



Licensing Act 2003 - Representation in respect of Premises Licence

Details of person or body making representation

Your Name:	Gary Geldard
Your Address:	Noise and Pollution Control Team Floor 1 City Hall 115 Charles Street Leicester LE1 1FZ

Details of premises representation is about

Name of Premises:	Rose Junction
Address of premises:	163 Green Lane Road Leicester LE5 3TQ
Application No. (if known)	LEIPRM1969

Please tick one or more of the licensing objectives that your representation relates to:

Prevention of crime and disorder	<input type="checkbox"/> No
Public Safety	<input type="checkbox"/> No
Prevention of public nuisance	<input type="checkbox"/> Yes
Protection of children from harm	<input type="checkbox"/> No

Please summarise your concerns about this application:

The area is a mixed use of mainly retail stores, commercial units and food outlets.

There are however several existing residential (terraced), properties directly opposite the premises and more in the immediate area.

Proposed opening hours are Monday-Sunday 0000-2400 Hrs.

The application includes a proposal for the sale of alcohol and for warm food to be served daily until 0500 Hrs. to be consumed off the premises.

During the daytime, road traffic, commercial activity and on-street activity are the dominant noise sources in the locality. However, later in the evening and into the early hours of the morning, traffic noise and street noise noticeably reduce.

I am concerned that allowing the premises to operate such long hours will increase the likelihood of noise complaints and cause disturbance to residents by customers visiting the premises throughout the night and particularly into the early hours of the morning. There is also the likelihood of noise disturbance from deliveries and staff activities.

Noise on the street is very difficult to control and enforce. I am concerned that the staff will have little or no power to control patrons once they have been served but may remain in the immediate area.

Noise from customer activity, noise from vehicles (doors slamming, stereo systems, revving engines etc.) when parked outside the premises or on the quieter local streets throughout the night would be difficult if not impossible for the applicant to control.

I am concerned that the proposed opening hours will increase pedestrian and vehicular activity in the area thereby increasing the likelihood of noise complaints and cause disturbance to residents.

I will attempt to contact the applicant regarding my concerns and to discuss any possible noise limiting arrangements.

Please give further details of why you believe this application will have an adverse effect on the licensing objectives.

Occupants of nearby residential properties could be adversely affected by noise from activity inside the premises, particularly when windows and doors are open.

Occupants of nearby residential properties could be adversely affected by noise from customers gathering outside the front of the premises.

Occupants of nearby residential properties could be adversely affected by noise from customers arriving in/on vehicles.

Occupants of nearby residential properties could be adversely affected by noise from deliveries and staff activities.

On Thursday 20th November at 0043 Hrs. background noise level readings were taken on site. The average level was measured at 45 dB. The occasional vehicle and aircraft overhead were noted.

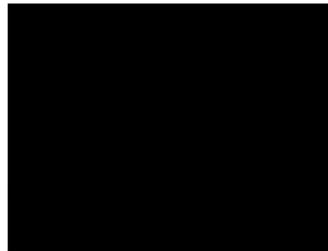
Return your completed form to:

By Email:

licensing@leicester.gov.uk



Peter Conisbee



**Rose Junction
163 Green Lane Road,
Leicester
LE5 3TQ**

4th December 2025

Dear Gary,

I write on behalf of my client Mukesh Thakkar in relation to the full variation application for the above premises.

Thank you for your representation, my client understands your concerns and has considered these potential issues already himself.

For transparency, the application is borne from customer demand. My client has a fantastic and loyal customer base and has got to know the local residents extremely well since he took on the premises last year. Numerous customers have asked if he could stay open later, and some have indeed requested opening throughout the night as they are shift workers. It was not a sudden decision to apply, and a lot of thought has gone into whether it would firstly work, and whether it would be financially viable for him to do so. Having reached his decision, he mentioned the possibility of the application to customers, the amount of support he has received is quite staggering and still growing. A petition was raised in the shop which I attach, I am also aware that one local resident submitted a representation of support. Not a single representation against the application has come in from local residents – your representation is the only one we are dealing with.

We do acknowledge that on one side of the premises there are residential properties, they being opposite the premises in Green Lane Road, and to the west of the premises. There are another two commercial properties between my client and the nearest resident on the same side of Green Lane Road (approximately 25m metres away). The premises sits on the corner of Green Lane Road and East Park Road. There are no residential properties nearby on East Park Road - the closest being over 50

metres away, across the junction on the other side of the road. Across the junction into the other side of Green Lane Road, it is quite some distance until we reach more residential properties (again, over 50 metres).

Mr Thakkar has taken this into account and was to offer to ensure the doors were always closed apart from access/egress, but what may suit better is the fact that there is a hatch on the East Park Road side of the property (as shown in the floor plan). Mr Thakkar suggests that the premises closes its doors to the 'walk in' public at the times you suggest in your email 2330 hours Sunday to Thursday and midnight Friday to Saturday until 0700 hours the next day. This would obviously tie in with your suggestion, but furthermore it moves activity further away from residents. It also permits the staff member to be on hand at the hatch to keep an eye on customers and remind them personally (if required) of the need to ensure that noise is kept to an absolute minimum. Notices will still be in place, but this is a more active method than a member of staff being *inside* the shop and reacting/reminding customers. As a further mitigation, he has also looked into the possibility of installing a canopy to assist reducing sound escape if required.

With regard to deliveries to the store, it would be no issue to enforce a 'no delivery' condition on the premises for any goods between certain hours, my client suggests expanding that to 2100-0700.

The vast majority of customers to the store are local and know Mr Thakkar and his staff, as such they are respectful – even those that have visited as 'passing through' have never caused an issue.

East Park Road, in Mr Thakkar's opinion, is not a quieter local street but a busy main road with traffic throughout the night and therefore does not consider that this would increase any impact to a level that would adversely affect the local residents, especially with the mitigation of the hatch, and sound reduction canopy.

We would like you to consider this approach by my client. He has incredible support from local residents, the very people that keep his business alive – they have requested this, and it would obviously be business suicide for him to cause them any disturbance!

Nearby facilities and businesses working around the clock have also been supportive of this application, but we do acknowledge they are not those that could potentially be disturbed, only serviced, but at least that gives further validity as to the reasoning behind the application.

My client is happy to offer the following condition to firm up his suggestion, happy to re-word/rephrase to suit.

- *Between the hours of 2330 Sunday to Thursday and 0000 Friday to Saturday until 0700 hours the next day the premises will close the doors to public entering the premises and all sales must be conducted through a hatch at the premises.*

We look forward to your reply.

Kind Regards

Peter

Peter Conisbee – Paralegal in Licensing Law



Valentina Cenic

From: Gary Geldard
Sent: 05 December 2025 15:26
To: Info
Cc: Valentina Cenic
Subject: RE: Rose Junction, 163 Green Lane Road

Dear Mr Conisbee

Thank you for the reply which I have fully considered.

I have noted the supplied petition and taken into consideration the views of your client.

However, I remain unconvinced that staff at the premises will be able to control some noise incidents that may arise if 24 Hr. trading was introduced.

The increased opening hours will undoubtedly increase footfall to the area (including in the early hours of the morning). Patrons may also arrive by vehicle and as stated in my Representation "Noise on the street is very difficult to control and enforce".

I therefore must object to the application at this stage.

Kind regards,

Gary

Gary Geldard MSc
Pollution Control Officer
Noise and Pollution Control Team
[REDACTED]