

**From:** [REDACTED]  
**Sent:** 26 June 2014 22:52  
**To:** Licensing  
**Subject:** The Avenue (92-94 Cavendish Road)

Dear licensing team

I live on Cavendish Road and am writing to express a couple of concerns about the premises licence application by Kullar Licence (UK) Ltd for The Avenue.

Firstly, the application makes mention of live music/performances etc. - given that the premises is surrounded by residential properties (flats above, houses on either side and directly across the street) it seems entirely unsuitable to me as that kind of venue. If the building were set back from other properties (e.g. like The Cricketers on Grace Road) then this would perhaps be less of an issue, but The Avenue is literally on the street and part of the neighbourhood. I think it's also worth noting that the previous licensee organised musical events of one kind or another and that some of the anti-social behaviour which eventually led to the pub's closure earlier this year stemmed from those events and attendees spilling out of the pub and onto Cavendish Road itself.

Furthermore, in relation to the front exterior of the premises, the previous licensee installed decking which is still in situ. This was utilised as an exterior seating area and because of the pub's proximity to nearby houses its use inevitably caused a disturbance until quite late at night. In addition when special events were held at the premises and it was at its busiest, the area would become overcrowded and people would spill out along Cavendish Road, leaning against residents cars, fences etc. I feel that if another premises licence is to be granted, it should be on the basis that the pub's front exterior is not to be used by its customers as a seating or smoking area and all such activities should take place at the rear of the premises. Ideally, the decking should be removed to reinforce the point that it isn't a usable area.

Over and above my comments about the licence application itself, fundamentally I don't believe that the premises should be a pub anymore at all - its position on the street and lack of parking make it unsuitable for a modern pub business and the type of activities that licensees want to run. In the 3 months since The Avenue closed down, from my perspective the neighbourhood has seen an improvement in its overall look and feel. Not having to look out and see people urinating in the car park opposite my house probably has something to do with that. It would be a backwards step for Cavendish Road to allow The Avenue to re-open at all.

I'd be grateful if these comments could be given some consideration.

Thanks

[REDACTED]