



DOWNING COLLEGE CAMBRIDGE

27 April 2015

Senior Licensing Officer
Licensing Section
Refuse & Environment Service
Mandela House
4 Regent Street
CAMBRIDGE CB2 1BY

Dear Sirs,

APPLICATION FOR PREMISES LICENSE – 104 REGENT STREET

We note that an application has been made for a premises license to operate the former bicycle shop at 104 Regent Street as a restaurant and on- and off-License. This is allied with a Planning application (14/0821/FUL) seeking a change of use from A1 (Retail) to A3 (Restaurant); I must point out that Downing College was not advised of this change, despite being an immediate neighbour. We note that the planning permission restricts the use of the whole premises to operate within the hours of 7.00 am to 23.00 pm.

We have subsequently seen copies of a plan proposing more extensive changes than those in 14/0821/FUL, to include a ground floor external 'beer garden' and a first floor Roof Terrace with bar facilities, directly overlooking our grounds. This does not have planning permission under the change of use application and, as far as we are aware, no planning application has been submitted for these external works. In addition, we have been approached to grant approval to a fire exit from the building, through our listed boundary wall, into the Domus. This has been refused.

This building is within 50 metres of our main graduate student accommodation in The Singer Building; specifically the western edge of the proposed terrace is less than 30 metres from the nearest bedroom. Furthermore the Terrace provides a clear view across much of this part of our grounds, including into the Master's Private Garden.

Drinkers will, inevitably, congregate on the Terrace in good weather, creating noise, and potentially littering (eg cigarette butts, glasses, bottles) into our grounds. Use of the external areas would have a detrimental impact on students who live, study and sleep within close proximity of the premises, and would suffer from intrusive noise which would cause disturbance affecting their quality of life to an unreasonable degree. This would be a major disruption to our students, particularly during the summer months when many are preparing for exams, and thus in their rooms throughout the day as well as at night. The proposal to close the Terrace at 22.00 will not alleviate that since limitation does not cover the ground floor beer garden, which could be in use until past midnight.

Consequently, we strongly oppose this license application on the grounds of it creating major public nuisance, and urge you to refuse this application.

Yours faithfully,

[Redacted signature]

[Redacted name]

**LICENSING ACT 2003
ENVIRONMENTAL HEALTH REPRESENTATION FORM**

To: **Licensing & Enforcement Manager**

From: **Environmental Health Manager**

Premises: **The Old Bicycle Shop, 104 Regent Street, CAMBRIDGE**

Reference: **WK/201516078**

Environmental Health wishes to raise a representation against the application for a new premises licence for 104 Regent Street under the licensing objectives of:

- Prevention of Public Nuisance
- Public Safety

I note that Downing College, who are at the rear of the site of the proposed public houses, has raised a representation and refused access for the Fire Escape through the College's land. Planning has also raised a representation as the site has not got planning permission to be used as a public house.

City Pub Company (East) Plc currently operates two other public houses in the City, the Mill, Mill Lane and the Cambridge Brew House, King Street. These are well run with no significant issues. However, there have been complaints about noise from patrons on the terrace and odours from the kitchen at the Cambridge Brew House.

Prevention of Public Nuisance

I am concerned about noise from the roof terrace causing nuisance to the neighbouring residents.

Since the smoking ban terraces have been used for smokers. Terraces allow smokers to be retained within the curtilage of the premises. This minimises activity on the street, reducing the likelihood of patrons obstructing the highway, being hit by cars or entering in to conflict with people passing by. However, these terraces can cause complaints due to the noise of patrons talking.

The first floor smoking terrace overlooks the grounds and buildings of Downing College and I believe that there are residents living above the neighbouring shops.

The rear of 104 Regent Street and Downing College's site is quiet as they are protected from the noise of Regent Street by the terrace of Regent Street houses, which act as a noise barrier. This means that the new noise of people's voices on the proposed terrace will be noticeable and will disturb the neighbouring residents.

I have asked that the applicant provides a report of the likely noise impact. This will also assist any planning application.

Public Safety

The drawings submitted as part of the application show a Fire Escape at the rear going through Downing College. However, the College has confirmed in their representation that they have not given permission for this. The deletion of this rear Fire Escape means the only means of escape is through the front doors. There is no alternative means of escape

I met with the applicant, on site, on Friday 1 May to discuss these concerns with them.

Signed  Date 5 May 2015

Daniel S J Bayles
Environmental Health Officer