

From: [Denise Bastick](#)
To: [Handan Ibrahim](#)
Subject: FW: Application to Vary the Premises Licence in respect of The Standard, 126 High Road, Loughton
Date: 30 June 2023 15:51:00
Attachments: [The Standard Noise Management Plan.docx](#)
Importance: High

From: Denise Bastick
Sent: 30 June 2023 15:50
Subject: Application to Vary the Premises Licence in respect of The Standard, 126 High Road, Loughton
Importance: High

Good afternoon

Since submitting the above application, the applicant's solicitor has asked us to share the below statement along with the attached Noise Management Plan, with a view to you better understanding the applicant's intentions and the variation of the Premises Licence. Further to this statement, if you wish to discuss this directly with the applicant's solicitor, his email address has been included below. Alternatively, this can be addressed at the hearing, where you will have the opportunity to ask questions or comment. If you do wish to withdraw your representation, then please notify us accordingly.

In the interim, if you have any questions, please do not hesitate to contact myself or my colleague, Mrs Handan Ibrahim.

Kind regards.

Denise Bastick
Licensing Compliance Officer
Commercial and Regulatory Service Directorate
dbastick@eppingforestdc.gov.uk
Tel: 01992 564334

Working hours Wednesday – Friday

In my absence, please contact Mrs Handan Ibrahim, Licensing Compliance Officer
hibrahim@eppingforestdc.gov.uk Tel: 01992 564153

Monday – Wednesday

"Dear Neighbour,

I act on behalf of the operator of The Standard, Peach Entertainment Ltd, and write in response to your representation to my client's application for a variation to the Premises Licence.

My client is committed to working in partnership with the local community, many of which are customers of The Standard, and would welcome the opportunity to meet with you to discuss your concerns, clarify the changes sought within the application and explain the relevant measures in

place at the venue which will continue to be in place if the application is granted, along with the additional measures and conditions agreed with Responsible Authorities. Navin Iyapah, owner and operator of The Standard would be keen to meet with you at the premises to discuss your concerns and is available on Wednesday 5th July 2023 from 6pm in the evening. If you would like to meet, please call Navin and he would be happy to arrange this with you. Navin's telephone number is 07932642249. Alternatively, if it would help to speak with me to discuss the application further, then I would be happy to discuss this with you.

I would also like to take this opportunity to clarify our application and address the points and concerns raised in relation to the amendment of conditions sought.

By way of background, as you may know, the premises operated as a late night bar previously, however following a Review of Premises Licence and concerns raised as to the style of operation the operators took the decision to change the style of operation to a high-end gastropub, known as "The Standard". This is now an established award-winning venue which has been operating since September 2017 (over almost 6 years) and as far as we are aware without any issues of note as to nuisance, crime or disorder.

The purpose of this variation application is to remove some outdated conditions that were imposed on and applied to the venue's previous style of operation as a nightclub which are no longer appropriate or proportionate given the premises now operates as a high-end gastropub and restaurant, with a proven track record. These outdated conditions are unnecessarily restrictive, not operationally workable and are stifling the commercial viability of the business. For example, removing restrictions so as to allow flexibility for use of the external area (such areas have become an integral part of the offering for many licensed premises post covid) are changes necessary for the business to remain viable.

My client appreciates neighbours may be anxious as to the change in conditions sought. However, given the style of operation and limited operating hours (licensable activities until 23:00 Sunday to Thursday and midnight on Fridays and Saturdays, up to 30 minutes thereafter drinking up time) and robust replacement conditions proposed, there is no evidence to suggest these changes will result in significant increase in nuisance, crime or disorder or adverse impact upon promotion of the licensing objectives.

The changes sought to use of the premises is not unprecedented for the area. Other licensed premises in the area operate similarly, to similar trading hours including use of external areas.

The updated conditions proposed within the application to replace the outdated ones had been offered following consultation with Police, Licensing and the Council's Noise Prevention Officers in the Community Resilience Team, and are deemed appropriate and proportionate given the style of operation to ensure promotion of the licensing objectives. The Responsible Authorities have raised no objection to the application. Guidance to the Licensing Act makes clear Police Licensing and the Community Resilience Team officers should be treated as experts and the main source of advice on the prevention of crime and disorder and prevention of public nuisance, neither has raised objection to this application.

Specific measures have been proposed to mitigate against nuisance from the proposed use of the terraced area. For your reference, a further amendment has been agreed to proposed condition 5

such that “Only incidental / background music shall be played on the terraced area (roof garden) and is to cease at 23:00”. Therefore, no regulated entertainment in the form of recorded music or live music will be permitted in this area. Additionally, sale of alcohol in this area will cease at 22:30 pm, and it will be cleared and closed by 23:30 pm, in line with premises closing times on Sundays to Thursdays, and in fact earlier than the existing closing times on Friday and Saturday. In addition, my client will ensure there shall be regular monitoring of customer behaviour and noise levels later in the evening to ensure this use does not cause a nuisance.

Finally, to allay any concerns as to the premises reverting to the previous style of operation as a late night bar, it should be noted no changes have been sought to extend trading hours as part of this application to trade later. Instead, I can assure you that The Standard is and will continue to be operated by the owner as a high-end gastropub and restaurant. Significant time and investment has been made by our client to change the style of operation and work with the local community, and this variation is simply sought to ensure the business can remain viable and commercially competitive in what is still a difficult time for the hospitality sector.

Notwithstanding the above, my client has taken on board concerns raised and, subject to the application being granted as applied for, to provide further assurance my client is happy to offer that, alongside the conditions proposed already, that the attached site-specific noise management plan will be in place to mitigate against potential public nuisance.

Should you feel reassured by the information provided and are happy to withdraw your representation (confirming this to the Council’s Licensing Team) so we can avoid a hearing as to this matter, then please be assured that my client would be happy to continue to liaise with you as to any issues or concerns you may have.

Kind regards,

Suraj Desor | Associate Solicitor

Poppleston Allen

s.desor@popall.co.uk |