

hearing required.

Olson Kendra

From: Barrett Daliah
Sent: 24 January 2012 17:24
To: Olson Kendra
Subject: Fw: planning application objection
Follow Up Flag: Follow up
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Attachments: AE objection -63 Grand Parade.doc

From: Annette Elder [mailto:annette.elder@elderrahimi.co.uk]
Sent: Tuesday, January 24, 2012 05:13 PM
To: Barrett Daliah
Subject: planning application objection

Dear Ms Barrett

Please find enclosed my objection to the Licensing application in reference

Annette Elder

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Ms Daliah Barrett
Lead Licensing Officer
Haringey Council
Techno Park
Ashley Rd
London N17 9LN

Daliah.Barrett@haringey.gov.uk

**RE: PREMISES LICENCE BY TURKISH TRADITIONAL CAFE HOUSE AT
REAR OF 63 GRAND PARADE, GREEN LANES, N4 1AF.**

24 January 2012

Dear Ms Barrett

As the owner and resident of 7 Stanhope Gardens which is very close to the proposed premises, I am writing to object strongly to the application above, which should not be allowed to open at any time of the day or night.

Though my house is close to Green Lanes, it is quiet, especially after dark when ambient noise is low, in particular at the rear where my young child goes to bed as early as 8pm. Any noise happening in the alleyway reverberates across the gardens between Stanhope and Rutland Gardens and will make her nights, and consequently mine, a misery.

I believe that the proposed Turkish café will have a no smoking area, and that patrons will not only make noise on their way in and out but will also stand around for hours chatting, smoking, dropping cigarettes, making the alley and pavement outside the alley dirty, noisy, threatening and unsafe.

Metal gates at the entrance of the alley which are closed after dark most nights, have helped to make the area tidier, quieter and safer. Granting a license until midnight would, I suppose, mean that those gates must remain open until closing time allowing the previous situation to develop again. That is not acceptable.

Regularly I have to work late and coming home alone after dark as a lone female when there are groups of men hanging around on the street feels threatening. This is already the situation often when there are events at the Community Centre in Portland Gardens. If there is a social club up the alleyway,

especially one where alcohol is served, this situation will be permanent.

Stanhope Gardens is a residential street. The opening of a business serving alcohol with an almost exclusively male clientele with the access on Stanhope Gardens is wholly inappropriate and sets an extremely negative precedent. It will be damaging to the community on many levels.

I hope that the application will be unsuccessful.

Yours sincerely

Annette Elder

7 Stanhope Gardens
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LADDER COMMUNITY SAFETY PARTNERSHIP

PO Box 32109, London N4 1GN

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Ms D Barrett
Lead Licensing Officer
Haringey Council
Techno Park
Ashley Rd
London N17 9LN

25 January 2012

Dear Ms Barrett

**New premises licence: Traditional Turkish Coffee House,
rear of 63 Grand Parade, Green Lanes, N4 1AF
Applying for late night refreshment & sale of alcohol to 12 midnight (daily)
closing at 12.30 (daily)**

1 INTRODUCTION

The Ladder Community Safety Partnership (LCSP) contains representatives of Neighbourhood Watches and Residents' Associations both from the 'Ladder' roads, and in Green Lanes itself. We are an independent group, although working in partnership with Haringey Council and the Metropolitan Police where appropriate.

We have been contacted by many of our members (especially those who live in proximity to the above premises) who have asked the LCSP to object to this application on their behalf.

We are therefore writing to you as members of the LCSP to oppose this application.

We believe that in the context of a residential area, granting a licence for the activities and hours requested would be against the general principles of Haringey's Licencing Policy and specifically under the following headings:

- **The Prevention of Crime and Disorder**
- **Prevention of Public Nuisance**

We are concerned, in particular, at the issues surrounding the prevention of public nuisance, in the light of the specific location of the proposed venue.

More information on why we believe the Committee should reject this application is provided under appropriate headings below.

2. REASONS FOR OBJECTING

(a) Relevant sections of the Borough's Licensing Policy/Objectives

We believe the following statements in the Borough's Licensing Policy 2011 support our objections:

- *'the Council considers that licensing law plays a key role in both preventing and controlling ... alcohol related crime and anti-social behaviour ... by regulating and applying conditions to affect the number... location and hours of premises'* [2.4]
- *'the council will have special regard to the local impact of licensing on related crime and disorder ... particularly when considering the location, impact, operation and management of all proposed licenses, applications, renewals and variations of conditions'* [8.6]
- *'licensed premises, especially those operating late at night and in the early hours of the morning, can cause a wide range of nuisances that can impact on the people living, working or sleeping in the vicinity of the licensed premises. The Council is committed to protecting the residents ... in the vicinity of these licensed premises.'* [14.1]
- *'in particular, late night activities cause much of this nuisance. Late night ... restaurants ... can have a number of adverse effects on the residents in the vicinity of these premises. Nuisance such as noise, litter, anti-social behaviour, lights and odour all contribute to the loss of amenity to the general public'* [14.2]
- *'noise nuisance is of particular concern ... especially at night when the ambient noise level is low'* [14.3]
- *'the conduct of customers leaving premises or spilling out into public and open spaces is often a source of disturbance and anti-social behaviour'* [14.4]
- *'the potential for additional crime and disorder and/or public nuisance is increased with longer hours.'* [19.1]
- *'when issuing a licence, stricter conditions with regard to noise control and/or limitations to opening hours may be imposed in the case of premises where relevant representations are made and that are situated in largely residential areas. Operating hours between 23.00 and 07.00 are considered to give greater potential for noise nuisance'* [19.3]

(b) Location and Licensing Hours

A key issue with regard to the application is the location of the premises. It is not in Green Lanes, but rather at the far end of an access/service passage which runs behind the first few commercial premises in the particular block. There is no other entry or exit as the passage is a dead-end. The proposed venue is directly adjacent to residential properties in Stanhope Gardens, and only a few feet from the rear windows of 1 Stanhope Gardens. It is also directly beneath the rear windows (often bedrooms) of numerous flats in Grand Parade, Green Lanes. It is therefore a totally inappropriate location for any licensed premises, at any time.

(c) The Prevention of Crime and Disorder and Prevention of Public Nuisance

The passageway has a well-known history of anti-social behaviour including loitering (with sexual intent) and drug-dealing, which has to some extent been alleviated by the installation of sturdy metal gates, locked by a padlock every evening. They are certainly shut long before the proposed closing time (12.30am daily) of the new venue, and would presumably have to be kept open until about 1am daily to allow the final customers, and staff, to depart. This would obviously recreate all the problems which the installation of the gates was designed to prevent.

This is not speculation, but based on knowledge of past experience. Members of the Licensing Committee will no doubt recall, as we do, what happened to Green Lanes when a late-night culture took over in the early 2000s. Green Lanes became, frankly, a dirty, dangerous and unpleasant place to be, culminating in the violent and fatal incident of 2002. Since then, residents, traders police and council officers, and local Councillors have all worked together in the Green Lanes Strategy Group to make Green Lanes the safer, quieter, cleaner - in short, better - place which it is today. We are therefore very anxious not to repeat the same mistake by moving back, which is where granting this application will take us.

(d) Prevention of Public Nuisance

This is obviously linked to the concerns noted above. In particular, there is likely to be real problem with noise nuisance at any time of the day or night. This will be at its worst late in the evening and through to at least 12.30am daily, with customers and staff having to walk along the passage to exit into Stanhope Gardens. Any customers wishing to smoke will also be forced to congregate in the passageway as there is nowhere else to go. Late at night, when ambient noise levels are low, this will have a serious and negative impact on numerous residents in Stanhope and Rutland Gardens and the flats along this section of Grand Parade, Green Lanes.

(e) Planning Issues

We are very aware that planning and licensing are two separate regimes. However it is worth noting here that the premises do not have planning permission and that LBH Enforcement have already issued a PCN. Approval for A3 use, in this location, is totally implausible, the more so given that the adjacent premises (64 Grand Parade, Café Mezzo) has a smoking area which is to be accessed *'only from the main café building and not from the alleyway'*. The reason is to protect the amenity of nearby residents. (HGY/2008/0844)

3. CONCLUSION

Our comments and objections, clearly based on the key objectives and appropriate paragraphs of the borough's Licensing Policy (noted above), make clear that residents are extremely worried at the likely implications for the immediate, and the broader, local area, if this application were to be granted.

We do not believe that any conditions could be imposed which would mitigate this, and so we strongly urge the Licensing Committee to refuse to grant permission for a licence to this premises, whatever the time of day.

Yours sincerely

Chair, LCSP

Olson Kendra

From: Barrett Daliah
Sent: 27 January 2012 00:13
To: Olson Kendra
Subject: Fw: Premises licence by Turkish Traditional Cafe House at rear of 63 Grand Parade

From: Phillip Kennedy [mailto:kennedy.phil@gmail.com]
Sent: Thursday, January 26, 2012 11:39 PM
To: Barrett Daliah
Subject: Re: Premises licence by Turkish Traditional Cafe House at rear of 63 Grand Parade

Ms Daliah Barrett
Lead Licensing Officer
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Techno Park
Ashley Rd
London N17 9LN

Daliah.Barrett@haringey.gov.uk

Re: Premises licence by Turkish Traditional Cafe House at rear of 63
Grand Parade, Green Lanes, N4 1AF.

26 January 2012

Dear Ms Barrett

I am the owner of No. 5 Stanhope Gardens and would like to object to the application for a license for 63 Grand Parade.

The glaring inconsistency of a property with no appropriate planning history or permissioning being able to apply for licensing aside, I believe the granting of the application would be counter to the policies the council has set out. In particular, those relating to noise nuisance, the protection of young children, and the the safety of the general public.

The property in the application is surrounded by residential properties which would be adversely impacted by the noise generated in the evening. As yet we have seen little detail as to the functioning of the premise. We are left to assume that access would only be available via the gated access to the rear of the property.

This area has historically been a cause of concern for both residents in the immediate proximity and for any of the borough's residents using Stanhope Gardens as a thoroughfare. The access has proven to be a threatening and intimidating space for local residents given the types of individuals who already frequent the poorly lit and secluded area.

With a small child in our property, we are also very concerned about the levels of noise that can echo throughout the terraced homes' gardens in the area. Noise from the property in the application would certainly cause significant disturbance given its position at the head of the rear gardens of homes in Stanhope and Rutland Gardens. The increased late-night traffic to and from the property would also add to the inconvenience faced by residents as patrons enter and leave licensed premises.

It remains rather depressing that after the difficulties the area has faced in recent years, a clear message has not been received by those proprietors wishing to blindside the planning and licensing processes.

And so, I trust that the refusal of this application will help to reinforce the positive steps the borough has made to remedy this kind of behaviour.

Yours sincerely

Phil Kennedy

5 Stanhope Gardens
London N4 1HY

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