

From: Bryn Jones
Sent: 08 October 2021 13:12
To: Licensing HF: H&F
Cc: Giorgia Grassia
Subject: 239 Munster Road Licensing Application - 2021/01134/LAPR

To whom it may concern,

We are the owners of the leasehold property located at Munster Road (the property above the site to which the application "Tipple Bar Ltd, 239 Munster Road" (2021/01134/LAPR) relates). We wish to dispute the application.

1. The proposed action constitutes development by virtue of it being a material change in use of the land (a change from an interior design studio to a bar/restaurant). That is a change from use class A1 to use class A3. Any change in use class constitutes development and there does not seem to be any corresponding planning permission application to support this change in use. Please note we would also seek to dispute the planning permission.
2. Our lease agreement for Munster Road (between ourselves and the freeholder of 239 Munster Rd) contains a clause expressly restricting the freeholder from allowing the ground floor premises to be used as a bar. We can provide a copy of this if helpful. Accordingly, any licence (were it to be granted) would not be able to be implemented as it would directly breach that restriction and/or would give rise to a breach of contract claim.
3. We purchased our leasehold property on the basis that the downstairs property was not, and could not, be used as a food or beverage operation. This was an important consideration for us when deciding whether or not to acquire the property. To allow the change in use would have a significantly detrimental effect on our use and enjoyment of our property (i.e. noise, increase of people, possible damage caused by intoxicated people etc).
4. The application is not in line with the purposes or principles of the Licensing Act 2003.

Very happy to discuss.

Kind regards,
Bryn Jones and Giorgia Grassia
Munster Road, SW6 6BT

Comments summary

Dear Sir/Madam,

Licensing Application comments have been made. A summary of the comments is provided below. Comments were submitted at 20/10/2021 3:56 PM from Mrs Jackie Leahy.

Application Summary

Address: 239 Munster Road London SW6 6BT

Proposal: Licensing Act - Premises Licence

Case Officer: Mr William Asante

[Click for further information](#)

Customer Details

Name: Mrs Jackie Leahy

Email:

Address: The Byway Sutton Surrey

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 20/10/2021 3:56 PM It is unclear from the proposed activities if:

1. any brewing processes will be undertaken on site as this would require further investigation regarding smell and noise considerations.

2. "on site" alcohol consumption effectively constitutes the operation of a Bar which may require a formal change of use application and further considerations regarding noise, disorder and crime.

The premises at 239 Munster Rd is in a densely populated and affluent residential area commonly known as Munster Village. The local vicinity is already saturated by the availability of alcohol from multiple independent retail operators, and both CoOp and Tesco's are within 50/100 yards.

There is already late-night alcohol available at a Music Bar/Diner on the adjacent corner of Mablethorpe / Munster Rd,

(which would involve further noise / nuisance / crime considerations if this application is effectively for another bar). There are also many local restaurants serving alcohol and pubs The Captain Cook and The Bedford Arms are within 1/2 mins walk.

In addition, Fulham Cross Girls School for 11-19-year-old children is about 100 yards away and Fulham Cross Academy, Kingswood Rd, is circa 400 yards away which the proposed Licence application cannot be considered as a positive activity for the high density of young children / adults attending these education centres in the local area.

Leases to the first & second floor flats above the premises explicitly prohibit the ground floor premises from operating as a bar, restaurant or cafe.

Comments summary

Dear Sir/Madam,
Licensing Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 27/10/2021 9:25 PM from Chloe Smith.

Application Summary

Address: 239 Munster Road London SW6 6BT

Proposal: Licensing Act - Premises Licence

Case Officer: Maria Dimitriou

[Click for further information](#)

Customer Details

Name: Chloe Smith

Email:

Address: Munster road London

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Licensing Application

Reasons for comment:

Comments: 27/10/2021 9:25 PM It is not clear from the license request what activities will be in scope for the licence - the mention of Sales of Alcohol On and Off the Premises indicates the possibility of a bar opening.

We already have a late-night alcohol venue the Music Bar/Diner which is next door to 239 Munster road - therefore an additional bar would increase noise/crime/ nuisance for our neighbourhood.

There are numerous restaurants, pubs all within walking distance, along with supermarkets serving alcohol so again an addition to this is concerning for the neighbourhood/seems unnecessary.

The request also does not outline whether any brewing will be taking place onsite which again would have noise and smell implications/considerations.

I also understand that leases to the first & second floor flats above the premises prohibit the ground floor premises from operating as a bar, restaurant or cafe.

From: Alexandra Swann
Sent: 21 October 2021 21:17
To: Licensing HF: H&F
Subject: application 2021/01134/LAPR

I am writing to complain about the application of a license for a bar at 239 Munster Road. I live at flat Munster Road SW6 6BT. My name is Alexandra Swann and I am the owner of the flat in which I live with my mother and two teenage daughters.

I am extremely worried as this would affect our quality of life a great deal. The bedrooms are facing the street and there would be noise and possibly drunken behaviour till late at night. My daughters are at school and need to be in bed by 9.

My mother has heart issues and needs to rest a great deal.

Thank you for your assistance with this.

Warm wishes and thanks
Alexandra

Alexandra Swann