

25 May 2021

Mr Peter Jones MIOL, ABII
Licensing Officer
Licensing Team
Epping Forest District Council

To Peter Jones,

RE: Premises Licence Application in respect of 6 Bradwell Road, Buckhurst Hill, IG9 6BY

I would like to thank all those who took the time to share their objections to the application, I would like to state that I also share their concerns in respect of the issues raised regarding our shared neighbourhood and hope that with this response I can alleviate any concerns that my proposed application has raised.

To provide some background to the application, which is not included as part of the application notices process. This application is to provide **online sales for cheese and wine hampers only**, to be consumed responsibly by the purchaser (subject to challenge 25) away from the point of sale. I have a full time job and the intention is that deliveries will be completed by myself and me alone, outside of my working hours. As such this is **not a commercial enterprise** and to be considered a hobby, for which I am seeking all of the necessary approvals, licenses and training to undertake lawfully. The Licensing Acts dictate the requirement for the premise licence even if it is **purely to distribute alcohol** and as a responsible and considerate member of my local community, I would be reckless to have conducted such activity without following the necessary rules for such activity.

I will proceed to address the objections by “theme” in an attempt to provide comfort that all of your concerns have been respectfully considered.

Use of residential property

1. **Liz Petyt-Start** –
 - a. Completely inappropriate to operate the sale of alcohol off premises from a residential property.
 - b. This type of business should have C3 planning permission and would be better suited to an appropriate commercial unit than a house.
 - c. Detrimental to the immediate residential properties with commercial deliveries and distribution from a residential house.
2. **Zara Seelig** - it's a residential dwelling with no permission for a change of use for sales to the public or storage of goods beyond that used for domestic purposes

If the license is to be granted, the product would be sold online to a responsible adult (subject to challenge 25) and only available for delivery. There will be **no door step sales or collections** to a member of the public and will not constitute as a commercial enterprise¹.

I have a full time job and my availability to operate the online sales and deliveries will be limited, as such the amount of stock to be kept on site will be low and stored in line with Essex Fire & Safety conditions agreed.

There will be no commercial vehicles causing disruption to the roads in the surrounding area, as the volume of activity will be managed by myself and me alone. The low volume of activity is largely the reason why I have not sought out commercial premise or storage facilities as the it is not proportionate to the purpose of the license.

Proposed hours of operation

1. **Liz Petyt-Start** - Proposed hours of business and the impact of the operations thereof will have a detrimental effect – noise and light pollution from increased traffic to/from the property

In addition to the above response regarding operating hours, I would like to explain that due to my working hours and the sales being online, it is possible that I may accept a sale at any time during the hours of operation in the application. This is why I have included such extended hours, to avoid any unintended breaches of my license conditions.

As I will be physically delivering the products, I will only have a limited amount of time to undertake this and I have tried to accommodate potential customers available hours to receive their product. Due to the perishable items, the delivery will need to be signed for and not left on the doorstep and as such I must remain as flexible to my customers' needs as possible, including delivery outside of business hours.

Further to this point, I will be limited in how many deliveries I can make at any one time, reducing the risk of excess disruption to the surrounding area. The operational hours cover the period required to accept sales and also for the logistics of delivering the product, accounting for any road conditions or delivery needs i.e. product required for an occasion.

¹ **Commercial enterprise** means a [building](#) which is used as a part of a [business](#) that manufactures [goods](#), delivers [services](#), or sells goods or services, [which is customarily and regularly used by the general public during the entire calendar year](#) and which is connected to electric, water, and sewer systems. A commercial enterprise does not include a farm operation.
<https://www.lawinsider.com/dictionary/commercial-enterprise>

General noise and safety concerns

Barbara Kenyon – Crime, traffic, excess noise and safety concerns

Elaine Griffiths/Martin Gale – Traffic, excess noise, crime and safety concerns

Hasan Dagli – Crime, excess noise and safety concerns

Linda Rowlands – Traffic, safety and environmental concerns

Pat Kavanagh – Traffic and safety concerns

The general safety and wellbeing of my local community is of paramount concern to myself, as a member of the community myself. I have described the proposed operations above and I hope that we can acknowledge that on the basis that I will only deliver a product aimed at customers with an interest in artisanal UK cheese and wine, to be consumed by responsible adults that this reduces the risk of the license attracting anti-social or criminal behavior. I value my home and the surrounding area and share your concerns around excess noise, increased traffic and crime.

I have found the lengthy and in depth licensing process a comfort that the laws and protections associated with this application are taken extremely seriously by our local authorities and that should my license be granted, I will be subject not only to strict safe keeping laws but also to the specific conditions set within my license. If I were to break any conditions of my license I would be held personally accountable, my licenses revoked and face potential criminal proceedings.

Additional conditions of license for consideration by the committee and my fellow neighbors

Having listened and carefully considered all of the concerns raised, I am happy to suggest some additional conditions for my application to help support my intention for the license and build trust with my community.

I would be happy to include a restriction to only be permitted to sell wine, removing any concerns that the license may attract undesirable attention and operate within the intention for which I have applied.

I would also be happy to agree an appropriate volume of stock to be stored on site that retains the integrity of the operation but does not creep into a broader commercial territory.

Yours sincerely,



Natassia Kourousi