

Appendix D

From: Redacted <Redacted>

Sent: 03 February 2022 22:46

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Premises Licence Application Complaint - Licence - 1445/3/2022/00049/LAPREV

SC CON ENDS 04.02.22 VALID PNN (A)

Hi,

<https://licensingregister.brighton-hove.gov.uk/licence/14453202200049laprev>

I would like to raise a serious concern with application number 1445/3/2022/00049/LAPREV. This is for Real Greek Gyros (116 St James Street BN2 1TH) which was opened with no planning permission with significant changes made to a grade 2 listed heritage building during lockdown.

The owners have unlawfully knocked through the the premises next door, essentially doubling the size of the business (allowing double the amount of customers), illegally created a patio area with a pergola, again with no planning permission which has been confirmed is required and now the venue is causing significant disruption to the residents of Charles Street through both noise and parking on Charles Street

They are trying to get a late licence for alcohol when there are many residential properties in close proximity and there are known issues with drinking on St James Street already.

The owners are allowing people to use the illegal patio area late at night which is causing significant distress due to noise created to the neighbouring properties

This business is an entirely new business and should not be allowed to simply alter an existing licence without the necessary checks. The business can now hold a significantly larger amount of customers which is causing lots of noise and those customers are now using Charles Street to park on. This is a known problem to the parking team as a result of this business and worth discussing with them.

I strongly oppose the changes to this licence and request that someone looks at it in great detail.

- It should not have a late licence for alcohol due to the known issues on St James Street and being in close proximity to nearby residents
- The patio is illegal and should not be used. It has no planning permission and has been built on land owned by 5 Charles Street
- The issue with parking on Charles Street due to the customers from this new business which is now double the size needs to be addressed within the licensing.
- Really a new licence should be submitted entirely rather than an alteration of an existing licence for a business that no longer exists. This is an entirely new business and the correct checks must be done.
- I would like someone to review the opening times of this venue now that it is double the size, factoring the impact that this has.

Many thanks,

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From: Redacted <Redacted >

Sent: 04 February 2022 11:40

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>

Subject: Premises Licence Application Complaint -Licence 1445/3/2022/0049/LAPREV

SC CON ENDS 04.02.22 VALID PNN (B)

We write to lodge a complaint and objection to the granting of a late night alcohol license 1445/3/2022/0049 to Real Greek Gyros 116 St James St BN21TH.

The restaurant have carried out building works to a grade 2 listed building without planning permission, some over lockdown which consequently couldn't be checked. They then applied for retrospective planning permission.

Specifically, a probable supporting wall between the two premises has been removed. This was noted by Heritage and they were advised to withdraw the application. It makes the premises twice the size with twice the amount of customers and twice the noise.

A pergola has been built at the rear, without permission, over lockdown, with no means of fire escape and partially over a parking yard (not patio as stated in their drawings) which is privately owned. The title no is ESX63396.

The documents of such state that the owners and occupiers of 116 and 117 St James St are allowed pedestrian access only and this excludes the parking area. (We are happy to provide documents)

The illegally erected outside covered area is now being used by people late at night and creates a noise nuisance to the residents. This would only increase by the granting of an alcohol license.

There is also the constant issue of illegal parking, well known to parking enforcement team.

Ironically the yard can no longer be used as the parking space it is intended for by the owners and neighbours, care vehicles etc who need it, because the gazebo has been built over part of that land making it impossible to park there. A large red bin(heavy!!) and empty cooking oil tubs are often left on the owner's land in the yard.

We have many photographs!

Charles St is a close community of residents who should be able to enjoy their homes without the constant disruption and disturbance of parked cars, impassable road, and late night noise. The granting of an alcohol license to a business who have already carried out works without permission would only exasperate this problem.

We therefore request that this is looked into in detail recommended for refusal and can be present for a site visit and provide any photographic evidence /documents needed.

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From: Redacted <Redacted >

Sent: 04 February 2022 16:25

To: EHL Safety <EHL.Safety@brighton-hove.gov.uk>; Redacted <Redacted >

Subject: Licence - 1445/3/2022/00049/LAPREV

SC CON ENDS 04.02.22 VALID PNN & CIZ (C)

I wish to express major concerns with the license application for *Real Greek Gyros* (116 St James Street BN2 1TH).

This business occupies what was previously two premises on St James Street.

The two previous businesses were Mac Doner and Cafe Bean.

The owner of Mac Doner taking over Cafe bean. Then carrying out extensive remodeling merging the two properties into one unit, taking out all partition/supporting walls all on a listed building, doubling the size.

Also adding an outside space building and a pergola for customers to use for smoking - To achieve this the fire exit was sealed off in the process.

To my knowledge and checkers neither Mac Doner or Cafe Bean had a license to serve alcohol. Mac Doner had a late night opening license, Cafe bean did not have a late license.

Presently this applicant *Real Greek Gyros* is operating without any license at all

It is operating as a new business in new premises (without planning approval).

The effect on local residents of this business is already known:

- Excessive noise late into the night from smokers often until 11.30 from the outside space.
- Continual illegal parking on Charles street by the owner and customers, Charle street has double yellow lines, is one way and very narrow, cars have to park on the pavement causing pedestrians to have to walk on the road. This parking blocks the road not only for other cars but also all emergency vehicles. Cars which can not pass are often reduced to using car horns to get the parked cars removed causing additional noise late into the night.

- I would like someone to review the opening times of this venue's licence application

* I strongly oppose any alcohol licence being issued as this will only result in additional disturbance to the local residence with late night drinking and the problem it brings.

An alcohol licence has not been issued before.

Surely there are enough late night drinking venues on St James street without this one.

Many Thanks

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