

From: Jim Duffy

Sent: 10 December 2020 13:23

To: 'licensing@watford.gov.uk' <licensing@watford.gov.uk>

Subject: Notice of Application GREEN PITTA - 271-273 St. Albans Road Watford WD24 5BJ -

Dear Sir/Madam,

We write with reference to the letter dated 24.11.2020 and received by us 03.12.2020 and we hereby write to you with our comments on the Proposed Notice of Application for Green Pitta.

We are the owners of a flat above the proposed Restaurant and Take Away at the above address. We own 271b St. Albans Road and it is rented out.

We purchased the flat in 2006 and the occupier of the premises 271-273 at the time, was a Supermarket.

We now understand that a Restaurant and Take Away has applied for a License, and we are very concerned about the impact this will have on the area. The St. Albans Road area, is currently littered with Take Aways, operating at all times of the day and late into the evening/early morning, 7 days a week.

We are concerned that this additional Restaurant and Take Away, although positioned on the High Street, it is also in this highly populated residential area, where parking supply is very low. This additional venue will only bring more car parking problems to local residents. The Streets leading off St. Albans Road, are jam packed with cars, with many home owners not being able to park anywhere near their homes. Along with a recent development at 269 St. Albans Road where 6 flats were created and had no allocated car parking spaces for these residents.

Take Away Customers will park on the double yellow lines to "run in" and collect a take away – leading to problems on the roads. This is very evident at any time of the day outside the KFC further up the St. Albans Road.

We understand that it is the intention of this establishment to be operating from early in the morning to late at night 7 days a week,. It is also requesting an Alchohol License and Music will be played. We are concerned about the additional noise of customers coming and going at both ends of the day and when Music is played throughout the day and night, that this will reach into the flats above. We are concerned about the selling of Alchohol after pub licensing hours, and the additional anti-social behaviour this will have on the area – late at night, which is already a problem in the area, and making it potentially dangerous for walking home to your flat, and for the noise of people loitering around at closing time.

We have concerns at what time deliveries will be made to the Restaurant and Take Away – and how access will be gained? There is also a car parking space that goes with flat 271b, which must be available to the tenant at all times due to his work etc.

The flat above the proposed Restaurant and Take Away, has an outside Terrace, which is outside seating/relaxing space quite unique to a flat, therefore, we are concerned for levels of cooking smells and fumes which must be managed, but inevitably will reach the flat above.

We have concerns about the level of Rubbish that the Restaurant and Take Away will generate and how this will be stored and removed from site. The Rubbish that will be left on the streets, by late night Take Away containers and sealed drink containers. We understand that there could be an outside seating area, which will generate consistent noise for the flats above at all hours of the day and night.

On a personal note, we have a very good relationship with the Tenant of our property, who keeps the flat and his outside seating area clean and neat as a pin. This business will impact him and other tenants alike, driving rents downwards and become an area which will not attract business professionals.

We thank you for your time in considering our comments and look forward to hearing from you in due course.

Yours sincerely

James and Andrew Duffy

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