

REP A

CH CON ENDS 18.04.2025 VALID PCD & PPN

From: Cllr Sue Shanks [REDACTED]
Sent: Friday, March 28, 2025 2:09:14 PM
To: Corinne Hardcastle [REDACTED]
Subject: RE: RE: Licence application number :1445/3/2025/01793/LAPREN

My objection is about the prevention of public nuisance and potential for crime and disorder from people drinking at eth establishment

RECEIVED 1 / 2025
ENVIRONMENTAL HEALTH & LICENSING

ENVIRONMENTAL HEALTH
& LICENSING

RECEIVED 09/04/2025 Representation to Licensing Application.

Name & address of premises subject to application.

1445/3/2025/01793/LAPREN
DRACULAS House
58 London Road, BRIGHTON
BN1 4 JE

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder London Road already faces persistent challenges with street drinking, aggressive behaviour and other antisocial behaviours.
Public Safety
The Prevention of Public Nuisance - There is a well documented pattern of antisocial behaviours, including late night noise, littering, graffiti and loitering near shopfronts and bus stops. I respectfully request that this application be refused in accordance with licensing policy.
The Protection of Children from harm

Signed

Date:

26/3/25

Name

Please note:

1. Electronically transmitted representations must be confirmed in writing and signed within 5 working days.
2. Representations are in the public domain. Copies are sent to the applicants to allow discussions and with the notice of hearing. They are also included in Licensing Panel papers. Hearings are public.

5202 / / 03/13/2025

ENVIRONMENTAL HEALTH

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& LICENSING

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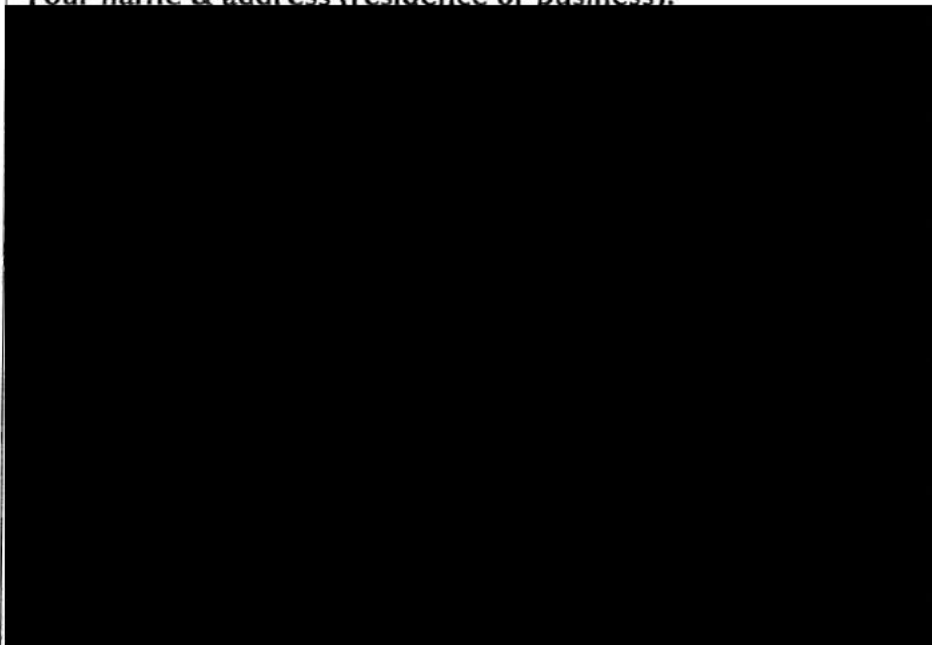
RECEIVED 09 10/1 2025

Representation to Licensing Application.

Name & address of premises subject to application.

1445/3/2025/01793/ LAPREN
DRACULAS HOUSE
58 London Road
Brighton
BN1 4JE

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder Alcohol consumption in the London Road has increased risk of anti-social behaviour, public intoxication and vandalism, already created extreme stress on London Road with crime and disorder.

Public Safety

The Prevention of Public Nuisance our Street is a hub for street drinkers and beggars, persistently loitering, shouting causing public nuisance to the residents and people walking on the street under the influence of alcohol. I strongly object to the new off-licence at 58 London Road as it will add more nuisance than we already suffering.

The Protection of Children from harm

Signed:

Name:

Date:

28th March 2025

Please note:

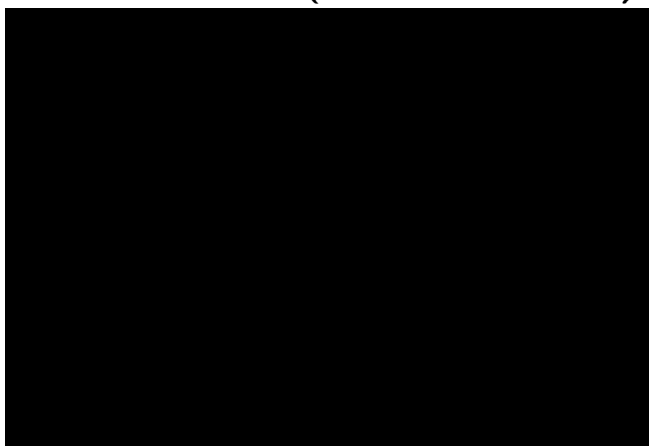
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Representation to Licensing Application.

Name & address of premises subject to application.

58, London Road, BN1 4JE
1445/3/2025/01793/ LAPREN

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder

London road is severely affected by street drinking and alcohol related antisocial behaviour. People shout and scream under the influence of alcohol, disturbing my sleep. It is not as safe as it was when I first moved here 7 yrs ago.

Public Safety

The Prevention of Public Nuisance

People urinate outside my building entrance, next door and near New England House, creating a nuisance when I walk with my [REDACTED]. You can find broken beer glass bottles on the street especially Sat, Sun morning. I also feel concerned for our safety, as there are people rough sleeping on the street.

The Protection of Children from harm

Shouting and screaming under influence scared my [REDACTED] while we walking to [REDACTED] around 8pm. This happened several times. This place has become NOT so family friendly. If this doesn't change I will have to move somewhere where my [REDACTED] feel welcoming!

Signed: [REDACTED]

Date: 02/04/25

Name: [REDACTED]

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RECEIVED 09/09/2025

Formal Representation Objecting to Off-Licence Application

To: The Licensing Officer [Regulatory Service Manager,
Licensing Team Regulatory Services - Environmental
Health & Licensing]

Brighton & Hove City Council

Bartholomew House Bartholomew Square Brighton

BN1 1JP

Date: 24-3-2025

Subject: Formal Representation Objecting to Off-Licence Application

License - 1445/3/2025/01793
LAPREN - DRACULAS HOUSE LTD,
58, LONDON ROAD,
BN14JE.

Dear Sir/Madam,

I am writing to submit a formal objection to the off-licence application for premises located at ~~58~~ 58 London Road (BN1 4JE) and Elder Place (BN1 4GG). My representation is made under the Licensing Act 2003 and is in direct response to the location of this application within a Cumulative Impact Zone (CIZ) as designated by Brighton & Hove City Council.

As a local resident, I am deeply concerned about the negative effects this application would have on the immediate area, which already suffers from a high concentration of licensed premises and the associated challenges. Granting another licence in this locality would, in my view, undermine the promotion of the four licensing objectives:

. Protection of Children from Harm These streets are home to families and are frequently used by schoolchildren and young people. Additional off-licence availability in this area risks normalising alcohol consumption in public spaces and increasing the exposure of young people to harmful behaviour.

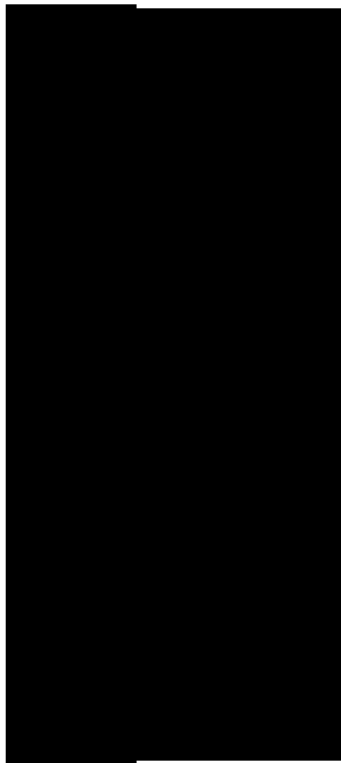
Given that this application falls within a designated stress area, the presumption should be to refuse unless the applicant can clearly demonstrate that the new licence would not

add to the cumulative impact already experienced in this neighbourhood. To my knowledge, no such exceptional circumstances have been presented.

For the reasons outlined above, I respectfully urge Brighton & Hove City Council to reject this application in the interests of public safety, community well-being, and adherence to the Licensing Policy.

Please confirm receipt of this representation and advise me of any hearings or further actions in relation to this matter.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

ENVIRONMENTAL HEALTH
& LICENSING
RECEIVED 09 10/4/2025

To:

Regulatory Services Manager

Regulatory Services, Environmental Health and Licensing

Bartholomew House

Bartholomew Square

Brighton

BN1 1JP

Date: 20/03/2025

Subject: Formal Representation Objecting to Off-Licence Application -
1445/3/2025/01793/LAPREN - (Draculas House, 58 London Road, BN1 4JE)

Dear Sir/Madam,

I am writing to formally object to the premises licence application submitted by Draculas House Ltd for 58 London Road, Brighton, BN1 4JE, under application reference 1445/3/2025/01793/LAPREN.

This location falls within the designated Cumulative Impact Zone (CIZ), a recognised stress area

under Brighton & Hove City Council's Statement of Licensing Policy due to the high density of

licensed premises and related issues. As a local resident, I have serious concerns that approving

this application will further exacerbate ongoing problems related to:

1. Prevention of Crime and Disorder

The London Road and Elder Place area already faces persistent challenges with street drinking,

aggressive behaviour, and other alcohol-related disturbances. A new off-licence at this address

would likely increase such incidents, placing additional strain on local police and community

services.

2. Prevention of Public Nuisance

There is a well-documented pattern of antisocial behaviour in this area, including late-night noise,

littering, graffiti, and loitering near shopfronts and bus stops. Granting a licence to sell alcohol at this site may worsen these problems and reduce the quality of life for residents and Others.

3. Public Safety

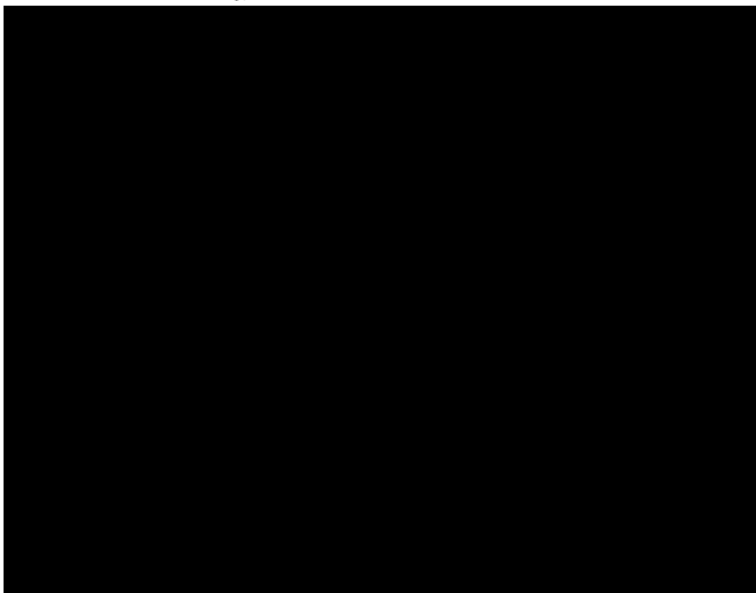
The area around 58 London Road is often used by vulnerable individuals, including those accessing local support services. Increased alcohol availability in this zone raises legitimate concerns about public safety and safeguarding.

4. Protection of Children from Harm

This area is frequented by families, children, and students. It is also close to residential housing and schools. Another licensed premises selling alcohol in the area may expose young people to environments where public intoxication and disorderly conduct are common occurrence, I respectfully request that this application be refused in accordance with Licensing Policy.

Please confirm receipt of this objection and advise me of any hearings or further steps related to this application.

Yours faithfully,



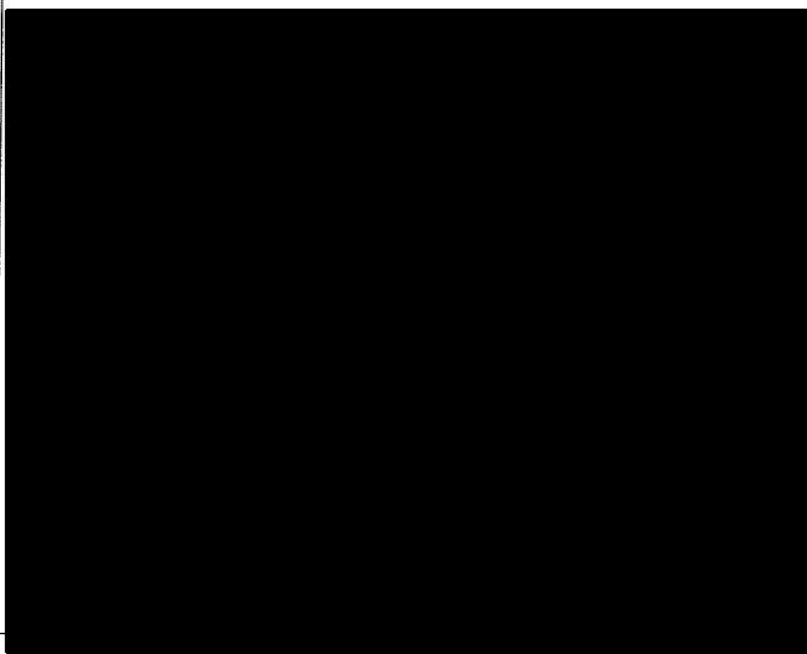
ENVIRONMENTAL HEALTH
& LICENSING
RECEIVED 09/04/2025

Representation to Licensing Application.

Name & address of premises subject to application.

License - 1445/3/2025/01793 LAIREN]
Dracula House Ltd.
58 London Road.
Brighton
BN1 4JE.

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder

Lots of Anti Social behaviour is already happening in this area so preventing any additional behaviours would be in the best interest of the public.

Public Safety

Without additional ~~extra~~ licences it will help us to keep up with the safety of the public. It is already hard on London rd.

The Prevention of Public Nuisance

Any prevention of additional licensed premises will help to prevent additional public nuisance in the London road area.

The Protection of Children from harm

London Road is full of families and having all the anti social behaviour in the area isn't helping the environment for a healthy upbringing. I strongly object the off license application for new premises.

Signed

Date: 28/03/25

Name

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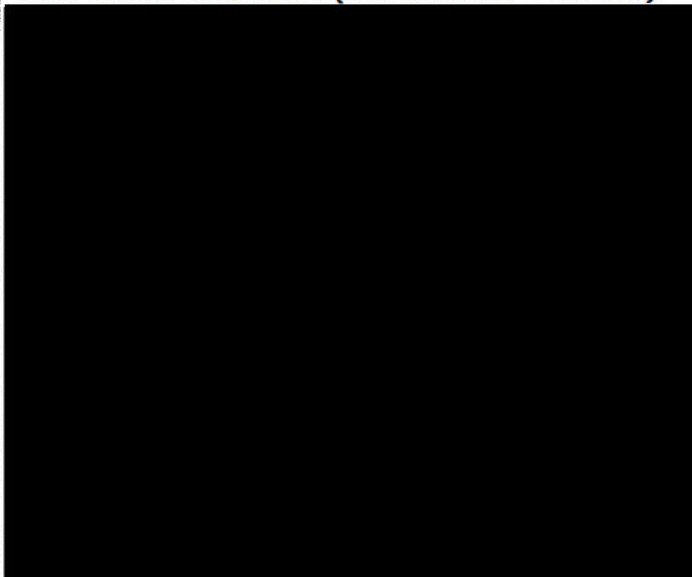
ENVIRONMENTAL HEALTH
& LICENSING
RECEIVED 09 10 2025

Representation to Licensing Application.

Name & address of premises subject to application.

License - 1445 / 3 / 2025 / 01793 / LARREN
Draculas House Ltd.
58 London Road
Brighton
BN1 4JE

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder


Public Safety

The Prevention of Public Nuisance

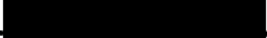
more people stay till late night because of the alcohol more noisy cause on the street.

That's reason we object to the off-licence application as it will add more strain on police which they already have in London Road.

The Protection of Children from harm

Signed: 

Date: 29/03/25

Name: 

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RECEIVED 09/04/2025

Representation to Licensing Application.

3. PONDRAH.

1445/3/2025/01793/LAPREN -
DRACULAS HOUSE, 58 London Road
Brighton
BN1 4JE

Your name & address (residence or business).

Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder —
Public Safety —
The Prevention of Public Nuisance I daily face severe challenges with street drinking, aggressive behaviour, public violence, nuisance, threats, vandalism and littering. A new licence at 58 London Road would likely increase such incidents, placing additional strain on local police and community services. I strongly object this application.
The Protection of Children from harm

Signed:

[Redacted Signature]

Date: 26/3/2025

Name:

[Redacted Name]

Please note:

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REP J

CH CON ENDS 18.04.2025 VALID PCD, PPN & PCH

From: [REDACTED]

Sent: 07 April 2025 12:18

To: Cllr Sue Shanks [REDACTED]

Subject: Objections

Sub: Objections against Licensing Objectives:

Here are the details of objections against the licensing objectives:

1.0 Prevention of Crime and Disorder:

Romanian origin alcohol is also another alcohol.

Grant of licence to Dracula house shop will increase the consumption of alcohol.

More consumption of alcohol will increase the risk of crime and disorder i.e. more crimes and violence, and adding antisocial behaviour in the stress zone.

2.0 Prevention of Public Nuisance:

Romanian alcohol is having higher strength as compared to others. Strong alcohol is even bad for the drinkers health. These drinkers react more violently with aggressive behaviour, vandalism, loitering shouting, verbal abuse and will result more public nuisance.

3.0 Protect children from harm

The sales are not authorised by personal licence holder or DPS so it will cause more underage children / school children drinking alcohol thus undermining the objective of Protect children from harm.

Other Reasons for objection:

a) Shop location is just outside the bus stop - more opportunities to get alcohol and consume.

b) [REDACTED] did not get the off licence in this stress zone so we don't want another licence in this stress area.

Thanks

From: [REDACTED]

Sent: 11 April 2025 11:45

To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>

Subject: Re: IMPORTANT - Dracula's House, 58 London Road, Brighton, BN1 4JE - 2025/01793/LAPREN

Dear sir,

Good afternoon

Thanks for the email, I am providing my details as requested:

[REDACTED]

Kind regards

[REDACTED]

REP K

CH CON ENDS 18.04.2025 VALID PCD, PPN, PS & PCH

From: [REDACTED]
Sent: 12 April 2025 17:40
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Cc: Cllr Sue Shanks [REDACTED]
[REDACTED] Cllr Ellen Mcleay [REDACTED]
Subject: Draculas House - Licence - 1445/3/2025/01793/LAPREN

Dear EHL licensing,

Licence - 1445/3/2025/01793/LAPREN

58 London Road
Brighton
BN1 4JE

Representation: OBJECT i.e. apply the criteria of SSA

From [REDACTED]

mailing address [REDACTED]

Grounds:

- prevention of crime and disorder
- prevention of public nuisance
- public safety
- protection of children from harm

As described in the statement of licensing policy - revised January 2021, the premises referred to are in the special stress area (SSA). The matrix for this area presumes "No" for an off-licence.

While members of the LAT fully appreciate the value of the off-licence trade as run by reputable established responsible premises, we are also aware of the huge problems (crime and disorder, public nuisance e.g. street drinking, public safety, underage drinking) that have been very prevalent in this area. This, historically, also affects the area of the Level, and Providence Place gardens etc. To this end we have historically advocated impartial application of the SSA criteria by the licensing panel.

We are not aware of any special factors that would indicate a departure from the SSA matrix in this case - at least none are clearly defined in the application. In fact the application is a little misleading in that the premises concerned would not be a "small convenience shop" unless we are missing some information. Obviously the licensing panel would be judging the merits of the application in this case.

Please advise whether this constitutes a valid representation.

yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

REP L

CH CON ENDS 18.04.2025 VALID PCD & PPN

From: [REDACTED]
Sent: 12 April 2025 22:25
To: EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>
Subject: Draculas House - OBJECTION TO OFFLICENCE APPLICATION- 1445/3/2025/01793

To
The Regulatory Services Manager ,
Regulatory Services
Environmental Health and Licensing,
Barthlomews house
Barthlomews square
Brighton
BN 1 1JP

Subject : FORMAL REPRESENTATION OBJECTION TO -OFF -LICENCE APPLICATION -
1445/3/2025/01793 LAPREN
DRACULAS HOUSE LTD
58 LONDON ROAD
BRIGHTON
BN1 4JE

Dear Sir,

I am [REDACTED]
[REDACTED] which is behind London Road.I strongly object this application on the
following grounds of licensing objectives :
The prevention of crime and Disorder :

I travel regularly by bus to attend meetings & shopping on London Road after getting
down on London Rd.

I walk along the shops and by public stair case to Fleet street.I witness lot of antisocial
behaviour around [REDACTED] on daily basis (check the police
records), drinkers under the high influence of alcohol always swearing , shouting and
loitering on London Road smashing the windows -vandalising the public bus stops and
stealing .

The prevention of public nuisance :

I see several youngsters sitting outside the bus stop and shops on London Road & on
the staircase drinking & begging

On London Road there are three supermarkets & several retail stores already selling alcohols , which has a huge impact on the street drinkers on London Road.

I personally think granting off another off licence to above Permise right outside bus stop will have great effect to waiting passengers & increase more public crime and nuisance on the London Road community which is already on severe stress zone .

I strongly object and request the licensing team and the Council not to grant a new offlicence by considering the current conditions of public nuisance & crime on London Rood.

Thanking you



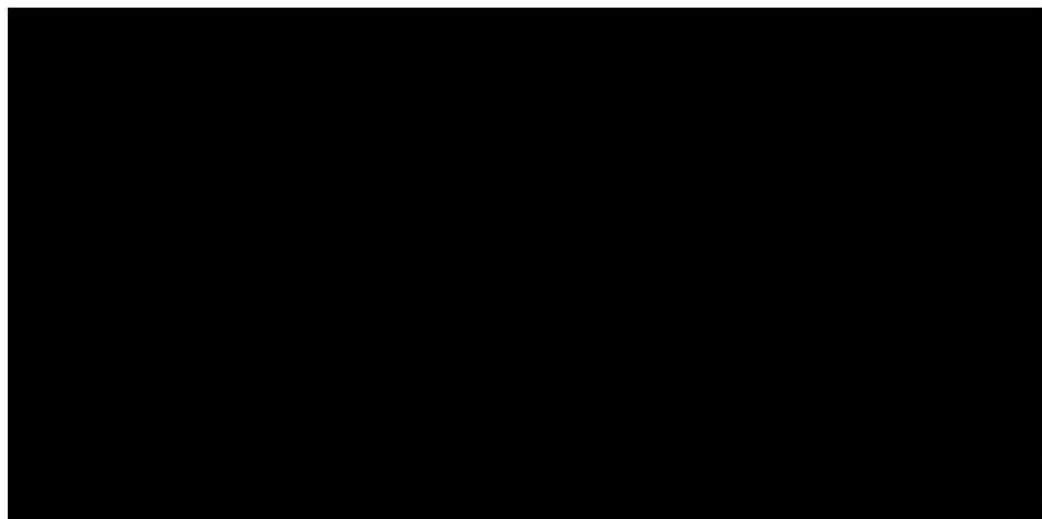
12 April 2025

Representation to Licensing Application.

Name & address of premises subject to application.

LICENCE - 144513/2025 / 01793 LAPREN
 DRACULAS HOUSE . Ltd.
 58 LONDON ROAD .
 BRIGHTON .
 BN1 4JE .

Your name & address (residence or business).



Note: Whether or not your representation can be considered depends upon whether your residence or business is likely to be directly affected by disorder and disturbance occurring or potentially occurring on the premises or immediately outside the premises.

Please state the substance of your representation within one (or more) of the following categories (representations outside these categories cannot be considered).

The Prevention of Crime & Disorder

London Road already attracts a lot of anti social behaviour we dont need another off licence -

Public Safety

The Prevention of Public Nuisance

We live on London Road and dont need the kind of behaviour that this will attract

The Protection of Children from harm

Signed:

Date: 8/4/25

Name:

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Sussex Police Agreed Conditions – Dracula’s House, London Road

General

1. Authorised staff employed by Sussex Police in the role of licensing officer shall have the right of access to the licensed premises during hours of operation for the purpose of inspection of the premises and premises records in order to ensure the promotion of the licensing objectives.
2. 80% of the alcohol sold shall be of Romanian origin.
3. All alcohol will be displayed behind the serving / till counter as displayed in red on the premises plan.
4. No beer, lager, cider or perry with an ABV 6% or above shall be sold at the premises save that this shall not apply to premium beer, lager, cider or perry with an ABV 6% or above such as craft or speciality brands or brands produced by a micro-brewery, or brands produced to commemorate a national or local event.
5. Spirits sold in 35cl containers and under are not permitted.
6. There will be no external advertising outside of the premises of alcohol.
7. All alcohol sold will be in closed containers.
8. There will be no delivery service of alcoholic products.

Prevention of crime & disorder

9. Subject to GDPR guidance and legislation:
 - (a) Digital CCTV and appropriate recording equipment to be installed in accordance with Home Office Guidelines relating to UK Police Requirements for Digital CCTV System (PSDB Publication Number 09/05), operated and maintained throughout the premises internally and externally to cover all public areas, including the entrances/exits to the premises as well as any outside space. The system shall be on and recording at all times the premises licence is in operation.
 - (b) The CCTV cameras and recording equipment must be of sufficient quality to work in all lighting levels inside the premises at all times.
 - (c) CCTV footage will be stored for a minimum of 31 days
 - (d) The management will give full and immediate cooperation and technical assistance to the Police in the event that CCTV footage is required for the prevention and detection of suspected or alleged crime.
 - (e) The CCTV images will record and display dates and times, and these times will be checked regularly to ensure their accuracy.

(f) The management of the premises will ensure that key staff are fully trained in the operation of the CCTV, and will be able to download selected footage onto a disk (or other electronic portable device acceptable to Police e.g. USB) or provide footage via an online link as initiated by Police, without difficulty or delay and without charge.

(g) Any breakdown or system failure will be notified to the police immediately & remedied as soon as practicable. This can be via email - brighton.licensing@sussex.police.uk

(h) In the event of the CCTV system hard drive being seized as evidence as part of a criminal investigation by Police or for any other reason, the premises will be expected to install a replacement hard drive or a temporary replacement drive as soon as practicable.

10. SIA licensed door supervisors shall be employed on any occasion when a requirement is identified by the licence holder's written risk assessment or requested by Sussex Police in writing at least 48 hours in advance. The written risk assessment will be reviewed at least once every calendar year. The written risk assessment will take into account information or guidance offered by the police, and also taking into account busy periods such as Bank Holidays, Season Variations and other City Events e.g. Football, Pride, Music Events. The written risk assessment will be available on the premises for inspection by police and authorised officers of the Licensing Authority.

11. (a) An incident and refusals log (book or electronic) will be maintained by the premises showing a detailed note of incidents and refusals that occur in the premises. The logs will be inspected and signed off by the Designated Premises Supervisor (or a person with delegated authority) at least once a month.

(b) The logs should be kept on the premises for at least twenty-four (24) months and be available for inspection at all times the premises are open by authorised officers of the Licensing Authority or the police. An incident will be defined as being one which involves an allegation of a criminal offence. Refusals of alcohol for reasons such as underage, no ID and intoxication.

12. The premises will become a member of the Brighton Crime Reduction Partnership (BCRP) or similar scheme approved by the Licensing Authority. The scheme must operate, subject to local coverage, radios and additionally an exclusion/banning scheme of named individuals within both the day and nighttime economy.

Additionally, as offered up within the original application and or agreed with another responsible authority.

Public safety

As offered up within the original application and or agreed with another responsible authority.

Prevention of public nuisance

As offered up within the original application and or agreed with another responsible authority.

Protection of children from harm

13. The premises will operate a "Challenge 25" policy whereby any person attempting to buy alcohol who appears to be under 25 will be asked for photographic ID to prove their age. The recommended forms of ID that will be accepted are passports, official Photographic Identity Cards issued by EU states bearing a hologram or ultraviolet feature, driving licences with a photograph, photographic military ID, biometric residence permit cards or proof of age cards bearing the 'PASS' mark hologram. The list of recommended forms of ID may be amended or revised with the prior written agreement of Sussex Police, the Licensing Authority and Trading Standards without the need to amend the licence or conditions attaching to it.
14. Signage advertising the "Challenge 25" policy will be displayed in prominent locations in the premises.
15. (a) The Premises Licence Holder / Management shall ensure that all staff members engaged or to be engaged in selling and serving alcohol shall receive induction training. If this training is to be conducted in electronic form, it will at a minimum also include a face-to-face discussion session. This training will take place prior to the selling, serving or delivering of such products and will include:
- *The lawful selling of age restricted products:
- Including but not limited to, the requirement for the staff member conducting the transaction to ensure they do Challenge 25 checks regardless of any other staff member / door staff checks that may already have taken place.
- * Refusing the sale of alcohol to a person who is drunk
- (b) Further verbal reinforcement/refresher training covering the above will be carried out thereafter at intervals not to exceed 8 weeks, with the date and time of the verbal reinforcement/refresher training documented.
- (c) All such training undertaken by staff members shall be fully documented and recorded. All training records shall be made available to Sussex Police, officers of the local authority and officers from the Trading Standards team upon request.

Additionally, as offered up within the original application and or agreed with another responsible authority.

