refreshment for a maximum of 80 people.

Previous TENs for events of a similar nature have been submitted for events which took place at Lake Victoria Bar and Restaurant on:

- Saturday 25th June from 19:00 until 04:30 on Sunday 26th June, for up to 99 people
- Friday 1st July from 20:00 until 03:00 on Saturday 2nd July, for up to 60 people

Environmental Health also objected to a late TEN for an event which was scheduled to take place at the same premises between 20:00 on 9th July, until 04:00 on 10th July, for up to 70 people.

We have concerns that 8 Crossgates Shopping Centre is not a suitable venue for recurring late night social events involving drinking and music, for large numbers of guests. The premises is located in a mixed commercial and residential area, where residents are likely to experience minimal noise from licensed / late-opening premises at night-time.

The nearest residences to the premises are the Station Apartments, located across the road from the shopping centre.

Other nearby late-opening premises include:

The Station Hotel Pub, 1 Station Rd, Cross Gates, Leeds LS15 8BZ

- Open until 23:00 Sundays to Thursdays, and until 00:30 Fridays and Saturdays

Woo Kee Chop Suey Bar, 30 Station Rd, Cross Gates, Leeds LS15 7JY

- Open until 23:00, Monday to Sunday

KFC, 32 Station Rd, Cross Gates, Leeds LS15 7JY

- Open until 23:00, Monday to Sunday

Ice Scoop Gelato, 43-45 Station Rd, Cross Gates, Leeds LS15 5DT

- Open until 23:00, Sunday to Thursday, and until 00:00, Fridays and Saturday

Lake Victoria Bar and Restaurant is currently licensed to play recorded music and sell alcohol until midnight, in keeping with other premises in the area.

Given the nature and the opening hours of other nearby late-opening premises, we believe that repeatedly hosting large social events at Lake Victoria Bar and Restaurant, into the early hours, would not be in keeping with the character of the area and would likely cause a nuisance to nearby residents. Nuisance issues may arise from:

- Noise from loud music played until late
- Noise from people coming and going from the premises late at night and in the early hours of the morning, potentially intoxicated, which may decrease self-control and increase the likelihood of antisocial behaviour
- Large numbers of vehicles parked in streets in the area
- Noise from movement of vehicles transporting people from the area in the early hours, at the end of the event

Additionally, Environmental Health received a complaint from a nearby resident regarding noise from loud music played at Lake Victoria Bar and Restaurant, which allegedly disturbed them from 22:00 on Friday 24th June, into the early hours of Saturday 25th June.

Based on the above, this department does not believe that the licensing objective for the prevention of public nuisance will be met should the proposed event take place and consequently, is formally serving notice that we object to this TEN application.

Yours faithfully,



Elizabeth Hebbert
Senior Technical Officer