

From: [Rachel Otterson](#)
To: [Licensing Mailbox](#)
Subject: [EXTERNAL] 11 Hill Ave Amersham
Date: 03 July 2022 17:46:00

You don't often get email from rachelotterson0295@gmail.com. [Learn why this is important](#)

Dear Sir/madam

I am emailing about the licensing for the property at 11 Hill Ave Amersham. It seems to me that this proposal is completely unreasonable. I live directly above and the late hrs will mean that the move will be unbearable. With opening times that will completely ruin my standard of life and sleep due to been on the front of the property and hearing everything.

I look forward to hearing from you in regards to this matter and very much hope that permission will be denied due to a inconvenience to residents.

Many thanks
Rachel

From: [Joanne Robinson](#)
To: [Licensing Mailbox](#)
Subject: [EXTERNAL] Grant of license 11 hill avenue, hp6 5ph
Date: 03 July 2022 16:59:58

You don't often get email from mollee@hotmail.co.uk. [Learn why this is important](#)

Dear Sirs,

I live above the proposed address and wish to vocalise some potential issues with the application.

In regards to the application I am more concerned with the use of outdoor space than indoor. I do not have the details of the full application so am not clear what use could be made of any outdoor space if the license is agreed? Noise is my main concern. I feel the application could have the ability to jeopardise the quiet enjoyment of my property.

In regards to the building I note the current building work includes the addition of a rear patio. I would like to know if the application was successful could this area be used by customers and/or staff to congregate? The patio was not part of the planning application for the extension (as far as I am aware?) And no other property on Hill avenue has this usage to the rear. When the property was occupied by the Liberal Democrats for a number of weeks staff during the summer members of staff would congregate to the rear and even the noise of people chatting traveled rather extensively, particularly in the evenings when i was in bed. The noise was particularly worse upon closing and people leaving in cars etc. If there were to be people drinking, smoking and eating in these areas it could seriously affect the enjoyment of my property and likely mean I would be unable to open my windows. There are several other properties that face this area also (the conservation listed housing area facing the rear of Hill avenue) and also other residential flats along the row. If the application were successful I would hope that measures could be put in place to restrict the use of this area. I am generally perplexed as to what this large area is intended to be used for? The material used is reasonably aesthetic so perhaps suggests customer use? If it is not for customers what is it for? If this is for storage of goods and/or refuse what measures will also be put in place to limit potential fire hazards, smells and pest control.

Refuse is generally an issue for the front and rear in regards to the application for additional outdoor seating. The owner of the commercial property will be aware that the position for refuse collection for the flats is the front of the shop in question. To the left of our door as you are facing the road. There is no room to leave refuse by our own access door. The building is used as a "whole" and this was the intended method of refuse and part of the original planning application when the flats were developed. If too many tables are allowed I am concerned refuse will be an issue. If outdoor seating can not be refused I would at a least request that a refuse point is considered in terms of how many tables are allowed. The refuse position was considered at the time of passing the residential development planning application so surely that can not now be removed/changed/revoked?

If too many tables are placed to the front, and given we would be unable to block our door (which would only then leave us with the option of leaving the rubbish on the general footpath, thus affecting the general public and causing a potential hazard) I am concerned how this will impact everyone.

I note the property has floor to ceiling sliding doors. In terms of a music/ alcohol license this needs to be considered as a separate item as this has the ability to additionally affect the level of noise travelling in to the residential flats and beyond. The doors themselves are already a breach of the current planning application. A breach the owner was fully aware of and continued regardless. Given the owners general lack of regard for the law I am concerned that legal noise levels, hours of operation and other matters that may affect quite enjoyment will also be breached going forward. What assurances can be given that whatever is granted will be fully adhered to and how will any breaches be dealt with?

The hours of operation are a concern. Nowhere in Amersham has a license beyond 11pm. Given the residential considerations the requested hours of operation seem excessive and cause concern that this could become an "over subscribed" congregation area once everywhere else in Amersham is closed. In relation to general customer numbers allowed outside how will this be monitored measured/monitored? I would hope that large congregations could be limited, not only for other property owners, but for the general public alike. This part of the footpath is used for people travelling to and from the train station, there is also a bus stop in close proximity. One would hope that people will be able to continue to use this public footpath without disruption. I note the property next to this one closes around 10-10:30 PM which seems more reasonable. Given noise will likely endure beyond this time while the premises close and staff and customers leave this feels more appropriate than the current request for 11:30 (which would likely mean there would be noise until at least 12:30)

In regards to the playing of music would this be limited to pre recorded music or does this extend to live music also? With pre recorded music I would be keen to know that the relevant legal sound proofing has been installed and legal noise limits are adhered to moving forward. Would live music also be permitted under the music license? Given live music is prohibited within my own lease this would seem unbalanced if agreed? Dealing with noise complaints is a general cause of anxiety as when we have approached the owners and their employees about the same issues in the past when building laws have been breached , parking issues and so on we have been met with aggression. I am concerned how I would assert my rights when such breaches occur without the anxiety this causes? I do not want to constantly be having to involve the local police (as that would be the only way to safely assert a breach "in the moment") Unruly behaviour of customers is also a concern. Given the current issue of safety around women I feel anxious that I may need to closely navigate gentlemen under the influence of alcohol in very close proximity to my door. This poses a safety concern for me. Accessing my property in privacy will simply be unavoidable if there are people sat outside drinking. Again, I would hope that some space could be left between the residential and commercial elements of the building/ outdoor space to allow everyone to live in harmony and use each property as they wish without interference or annoyance from one another.

Smoke is a concern. We are all fully aware of the devastating affects of excessive smoke inhalation. Given it is my personal human right to choose not to smoke how is this also to be monitored/limited? How will cigaret buds be disposed of? How will fire hazards be dealt with ? My flat does not have a fire escape so if a fire were to occur I have no means of escape.

I note when I have spoken to counsellor Roberts on the subject he noted the use of seating etc at the Beech house. The Beech house was a development in which the commercial interest

and the residential interest were the same, in the control of the builder, hence, no objection was made. I am personally aware that mortgage funding for these properties has been challenging and was not something the original builder had even envisaged himself. I believe had the two projects not been commercially connected they may not have gone ahead on the grounds of some form of objection so again feel this should be considered when comparing both projects.

To conclude. I have no issue with private enterprise and if I felt the building would be used in a respectful and fair way that did not affect the quiet enjoyment of my property I would be happy to compromise, but I do have concerns given the general behaviour of the owners to date. I want to live in harmony with my neighbours but this has already proved difficult with the current premises owner, thus, I am having to submit this objection.

On the day I write this the owners have again breached the law and carried out very noisy building work (including the use of power tools) with no regard for anyone.

Kind regards
Joanne Robinson



Sent from my iPad

From: [Kate Walsh](#)
To: [Licensing Mailbox](#)
Subject: [EXTERNAL] licence application 22/00477/LAPRE - Objection
Date: 03 July 2022 12:55:07

You don't often get email from katemwalsh85@gmail.com. [Learn why this is important](#)

Hi,

I live at 11A and I strongly Object to this licence application 22/00477/LAPRE for many reasons.

First of all, the Monday to Thursday 23:00 and Friday-Saturday 23:30 closing times. To my knowledge nowhere else in Amersham is open that late and don't believe it is necessary in this location. Village Mangal next door stop serving at 22:30 and that is a reasonable time. I worry that if they are closing at 23:30 that by the time customers and staff have left it will be closer to midnight. This application doesn't allow for any day of peace and quiet, so if the closing times could be reduced that would be a bit more bearable.

I can currently clearly hear conversations, moving of objects and music, and this is just a few people in the shop, let alone when it is full. Are there any extra measures that can be taken to help reduce that noise travelling up into my flat? This is when the windows are closed, the noise is much worse when I open my windows.

I appreciate the decision on the planning permission is a done deal, and understand that they can open as a cafe/wine bar without any further planning permission, which was not the case when I bought the property. However, this is my greatest concern, as, so far, the owners/builders have outrightly ignored rules and regulations. It has been months since the work on the property started, and it is STILL going on. I work from home and have had to deal with the drilling, dust and smells constantly. They play music loudly while working, which adds insult, as it's extra noise that is not necessary.

They continually start work before 8am, and they have worked consistently on Sundays and Bank holidays. I have several videos, photos and email threads that show me politely asking them to work in line with the legal hours, although in writing they agree, they continue to do what they want. When I knocked on the shop at 10:30 am one Sunday to ask them to stop the drilling, I was met with abuse from the builder. Today they are again working on a Sunday and I am unable to open my windows because of the noise and dust. They have proven to have absolutely no consideration for neighbours and complete disregard for us.

I have concerns about the outside patio they have built at the back of the property, which I don't believe was in their original plans. I also understood from the planning permission that the render had to match the existing doors and windows, however, they now have full floor-to-ceiling bi-folding doors at the front. This will not help any issues with noise.

There is already an issue with rubbish building up on the streets, although I understand our collection point to be the lamppost it is constantly being moved from there to the front of 11 Hill Avenue, if there is seating at the front too I don't know where these bags will go, other than in the middle of the pavement.

Unfortunately, my first year of owning and living in my flat hasn't been a pleasant experience, and I worry about what the future holds as they seem, unwilling to be considerate to the neighbours, and I

have no trust that they will be reasonable if, or when any future issues arises.

I felt it is important to keep you updated with the day-to-day issues we have already been experiencing, as it gives me little hope that rules and regulations will be followed.

Anything you can do to make our living situation a bit more bearable would be much appreciated.

Kind regards,

Kate Walsh



From: [Miranda Weston](#)
To: [Licensing Mailbox](#)
Subject: [EXTERNAL] Licence application for 11 Hill Avenue, Amersham
Date: 04 July 2022 00:04:58

You don't often get email from miranda.w@hotmail.co.uk. [Learn why this is important](#)

Licence application for 11 Hill Avenue, Amersham

I own flat B at 11 Hill Avenue, Amersham HP6 5BD and wish to comment on the licence application for the commercial premises which are directly below my flat, and three others.

Firstly:

I note the application refers to 11 Hill Avenue HP6 5PH. This is an entirely incorrect post code and does not relate to 11 Hill Avenue.

Secondly:

Given I own a property directly above the premises I am concerned that no details of the application have been sent to me – and nor do they appear to be available on any website for me to view.

I would however comment on the proposed hours as follows:

Hours of opening

The proposed licencing hours are from 12 noon to 11pm (Monday to Thursday) and to 11.30 pm on Friday and Saturday, but to 10.30 on Sunday.

Friday and Saturday should be no later than rest of week. No one else in Amersham has I believe licencing hours to 11.30pm at weekends.

I also feel that open until 11pm is too late during the week when there are 4 residential premises directly above. It effectively prevents going to bed before then.

No concessions have been made to having residential premises directly above – there are 4 flats above.

Given they are intending to have 9 covers on the pavement outside this also means that with alcohol served until late there will be noise until late outside. This will make opening the windows of my flat problematic. I am also concerned that the rear patio may be used for customers – as we have no information on the use of the patio that has just been built – and the proposed licencing hours will be bound to add to the noise and disturbance for the flats above.

Off licence too

The proposal is that the premises will also be an off licence – as well as a café/bar. This inevitably means much more comings and goings. I do not believe it should be an off licence as well as a café given the proximity of the flats above

Under the Human Rights Act I am entitled to the quiet enjoyment of my property and I can

forsee that the proposed hours for licencing will prevent this.

Regards,

Miranda Weston

[REDACTED]

[REDACTED]

From: [Miranda Weston](#)
To: [Licensing Mailbox](#)
Subject: [EXTERNAL] 22/00477/LAPRE - for 11 Hill avenue
Date: 04 July 2022 00:42:21

You don't often get email from miranda.w@hotmail.co.uk. [Learn why this is important](#)

Further to my email of earlier tonight I note that

Music is proposed from 10 am to 10pm, and also entertainment between these hours. This is wholly unacceptable when flats are directly above, as the noise will prevent the quiet enjoyment of my property.

I note the application provides very limited details e.g. of capacity. This is not reasonable in the circumstances.

I am concerned about the enforcement of any notices displayed e.g. customers to leave quietly and mandatory conditions related to sale of alcohol.

This is because while the premises have been converted over the last year there have been numerous occasions when works have been done at times they should not have been, and little notice taken of complaints by the residents. The owners have not acted responsibly thus far so I have no confidence that this would be any different in the future.

Regards,
Miranda Weston
Flat B
11 Hill Avenue

From: [Luljeta Semanaj](#)
To: [Stacey Bella](#)
Subject: Re: Application for a New Premises Licence - Sweet Sunrise
Date: 25 July 2022 13:15:51

Hi Stacey,

Thank you for the phone call and the attached re-drafted schedule of conditions. I am happy with the wording.



Regards,

Luljeta

-----Original Message-----

From: Stacey Bella <Stacey.Bella@buckinghamshire.gov.uk>
To: Luljeta Semanaj <lljtsm@aol.com>
Sent: Mon, 25 Jul 2022 12:47
Subject: RE: Application for a New Premises Licence - Sweet Sunrise

Hi Luljeta

Further to our telephone conversation.

I have attached a re-drafted schedule of conditions with clear and enforceable wording, based on the conditions you submitted with your application and the response below particularly where you have indicated that you will follow the pavement licence conditions.

Please could you advise if you are happy with the wording of the conditions? Please let me know if you have any questions.

Kind Regards

Stacey Bella

Licensing Officer
Commercial Licensing
Directorate for Communities
Buckinghamshire Council

01296 585336 / 01296 585605
Stacey.bella@buckinghamshire.gov.uk

The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF

From: Luljeta Semanaj <lljtsm@aol.com>
Sent: 14 July 2022 22:27
To: Stacey Bella <Stacey.Bella@buckinghamshire.gov.uk>

Subject: Re: Application for a New Premises Licence - Sweet Sunrise

Hi Stacey,

Thank you for sending me notice of hearing and a copy of representations.

Just to confirm that I will attend the hearing myself and if I have anyone else representing me I will forward the necessary details.

I did read the residents representations and I fully understand their concerns. Before making the application for premises licence I have taken into consideration and thought carefully about the points they are raising.

Some of their concerns are:

- Closing hours

Sunday - Thursday 23:00
Friday - Saturday 23:30

The application for these hours was based on local Restaurants/bars on the same street that have closing hours at 23:00 and Midnight eg The Beach House Amersham and Metro Lounge Amersham both on Hill Avenue.

I am ready to discuss with the councillors if the hours seem unreasonable or in breach with the local area/street.

- Outdoor seating Front

Most restaurants/bars on the street have outdoor seating with alcohol being served. Examples of similar premises on the street with outdoor seating are The Beach House and Metro Lounge.

The proposed seating area is surrounded by planters and plants making it more private and somehow detached from the pedestrians.

Rubber feets will be put in outdoor furniture.

The number of people using the outdoor area will be restricted to the seats available.

Signs will be put up on exit asking users to be considerate of local residents

We will follow rules and regulations set by The Pavement licencing for outdoor seating with earlier closing hours and our premises as a whole will uphold the main objectives of the Licencing Act.

- Outdoor seating at the rear

There will not be any outdoor seating at the rear of the premises

- Noise

Our premises is not different to other premises on the street with restaurants, cafes, bars on the ground floor and residential housing above.

Our premises will uphold the main objectives of the Licencing Act which includes prevention of crime and disorder, public safety and the prevention of public nuisance.

Application is only for recorded music which will be used in lower levels.

The ceiling has been upgraded with specific sound insulation to stop the transmission of noise.

A fire assessment will be carried out.

We are more than happy to work with our neighbours and address their concerns and if there are any other suggestions from the licensing team please let me know.

Kind Regards,

Luljeta Semanaj

-----Original Message-----

From: Stacey Bella <Stacey.Bella@buckinghamshire.gov.uk>

To: LULJETA SEMANAJ <ljtsm@aol.com>

Sent: Thu, 14 Jul 2022 14:29

Subject: RE: Application for a New Premises Licence - Sweet Sunrise

Hi Luljeta

Apologies for the slight delay in getting back to you.

Please see attached notice of hearing letter and a copy of the representations.

If you would like to address any of the points within the representations I am happy to pass any comments onto the interested parties.

Please do not hesitate to contact me if you have any questions.

Kind Regards

Stacey Bella

Licensing Officer

Commercial Licensing

Directorate for Communities

Buckinghamshire Council

01296 585336 / 01296 585605

Stacey.bella@buckinghamshire.gov.uk

The Gateway, Gatehouse Road, Aylesbury, Bucks, HP19 8FF
