

**City Development Department**  
Merrion House  
110 Merrion Centre  
LEEDS  
LS2 8BB

Contact: **Lisa Hart**

Your Ref:  
Our Ref: Licence Applications

Date 24 June 2022

Paul Jones

Dear Mr Jones

**Subject: APPLICATION FOR PREMISES LICENCE**

Thank you for submitting your application for licensed activities at:

Name of venue:- EKO Wine Bar & Grills

Address:- 486 Harehills Lane Leeds LS9 6NG

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 use as a restaurant/cafe (Class Eb-formerly Class A3 use) on 26 May 2021.

The proposed premises licence is for the use of the site as a function room and as a bar. These uses are classed as sui generis (in a class of their own) in the use classes order and therefore the new development constitutes a material change of use of the premises that has not obtained the necessary planning approval. No planning applications have been submitted for consideration by the Local Planning Authority.

The City Development Department 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 as a result of the comings and goings of customers and their motor vehicles, from customers congregating on the street in the vicinity of the building and from activities within the building. It is considered that the opening hours applied for at these premises would conflict with the Licensing objective of preventing public nuisance.

The City Development Department considers that the proposed opening hours and unauthorised use of the premises are unacceptable and that a Premises Licence should not be granted

Yours sincerely

Lisa Hart  
Team Leader  
Planning Enforcement (East)