

From: [REDACTED]
To: [M&CP - Licensing](#)
Subject: Objection to Gopuff to use London House, 172 Aldersgate St, EC1A 4HU commercial unit
Date: 13 April 2022 13:15:42

THIS IS AN EXTERNAL EMAIL

Dear Sir / Madam

We are Tou Choong CHANG and Jacqueline LOH, long-term owners of Flat [REDACTED] London House.

We object STRONGLY to the application made by Gopuff to operate a warehouse and delivery operation in the current location of what used to be the Natural Kitchen. Gopuff is a US based company that delivers a range of items, including alcohol, using drivers on bikes. Gopuff shall be selling alcohol as part of their grocery delivery service.

We object for the following reasons:

- 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
- There are rear doors to the unit next to the car lift entrance/exit, so potentially causing a nuisance to users of the car lift
- 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
- London House has a wide range of residents, elderly people with mobility issues, people working from home, key workers on night shift who need to sleep during the day, babies in prams. So a 24/7 warehouse operation is far too disruptive in a residential building

Kind Regards

Tou Choong CHANG and Jacqueline Loh

██████████, London House, 172 Aldersgate St, London ██████████