



Brigante Ltd
Caffe Brigante
Venture House
17 Hunslet Road
Hunslet
Leeds
LS10 1QN

Environmental Health Services
Leeds City Council
Seacroft Ring Road Depot
Seacroft
Leeds
LS14 1NZ

Contact: Lyla Mallinson

Our reference: PREM/05325/001
01 July 2024

Dear Ahmad Alrababa

Licensing Act 2003

Name and Address of Premises: Venture House, 17 Hunslet Road, Hunslet, Leeds, LS10 1QN

We refer to your licensing application for the above premises. We believe you have not given enough information about how you intend to meet a licensing objective, which is to prevent public nuisance. We therefore submit a formal objection to your application that includes information specifically associated with the premises and the area .

You could meet the objective by agreeing to certain measures that we suggest are reasonable and relevant to your application. Please see part 1 of the enclosed document.

If you agree with the measures please complete and sign part 2 of the enclosed form and return it to us as soon as possible. Once we receive the form we will take it that you wish the licensing authority to amend your operating schedule to include those measures as conditions on the licence. If you disagree with the suggested measures then please complete part 3 and return it to us as soon as possible.

If you feel we should consider anything else or you have any questions please do not hesitate to contact us.

If the opening hours you propose under this application differ to those on the current planning approval then you should also apply to Planning Services to vary the hours. If you operate without planning permission you may have not met the relevant planning condition. You can contact Planning Services on 0113 222 4409.

Yours sincerely

A black rectangular box redacting the signature of Lyla Mallinson.

Lyla Mallinson
Environmental Health Officer

PART 1

To be completed by the responsible authority

Leeds City Council's Environmental Health Service

Proposed Controlled Measures under the Licensing Act 2003

Name and Address of Premises: Venture House, 17 Hunslet Road, Hunslet, Leeds, LS10 1QN

The application premises is a Café/ Bar with indoor and outdoor seating and is located near several other commercial premises. The premises opening hours are 07:00 to 23:00 7 days a week. The Bridge Apartments are located opposite the premises and KSpace Serviced Apartments to the rear of the premises. There is potential for noise nuisance from the licensable activity applied for and patron noise from the use of the outdoor area.

Having considered the application under the Licensing Act 2003 for the above premises, we consider that the following measures are relevant and reasonable in order to meet the following aim of the licence:

- Prevention of public nuisance

Noise and Vibration

1. Bottles will not be placed in any external receptacle between 11 pm and 7 am the following day to minimise noise disturbance to neighbouring properties.
2. Noise from plant or machinery shall not be audible at the nearest noise sensitive premises during the operation of the plant or machinery. Plant and machinery shall be regularly serviced and maintained to meet this level.

Litter

3. The PLH/DPS shall ensure that litter arising from people using the premises is cleared away regularly and that promotional materials such as flyers do not create litter.

Transport / Pedestrian Movement

4. The designated premises supervisor and any door supervisors will monitor the activity of persons leaving the premises and remind them of their public responsibilities where necessary.

Signed: 

Dated: 1st July 2024

PART 2

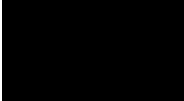
To be completed by the applicant/applicant’s representative

**Leeds City Council’s Environmental Health Service
Proposed Controlled Measures under the Licensing Act 2003
Name and Address of Premises: Venture House, 17 Hunslet Road, Hunslet, Leeds,
LS10 1QN**

I / We **Ahmad Alrababa**

confirm that I am / we are the applicant / the applicant’s representative (*delete as appropriate*) for the premises as stated above.

In signing this document I / we agree with the measures proposed by Leeds City Council’s Environmental Health Service, and we provide our consent for the licensing authority to incorporate the said measures into the operating schedule for the stated premises.

Signed: 
Dated: **3-7-2024**

PART 3

**Name and Address of Premises: Venture House, 17 Hunslet Road, Hunslet, Leeds,
LS10 1QN**

I / We

confirm that I am / we are the applicant / the applicant’s representative (*delete as appropriate*) for the premises as stated above.

I / We formally advise that we are not prepared to accept the proposed measures as suggested by Leeds City Council’s Environmental Health Service.

In this instance we understand that Leeds City Council’s Environmental Health Service will maintain their representation to my /our application, which will now proceed to a hearing before the licensing sub-committee.

Signed:
Dated:

Please return this document to:

Environmental Health Services
Leeds City Council
Seacroft Ring Road Depot
Seacroft
Leeds
LS14 1NZ