Valid objections **Appendix 5**

1. I want to object to this application on the grounds of noise. The Bank is very close to residential properties and, even operating under existing agreed Licensing Hours, there are occasions when I have been deprived of sleep. Clearly I am going to find it more objectionable if the hours of operation are to be increased. In my opinion The Bank is simply badly located and far too close to residential properties to be allowed to increase the hours of operation into the night.

2. I wish to formally object to application 26/00612/LAPL04 concerning The Bank, 3–5 Station Approach, Chorleywood, on the grounds that the proposed extension of live and recorded music would undermine the prevention of public nuisance licensing objective under the Licensing Act 2003.

I. Impact on neighbouring residential properties.
The premises is immediately adjacent to residential accommodation, including flats to the side and rear, as acknowledged in the Council's previous licensing report.

The proposed variation would permit music until 11:30pm from Sunday to Thursday, introducing additional late-night music permissions on five evenings each week.

Amplified music, particularly low-frequency bass, can penetrate neighbouring properties even when doors and windows are closed. Noise that might be tolerable during daytime hours can cause significant disturbance late at night, particularly when residents are trying to sleep.

The cumulative impact of extending music permissions across the working week must be considered, not merely the additional 30 minutes on any individual evening.

II. Inadequate protection against noise nuisance.
The existing licence already includes conditions requiring doors and windows to remain closed after 9pm or during regulated entertainment. These restrictions demonstrate that noise transmission has previously been recognised as a concern.
However, such measures cannot guarantee that amplified music will not disturb neighbouring homes. Sound can travel through the building structure, while opening doors for customers allows noise to escape.
Given the immediate proximity of residential properties, the applicant should demonstrate through appropriate acoustic evidence that the proposed extension would not create unacceptable disturbance. Without such evidence and effective, enforceable safeguards, there is insufficient assurance that the prevention of public nuisance objective will be upheld.

III. Previous objections and material change in circumstances
The Council's report for application 25/00600/LAPL04 recorded concerns from a resident about late-night music affecting neighbouring properties.
That earlier application concerned a limited extension for New Year's Eve. The current proposal is materially different, introducing recurring late-night music permissions throughout the working week.
The previous approval should therefore not be treated as establishing that these substantially more frequent activities would be acceptable.

IV. Request for refusal

The premises already benefits from permission for late-night music on Fridays and Saturdays. Extending this to five additional evenings would materially increase the potential for disturbance to nearby residents without adequate evidence that the resulting risks can be controlled.

I therefore strongly request that the Licensing Sub-Committee refuse the proposed variation insofar as it seeks to authorise live and recorded music after 11pm from Sunday to Thursday, pursuant to section 35 of the Licensing Act 2003.

3. I would like to lodge a representation in respect to the current application to vary the premises license.

   Reason Noise :-

   This is a residential area and to extend the license for alcohol and live music to 12.30 am, would cause excessive noise and would be against our human rights to have to live with this.

4. I am a local resident most concerned to hear via Chorleywood Residents Association about the above referenced application to extend licensing hours at the above premises. I am already very surprised already at the licensed opening hours which far exceed those granted to other entertainment premises in Chorleywood which is a small residential village and very much oppose any extension especially as it extends to music (both live and piped; and both amplified as well as non-amplified).

   The venue is large and in an old building not built for nighttime business in close proximity to many residential properties. It is also sited on a principal through road to and from the village with narrow road access (in a village where there are limited options for residential access). Whilst the venue currently operates as a high-class restaurant, it is evident that the application envisages its future operation as a venue for large events extending to the early hours. This is not suitable for its location and proximity to residents.

   This application should be rejected to prevent public nuisance; prevent crime and disorder and for public safety. The building is not sound insulated and noise leakage is inevitable for both non amplified and amplified music. Worse in the summer if windows and doors are open. Also, the encouragement of large events will significantly increase numbers of visitors under the influence of alcohol causing more noise, [redacted] light pollution and potentially litter. There will also be increased likelihood of anti-social behaviour as merry crowds attend and go to and from the venue.

   [redacted]

5. While not a resident of Benjamin Gardens I have experienced the current noise level walking home from the station and I wonder how the local resident's manage a good night's sleep. Any extension to the live music license can only make things for the residents worse. Noise late at night from music and patrons inconsideration to residents as the Banks patrons leaving in high spirits. Please remember some resident have their homes only yards away for this venue
   I understand from other comments objecting to this extension that the police have been called on several occasions because of the noise nuisance.

   On the above grounds I urge you not to grant this application.

6. I notice an application has been made to extend licencing hours and for dance music. The Restaurant should never have received permission in a residential area in the first place. [redacted]

   Noise late at night from music and patrons. Inconsiderate on residents as patrons when leaving will be drunk and not quiet.

   On the above grounds I urge you not to grant their application. They should not have built in a residential area.

7. With reference to licence application 26/00612/LAPL04 for the Bank Restaurant, 3-5 Station Approach, Chorleywood WD3 5QY please note my objection for reasons of public nuisance and public safety. I am a near neighbour to the restaurant.

   Three issues are salient in my objection to extended hours of operation: these are noise [redacted] and the potential for anti-social behaviour.

   Noise: the building is poorly sound - insulated having been re – purposed and includes the construction of a glazed roof/ gazebo which is clearly not sound - retentive for loud dance music and vocal sound systems. The noise of conversation and vehicles outside of the premises as patrons depart into the early hours would also be a major intrusion on the peace and quiet of the residential area.

   [redacted]

   Anti-Social Behaviour: Notwithstanding the Bank's patron market demographic and service offer, (upscale) there remains the potential for noisy and inconsiderate customers departing from the premises in the early hours, fuelled by alcohol and compromising the TRDC licensing objectives of preventing public nuisance and preserving public safety.

   [redacted]

[redacted] This does little to dispel concerns over the levels of licence compliance by the Bank.

8. We are writing to object to the above application for extended licensing hours and application for life music at the above premises. This is in inappropriate due to the fact that it is very close to residential properties and noise is already an issue at certain times.

9. I object to the application 26/00612/LAPL04 for Bank, 3-5 Station Approach, on the basis that it would cause a public nuisance. I am both a District Councillor and a near neighbour to the Bank Restaurant.

   Noise
   I have made three complaints to the police since the premises began to operate regarding the excessive noise. I believe all incidents were outside the licensed hours, but the police will have a full record of the timing, as the complaints were made contemporaneously the time of the incidents.
   The noise is often – including on those three occasions – exceptionally loud. My bedroom is 50 yards away, on the other side of the building, and I am not a light sleeper, but it was impossible to sleep. I expect at least dozens of people would be equally or more greatly affected than I, making it a public nuisance.
   The noise is generally dance music, and the building is poorly noise-insulated. There is also some noise from patrons, which is necessarily caused by the sale of alcohol late at night despite the current terms of the licence.

   I wish to point out that no other premises in our surrounding area have a licence to play live or recorded music until 12.30am. This is a residential area with many apartments and homes within close proximity of the Bank who will be affected by late night noise.