

# LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS) ADDENDUM 1

Appendices

**10.00AM, WEDNESDAY, 27 MAY 2026**

**VIRTUAL**

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# ADDENDUM

ITEM		Page
3	CIN CIN ITALIAN BAR AND KITCHEN- LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS)	3 - 36



## Appendix A



# Brighton & Hove City Council

## Schedule 12 Part A

Regulation 33, 34

### Premises Licence Brighton and Hove City Council

Premises Licence Number

1445/3/2020/04169/LAPRMV

#### Part 1 – Premises Details

**Postal address of premises, or if none, ordnance survey map reference or description, including Post Town, Post Code**

Cin Cin Italian Bar & Kitchen  
60 Western Road  
Hove  
East Sussex  
BN3 1JD

**Telephone number** 01273 773922

**Where the licence is time limited the dates:** *Up until and including 30<sup>th</sup> September 2020, off sales of alcohol is permitted when it is ordered for home delivery and forms part of a food order. Off sales permitted between 12.00-22.00 hrs. After this date the licence reverts back to on sales only.*

**Licensable activities authorised by the licence**

Performance of Live Music  
Performance of Recorded Music  
Performance of Dance  
Anything of a similar description to live music, recorded music and performance of dance  
Sale by Retail of Alcohol

**Times the licence authorises the carrying out of licensable activities**

**Performance of Live Music, Performance of Recorded Music, Performance of Dance,  
Anything of a similar description to live music, recorded music and performance of dance**

## Appendix A



# Brighton & Hove City Council

Monday, Tuesday, Wednesday and Sunday	19:00 – 01:00
<b>Sale by Retail of Alcohol</b>	
Monday – Saturday	10:00 – 00:00
Sunday	12:00 – 23:30
Christmas Day	12:00 – 23:30
Good Friday	12:00 – 23:30
New Year's Eve	10:00 – 00:00
New Year's Day	00:00 – 00:00

**Where the licence authorises supplies of alcohol whether these are on and / or off supplies**

Alcohol is supplied for consumption on the Premises.

### Part 2

**Name, (registered) address, telephone number and email (where relevant) of holder of premises licence**

Cin Cin UK Limited  
Preston Park House  
South Road  
Brighton  
BN1 6SB

**Registered number of holder, for example company number, charity number (where applicable)**

Registered Business Number 08411698

**Name, address and telephone number of designated premises supervisor where the premises licence authorises for the supply of alcohol**

David Toscano  
**REDACTED**

## Appendix A



# Brighton & Hove City Council

**Personal licence number and issuing authority of personal licence held by designated premises supervisor where the premises licence authorises for the supply of alcohol**

Party Reference: **REDACTED**

Licensing Authority: **REDACTED**

## Appendix A

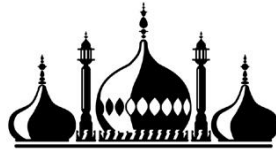


### Annex 1 - Mandatory conditions

#### S 19; mandatory conditions where licence authorises supply of alcohol

1. No supply of alcohol may be made under the premises licence
  - a) at a time when there is no designated premises supervisor in respect of the premises, or
  - b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.  
(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises-
  - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to-
    - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
    - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
  - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
  - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of

## Appendix A



# Brighton & Hove City Council

24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner.

(e) dispensing directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of a disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.  
  
(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.  
  
(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
  - (a) a holographic mark, or
  - (b) an ultraviolet feature.
6. The responsible person must ensure that—
  - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—

## Appendix A



### Brighton & Hove City Council

- (i) beer or cider: ½ pint;
- (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
- (iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

#### Minimum Drinks Pricing

1. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
2. For the purposes of the condition set out in paragraph 1 —

(a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979:

(b) “permitted price” is the price found by applying the formula—

$$P=D+(D \times V)$$

where—

- (i) P is the permitted price,
- (ii) D is the amount of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
- (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;

(c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence—

## Appendix A



# Brighton & Hove City Council

- (i) the holder of the premises licence,
- (ii) the designated premises supervisor (if any) in respect of such a licence,  
or
- (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) “relevant person” means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) “value added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

3. Where the permitted price given by Paragraph (b) of paragraph 2 would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
4. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.  
  
(2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

### 1. Permitted Hours

Alcohol may be sold or supplied:

- 1) On weekdays, other than Christmas day, Good Friday or New Year’s Eve from 10am to midnight.

## Appendix A



# Brighton & Hove City Council

- 2) On Sundays, other than Christmas Day or New Year's Eve, and on Good Friday: noon to 11:30pm
- 3) On Christmas Day: noon to 11:30pm
- 4) On New Year's Eve, except on a Sunday, 10 am to midnight
- 5) On New Year's eve on a Sunday, noon to 11:30pm
- 6) On New Year's Eve from the end of permitted hours on New Year's Eve to start of permitted hours on the following day.

### Restrictions

The above restrictions do not prohibit during the first thirty minutes after the above hours the consumption of alcohol on the premises by persons taking meals there when the alcohol was supplied for consumption as ancillary to the meals;

*Source Section 95 Licensing Act 1964*

### 2. Recorded Music

Premises licensed for the sale and supply of alcohol may provide, at any time, regulated entertainment by the reproduction of wireless, including television broadcast and of public entertainment by way of music and singing only which is provided solely by the reproduction of recorded sound.

*Source Section 182 Licensing Act 1964*

### 3. Late Night Refreshment

The licence may also provide and permit the consumption of late night refreshment for a period of 30 minutes after the permitted hours set out above, and on New Year's Eve until 5am on New Year's Day.

### Embedded Conditions:

- 1) Intoxicating liquor shall not be supplied or sold or supplied on the premises otherwise than to persons taking table meals there and for the consumption by such a person as an ancillary to his meal.
- 2) Suitable beverages other than intoxicating liquor (including drinking water) shall be equally available for consumption with or otherwise as an ancillary to meals served in then premises.

## Appendix A



### Public Entertainment

Public music, dancing and other entertainment of a like is subject to the conditions and restrictions applied herein:

- 1) Times Sunday to Wednesday 19:00 – 01:00  
The number of persons permitted on the licensed premises at any one time shall not exceed:- 40

### Annex 2 – Conditions consistent with the Operating Schedule

#### General:

- A. Up until and including 30<sup>th</sup> September 2020, off sales of alcohol is permitted when it is ordered for home delivery and forms part of a food order. Off sales will be permitted between 12.00–22.00 hrs. After this date the licence reverts back to on sales only. Challenge 25 Policy will be in place for customers both in person and when receiving a delivery.
- B. The layout of the licensed premises now includes 16 covers in outdoor seating (outdoor courtyard area shown on second plan in Annex 4). This only provides for outdoor seating lost within the restaurant due to COVID restrictions.

**For the Prevention of Crime and Disorder: None**

**For Public Safety: None**

**For the Prevention of Public Nuisance: None**

## Appendix A



**For the Protection of Children from Harm: None**

**Annex 3 – Conditions attached after a hearing by the licensing authority – N/A**

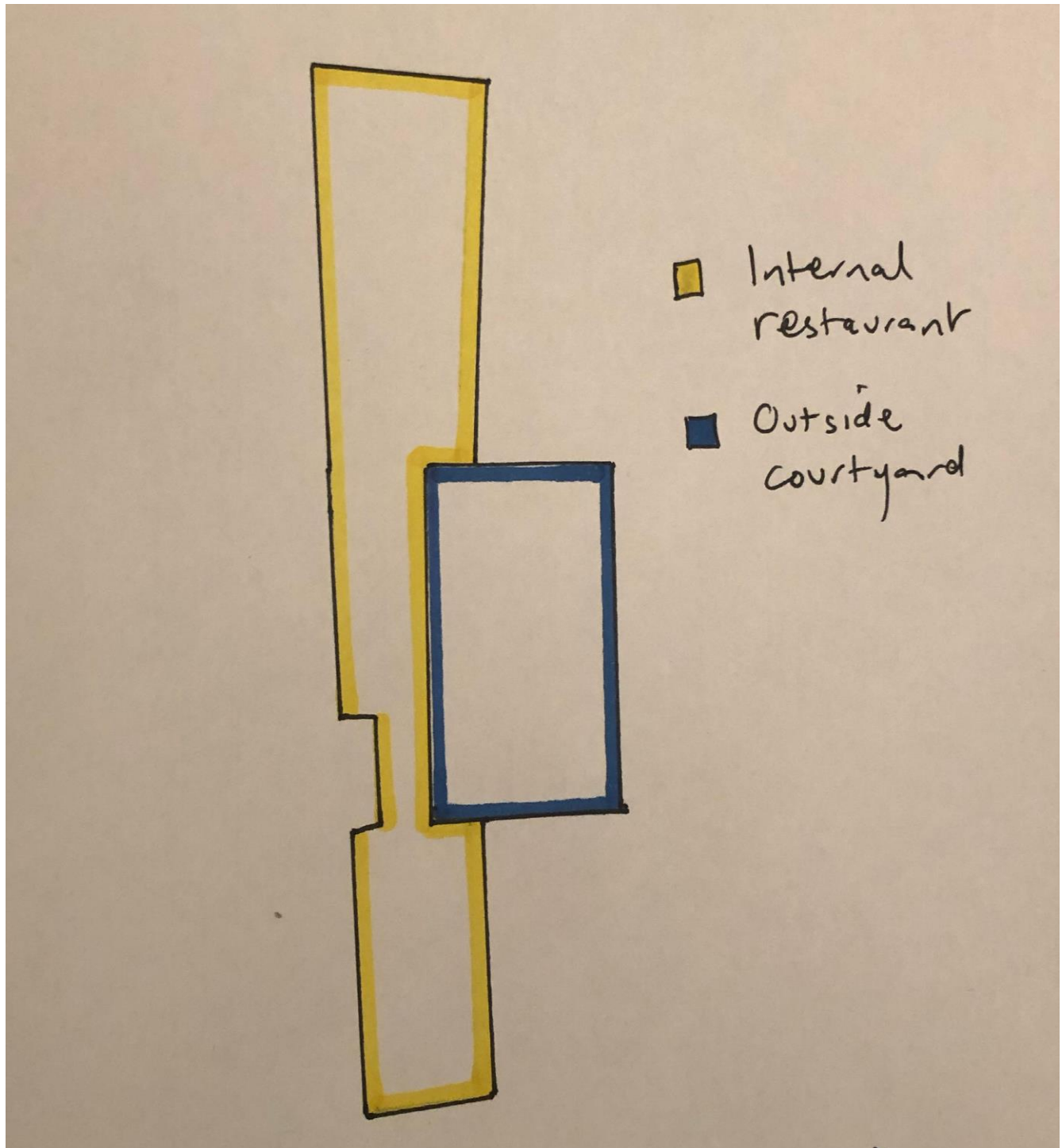
**Annex 4 – Plans**

Appendix A



Brighton & Hove  
City Council





**Application for the review of a premises licence or club premises certificate under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if appropriate.

You may wish to keep a copy of the completed form for your records.

I **Rita Congiu**

*(Insert name of applicant)*

**apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)**

**Part 1 – Premises or club premises details**

<b>Postal address of premises or, if none, ordnance survey map reference or description</b>	
Cin Cin, 60 Western Road	
<b>Post town</b>	<b>Post code (if known)</b>
Hove	BN3 1JD

<b>Name of premises licence holder or club holding club premises certificate (if known)</b>
David Toscano

<b>Number of premises licence or club premises certificate (if known)</b>

**Part 2 - Applicant details**

I am

**Please tick yes**

- 1) an interested party (please complete (A) or (B) below)
  - a) a person living in the area of the premises
  - b) a body representing persons living in the area of the premises
  - c) a person involved in business in the area of the premises
  - d) a body representing persons involved in business in the area of the premises
  
- 2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates (please complete (A)  below)

**(A) DETAILS OF INDIVIDUAL APPLICANT** (fill in as applicable)

**Please tick**

Mr  Mrs  Miss  Ms  Other title (for example, Rev)

**Surname**

Congiu

**First names**

Rita

**I am 18 years old or over**

**Please tick yes**

**Current postal address if different from premises address**

REDACTED

**Post town**

REDACTED

**Post Code**

REDACTED

**Daytime contact telephone number**

REDACTED

**E-mail address (optional)**

REDACTED

**(B) DETAILS OF OTHER APPLICANT**

Name and address

Telephone number (if any)

E-mail address (optional)

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail address (optional)

**This application to review relates to the following licensing objective(s)**

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

**Please state the ground(s) for review** (please read guidance note 1)

I am requesting a review of the premises licence on the grounds of the prevention of public nuisance. Since April 2025, there has been a persistent and intrusive noise emanating from the commercial extractor fan/flue serving the restaurant next door to my flat (I moved in at the end of January). The noise occurs regularly over extended hours and is clearly audible within neighbouring residential properties, even with windows closed. This noise has already been found to meet the threshold of a statutory nuisance, and an abatement notice has been served; however, the issue remains ongoing and has not been effectively resolved.

**Please provide as much information as possible to support the application**

(please read guidance note 2)

The noise operates from Tuesday to Saturday, typically between 9:30/10:00 a.m. and 10:30 p.m., with occasions where it has continued past 11:00 p.m. or started before 9:00 a.m. More recently, it has been on on Sundays as well, between 11am to 6pm. The sound is a constant, low-pitched but sharp mechanical humming/ringing that carries clearly into neighbouring residential properties, even with windows closed. The noise is audible throughout the flat, including the bedroom and living room, and is louder than normal traffic levels and typical domestic appliances. I have now been living with this noise for 11 months, and it is having a severe and ongoing impact on my daily life. The ventilation system operates for approximately 12–14 hours a day, five days a week, including Saturdays (and on rare occasions Sundays i.e. Mother's Day). The noise is so intrusive that I cannot use the bedroom during the day, I have to wait until the fan is off to go to sleep, and cannot sleep as long as I want on Saturdays as the vent wakes me up in the morning. This now has a significant impact on my mental health and I am starting to suffer from headaches more often than before. It often gives me anxiety and affects my mood on a daily basis. Even when the fan is off early in the morning, the uncertainty about when it will be turned on causes ongoing stress and remains a constant concern. The noise is also clearly audible in the living room and kitchen, to the extent that I have to play music simply to cope with it. I cannot open the windows during the day, as the noise would be too loud, and my bedroom door is always shut to try and block the noise. For the past eleven months, I have been paying rent for a property that I cannot fully use. I am frequently forced to leave the flat and stay with my partner in order to escape what feels like a constant, tinnitus-like noise. I also work from home and the noise makes it extremely hard to focus on my tasks. Once work is over, I am not able to fully relax as the noise is extremely intrusive.

I initially reported the issue to my letting agency on 7 June and was informed that it was related to the restaurant's fan and there was nothing they could do. I then contacted the restaurant directly on 6 August. The owner has stated that the installer has confirmed the fan is operating as designed and without fault. Although the speed has reportedly been reduced and usage restricted where possible, there has been no noticeable reduction in the noise levels within my property. The restaurant has indicated that further reduction may not be possible due to fire safety requirements. Despite these discussions, the noise disturbance continues on a regular and prolonged basis, even when the kitchen is already closed and no customer is in the restaurant. I am able to provide supporting evidence, including a noise diary, dated email correspondence with the restaurant and video recordings with timestamps demonstrating the noise. In December 2025, I contacted the Council Environmental Health team and on January 19th they served an abatement notice for statutory nuisance under the Environmental Protection Act 1990. David Toscano has appealed the abatement notice. Since then, they are turning on the fan more frequently and for longer hours. Given the frequency, duration, and measured level of the noise, I believe the operation of the extractor system is causing a public nuisance to nearby residential occupiers and therefore request that the licensing authority review the premises licence accordingly.

The flat above and the flat below mine **REDACTED** are experiencing the same issue and are willing to appear as witnesses. I am also aware of a business downstairs (Hidden Hearings) that is highly affected by this issue and they are willing to appear as witnesses, as well as at least 4 other households on Holland Mews. While the owner of Cin Cin has been aware of the issue since last year, and I even sent him a video showing how loud the noise is, he has taken very little action to address the issue or at least minimise it.

**Please tick yes**

Have you made an application for review relating to this premises before

If yes please state the date of that application

Day Month Year

--	--	--	--	--	--	--	--

**If you have made representations before relating to this premises please state what they were and when you made them**

**Please tick yes**

- I have sent copies of this form and enclosures to the other persons and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 3 – Signatures** (please read guidance note 3)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (See guidance note 4). **If signing on behalf of the applicant please state in what capacity.**

Signature

REDACTED

Date

.....01/04/2026.....

Capacity

.....

<b>Contact name (where not previously given) and postal address for correspondence associated with this application</b> (please read guidance note 5)	
<b>Post town</b>	<b>Post Code</b>
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)</b>	

**Notes for Guidance**

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
3. The application form must be signed.
4. An applicant’s agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

From: Rita Congiu **REDACTED**  
Sent: 14 May 2026 11:09  
To: Sarah Cornell **REDACTED**  
Cc: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>  
Subject: Re: Licence review request - Cin Cin restaurant

Hi Sara,

Apologies for my delayed response.

In terms of the outcomes I would like the Licensing Committee to consider, my preferred options would be:

- the suspension of the licence for a period of time; OR
- the modification of existing licence conditions; OR
- the addition of new licence conditions.

My main concern is that the restaurant should not operate the fan until it has been properly fixed. This issue has now been affecting both myself and other neighbouring residents/business for over a year. That has been a significant amount of time in which the problem could and should have been resolved.

Best wishes,  
Rita Congiu

On Wed, 6 May 2026 at 16:19, Sarah Cornell **REDACTED** wrote:

Dear Rita,

To assist the Licensing Authority in understanding the nature and scope of your concerns, it would be helpful if you could clarify what outcome you would like the Licensing Committee to consider as a result of your review.

These are the options available to the Committee to consider (one or more of the following):

- the modification of existing licence conditions;
- the addition of new licence conditions;
- the removal or restriction of specific licensable activities;
- a reduction in licensed hours;
- the suspension of the licence for a period of time (not to exceed 3 months);
- the revocation of the licence.
- do nothing

You may explain your preferred outcome in your own words. Any response you provide will be circulated as part of the review process and considered in accordance with the licensing objectives.

Kind regards  
Sarah

From: Rita Congiu **REDACTED**  
Sent: 01 April 2026 12:39  
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>;  
Sarah Cornell **REDACTED**  
Subject: Licence review request - Cin Cin restaurant

Dear Licensing team,

I am writing to formally request a licence review request under the Licensing Act 2003. Cin Cin restaurant has been notified via email. Please find the request form attached.  
I remain available to answer any questions or to provide further details.

Kind regards,  
Rita Congiu

## Appendix C

### SUP 1 – SC valid on the grounds of PPN and PCH.

**From:** REDACTED

**Sent:** 03 April 2026 21:51

**To:** EHL Licensing <[ehl.licensing@brighton-hove.gov.uk](mailto:ehl.licensing@brighton-hove.gov.uk)>

**Subject:** Supporting representation to review of CinCin's License

Dear Brighton and Hove Licensing Team,

I am writing to make a representation to the review of CinCin's license, as per the notice in the window of the restaurant. I live at **REDACTED**, just behind the restaurant, and wanted to express my belief that the license is violated under the existing grounds of 1) the grounds of prevention of public nuisance as well as 2) the protection of children from harm.

#### **Ground 1: The prevention of public nuisance**

*Overview:* The constant noise of the extractor fan at CinCin has been impacting on the health and comfort of several residents, as well as obstructing our right to the enjoyment of our own homes. At the same time, there is no public benefit to the noise of the extractor fan, as there are several quieter alternatives available on the market. With several scientific studies showing the negative impact of constant noise, including low frequency, the benefit to the restaurant seems very outweighed by the impact on the public. The restaurant owner has also not taken any action to address the issues, despite complaints first being raised directly to him in May 2025 and evidence of impacts on health and wellbeing from residents who have written to him directly. This is negligence.

- **Impact on health and comfort:** CinCin is open 5 days a week, with noise starting long-before the restaurant is open. The noise is a constant background hum, audible over the television and house internal appliances. I'm 38 weeks pregnant and the noise has for me personally caused a) severe anxiety and low moods, due to the disturbance I am suffering and my concern for the impact on my unborn child and our ability to ever move out of this property given the effect a statutory complaint will have on it's value. This has been an issue I've explored with my therapist, and I would be happy to support with a statement from them about therapy sessions where I have raised the issue and the upset it has caused me b) persistent migraines. Since moving in , I have had several migraines with visual aura. Again, these

have been documented as they can be a symptom of a potentially serious pregnancy complication so I have had to ring the Maternity Assessment Unit in Brighton several times to check that I'm not having a major health episode.

All of these impacts are underpinned in scientific literature and also in local planning policy / guidance:

- As the [Brighton City Plan](#) itself acknowledges “*Noise and vibration, even from a proposed means of ventilation, can potentially have a serious impact on residential amenity, quality of life and biodiversity*”.
- Several studies show that “*long term exposure to environmental noise is associated with a wide range of adverse health outcomes, including sleep disturbance and cardiovascular diseases*”.
- The [Environmental Protection Agency](#), and DEFRA, have found that low frequency noises specifically (such as those caused by the extractor fan) can cause stress, “*feelings of irritation and unease, fatigue, headache, nausea and disturbed sleep*” and induce “*disruption and significant social and economic penalties to sufferers*”.
- **Impact on enjoyment in our own homes:** I'm unable to open windows when the fan is on, due to the loud nature of the noise. We've bought sound-proofed curtains (I can provide the receipt to show proof of this) but even with the windows closed it is very loud. I'm highly concerned about how we will manage the temperature in our house in summer, particularly with a young child who is at risk of overheating as a baby. The street and garden are also unbearable to be in when the noise is very loud (as it most evenings and increasingly in the daytime). I currently only open my windows and doors on Monday's and Sunday's when the restaurant is closed.
- **The noise is affecting a large group:** I know that many neighbours on my street and a local business have complained to the councils' Environmental Health team about this issue already.
- **There is no public benefit to the level of noise vs the impact:** Information online suggests that it is very easy and affordable to install a [quiet extractor fan](#).

The CinCin fan is operating at a disproportionate level of noise to that needed to ventilate the restaurant. This is proven by the fact that the previous fan operated for

years with no impact or complaints from residents. At the same time , the CinCin fan operates constantly at high capacity even when the restaurant's kitchen is not in use. Multiple residents have reported that the fan is on all day from 9am to 10.30/11.30pm. I have also taken a video from the street outside (which can be shared on request) which demonstrates the fan on loudly when the restaurant is closed and there is no one in the kitchen and no signs of any food prep taking place.

This level of noise also goes against local [Building regulations](#) which state that fans should not be “*overly noisy*” and should “*not operate near maximum capacity when in normal background ventilation mode*”.

In previous Brighton & Hove planning decisions, the council has required that noise associated with plant and machinery be controlled such that the Rating Level measured or calculated at 1-metre from the façade of the nearest future noise sensitive premises, shall not exceed a level 5dB below the existing LA90 background noise level. A simple reading would easily demonstrate that the CiCin fan far exceeds this level.

- **The owner has acted with negligence:** Complaints were raised to the owner as early as May 2025, with local residents raising impacts on health and wellbeing (including on two small children). Despite this, there appears to have been little to no action taken to address the noise of the fan through structural interventions or professional assessments. There has also been no action taken to minimize the impacts through either reduced operating hours or lower levels of fan use. As above, the fan often operates all day, at maximum volume, from around 9am to the morning to 10.30/11.30pm at night. It seems unlikely that food prep is taking place solidly for 13 hours given the size of the venue.

The restaurant itself is not open until 5pm and food is also unlikely to be being cooked at 10.30/11.30pm at night. In fact there is actually a [review](#) available online where the owner directly states that customers have to leave by 11 so no cooking is taking place then. As such, it seems unusual that despite the frequent complaints from local residents, the fan is being run all day and night.

**Ground 2) Protection of children from harm.** According to the [guidance](#), all premises license holders must ensure they are fulfilling their responsibility to safeguard children in and around their premises.

*Overview:* As mentioned above, I'm currently 8 months pregnant with my first child and have raised my concerns directly to the owner about the impact the constant noise will have on him. The babies nursery is one of the most affected in the house. Again this impact is substantiated by a wealth of scientific evidence, which show the impact of background noise and low frequency noise on children's health. I'm sure

our child is not the only one in a residence around the restaurant, and won't be over the long term. For example:

- This [article](#) explains, from multiple studies, how background noise can impact toddler's abilities to learn words.
- This [paper](#) links background noise to stress, sleep disturbance, elevated cortisol, headaches and fatigue and notes that young children are particularly vulnerable.
- This [system review](#) of 26 studies found that long-term chronic background noise (such as from ventilation) is associated with lower academic performance, particularly reading skills, poor memory performance and increased cognitive fatigue.
- This [article](#) explains that exposing children to low-frequency noise, even at moderate levels (35–65 dB), noise increased annoyance and reduced task performance in complex tasks.
- This [study](#) found that children exposed to chronic noise have slower development and working memory. Even a +5 decibel increase led to 11 slower working memory development and 23 percent slower complex working memory development.

Please do let me know if I can provide any further information.

Best wishes,

**REDACTED**

**SUP 2 – SC valid on the grounds of PPN**

From: **REDACTED**

Sent: 09 April 2026 13:01

To: EHL Licensing <[ehl.licensing@brighton-hove.gov.uk](mailto:ehl.licensing@brighton-hove.gov.uk)>

Subject: Representation regarding license review of Cin Cin 60 Western Road BN3 1JD

This email originates from outside of Brighton & Hove City Council. Please think carefully before opening attachments or clicking on links.

Dear Brighton and Hove Licensing Team,

I am writing to make a representation to the review of Cin Cin's license which I believe has undermined the objective of prevention of public nuisance.

The noise disturbance from Cin Cin's extractor fan has impacted the health and comfort of at least 15 neighbours in **REDACTED**, where I live, and obstructed our right to the enjoyment of our homes for almost 12 months. There is no public benefit to Cin Cin's installation of a new extractor fan (approximately 12 months ago) as the previous extractor fan was in operation for several years without issue. Indeed, we live close to a number of business (public house, supermarket etc.) and these businesses do not cause a public nuisance.

Scientific studies evidence the negative impact of constant noise disturbance, in particular low frequency noise, so any benefit to the restaurant doesn't outweigh the health impact on the public. The extractor fan noise has impacted over 15 residents up to 15 hours each day for at least 5 days per week for nearly 12 months. The constant noise is audible 70 metres away from the restaurant. Despite ongoing complaints from numerous residents, Cin Cin have taken no action to remedy the impact on neighbours. This is negligence, especially as the owner and license holder acknowledges the increased noise from the new extractor fan and is fully aware (via Environmental Health and direct correspondence with neighbours) on the level of disturbance caused by their decision to install a louder extractor fan.

The impact on our health and enjoyment of our own home corresponds with scientific literature and local planning policy / guidance. These acknowledge "noise and vibration, even from a proposed means of ventilation, can potentially have a serious impact on residential amenity, quality of life and biodiversity". Studies show that "long term exposure to environmental noise is associated with a wide range of adverse health outcomes, including sleep disturbance and cardiovascular diseases". The Environmental Protection Agency and DEFRA have found that low frequency noise can cause "feelings of irritation and unease, fatigue, headache, nausea and disturbed sleep" and induce "disruption and significant social and economic penalties to sufferers".

The documented noise disturbance affects a large group of neighbours and a local business. It doesn't appear necessary as a quiet extractor fan had previously been in operation for several years. The negligence extends to the fan being operational when the restaurant is closed to customers and potentially contravenes local Building Regulations which state that fans should not be "overly noisy" and should "not operate near maximum capacity when in normal background ventilation mode". Brighton & Hove planning decisions have required that noise associated with plant and machinery be

controlled. Cin Cin's fan significantly exceeds the planning condition of 5dB below the existing LA90 background noise level when measured 1 metre from the façade of the nearest noise sensitive premises.

The owner has acted with negligence regarding dozens of local resident complaints dating back to May 2025. This includes the impact on health and wellbeing of young children, the elderly, people with hearing aids etc. The owner has taken no material action to address these concerns or minimise impact. Cin Cin's extractor fan continues to operate up to 15 hours each day for at least 5 days per week and is audible by neighbours up to 70 metres away from the restaurant.

Thank you for considering my representation and I look forward to hearing back from you.

Warm regards,

**REDACTED**

**SUP 3- SC valid on the grounds of PPN.**

**From: REDACTED**

**Sent:** 16 April 2026 14:44

**To:** EHL Licensing <[ehl.licensing@brighton-hove.gov.uk](mailto:ehl.licensing@brighton-hove.gov.uk)>

**Subject:** Prevention of Public Nuisance 2026/01118/LAREV Cin Cin 60 Western Road Hove

I am writing on behalf of Hidden Hearing in connection with the Review of the Premises Licence for Cin Cin Restaurant, 60 Western Road, Hove, under the licensing objective of Prevention of Public Nuisance.

In June 2025, we began to notice a recurring drone or vibration-type noise which appeared to be affecting our premises. Given the nature of our work as an audiology provider, we operate soundproof testing rooms where a very quiet and stable acoustic environment is essential.

At an early stage, we sought to raise the issue informally with the restaurant, with the aim of understanding whether there might be an explanation and whether any adjustments could be made. We initially attempted to discuss the matter with David, one of the owners. While these conversations did not lead to a shared understanding at that time, we later spoke with Jamie, the Head Chef and part-owner, who was open and receptive to our concerns.

Jamie very kindly visited our branch to experience the noise directly and was surprised by how noticeable it was within our testing rooms. Since then, he has been our main point of contact, and we have appreciated his willingness to engage with the issue as it has progressed.

Over a number of months, we were advised that various options were being explored, including potential temporary measures and changes to equipment use, and that solutions were being considered. Unfortunately, despite these discussions, the noise has continued and no lasting resolution has been achieved.

Our Estates Manager has provided a detailed letter in support of our position (attached). In summary, the presence of extraneous noise presents ongoing challenges for Hidden Hearing. During hearing assessments, patients have queried the unexpected background noise and expressed concern as to whether it is something they should be perceiving, which can understandably undermine confidence in the testing process. Additionally, staff working in these conditions for extended periods have reported discomfort, including headaches.

More recently, through discussions with other nearby occupiers, we became aware that a Review of the Premises Licence had been submitted. In that context, we felt it appropriate to add our perspective and explain how the issue continues to affect our service.

Hidden Hearing fully recognises the importance of nearby businesses operating successfully, and our intention has always been to resolve this matter constructively. It is our understanding that the source of the noise may be capable of being addressed without disproportionate cost, provided appropriate steps are taken to investigate and mitigate it.

We respectfully ask that the Licensing Authority take our experience into consideration as part of the review process and consider whether any measures or

conditions might assist in ensuring that the licensing objective of preventing public nuisance is upheld.

Kind Regards,

**REDACTED**

**SUP 4- SC valid on the grounds of PPN.**

**Representation on behalf of the Environmental Protection Team under Prevention of Public Nuisance in support of the Review of the Premises Licence of Cin Cin, 60 Western Road, Hove BN3 1JD.**

On the 7<sup>th</sup> of May 2025 a complaint was received concerning extraction system noise from Cin Cin, 60 Western Road, Hove. Over the course of the investigation, four more complaints local to the surrounding area came in concerning the same issue of extraction system noise. The information that was obtained from the complainants was consistent in that the extraction system only became a problem for them in April of 2025 when it was stated by the complainants that Cin Cin had a new extraction system installed.

On the 27<sup>th</sup> of May 2025 one of the complainants withdrew their complaint, as they had decided it was best for them to move house rather than continue with the investigation.

Diaries were returned and visits were made to complainants to witness the noise (5/6/25, 16/6/25, 20/6/25, 26/6/25, 20/8/25). Despite visits, no statutory nuisance could be determined from any of the complainants' residences. Visits were made in pairs.

On the 13<sup>th</sup> of June 2025, readings were taken from one of the complainant's addresses to try and determine what the complainant might actually be hearing. The readings did not give us any further information. Please be aware that we do not make a judgement on statutory nuisance based upon readings. Noise does not have to be measured in decibels to be a statutory nuisance. (Sound level meters—if used—are not determinative evidence.)

On the 17<sup>th</sup> of August 2025, information on how to obtain Mediation was sent to the complainants.

On the 9<sup>th</sup> of September 2025, after reviewing the case with the Team Leader, Timothy Start, it was decided that the case should be closed due to lack of evidence. The case was closed and closure letters sent to the complainants.

On the 10<sup>th</sup> of November a new complainant contacted EP and the case was reopened. Visits were made but due to extremely high winds and rain we were unable to determine a statutory nuisance.

A seventh complainant came forward in December 2025 and was immediately contacted on the 8<sup>th</sup>. A diary was returned. A visit was made on the 11<sup>th</sup> of December 2025 but the extraction system was not on. On the 17<sup>th</sup> of December another visit was made around 12:37 with accompanying officers. Walking through the corridors of the building, we could hear a low droning/humming noise in the corridor as we approached the complainant's door.

When we stepped inside the complainant's residence the noise was tonal, constant, and filled the room. We determined that the noise from the extraction system was invasive and detrimental to health and the enjoyment of their residence.

On the 19<sup>th</sup> of December 2025 we wrote to Mr Toscano concerning our findings. It was decided to give a seven-day period to allow Mr Toscano time to procure information that may help to mitigate the situation. As it was the holiday period, the seven-day delay in serving an Abatement Notice would begin on January 5<sup>th</sup> 2026.

On the 15<sup>th</sup> of January I made a visit back to the complainant with another officer. There was no change and the noise was still statutory. It was decided that an Abatement Notice would be served. Notice was served on the 19<sup>th</sup> of January, 2026.

**REDACTED**

Technical Officer, Environmental Protection

**SUP 5 – SC valid on the grounds of PPN.**

**From:** REDACTED

**Sent:** 28 April 2026 17:50

**To:** EHL Licensing <[ehl.licensing@brighton-hove.gov.uk](mailto:ehl.licensing@brighton-hove.gov.uk)>

**Subject:** Cin Cin License review

Dear Licensing Team,

I am writing to make a formal representation related to the review of the premises licence for Cin Cin, on the grounds of prevention of public nuisance.

We have lived in **REDACTED** for over 25 years. Despite the central location, it is a peaceful and tranquil residential setting thanks to being a no through road. We have been a contented neighbour to the various businesses that operate nearby. I raise this matter because the situation now feels different and because it does not need to be this way.

Approximately one year ago, Cin Cin installed a new extractor fan. From that point, the character of the noise emanating from the restaurant changed significantly. The previous fan operated without causing excessive disturbance to residents; the replacement does not. When in operation, the noise is continuous, loud, and — crucially — audible far beyond the immediate vicinity of the restaurant. We live part way along the road, but the noise can be heard at the far end of the mews.

This is not a reasonable situation in an otherwise peaceful residential area. Our enjoyment of the garden is disturbed. The impact on sleep is particularly significant. The fan operates until after 11pm, which means it is often running precisely during the period when trying to fall asleep. The noise can be heard even with windows closed. In the summer, we would like to have windows open at night however this means the noise is much worse. We really do appreciate Sundays and Mondays when the restaurant is closed!

I want to be clear that I am not opposed to Cin Cin as a business — it has been part of this neighbourhood for a decade and I have no wish to see it disadvantaged. However, the previous extractor fan operated for years without causing this level of disruption. The problem is not so much the existence of the fan, but the decision to replace it with equipment that is clearly unsuitable for use in a residential area. That is a choice that can be undone, and I would urge the Licensing Authority to require Cin Cin to take the necessary steps to return noise levels to something comparable to what residents experienced prior to this installation. There is no way that any new planning or licensing application would permit what we are now forced to endure.

I respectfully ask that the committee give weight to the cumulative impact on residents — many of whom, like myself, have lived here for a long time — and act to protect the amenity of this community.

Yours faithfully,

**REDACTED**



## Appendix D



