




The Licensing Officer,
Coventry City Council.

19. 8. 2019

Licence application, 'Jimbos at Whitefriars', 114-115 Gosford Street, Coventry, CV1 5DL

I must object to this application, as it stands. I very much welcome the withdrawal of any application for regulated entertainment; the specific prohibition of karaoke; and the time conditions on the use of the beer garden. That such important alterations to the initial application had to be swiftly adopted, does, however, strongly suggest that the applicant had not properly considered all the noise nuisance implications for the two residences adjacent to his premises, .

Even routine noise from a pub/restaurant operating in the small hours will inevitably cause interruption to sleep in my flat,  which I have occupied now for over 15 years. Noise nuisance would be inevitable because my building and the applicant's have a party wall. These are historic properties - 114-115 is listed,  was built in 1860 - not constructed to modern building specifications.

My bedroom directly adjoins the back room on the applicant's first-floor plan, an area shown with tables and the top of the internal staircase. The general noise associated with bar/dining room use might be manageable during the day, but after 23.00 would be highly problematic for one trying to sleep just a few feet away on the other side of the party wall. Obvious sources of noise are: background music; loud conversation; moving tables and chairs; clattering cutlery and glasses; footsteps of staff and customers on the floorboards and staircase. Unfortunately, these are all normal, inescapable aspects of any pub/restaurant activity.

Therefore I must request that the following conditions, suitably worded, be added to any licence granted:

- 1. First floor.** The first floor be cleared of customers at 23.00. No staff activities such as table clearing, furniture moving or room cleaning are to take place on the first floor between 23.00 and 08.00. There must be carpet or suitable alternative floor covering to mitigate noise
- 2. Internal staircase.** This should be carpeted to reduce noise (that may also be desirable for reasons of safety - this staircase may be adequate for staff use, but I wonder if it is really suitable for public use.)
- 3. Party wall.** No electrical equipment or appliance generating any noise or vibration is to be fixed to or placed against the party wall anywhere in the building to avoid transmission of nuisance noise. This would include jukeboxes, music speakers, gaming machines, cooler units, glass washers, fridges . . .
- 4. Kitchen/cellar.** Any extractor or cooler units venting at the rear of the premises be positioned to minimise noise nuisance to neighbours, and be turned off at 23.00.

Historically, 114-115 Gosford Street was a butcher's shop for more than a century until its closure in the 1980s. In 1999 it was converted specifically as an old-style public house, with a very small kitchen, which was used to prepare lunch-time meals only. Food was only a very minor aspect of the pub's trade, so, if the current owner intends the premises to trade mainly as a restaurant, we are in new territory, especially if a take-away or delivery service is envisaged. It seems highly likely that a much larger kitchen will be called for, though no applications for listed building consent have been posted so

far. Any implications for the adjoining flats [REDACTED] will need to be carefully considered, both in respect of noise and cooking smells.

Whether the idea is to trade as a pub with food, or simply a restaurant, a licence to stay open until 03.00/04.00 seems inappropriate. These are night-club hours, not pub/restaurant hours, so one wonders just what the applicant has in mind. His previous restaurant business - 'Jimbo's' in Earl Street - operated with a closing time well before midnight.

In the interest of harmony with neighbours, I propose that, for this new licence, it would be sensible to have a midnight closing time, at the latest. This would give the applicant the opportunity to demonstrate that his pub or restaurant can satisfy the licensing objective of prevention of public nuisance, without the risk of a damaging period of sleep loss for neighbours while problems are resolved. After a suitable period of unproblematic trading, the applicant would be in a good position to apply for longer hours, for example at weekends, if he then so wished.

Were there to be a further revision of this licence application, so that the maximum hours of trading ended at midnight, with the addition of my conditions 1 - 4, then I would, of course, withdraw my objection.

