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Haringey London
N22 XXX

To: licensing@haringey.gov.uk

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Dear Sir/Madam,

RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

I write as a resident of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;

- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;

- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;

- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours,

Sean Legassick