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Roots Leisure Ltd
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Environmental Protection Team
Leeds City Council
Millshaw Park Way
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Contact: Miss Kate Coleman
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Our reference: 23/020060/EPLA01
17 April 2023

Dear Sir/Madam,

Licensing Act 2003

Name and Address of Premises: The Office Saloon, 4 Oxford Street, Guiseley, Leeds, LS20 9AX

We refer to your licensing application for the above premises. We believe that your application does not give enough information about how you intend to meet an important objective of the licence, which is to prevent public nuisance. We therefore confirm that we are submitting a formal objection to your application.

We base our objection on the following matters:

- The potential for noise disturbance associated with licensable activities passing through the fabric of the building to cause noise and vibration in adjoining residential/business premises.
- The potential for noise disturbance associated with licensable activities to break out of the premises or pass through the fabric of the building to cause noise disturbance to nearby residential/business premises.
- The potential for noise disturbance from the use of outside areas whilst smoking/drinking in the area/s provided/whilst arriving/leaving, including that from vehicles.
- The potential for the alleged sources of nuisance described in items 1 to 3 above to continue into hours where such disturbance may adversely affect sleep and other loss of the use and enjoyment of a property.

Having read the matters we describe below if you feel we should consider anything else please do not hesitate to contact us.

Description of the surrounding area

The premises is located in a predominately residential area with some commercial premises. It is situated in a row of terraced back to back properties with adjoining residential premises above, beside and to the rear. It has been previously used as a community/advice office with day time hours only and the next door unit is currently vacant. The nearby commercial premises are a mixture of offices, hairdressers, shops with daytime hours only and several restaurants such as Guiseley Rasoi and Cena Bistro which close at 22:00.

From the plans submitted it appears that the business will also use the basement that extends underneath the adjoining back to back to house. There is potential for noise transmission through the structure from patrons' voices, music and from the activities of running this café/bar. There is also potential for noise from patrons using the outside area to smoke/congregate and from comings and goings until 00:30 hours which is likely to disturb sleep of local residents. The applicant has provided no noise mitigation measures as to how they will prevent public nuisance to all the adjoining and nearby residents.

There does not also appear to be planning consent for change of use and the late hours applied for.

We do not believe that further conditions will resolve the application as it stands. As such, We recommend that the Sub-Committee refuse the application.

We understand that the Sub-Committee may take a different view and grant the application. We recommend that if that is the case we should be given the opportunity to suggest measures as conditions on the licence. We do not say that conditions would effectively prevent public nuisance but that they may go some way to reducing the potential impact.

Yours sincerely



Miss Kate Coleman
Senior Technical Officer
Environmental Health
Leeds City Council