

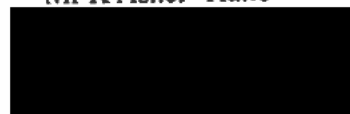
ELM PARK RESIDENTS ASSOCIATION

EPRA

Committee

Chairman: Mr K Asher-Halle
Vice-Chair: Mrs C Lis
Treasurer: Mr K Vanguelov
Mrs J Raynaud (Planning/Licensing)
Mrs B Shihab (Minutes)
(Co-opted) Mrs R Draycott, Mrs H Sankey

Please reply to:-
Mr K Asher- Halle



c.c. please to
Mrs J Raynaud



31st July 2017

Head of Community Directorate
London Borough of Harrow
Civic Centre
PO Box 18,
Station Road
Harrow, Middlesex

Dear Sir,

Re: Application by Maqua td. to Vary Premises Licence at M18 Lanes, 16 Church Rd. Stanmore

We are writing to object strongly to the above application, particularly in order to prevent public nuisance.

We are extremely concerned about the proposed extension of hours, in particular at week-ends to 03.00 hrs, which seems quite unreasonable for a bowling alley in a District Centre with numerous residents living immediately above and close by to the premises. We note that Security staff will be employed for late nights. However this does not prevent the disturbance which ensues as the customers return to their cars which are parked in the nearby residential roads.

We would respectfully refer you to our previous objection to Planning Application No. P/0235/10 and the points set out in our letter as to the Planning Inspector's ruling. Also please refer to our letter of 28th April 2010 in regard to Planning Application No.P/0816 by Lava Lanes when considering this matter. Copies of these letters are attached for your assistance.

We ask that in view of the unreasonable hours of opening being requested that you refuse this Application.

Yours faithfully,



p.p. Ken Asher-Halle
Chairman, EPRA



ELM PARK RESIDENTS' ASSOCIATION

E P R A

Please reply to:-

C/o Mrs J. Raynaud
[REDACTED]

Chairman. K Asher-Halle
Vice Chair & Sec. C. Lis
Treasurer. E. Franks
Committee: J. Raynaud,
M. Gordon, Dr. F. Hicks,
M. Patel, M. Warne,
J. Dickinson.

Stephen Kelly
Director of Planning
Harrow Council Planning Services
Civic Centre
Station Road
Harrow HA1 2UY

Attn. Matthew Lawton

Dear Sir.

Re: Lava Lanes, (Basement)16 Church Rd., Stanmore, HA7 4AR. P/0235/10
Variation of Condition 2 of Planning Permission allowed on Appeal 5.11.2007
Relating to opening hours.

We are writing to object strongly to the above planning application and set out below our reasons:-

When permission was given by the Planning Inspector for the Bowling Alley to be installed, it was strictly on the understanding that the premises were to close at 23 hrs each night in order to prevent (and I quote the Planning Inspector's decision) "disturbance to nearby residents during the hours of sleep". There are fourteen (14) Apartments above the Bowling Alley, and we are given to understand from some of these Residents that they already can hear the noise of the bowling mechanism and music during the evening, which is disturbing for any children living in the building.

The Planning Inspector also stated "that the premises shall be used as a bowling alley with ancillary bar and restaurant facility and for no other purpose (including any other purpose in Class D2 of the Schedule to the Town and Country Planning Order 1987) to ensure that the bar and restaurant facility remains truly ancillary, **that is not of such a scale as to take the use outside the D2 Class....**I accept that an A3 use with a capacity for 150 persons would be likely to generate a high rate of activity, comings and goings, as well as possibly rowdy behaviour at times but that is not the normal characteristic of a bowling alley", Further "the layout shows extensive seating and the noise assessment report refers to bar and restaurant facilities for a capacity of 150

persons, rather in excess of the maximum of around 30 people who, in my assessment, might be expected to be using the bowling alleys at any one time.”

I quote also “Condition 3 makes it clear that the restaurant and bar facilities are ancillary to the primary use of the premises. In the event the premises are intended to be used as a free standing restaurant and bar, the use would be unauthorised”. (End of quotes).

Please refer to the attached publicity material which has been circulated in the area recently and which advertises these premises as having not only bowling facilities but also a cocktail bar/lounge with “Happy Hour” on weekday evenings and all day Sunday, an exclusive restaurant, and entertainment and dancing etc. for adult parties, which is now being applied for, to last until the early hours.

The sophisticated advertising material does not accord with the way the Application was presented in the first instance, when permission was sought for childrens’ parties, and indeed it would not appear to be a suitable venue for children. Permission was given for entertainers and dancing to take place only from 12 noon to 20.00pm to cover such childrens’ parties.

We consider the proposed variation of Condition to allow extended opening hours would give rise to additional activity and disturbance at unsocial hours outside the premises, which would be detrimental to the residential amenities of neighbouring occupiers.

A further problem has arisen due to increased parking in the area, particularly at the back of the premises in the service road leading to Sainsbury’s loading bay, preventing access by Fire Engines in case of need.

We ask that you refuse this Application on all the above grounds.

Yours faithfully,

KEN ASHER-HALLE
Chairman, EPRA

**ELM PARK RESIDENTS ASSOCIATION
E P R A**

Chairman: Mr K Asher-Halle
Vice-Chair: Mrs C Lis
Minutes Sec: Mrs M Warne
Treasurer: Mrs E Franks
Dr F Hicks, Mrs J Raynaud, Mrs M Gordon
Mr M Patel, Mr J Dickinson



28th April 2010

Please respond to: C/o Mrs J. Raynaud



Email:



Stephen Kelly
Director of Planning
Harrow Council Planning Services
Civic Centre
Station Road
Harrow HA1 2UY

Attn: Matthew Lawton

Dear Sir

Planning Application No. P/0816/10 by Lava Lanes for Variation of Condition 2 of Planning Permission Allowed on Appeal 5th Nov. 2007.

We wish to draw your attention to the fact that, at the Hearing of the Application to Vary the Licence of these premises, held on the 13th of this month, at which we were represented, it was stated by the Applicant and his Solicitor that no entrance fee was charged to customers and that anyone could enter and buy food and drinks, including alcohol, without necessarily intending to play bowling.

This would seem to be a misinterpretation of the Permission allowed on appeal, when the Planning Inspector stated "that the premises shall be used as a bowling alley with ancillary bar and restaurant facility and for no other purpose....to ensure that the bar and restaurant facility remains truly ancillary".

We would respectfully ask you to refer to our previous letter delivered to you in response to Application P/0235/10 when considering this matter, with regard to the allowable activities, particularly in view of the publicity material which was circulated in the area, copies of which were attached to that letter.

Yours faithfully,

Ken Asher-Halle
Chairman, EPRA