

**From:** [Stuart Aiken](#)  
**To:** [Oisin Daly](#)  
**Cc:** [Donna.cain@lbbd.gov.uk](mailto:Donna.cain@lbbd.gov.uk)  
**Subject:** Re: Representation made  
**Date:** 01 August 2024 11:45:13  
**Attachments:** [image006.png](#)  
[image008.png](#)  
[Floorplan.PNG](#)

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Hi Oisin,

I am happy for this to be made public.  
Mr S Aiken (owner of property)  
20 Rosewood Avenue  
Hornchurch  
RM12 5LH

As well as my statement(s) previously submitted I also want to add the below:

- The premise application will have a direct impact on my quality of life and the value of my property. I vehemently oppose this application.
- The noise disruption, potential anti-social behaviour and public nuisance of service alcohol so late into the evening will have negative connotations for the local community.
- I am objecting to both the premises licence as well as opening hours of 12:00 - 23:00.

#### **Noise Disruption**

- My property is under <50 foot from the boundary of proposed 'new glazed conservatory to front with a rectangle awning' (planning application: P0797.24). Please find attached picture Proximity from my upstairs window on the proximity of the proposed structure (Highlighted in blue). I have also attached a building floor plan for reference of close proximity.
- Structure has minimum to no soundproofing which will mean constant noise until 23:00 each day. This will not be acceptable as residents have work commitments
- The likely sound impact would be until the early hours of the morning following closure of establishment at 11:00, loitering/waiting for buses. The nearest bus stop is <100 yards from the establishment directly in front of the boundary of my property (see attached bus picture depicting location from house). This will have noise pollution concerns at the front of my property and well as my neighbour as well as residence.

#### **Anti Social Behaviour/Public Nuisance**

The location of the establishment is on the end of a shopping parade going directly into a residential area with a nursery directly opposite. This could have safeguarding ramifications of people who are intoxicated.

Vandalism and public urination/vomiting are very real concerns from the proposal. This is exercised with the bus stop in front of property, where people will be loitering longer. There will naturally be higher footfall much later into the evening which will increase the risk for both.

#### **Comments on Conditions for sale**

*"Just to note that the premises have agreed that all alcohol sales shall only be whilst seated and ancillary to a table meal."*

This narrative proposed does not hold in line with the application. The proposal is for a Cafe which would serve 'light' meals and snacks. This would very easily be abused for the sale of

alcohol as a primary function. Planning application is not for a restaurant which would constitute a planned primary event of a meal.

I would also scrutinise the conditions of late night alcohol sales. In most cases meals are not served post 21:00 which makes me query why a licence has been proposed until 23:00. I am failing to see any evidence of how this would be enforced or monitored

### **Affect on Property Price**

There is no question that having a dwelling of this type will have a direct negative affect on my property's value due to the points raised above.

When moved into my property I was fully aware the location was adjacent to a commercial shopping parade. This thought was with the understanding of trading business day time hours.

On Thu, 1 Aug 2024 at 10:23, Oisín Daly <[Oisín.Daly@havering.gov.uk](mailto:Oisín.Daly@havering.gov.uk)> wrote:

Hi Stuart,

It would be partially redacted to the public but the applicant would be entitled to request the details

*Kind Regards*

*Oisín*

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