

The Cordwainer – Statement to support objection to the proposed Variation

An application to vary the premises licence for the Cordwainer has been made. It seeks to vary hours for a number of licensable activities such as sale of alcohol and provision of regulated entertainment.

Amongst this is also the proposed extension of opening hours. The main changes are summarised below.

Existing Provision (Opening Hours)	Proposed Change (Opening Hours)
Mon – Wed: 07.00 – 00.30	Mon – Wed: 07.00 – 02.30
Thu: 07.00 – 01.30	Thu: 07.00 – 03.30
Fri – Sat: 07.00 – 03.30	Fri – Sat: No Change
Sun: 07.00 – 00.30	Sun: 07.00 – 02.30

The site is located in a mixed use area of commercial premises and residential properties in City Buildings. The application site is immediately overlooked to the front and rear by the Flats located in City Buildings. A site overview is presented at Figure 1.

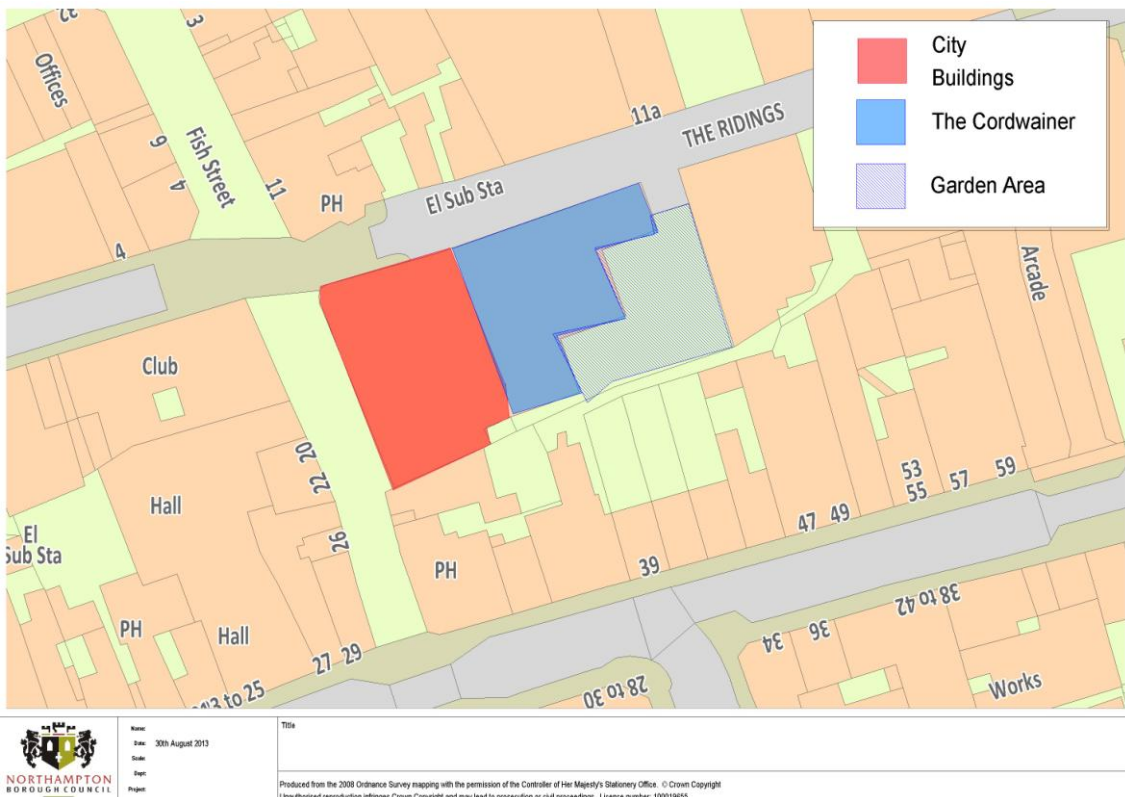


Figure 1: Site Overview

Due to the proposed extension of hours there are concerns on the grounds of public nuisance arising from later opening hours, due to noise from the use of the garden area and of that of street noise arising from persons attending the venue or due to dispersal noise when the premises closes.

At the rear the garden is overlooked by Flats in City Buildings such that garden noise could become intrusive to residents of these flats the later the premises remain open.

To the front the entrance to the bar along the Ridings is also overlooked by Flats in City Buildings such that street noise due to customers arriving/departing the premises could become intrusive to residents of these flats the later the premises remains open.

It has been considered that early closure of the garden except for use by smokers could be sought as a possible condition, however such action would still result in partial use of the garden area, or if fully closed push customers to the front of the premises. In either case the premises would be overlooked by residents in City Buildings.

With regard to street noise, a noise assessment was recently considered in information submitted for the proposed Northampton EMRO. This information included a survey conducted in the nearby vicinity of Fish Street, and noted that the principal contributor to the ambient noise climate was attributed to night-time revellers. The purpose of extending trading hours in the week would be to encourage some of these revellers to the Cordwainer. A copy of the noise assessment included at Appendix 1.

The views of local residents were sought on this variation. This had been considered due to concerns raised by one occupier within the Flats who had recently contacted the Council to complain about cooking odours. When asked about noise and if the variation would have an impact they did note that garden noise was noticeable at weekends, but was accepting of this as a feature of living in the town centre.

Letters were sent to 21 flats, of which 4 residents have responded. One resident returned correspondence by telephone and advised they would not be concerned by the variation. They explained having lived in London they were used to living in a noisy environment.

Three residents responded by email, two of which raised concerns about noise from the dispersal of customers from the Cordwainer due to later licensing hours. All three respondents made reference to street noise and anti-social behaviour as being a problem. Redacted copies of these responses are contained in Appendix 2.