

The Manager,  
Exeter City Council Licencing Authority  
The Licencing Section  
Exeter City Council  
Civic Centre  
Paris Street  
Exeter EX1 1RQ

9 July 2018

Application Ref:  
**TMB (Exeter) Ltd**  
application for a premises licence on behalf of  
**OPA Greek Taverna, 36 - 37 South Street, Exeter**

Dear Sir,

I am writing in my [REDACTED] on the residential property at [REDACTED] to register my objections to the proposed licencing changes affecting the building, on its change of use from a meze restaurant to a Greek taverna.

The application proposes the introduction of live music and dance, from mid-morning to 23.00 at night, three days per week, in addition to a seven-day licence to serve alcohol. The introduction of regular live music and dance in particular represents a significant change in the use of the premises, which previously only offered live music on special occasions.

As you're aware, the building at 36 - 37 South Street is a 'mixed use' property, consisting of retail space on the ground floor and three two-storey privately-owned residential properties above, of which ours is the middle one. Constructed as part of the substantial city rebuilding programme after the war, the ground floor was originally a police station.

The style and construction of the building, a unitary concrete and brick shell with cast-concrete floors, makes it essentially a large sound box, inherently poorly suited to the management and reduction of sound and vibration nuisance, but of course it wasn't designed or built to be an entertainments venue. Loud music, and particularly rhythmic vibration, simply reverberates through the structure, and represents a very significant nuisance to the residents above.

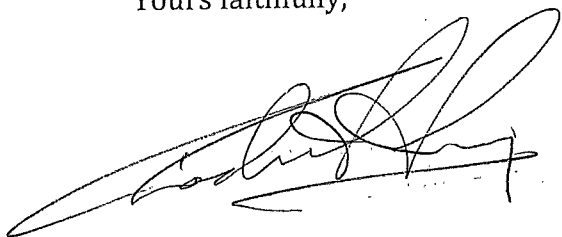
Apart from the noise and vibration nuisance from the music and dancing themselves, there is a real likelihood of further disruption as patrons leave the premises. This is not limited to the noise, but includes other nuisances, such as the increased use of the relatively sheltered hardstanding behind the property as a rubbish tip and toilet, already something of a problem due to the proximity of the Wetherspoons next door.

The Exeter City Council's published code of practice for licenced premises outlines the City's concerns to minimise the adverse impact of noise and other

nuisance from licenced premises on residents, demanding proper impact assessment and mitigation, particularly where the licencing application represents a significant change or escalation in the level of potential nuisance. Although on the face of it, the application here is for the replacement of one restaurant business with another, the change in style of the type of more raucous entertainment being proposed makes this application more significant to local residents and other businesses than it first appears.

I shall be grateful if you will take this letter as a formal objection to the proposals in their current form, and will let me know the outcome of your deliberations, with specific reference to the points I have raised above.

Yours faithfully,

A handwritten signature in black ink, appearing to be 'Richard King', written in a cursive style.Three thick, horizontal black bars redacting contact information, likely a phone number and an email address.