

Lucy Rogers
[REDACTED]

25 February 2019

LICENSING OBJECTION

Premises variation - Royal Oak Pub, 73 Columbia Road E2 7RG

CLC/EHTS/LIC/113248 Premise license 11936

Dear Simmi,

Thank you for your letter. I will be attending the March 5th Licensing Committee meeting.

Further to this, I would like to add these points to my letter below:

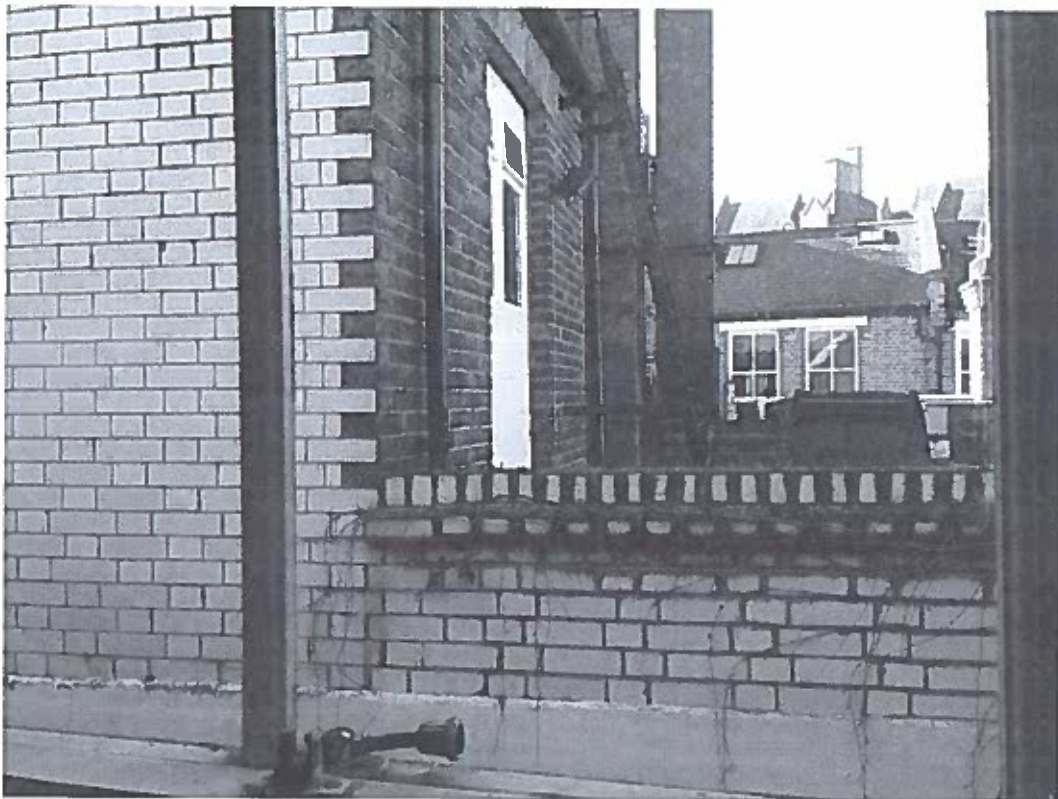
1. Last night there were people in the pub playing music until after 3am, which I could hear through my wall. I have some documentation of this if needed. The same took place at 3am at the end of last week (the week of 18 February) and it is not uncommon. What this emphasizes is that the license variation being sought allows a new area of the pub to create anti-social noise, which would have a greater effect on my property.
2. The door to the roof leading from the new dining room is the only access to the roof terrace and is used by staff. I cannot see how the promise to lock the door to the restaurant can work effectively and be monitored. I foresee great difficulty carrying out this promise. And, even when closed, the door is thin and its windows will be open in hot weather.
3. When only a couple of people stand talking around the terrace door they sound as if they are in my house: being only 3 metres away. The noise level, from just two people, is about double that of customers talking in the yard on the ground floor, (see point 3 in letter below). So a dining room full of customers will inevitably create a high level of noise.
4. If there are the resources, I would be grateful if noise level measurement could be carried out in order to demonstrate the

problem to the committee. I feel that the licence should not be granted until noise levels - for music and diners talking - have been tested.

5. I would like to ask that an additional condition be identified, that there should be no music speakers in the new dining room.
6. Even with conditions, and the adapted schedule suggested below, I believe this license variation will harm the quiet enjoyment of my property and look to the Council to help in this matter.

Yours sincerely

Lucy Rogers



View the door to the roof terrace from my kitchen window.

ORIGINAL LETTER:

I live through the wall next to the Royal Oak and already put up with a certain level of noise. The owners want to extend the license to cover a new dining area at the back of the pub with its doors only 3 meters from the window of my kitchen on the first floor.

Attached: Plan showing my house (in red) adjacent to the Royal Oak and license area extension (in yellow). Photo from my kitchen window.

The variation proposed is that the new room has the same license as the rest of the premises. I do not think the same license is appropriate for the following reasons:

1. The door to the room, just 3 m from my property, is a thin wooden door with windows above it that can be opened. Any noise in the room will be heard more loudly than the noise I currently hear through the thickish brick walls in the rest of the pub.
2. The license states that the door will be kept locked, however what is the guarantee on this and is it part of the licence? For ventilation the windows above the door will need to be open most of the time.
3. From my kitchen I can also hear a lot of noise coming up from the garden area, so the back of the pub is already not particularly quiet.
4. The current license permits films, recorded music, dance and sport on tv and from 10am to 10.30pm (Sundays 8am). This sort of noise would be totally unacceptable at close proximity.
5. The licensees say that loud talking in the street outside the premises is a concern, however, loud noise in the new dining room will have as much effect.

I would like to ask that the new dining room be given a different licensing schedule to prevent public nuisance, namely:

1. Earlier closing time for the supply of alcohol.
2. Earlier closing time for this part of the restaurant.
3. No additional activities (films, recorded music, dance, sport).

Regarding public nuisance, I also ask that the publicans test the noise levels so we can agree between us the noise levels for music in this room – for example, the positioning of speakers.

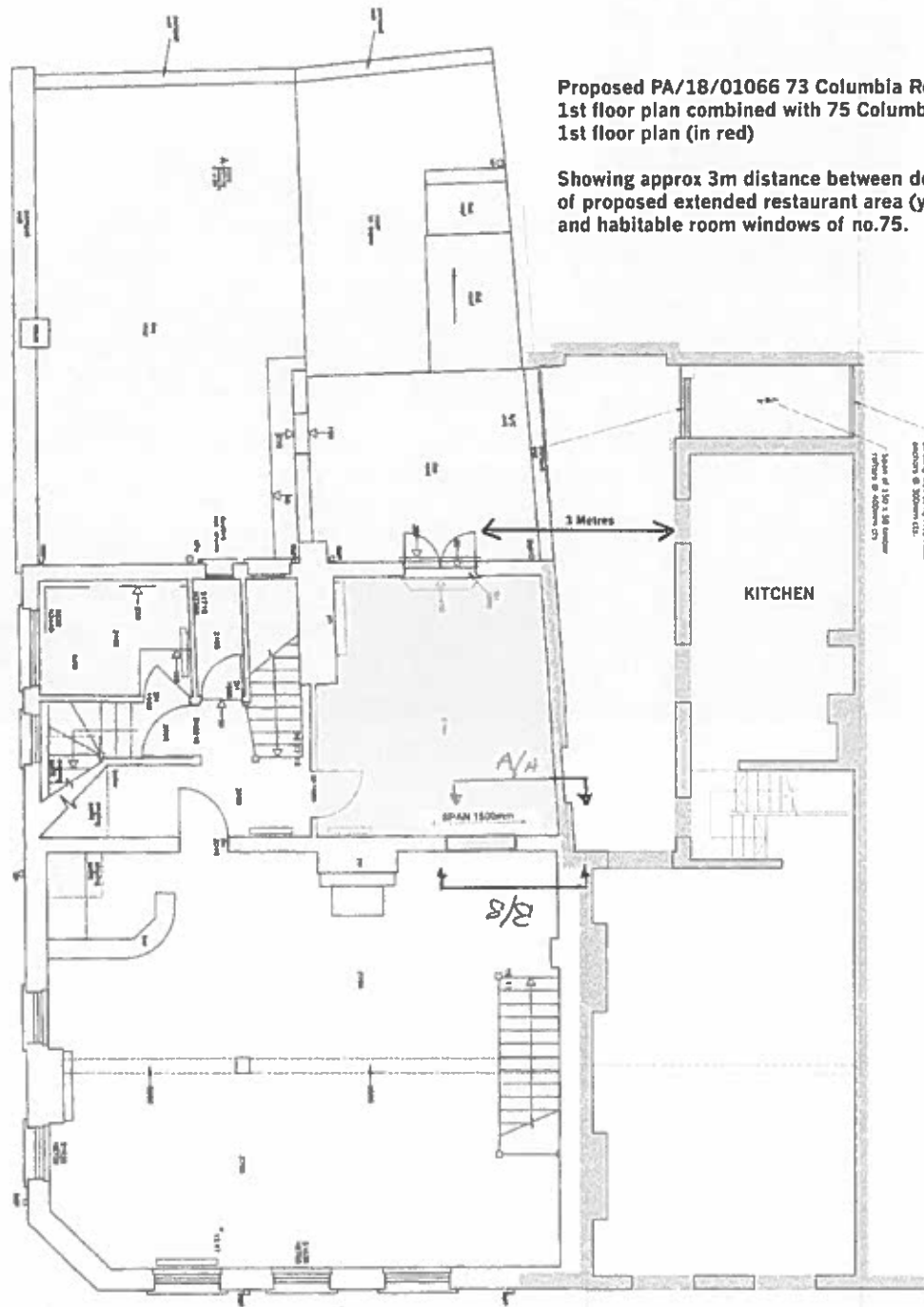
Regarding public safety, the walls of the roof terrace outside the doors of the room are very low and there should be an absolute guarantee that the public does not use the roof terrace.

I am unclear as to why the application answers *Yes* to the question “Will the schedule to provide live music/recorded music/sale of alcohol and opening hours be subject to change if this application to vary is successful?” Does this mean the pub is looking to extend its licensing hours again? This would be a separate issue of concern.

Please let me know that you have received this letter and what I can do to ensure that my right to amenity is preserved and the licensing objectives are not affected.

Thank you
Yours sincerely
Lucy Rogers

P425 T
GROUND FLOOR (existing)
DEMOLITION PLAN
Scale 1:100



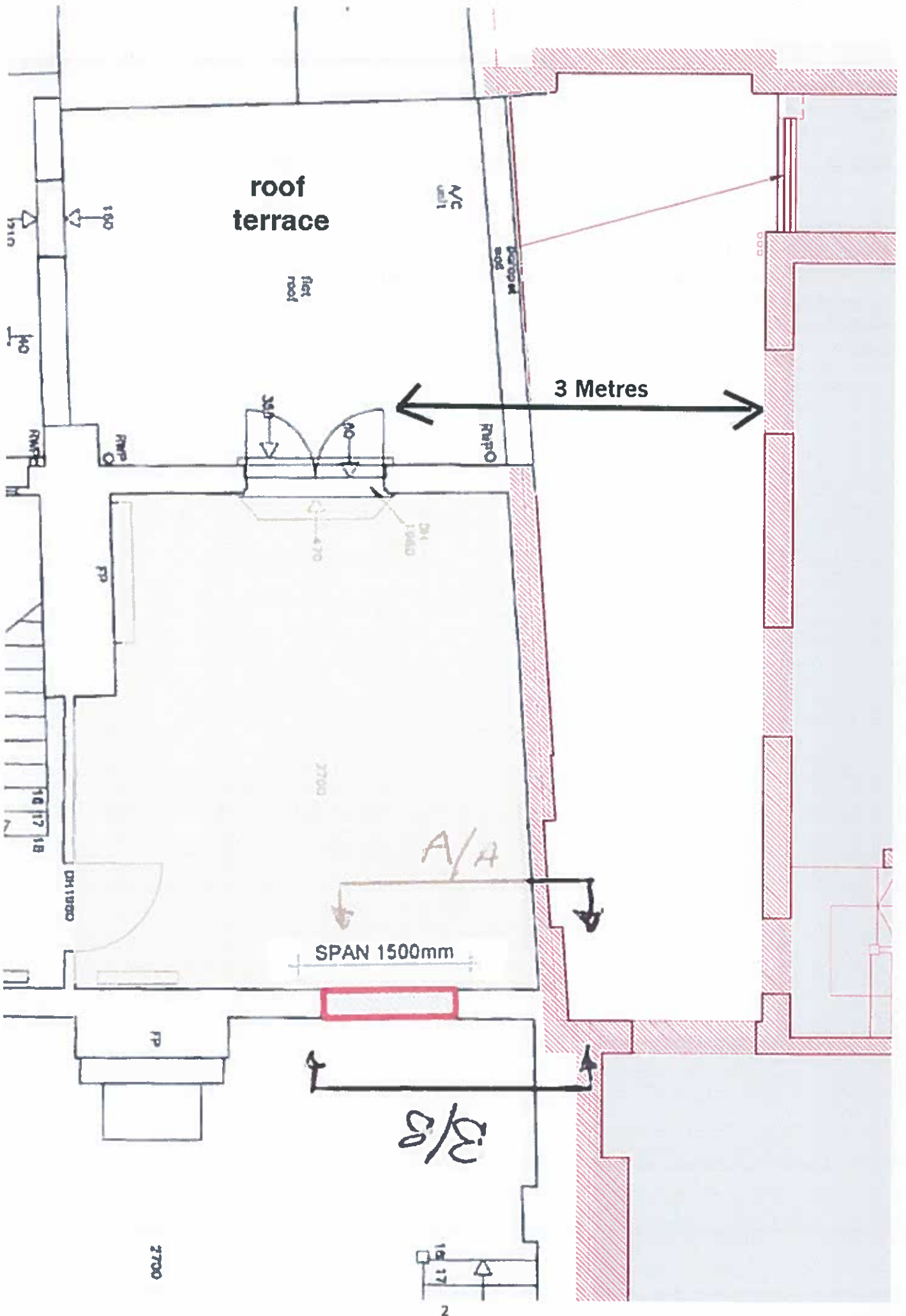
Proposed PA/18/01066 73 Columbia Road
1st floor plan combined with 75 Columbia Rd
1st floor plan (in red)

Showing approx 3m distance between doorway
of proposed extended restaurant area (yellow)
and habitable room windows of no.75.

150 x 300 CT's wall panel fixed to
existing wall using M12 bolts
spacing @ 300mm c/c.
Notes at 150 x 300 mm
Refer to drawings 07



View from kitchen window to doorway of new dining room



Simmi Yesmin

From: Lucy Rogers <[REDACTED]>
Sent: 01 March 2019 14:15
To: Simmi Yesmin
Subject: Re: Notification Letter - Licensing Sub Committee - 05 March 2019 - 6.30pm

Dear Simmi,
Please could you add the attached jpeg into the Update Report?
It is a larger plan as it's important people understand the detail.
I hope to speak to you later today.
Many thanks
Lucy