



Woodhouse Enterprises LTD  
 Devere House 5th Floor  
 62 Vicar Lane  
 Bradford  
 BD1 5AH

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

Contact:  
 Tel:

Our reference: PREM/05468/001  
 27 January 2025

Dear Sir / Madam

**Licensing Act 2003**

**Name and Address of Premises: Smash Down 170 Woodhouse Lane, Woodhouse, Leeds, LS2 9HB**

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.
- Increased instances of littering in the area.
- That the hours of operation applied for would set a precedent. If the precedent was set and other businesses granted such hours then there would be a significant added impact of noise disturbance deeper into the early morning hours to the surrounding

residential premises. The existing impact includes noise from loud music and from sources outside such as from customers.

- The potential for disturbance from
- The application premises are situated in between the City Centre / Headingley / Hyde Park Cumulative Impact Policy area.

We also base our objection on experience including that specifically associated with the premises and the area including data relating to complaints received from members of the public.

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 area is mixed commercial/residential, a number of food lead venues are in close proximity (Photo 1), however none in the immediate area have a Late licence for selling hot food. There are residential flats above commercial units, these occupy, 170, 172, 180A Woodhouse Lane. (Photo 2).

### **Description of the applicant venue and the application:**

The premises currently operates 1130 to 2300.

This is an application for a takeaway to sell hot food during the following hours:

Sunday to Thursday 2300 to 0000

Friday and Saturday 2300 to 0400

### **Complaint and other history specific to the applicant premises**

Objections from residents cite noise issues from customers and extraction equipment until 4am. It seems the operator may have or is operating beyond planning and licensing hours. The premises does not have planning permission to operate as a takeaway, the site has not gone through proper scrutiny required to determine if the impacts on residential amenity are acceptable.

### **Conclusions reached**

Rooms at front and rear of premises will likely be affected by noise from either patrons or the kitchen odour extraction system. There are few methods to control noise from people entering/leaving and loitering outside. Once patrons are outside and hang around there is nothing the business can do. Patrons will likely be very drunk, which is very difficult to control.

There is potential for noise transference up through the structure of the property from patrons and staff working. These buildings will unlikely build to specifications to sufficiently attenuate this issue.

Cars can pull up underneath residential bedrooms at the front of the property late at night. Noise issues include car radios, doors slamming, cars revving and people talking/on

mobile phones. This may include delivery drivers parking up at the front or rear of the premises.

Granting this application may set a precedent for other businesses to follow.

We recommend that the Sub-Committee refuse the application.

We do not believe that further conditions will resolve the application as it stands.

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 or reduced hours 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 faithfully

Gary Mann  
Senior Environmental Health Officer



Photo 1 (above)



Photo 2 (above)