

**From:** [M&CP - Licensing](#)  
**To:** [REDACTED]  
**Subject:** FW: Change of Use request at London House, Aldersgate street  
**Date:** 18 April 2022 08:42:26

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**From:** Ian Bull [REDACTED]  
**Sent:** 18 April 2022 08:42:21 (UTC+00:00) Dublin, Edinburgh, Lisbon, London  
**To:** M&CP - Licensing <[licensing@cityoflondon.gov.uk](mailto:licensing@cityoflondon.gov.uk)>  
**Subject:** Change of Use request at London House, Aldersgate street

THIS IS AN EXTERNAL EMAIL

Dear Sirs,

I am the owner of Flat [REDACTED] in the above block of flats.

I understand that Gopuff wish to operate a business from the ground floor premises and, whilst these businesses serve an important purpose, they are more suitable below an office block/warehouse/industrial area **not** below a residential block.

I would ask that you refuse permission because if the application is successful, we shall have a business operating 24/7 below London House where some of the following issues may occur:

- Sale of alcohol on a 24/7 basis resulting in anti-social behaviour below a residential building
- Drivers congregating outside London House 24/7, smoking, chatting which will cause disturbance to residents
- Bicycles being left outside London House on what is already a narrow pavement. The congregation of bikes and drivers will restrict access to pedestrians
- Trucks unloading deliveries 24/7 causing disturbance to residents. The road outside the unit is double yellow and therefore deliveries will be difficult. If trucks are parked outside the unit, they are on a blind corner for traffic coming off the roundabout
- London House does not have a 24-hour concierge and a 24/7 business operating where there is a high staff turnover (drivers who are self-employed) can place a potential security risk to London House. In order

to protect the security of London House, we may need to have a 24-hour concierge, thereby increasing service charge

- The extractor fans for the unit are located on the roof terrace of London House. These may be on 24/7 thereby causing disturbance (noise and smell) to residents
- A warehouse operation will result in an enormous amount of cardboard/plastic packaging to dispose of. The bin area is shared with London House and this area is not suitable for this volume of waste. This also creates a fire risk for London House

Thank you for your consideration

Ian Bull