

From: Seddon House Group

██████████ Seddon House, Barbican, London EC2Y 8BX

The Licensing Department
City of London

22 May 2014

Dear Sirs,

The Meat Company Aldersgate Ltd, Unit 3, 200 Aldersgate Street EC1

I write on behalf of Seddon House Group, the Recognised Tenants' Association for the residents of Seddon House, in relation to the licence application for the above premises.

Seddon residents are concerned about the late hour of the licence the applicant is seeking, so we are writing to seek a reduction in the hours of opening sought in the grounds of preventing a public nuisance and the additional grounds of protecting children from harm.

A representative of Seddon House attended a meeting, along with representatives of other nearby houses, arranged by the Barbican Association with the applicant. At that meeting we were reassured by the applicant about the nature of planned restaurant and the applicant's undertaking to install double doors and their management policy. However, the issue of the restaurant not closing till 1.30 am – long after people want to sleep - remained a concern. At that meeting residents stated that if the applicant had "last orders" at 23.00 and all patrons, customers and the public were out of the licensed premises by 23.30 they would not object. That offer itself represented some movement on the part of residents from a desired closing time among residents of 11 pm.

We understand that the applicant's solicitor has said that the applicant is willing to meet our request as far as "last orders" at 23.00 and all patrons, customers and the public out of the licensed premises by 23.30 on Saturday to Thursday. For Friday evenings, however, the applicant has proposed "last orders" at 24.00 midnight and all patrons, customers and the public out of the licensed premises by 00.30. We are unable to agree to this and therefore object to opening hours beyond 23.00 last orders/23.30 closure.

The City of London's "Statement of Licensing Policy" says:

"Residents have a reasonable expectation that their sleep will not be unduly disturbed between the hours of 23.00 and 07:00."

We are concerned that our sleep will be disturbed if the restaurant stays open that late. Aldersgate Street at 11.30 at night is quiet, with little pedestrian traffic. Owing to the construction of the Barbican with its balcony soffits and the generally hard landscape of Aldersgate Street, sound bounces around and voices against a quiet background can penetrate into flat bedrooms.

Half of the 76 flats in Seddon House overlook Aldersgate Street, broadly westwards, with 7 of them also having south facing windows onto Aldersgate Street and the London Museum roundabout. All these flats have bedroom windows overlooking Aldersgate Street. Several of the flats are occupied by families with children. Even on Friday nights adults and children need a full night's sleep.

We note that the City's own core plan policy CS5 – North of the City talks of balancing the needs of residents with those of other activities in the area (see quote below). In particular it recognises that Smithfield is an area with a 24 hour economy. Residents of Seddon, close to the boundary of the Smithfield area, are particularly anxious that that boundary should not be blurred and that their ability to sleep undisturbed after 11 pm at night should not be disrupted by late night noise from (even well managed) licensed premises.

"4. Ensuring the retention and improvement of pedestrian permeability and Connectivity...whilst preserving privacy, security and noise abatement for residents and businesses.

5. Identifying and meeting residents' needs in the north of the City, including protection of residential amenity...

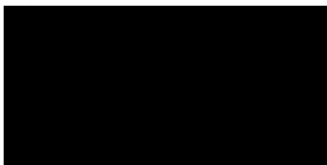
...

9. Further enhancing the distinctive character of the Smithfield area ... whilst recognising the particular challenges arising from the 24 hour character of the area."

We therefore request that the applicant's proposed timings are rejected and that new timings are re imposed so that last orders are at 23.00 and customers are off the premises before 23.30, on all days of the week, so as to prevent nuisance caused by departing customers.

We understand that the applicant has agreed to the conditions set out below. In addition, the application covers sales of alcohol to be consumed off the premises; we object to this unless the alcohol is in closed containers.

Yours faithfully



Jane Smith
Chair, Seddon House Group

"For the avoidance of doubt our client has also agreed to the following conditions which were put to you at our meeting:

All windows will be kept closed whilst the premises licence is in use

A lobbied area shall be provided at the entrance and exit to the premises

The entrance/exit doors shall be fitted with self closing devices

A contact telephone number shall be made available to local residents which they can use to report any noise disturbance.

A free taxi phone service and an internal waiting area will be provided for customers

All deliveries and refuse collection will be via the loading bay and not from the street

An incident book/register shall be maintained to record:

- all incidents of crime and disorder occurring at the premises;
- details of occasions when the police are called to the premises.
- any noise complaints made by neighbours

This book/register will be available for inspection by a police officer or other authorised officer on request.

A notice shall be displayed at the exit to the premises with words to the effect that customers will be asked to depart quietly so as not to disturb nearby residents.

