

From:

Sent: Thursday, December 21, 2023 12:39 PM

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Licence Application : 11 Heathman's Road, SW6 2023/01935/LAPR

COMMENTS / from local RESIDENT(see details end of email) Last day of representation advised as 21st Dec 2023

Having received guidance from Lorna McKenna, who I have been unable to speak as both phones go to msg.

Licence Application : 11 Heathman's Road, SW6 - 2023/01935/LAPR

Property References : 00034119322 and also 000034119323 – does the current application cover both

Application made by : Parson's House Nursery – owned by Little Houses Group Limited

For : Consumption of alcohol until 23.00 daily throughout the year – both ON & OFF the premises.
Premises open until 11.30pm

Also showing of films/music recorded & live.

Prevention of public nuisance – to adjacent residential area

Article 1 : of first Protocol – every person is entitled to peaceful enjoyment of his/her possessions
Environment Protection Act 1990/Noise & Statutory Nuisance Act 1993 – amended by the Clean Neighbourhoods & Environment Act 2005) Also compliance with Planning Policy EN21.

Residents adjacent in St Dionis Road, are within earshot of the premises & most especially those whose gardens abut rear of No11 Heathmans Rd, also please note that bedrooms of some residents are between approx.5 - 9 mtrs away.

Currently there is insufficient glazing to mitigate either noise/light from the 8 no. critical windows at the rear of the property No 11.

Please condition/enforce any permission granted in consideration of residents with respect to noise/light.

Noise likely to impact also the residents in Heathman's Road & also in part Dairy Close.

The requested & revised hours of this application from the previous licence application would adversely impact local Residents.

This narrow road, with surrounding high buildings could increase any noise from alcohol induced behaviour since this premises' access is directly onto this road, without any buffer zone.

There is history of noise ricochet over these warehouses to the residential amenities of St Dionis.

Consider please within this application the exacerbation of local parking in Zone Q – recent TP's have noted potential impact for residents.

Previous licensing hours were less intrusive & more accepted by residents :

Since 2010 the hours were: Mon – Fri, 6.00am – 10.00pm , Sat 6.00am – 6.00pm, Sun 6.00 am– 4.00pm (although the building has been in the main unoccupied since 2020)

Prevention of Harm to children

Mindful that these will be shared premises , since there is to be reciprocal access from an adjacent building owned by the same Company and gives their members access also. Overall total membership access is therefore unknown.

Unknown what films might be shown on the premises, or any potential harm resulting from alcohol induced behaviour.

Public Safety

member ship numbers/reciprocity with nearby premises on Single track road. Overlapping use by pedestrians/cyclists/taxis – no parking for disabled.

CONCERN

Lorna McKenna in her email to me 18th Dec '23 - states that my name/street name (although not house number) will available with my comments concerning this licence application comment.

PLEASE NOTE : A search on the internet using my full name and Road does show my house number – which unfortunately compromises my privacy.

I therefore request that the licensing authority remove my personal details/Hse No. from available documents, surely a 'resident' would suffice, having been verified by you, the authority.

I wish to be notified of the place/date of the hearing, as I may wish to attend/ represent local residents.

Kindly confirm that these requests can be complied with by responding to this email. Thank you.

From: [REDACTED]

Sent: Monday, December 18, 2023 12:51 PM

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Re: 11 Heathman's Road - Licencing applications v COMMENTS FROM RESIDENT

[REDACTED] Hope that is sufficient. Thank you for receipt acknowledgement.

From:

Sent: Saturday, December 16, 2023 2:32 PM

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: 11 Heathman's Road - Licencing applications v COMMENTS FROM RESIDENT

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL

REF : Licensing Applications (1) – Namely FOR 11 HEATHMAN'S ROAD, SW6 4TJ – also related application at Nos 8 – 10

Please Note : RESIDENT'S COMMENTS BELOW for consideration in the decision, within the consultation timeframe.

- Licensing Act – Premises Licence Parson's House Nursery: The premises is a nursery on two floors and a number of different rooms. Rooms will be available to hire for private functions when not in use as a nursery. Licensable activities sought: The Exhibition of films – Indoors Only Mondays to Sundays between the hours of 08:00 to 23:00 The sale of alcohol – Both on and off the premises Mondays to Sundays between the hours of 10:00 to 23:00 Opening hours of the premises Mondays to Sundays between the hours of 07:00 to 23:30.

Ref. No: 2023/01935/LAPR | Status: Open for Consultation – **COMMENTS BY 21st December 2023 – to** Licensing LBHF
Both property references are relevant to this application –& 00034119322

NO 11 Heathman's Road London SW6 4TJ – Property Refs : 00003419322 & 000034119323 – application made by : Parson's House Nursery – owned by The Little Houses Group Limited)

The application – attached to the railings – outside 11 Heathman's Road, states sale & consumption until 23.00 hrs – At least 350 days in the year. Opening Hours 7.00 am until 23.30 .

NB : Alcohol consumption application is noted as BOTH ON & OFF The premises – this is adjacent to and would impact on the residences in St Dionis Road, as well as the residences in Heathman’s Road and also Dairy Close, which could cause noise nuisance, in addition to light pollution and also possibly parking stress zone Q.

Parking stress in the residential locality is likely – **see the relevant comments in the Planning Report 8-10 Heathman’s Rd – 2022/O3004/FUL approved 15th May 2023.**

Pages 25/26/27 of the Planning Officer’s Report.

Article 1: of the First Protocol; **that every person is entitled to peaceful enjoyment of his or her possessions.** **This resident trusts that this 1st Protocol will be upheld.**

The Parsons’ House Nursery Brochure – on line

States Hours as : Mon – Friday 7.30 – 6.00pm – closed Bank Holidays & from Christmas – New Year

Noise/Light Concerns

At the rear of the warehouse of No11 there 8no. old crittal windows with insufficient double/triple glazing to mitigate any noise nuisance . These can currently, be opened (in part) onto the gardens of 4 x St Dionis Road Residencies. Compliance requested with Policiies CC11 & CC13 H011 (?) of Local Plan (2018) to mitigate.

The impact of the proposed hours for extended periods of light/noise would be particularly noticeable, as these cottages have bedrooms within 9mtrs approx. of the rear of this site potentially marring the quiet amenities enjoyed previously year on year. Before & since application 2010/O2521/FUL – change of use to Class D1 (from Class B/Office). Compliance requested with Policies CC12 & CC13 of Local Plan (? DC4 & HO11?compliance) **CC12 – Light Pollution** as a result of building potentially being used over 350 days a year until 11.30pm. IF these premises are permitted to be open late at night a likelihood is that cleaners would, by necessity of time, arrive in the middle of the night, this would cause residences light disturbance unless Blackout blinds are utilised to mitigate. As a resident I would request that these are conditional and enforceable – if the application is granted.

Previous Licensing application – 2013/0018/LAPR –
SURRENDERED by Vague Ventures Ltd –

PREVIOUSLY HOURS granted – more sociable/tollerable :
Mon – Fri 6.00 – 10.00pm.

6.00 – 6.00pm Saturday 6.00 – 4.00pm Sunday –even so, the previous business CupCakes Nursery problems periodically arose when having children’s parties – if the windows were opened – residents then had to request them to be closed. Request not always complied with. The residents have experience of this with another fitness studio resulting likely in less than 3 – 6hrs of no light pollution.

Current Building Control application 2023/00651INC – for material alterations to Interior fit out. However Information as to altered layout, which might impact on residential amenity is unavailable for comment.

VERY IMPORTANT :PLEASE NOTE :

The **concurrent licensing application ALSO by Little Houses Group Ltd** . For Jesse's House : Nos 8 – 10 Heathman's Rd (Class E)

Ref : 2023/01939/LAPR (opposite side of Heathman's road - to No11)

Little Houses Group website states that a member/customer of either Jesse's or Parsons Nursery clubs will have **access between the two sites** both commercially & physically in tandem. (Reference : TS Report for Nos 8 – 10)

Property Refs : 00/0034107186 (no 8) & 000034041242 (No10)

Licensing Application Ref : 000034107186
2023/01939/LAPR (COMMENT BY 25th Dec 2023).

My details : [REDACTED] , contact please via email for further elaboration/input required - if necessary.

From: [REDACTED]

Sent: Monday, December 18, 2023 11:55 AM

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Ref. No: 2023/01935/LAPR - status open for consultation

PLEASE ACKNOWLEDGE RECEIPT OF THIS EMAIL

Comments below for consideration in the decision which are submitted within the consultation timeframe.

Refers to: Licensing Applications (1) – Namely FOR 11 HEATHMAN’S ROAD, SW6 4TJ - also related application at Nos 8 - 10 Heathman’s Road London SW6 4TJ - Property Refs : 00003419322 & 000034119323 – application made by : Parson’s House Nursery – owned by The Little Houses Group Limited) Comments by 21st December 2023 – to Licensing LBHF. Both property references are relevant to this application –& 0003411932.

Concern regarding every persons entitlement to peaceful enjoyment of his/her possessions.

The Parsons’ House Nursery online brochure states operating hours as : Mon – Friday 7.30 – 6.00pm – closed Bank Holidays & from Christmas – New Year. The application attached to the railings outside 11 Heathman's Road states that operating hours will be 7am to 11pm and sale and consumption will be permitted until 23:00 hours for at least 350 days of the year.

Licensing Act - Premises License Parson's House Nursery: Application states:

The premises is a nursery on two floors and a number of different rooms. Rooms will be available to hire for private functions when not in use as a nursery.

Licensable activities sought: The Exhibition of films - Indoors Only Mondays to Sundays between the hours of 08:00 to 23:00 The sale of alcohol - Both on and off the premises. Mondays to Sundays between the hours of 10:00 to 23:00 Opening hours of the premises Mondays to Sundays between the hours of 07:00 to 23:30.

Comment: Since the consumption of alcohol is expected and permitted both on and off the premises, it is clear that the impact of gatherings of persons until 23.00 under the influence of alcohol confined within the built up space that is Heathman's Road (rather than the open space which surrounds the local pubs, would very probably cause nuisance to the residences of St Dionis Road as well as those of Heathman's Road and Dairy Close because noise already noticeably bounces off the surrounding buildings when there are events in the latter two streets.

There is also a possible increase to parking stress at zone Q which will affect all residents in the area. Please refer to the comments in **Planning Report 8-10 Heathman's Rd - 2022/03004/FUL** approved 15th May 2023. Pages 25/26/27 of the Planning Officer's Report. The impact of the proposed hours will entail extended periods of **light/noise** that will prove to be particularly noticeable in residences in St Dionis Road since four of its cottages back on to the relevant end of Heathman's Road and have bedrooms within 9mtrs approx. of the rear of this site potentially marring the quiet amenities enjoyed previously year on year. Light pollution would likely result because of the building potentially being used over 350 days a year until 11.00pm. IF these premises are permitted to be open late at night the likelihood is that cleaners would, by necessity of time, arrive in the middle of the night, thus causing light disturbance to nearby residences unless appropriate measures are taken. It would be expected that such mitigating measures be conditional and enforceable if the the application were to be granted.

Even the previous business Cup Cakes nursery was a source of noise pollution because of the many parties hosted there with open windows as is the fitness studios' music and shouted instruction conducted with open windows which have, over time, been a source of distinct levels of intrusion and noise.

Also to note that current Building Control application 2023/00651INC for material alterations to Interior fit out and to altered layout, which might impact on residential amenity - is unavailable for comment.

Additional concern: There is a concurrent ADDITIONAL licensing application by Little Houses Group Ltd for Jesses House at 8-10 Heathman's Road (Class E) Ref : 2023/01939 (opposite 11 Heathman's Road). Little Houses Group website states that members/customers of either or both Jesse's house or Parsons Nursery Clubs will have access to both sites. (Reference: TS Report for Nos 8-10. Property refs: 00/0034107186 (no 8) and 000034041242 (no 10). Many of the comments will apply and be compounded by this.

Comment by [REDACTED] resident of [REDACTED].

From: [REDACTED]

Sent: Wednesday, December 20, 2023 4:35 PM

To: Licensing HF: H&F <licensing@lbhf.gov.uk>

Subject: Re: Ref. No: 2023/01935/LAPR - status open for consultation

Dear Lorna,

I live at no [REDACTED]. I'm glad that my door number will not ever appear on the documents.

I have received four different emails from you and since it's a few days to Christmas, you will understand that very little leeway has been allowed to get comments in at a very busy time. I take

your point about the two different applications but since they are linked, I felt it useful to note that any comments could apply to both. I don't have time to reply to all the emails separately. I am sure that with the gist of my main points, the committee will have a sense of the feeling in many in the community who do not necessarily put pen to paper.

Thank you. I wish you a happy Christmas.

