

## Appendix D

REP A

**From:** REDACTED

**Sent:** 21 July 2025 09:42

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

**Subject:** Hove Museum - 19 Church Road

### **CH COND END 30.07.2025 VALID PPN (A)**

To whom it may concern,

As a local resident, REDACTED, I am concerned about the late hour of the licence application.

11pm.

This is a residential area.

Such late licensing for 1 off events should be limited to 2/3 times a year.

This should be a commitment in the application.

The permission is too open ended at present.

Standard day to day licensing should finish at 9pm to keep this quiet conservation area in keeping with its current form.

Sound travels very easily in this neighbourhood with the museum backing onto a number of properties and their gardens.

We want to support the museum but ask for 9pm as a courtesy except for several larger performances a year.

Kind regards

REDACTED

REP B

**From:** REDACTED  
**Sent:** 21 July 2025 18:39  
**To:** EHL Licensing <[EHL.licensing@brighton-hove.gov.uk](mailto:EHL.licensing@brighton-hove.gov.uk)>  
**Subject:** Hove Museum License Objection

**CH COND END 30.07.2025 VALID PCD & PPN (B)**

Hi,

REDACTED, I am extremely concerned about the implications this licence could have on our neighbourhood. Hove Museum is located in a quiet, primarily residential area, and introducing regular events involving alcohol would inevitably lead to increased noise and disruption for local residents. This is a peaceful community where many families with young children, as well as elderly residents, rely on a sense of calm and safety that could be lost if this application is approved.

There is also the issue of public safety and antisocial behaviour. The sale and consumption of alcohol at events often increases the risk of disturbances, littering, and inappropriate behaviour, especially later in the day. Given the museum's location near homes, schools, and parks, this raises serious concerns for the wellbeing of the local community.

Hove Museum has always been seen as a family-friendly, cultural venue. Its strength lies in its accessibility and appeal to all ages, especially children. Turning it into a site for licensed events involving alcohol would, in my view, fundamentally change its character and purpose. Many of us fear that it will become less welcoming to families and may alienate some of the very people it is meant to serve.

Lastly, the additional footfall and potential traffic that such events may bring could add pressure to an area already struggling with parking and congestion. This could create more difficulties for residents simply trying to go about their daily lives.

For all of these reasons, I respectfully urge the Licensing Committee to reject this application.

Kind Regards

REDACTED

REP C

**From:** REDACTED  
**Sent:** 21 July 2025 21:05

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

**Cc:** REDACTED

**Subject:** Objection to hove museum variation of license

**CH COND END 30.07.2025 VALID PCD & PPN (C)**

REDACTED I am emailing you to object to the following application for the variation of a premises licence on the grounds of potential noise and antisocial behaviour –

*“We RPMT Enterprises Ltd do hereby give notice that it is our intention to apply to Brighton and Hove City Council for the variation of a premises licence to use or permit the use of premises known as the Hove Museum, [19 New Church Road, Hove, BN3 4AB](#), for the following licensable activities which it is proposed will be carried on, on or from the premises: The sale by retail of alcohol, playing of live and recorded music, performance of plays and dance, showing of films. Monday to Sunday 10:00 hours to 23:00 hours.”*

Hove museum gardens are an oasis of calm and quiet, enjoyed by residents and visitors alike.

The gardens are primarily used for activities like reading, meditating, exercising, dog walking, picnicking and playing.

There is no equivalent for miles around.

The gardens exist in a purely residential area.

The license variation allowing commercial events until late at night would change the nature of the area completely, causing parking problems, and noise and potential anti social behaviour associated with late night drinking.

Locals currently make their way to the gardens to just sit and relax, would find that the gardens are restricted to event attendees, and even if they were allowed in, the former calm and quiet oasis would no longer exist.

These are people who may live nearby, but have no access to a garden. They and we would have lost a unique asset to the area, replaced by a noisy and busy event based area licensed for commercial gain, and benefitting nobody from the local area.

This would be such a sad loss to the area and locals.

Many Thanks

REDACTED

REP D

**From:** REDACTED

**Sent:** 23 July 2025 10:15

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

**Subject:** Objection to premises licence application. Hove Museum BN3 4AB

**CH COND END 30.07.2025 VALID PCD & PPN (D)**

To: The Licensing Team

Subject: Objection to Premises Licence – Hove Museum, 19 New Church Road, Hove, BN3 4AB

Dear Licensing Team,  
Regulatory service manager.  
Regulatory Services.  
Environmental Health and Licensing.  
Bartholomew house.  
Bartholomew square.

I am writing as a REDACTED of Hove Museum to formally object to the proposed change in premises licence, which would permit the following activities:

- Sale of alcohol
- Live and recorded music
- Performance of plays and dance
- Showing of films

The proposal to allow these activities seven days a week, until 11:00pm, is of great concern given the museum's location within a conservation area and a predominantly quiet residential neighbourhood.

As someone living in close proximity, I am deeply worried about the potential noise impact, which would significantly affect my sleep and

overall quality of life. Beyond noise, there is a real risk of increased antisocial behaviour, including littering, vandalism, and underage drinking, particularly in and around the museum gardens.

This area currently offers a peaceful and much-valued space for children to play, and for residents of all ages to walk, read, exercise, meditate, and enjoy the gardens. Introducing commercial events of this nature would fundamentally alter the character of the space and could permanently damage a cherished community amenity.

The increased footfall and late-night activity would also strain local parking, create disturbances from taxis and private vehicles, and bring unwelcome disruption to what is currently a calm and safe environment.

It's worth noting that local residents actively care for the museum gardens and surrounding area, collecting litter and assisting the head gardener through a dedicated community group. This level of community involvement reflects the value placed on this space by those who live here.

I sincerely urge the Licensing Team to consider the concerns of local residents and the potential negative impacts on the neighbourhood before reaching a decision.

Kind regards,

REDACTED

REP E

**From:** REDACTED

**Sent:** 23 July 2025 13:49

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

**Subject:** Variation to extend the current internal licensed hours at The Hove Museum, 19 New Church Road, Hove - Licence - 1445/3/2025/05456/LAPREV

**CH COND END 30.07.2025 VALID PCD & PPN (E)**

REDACTED

Regulatory Services Manager

Regulatory Services

Environmental Health and Licensing

Bartholomew House

Bartholomew Square

Brighton BN1 1JP

22<sup>nd</sup> July 2025

Subject: Objection to Premises Licence Application – Hove Museum, 19 New Church Road, Hove, BN3 4AB

Dear Licensing Team,

I am writing as REDACTED Hove Museum to object in the strongest possible terms to the application for a variation to the premises licence intended to allow :

- The sale of alcohol,
- Live and recorded music,
- Performance of plays and dance,
- The showing of films,

.....all until 23:00 every day of the week

This application raises serious concerns regarding multiple licensing objectives under the Licensing Act 2003, particularly given the location within a residential and Conservation Area.

### **Prevention of Public Nuisance**

As someone who lives REDACTED, I am extremely concerned about the creation of public nuisance and likely disruption to daily life:

- Noise from music and performances, especially if amplified, would travel easily through the museum's external walls into outdoor spaces, particularly in the evenings.

- Noise and disturbance from inebriated patrons seated in the café / restaurant / bar until 23.00 and in the grounds until 6pm every day would affect the right of my family and nearby residents to the peaceful enjoyment of our homes and also deny us the ability to sleep until gone midnight every day. Even then we would have to deal with the massively increased vehicular movements as taxis and Ubers arrive to collect and drive away their noisy passengers from the café / restaurant / bar. Neighbours with children or elderly family members will be especially affected.
- Use of the external areas (for smoking, socialising, etc.) would further compound the noise nuisance. If however, these external areas also play music, films and allow dancing, the situation will be completely untenable for the neighbourhood. Where is the “area” referred to in the application and what size is it ? How is it defined as separate from the rest of the museum grounds and is this change of appearance compliant with the laws governing Conservation Areas

Additionally, I urge you to acquaint yourselves with the Bylaws that govern the Museum Gardens. They state that :

- 15. No person in the ground shall, after being requested to desist by an officer of the Council, or by any person annoyed or disturbed, or by any person acting on his behalf:**
- **by shouting or singing**
  - **by playing on a musical instrument; or**
  - **by operating or permitting to be operated any radio, gramophone, amplifier, tape recorder or similar instrument; cause or permit to be made any noise which is so loud or so continuous or so repeated as to give reasonable cause for annoyance to other persons in the ground.**

I think we can all agree that these bylaws would be contravened by the proposed activity

It is entirely unreasonable to expect residents to tolerate commercial entertainment activities until 11pm every night of the week and the councils own Licensing Act 2003, section 6 Prevention of Public Nuisance (see below), states that *“in determining applications regard will be had to the likelihood of nuisance and disturbance to the amenity of nearby residents”*.

It also states that *“applications should not normally be granted if the premises will use amplified or live music and operate in abutting premises containing residential accommodation. Noise emanating from within licensed premises should not normally be audible outside”*. Well, this is a building over 150 years old and therefore it has no sound proofing and so there is no question but that the noise of the music, films, dancing and revelry will definitely be audible outside.

## 6 Prevention of Public Nuisance

The following details and measures are intended to address the need for the prevention of public nuisance which may be associated with licensed premises and certificated club premises:

6.1.1 In determining applications for new and varied licences, regard will be had to the location of premises, the type and construction of the building and the likelihood of nuisance and disturbance to the amenity of nearby residents by reason of noise from within the premises, as a result of people entering or leaving the premises or from individuals or groups of customers gathered outside (eg in order to smoke).

6.1.2 Applications for new licences or for the extension in size of licensed premises should not normally be granted if the premises will use amplified or live music and operate within or abutting premises containing residential accommodation except that occupied by staff of the licensed premises. A condition may be imposed on new licences that entertainment noise shall be inaudible in any residence. Noise emanating from within licensed premises should not normally be audible outside.

6.1.3 Installation of sound limiting equipment and sound insulation may be required to minimise disturbance to the amenity of nearby residents by reason of noise from the licensed premises.

6.1.4 Generally, regulated entertainment in the open air including tents and marquees should have a maximum closure hour of 2300. Earlier hours may be imposed in sensitive open spaces or near residential areas. The Licensing Authority will have regard to Noise Council guidance.

6.1.5 In determining applications for new licences or extensions in hours or terminal hours of licensed premises, regard will be had to late night public transport availability and location of taxi ranks to aid dispersal of customers.

6.1.6 Reasonable controls are available to all premises operators to minimise the impact of noise from customers outside. The council's Environmental Health Department has issued guidance on a number of steps that can be taken in this respect which are endorsed by this policy (see 6.2 below).

## Prevention of Crime and Disorder

Extended hours, alcohol sales, and regular events would likely increase footfall and activity in an otherwise quiet residential area. This raises concerns about:

- Potential for anti-social & or criminal behaviour and noise after closing time,
- Litter, vandalism, or loitering in neighbouring front gardens, driveways and doorways.

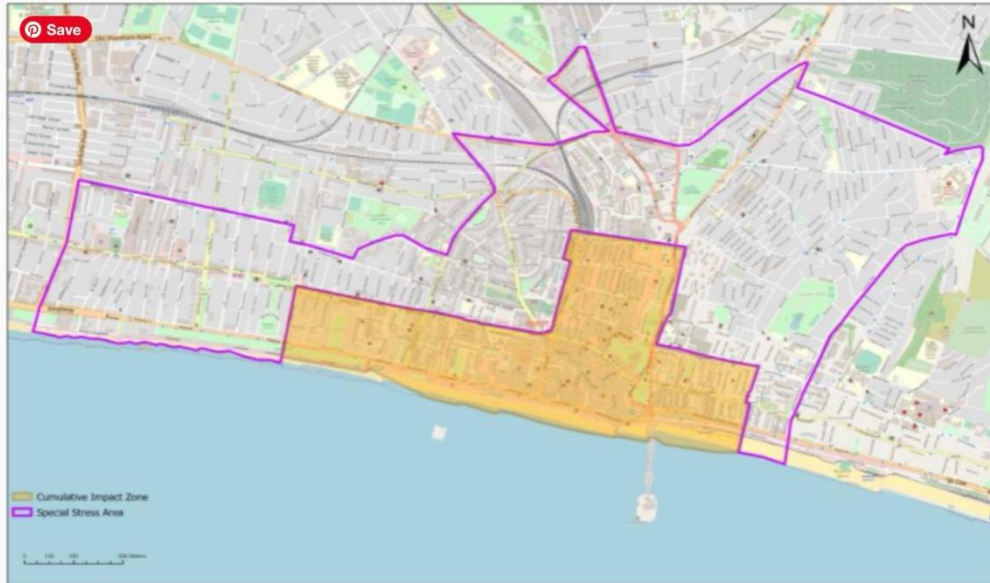
These concerns are not theoretical – similar licences in other parts of Brighton & Hove have led to such issues, especially when alcohol is involved late in the evening.

Indeed, the Council's own Licensing Act 2003 clause 3.2.2 admits that the Special Stress Area (which "*is of concern to the licensing authority because of the relatively high levels of crime and disorder and nuisance experienced within it*"), is an area bounded on the west side by Sackville Road. This is no accident. The crime stops here because this is where the pubs stop.



### 3.2 Special Stress Area

3.2.1 The map below details the area of the city centre which borders the Cumulative Impact zone at 3.1.3 and which is deemed an area of special concern in terms of the levels of crime and disorder and public nuisance experienced within it. The area recommended for further monitoring and detailed guidance within the Special Policy comprise the following as pictured below delineated in purple:



Alcohol Sales = the crime, disorder and public nuisance that we do not want in the Princes and Pembroke Conservation Area.

### Public Safety

The volume and nature of events proposed (films, plays, live music, alcohol sales) every day of the week, suggest a level of use that will strain parking, refuse collection, police resources and public safety in a residential street that was not designed to accommodate such footfall or vehicle movement at night.

How are the mothers and young children, or the elderly, or the considerable numbers of school visits, meant to be in the same place at the same time as people drinking and dancing all day ??

### Impact on the Conservation Area

This sleepy part of Hove is a designated Conservation Area, and the proposed late-night commercial use is incompatible with the character and setting of the

neighbourhood. How, for example, will the children playing in the museum grounds be protected and separated from the customers of the bar drinking outside ?

If the idea is to partition off the café terrace area, then Brighton & Hove's own planning policies need to be invoked as this application would be contravened. Indeed, with reference to the Grade II listed Jaipur Gate, section HE3 section 8.12 of the adopted local plan states :

*HE3 Development affecting the setting of a listed building Development will not be permitted where it would have an adverse impact on the setting of a listed building, through factors such as its siting, height, bulk, scale, materials, layout, design or use.*  
**8.12 8.13 8.14 The setting of a listed building is often an essential part of the building's character, especially if a garden or grounds have been laid out to complement its design or function. It will rarely be considered appropriate to develop within the grounds of a listed building or to partition off a garden to a listed building, particularly where the remaining grounds would appear mean or undersized relative to the size and status of the listed building.**

Furthermore, with reference to the Conservation Area, section HE6, section d states :

***Proposals within or affecting the setting of a conservation area should preserve or enhance the character or appearance of the area and should show:***

***d. the retention and protection of trees, gardens, spaces between buildings, and other open areas which contribute to the character or appearance of the area;***

*Proposals that are likely to have an adverse impact on the character or appearance of a conservation area will not be permitted.*

and 8.21 states :

*There are 33 conservation areas in Brighton & Hove, in which areas the planning authority has a duty to pay special attention to the desirability of preserving or enhancing their character and appearance. For each conservation area the council has, or is in the process of preparing, an individual character assessment and visual appraisal detailing the area's distinctive qualities. When considering proposals affecting a conservation area, including changes of use and traffic calming measures, the planning authority will have regard to the need to preserve or enhance the character or appearance of the area as detailed in these assessments / appraisals.*

These are specific planning restrictions in place to protect the architectural and social character of this Conservation Area which would be undermined by this

application. Furthermore, the impact that the extra vehicular traffic and associated parking requirements, increased noise levels, increased foot traffic and the visual impact that this proposal would have on the character and amenity of the Conservation Area would be enormous and detrimental.

Additionally, I ask where these plays and dances and film showings referred to in the application are to be held ? Is the museum use being changed ? Will the art installations, mini cinema and toy museum be removed ? (If so, surely public consultation is appropriate). The reason I ask is that there is nowhere large enough to hold plays, dances and film showings, other than in the grounds. This will obviously be extremely noisy, disruptive and totally incongruous to this quiet corner of Hove. We are not Brighton seafront town centre where such things occur regularly and are catered for. I am afraid that the applicant is playing slowly, slowly catchy monkey here ! First an alcohol licence was granted for 12 events annually, now they are asking for alcohol to be served every day of the week until 11pm !! I fear that the applicant has designs on becoming a theatre / cinema / bar and is doing so, inch by inch in a totally unsuitable residential setting.

A further worry with regard to the Conservation Area is the worry expressed in the Council's own Street Access Issues Report (final vol 2) :

***“When the premises on the corner of Regency Square and Preston Street were converted from a restaurant to a bar, trade waste bins appeared on the pavement (photo 1). The Regency Square Area Society (RSAS) asked Cityclean to take action. It took over two years to get the bins moved. The problem arose because the plans for the bar did not provide for an on-site waste store. These plans were approved by the planning authority, contrary to its own guidelines”.***

The bins referred to above, that it had taken two years to get moved had made the pavement unusable and pedestrians had been forced to walk in the road. Please see this and other Brighton and Hove Council illustrations of this problem below :



Photo 1: corner of Regency Square and Preston Street October 2006  
(now moved)



Photo 2: between Churchill Square and Clarence Square September 2009

So, the question arises, where will all the new bins now necessary to contain all the bottles and cans arising from this application be sited ? I have seen no reference to any new bin store to cope with all this seven day a week activity. Clearly the existing bins will not be big enough, so where in the Conservation Area will this new bin store be sited ? Do the applicants have planning permission for it ? Do they also have Conservation Area Consent ?

On a separate note, the whole proposition is legally impossible anyhow. As I am sure you are aware, Brighton & Hove City Council entered into a 25 year lease in 2020 with The Royal Pavilion and Museums Trust. Please see relevant parts of the lease below :

DATED 1<sup>st</sup> October 2020

**BRIGHTON & HOVE CITY  
COUNCIL**

- to -

**THE ROYAL PAVILION AND MUSEUMS  
TRUST**

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**LEASE**

- of -

**Hove Museum & Art Gallery, 19 New  
Church Road, Hove, BN3 4AB**

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Commencing: 1<sup>st</sup> October 2020  
Term of Years: 25  
Expiring: 30<sup>th</sup> September 2045  
Rent per annum: peppercorn

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**Brighton & Hove  
City Council**

Head of Legal Services  
Brighton & Hove City Council  
Hove Town Hall  
Norton Road Hove BN3 3BQ  
Ref: EC717.765/JD

### 3.9. USER

- 3.9.1. Not to use or permit or suffer to be used the Demised Premises or any part thereof otherwise than solely and exclusively for the Permitted Use and in particular not to use or suffer or permit to be used all or any part of the Demised Premises at any time for sleeping or residential accommodation
- 3.9.2. Except to the extent that is in accordance with the Permitted Use not to hold or permit or suffer to be held any sale by auction on the Demised Premises or any part thereof or to sell serve or supply or permit or suffer to be sold served or supplied any intoxicating liquor thereon or therefrom
- 3.9.3. Not to do or commit or permit or suffer to be done or committed upon the Demised Premises or any part thereof any act or thing which shall or may be or become a nuisance annoyance or disturbance to the Council or to the owners tenants or occupiers for the time being of any adjoining or neighbouring property or to the neighbourhood

As you can see, the User of the Demised Premises, the Hove Museum, are not to *“sell serve or supply or permit to suffer to be sold served or supplied any intoxicating liquor thereon or therefrom”*. Therefore, there is no question of alcohol being sold or served on the Hove Museum premises. Full stop. To finalise matters, the User is also forbidden to *“do any thing which shall become a nuisance annoyance or disturbance to the owners tenants or occupiers of any adjoining or neighbouring property or to the neighbourhood”* ..... need I say more ??

Lastly, the notice on the museum railings is dated the 2<sup>nd</sup> July but was put up on the museum railings on the 19<sup>th</sup> July ? Of course I would never imply that this is a cynical attempt to leave as little time as possible for the neighbouring properties to comment, however I'm sure that many residents of the area would think just that ! Curious timing indeed, to put this notice up in the holiday period, when most families are abroad with their children, such as the REDACTED.

Why have none of us received any correspondence about this proposal in the post ? What if I hadn't happened to see the notice on the museum railings ? This is not good enough and the Council needs to be careful in case people (not me of course) start talking about how this smacks of tokenism and looking like a pre-determined council decision to grant its own tenants an alcohol license.....

### Conclusion



As an immediate neighbour, I urge the Licensing Committee to refuse this application for a variation of a premises license in full.

Failing that, the application could be withdrawn, then applicant could be asked to come back with a revised proposal with self-imposed conditions including:

- A strict earlier closing time, no later than 8:00pm, as was imposed at the café in Stoneham Park in June last year
- A blanket exclusion on any outdoor music, drinking, dancing, plays or films
- Professional sound insulation installation of the restaurant / café / bar and management plans thereof
- Proper definition of the outside area referred to in the current application as merely “an area”. Where is this area and what size is it ? How is it defined as separate from the rest of the museum grounds and is this change of appearance compliant with the laws governing Conservation Areas ?
- Information regarding the siting, construction, size and emptying of the required new bin store
- Requirement to obtain all necessary planning approvals in line with Conservation Area requirements and rules

The current application is completely inappropriate for a residential setting and would severely impact the quality of life of those living near the venue.

Thank you for reading this objection.

Yours sincerely,

REDACTED

REP F

**From:** REDACTED

**Sent:** 25 July 2025 14:26

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

**Subject:** Objection to Premises Licence Application – Hove Museum, 19 New Church Road, Hove, BN3 4AB

**CH COND END 30.07.2025 VALID PCD & PPN (F)**

REDACTED

Regulatory Services Manager  
Regulatory Services  
Environmental Health and Licensing  
Bartholomew House  
Bartholomew Square  
Brighton BN1 1JP

23<sup>rd</sup> July 2025

**Subject: Objection to Premises Licence Application – Hove Museum, 19 New Church Road, Hove, BN3 4AB**

Dear Licensing Team,

REDACTED

This application is **understandably deeply distressing** for those of us who live in The Gardens, and for others in proximity to the Museum who chose to live next to a designated Quiet Garden – which, to the best of my recollection, Hove Museum Gardens were explicitly designated as on the large and long-standing panel that, *somewhat inexplicably*, disappeared from its position next to the Museum entrance some short while ago.

I am resident at REDACTED,. I have just had an unbelievably upsetting *Whats App* call with my REDACTED – lasting an hour. REDACTED.

**For the reasons laid out below, this application proposal directly and severely threatens their peace of mind in retirement. Is this really how Hove Council are now treating people who REDACTED.**

**Please reject this application outright – with no right of appeal.**

## **OVERVIEW**

THE GRANTING OF THIS APPLICATION WOULD PROVIDE LEGITIMACY & COVER FOR THE BEHAVIOUR OF ANY PERSON AT ALL, **from Pub Patron or Party-crasher** - WHO WISHED TO DRINK ALL NIGHT AND CAUSE DISTURBANCE IN THE MUSEUM GARDENS

## **THE APPLICANT**

For anyone who can read and think simultaneously, the application clearly requests an instant transition from:

On the one hand:

**Daytime Cultural Centre with Café attached** – all of which does, in fact, currently serve the community well, and causes nuisance to no-one.



To, on the other:

**Late Night, and Day, Loud Music, Pub + Very-Loud Events Space – with limited room inside but unlimited overspill Garden Space outside** – which will cause disturbance and distress to many of us.

The Museum's much vaunted Creative Cultural Function, its current *raison d'être*, gradually becoming an afterthought in the minds of RPMT.

There is **a glaring insidiousness surrounding this particular application**. I am told that not one of the households in Pembroke Gardens was given notice by mail. The application is dated **2<sup>nd</sup> July**. The first time any of my neighbours saw the notice on the Museum railings was **19<sup>th</sup> July** – and remarked that it was not in evidence the previous day - giving prospective objectors a window of only **11 days** to

- a. **Even Notice** the **small** poster, and
- b. Contact the appropriate authorities – and with certainly very little time to organise collective countermeasures.

Additionally, the **REDACTED**, when many residents REDACTED.

**This is NOT the behaviour of an applicant who is well-intentioned.** Their strategy smacks of **Sharp Practice** - and does little to inspire confidence in any notion that, once they are granted what is effectively **carte blanche to generate noise from early morning right through to midnight** (early delivery vans, bulk bottle disposal, garden table clear up, loud group customer departure and taxi arrival/departure ...) they will in any way consider the impact of the **Pub** on neighbours

**But even if they had exercised timely transparency.** The Gardens have always been a quiet residential area – **two hundred yards from New Church Road, where every third building seems to be a pub or a restaurant. Do we really need another?**

## **NOISE – Health and Wellbeing**

Granting the application would not only **put an end to a Quiet Space in a world filled with noise** but would severely **impact the health and well-being** of local residents. YouGov figures indicate that 60% of us go to bed between 9.30 and 11.00 – many go earlier. Any establishment that serves alcohol from 10.00am until 11.00pm generates **residual noise well before until well after that time**. However, it would not be the noise alone that would disturb our sleep - but the **constant THREAT of noise hanging over us**.

**The obvious outputs** (there may be others) from this attempt to ruin the peace and quiet of the neighbourhood would be as follows:

- **Bass and drums and amplified vocals (and crowd sing along/applause)** from any live band would reverberate through Museum walls which are old and certainly not sound-insulated – **keeping residents awake**.
- Disturbance from any Outside Event whatsoever would be **immeasurably worse**.
- **Music from seafront music events**, carried by the wind, often sounds as though it comes from right next door. **What will actual next-door music be like?**
- **In practice**, the side door being constantly open to facilitate movement between **Pub** and Garden (*It is currently used in this manner for restaurant service*) for smokers and overspill drinkers would exacerbate this.
- The large **alcohol-fuelled group congregating outside the door**, comprising smokers and people who just *prefer* to drink outside – an integral feature of any pub with limited space - would generate as much noise as they wished – **all night**.
- If the main bar is situated in the larger first room on the right (Because the **Pub will certainly eat, damagingly into the Creative Mandate and space usage of the building**, there will be noise at the front too.

- The increasing number of garden tables currently used during the daytime would be filled with night time drinkers.
- And if that became habitually the case, as it would, **more garden tables would soon be added.**
- The night time banging of car doors and revving of engines in the street would increase dramatically.
- The increased late-night socialisation of the space would **re-attract a number of alcoholics/drug-users** to the area – because they like company. This was a REAL problem in the past but has now gone away. **The Pub will encourage its return.**
- However, and far more seriously in terms of noise, the Extremely Welcoming “**bring your own bottle**” atmosphere of outside drinking combined with **completely open and uncontrolled garden access** would be attractive to **any group wishing to crash the party with their own Carry-In alcohol stock** – further raising the noise level.
- **This would be particularly attractive for under-age drinkers, for whom the large populated garden space would provide perfect camouflage!**
- And, given free range, the operators would be able to rent out the space for celebratory events, whose very nature and central function **Demands a great deal of noise – whether daytime or nighttime.**
- **BROKEN GLASS BINS:** These will certainly be filled every night **with bottles sold by the Pub - and some of those brought in by wandering outsiders – except for the ones, whole or broken-and-sharded, which will inevitably be left lying around.**  
Most councils ask ordinary residents not to fill these out of consideration for neighbours. The evidence so far is that, for RPMT, “**Consideration For Neighbours**” is a foreign country.
- The culmination of all this would be that Residents who want to: enjoy a quiet evening meal, **or** a family conversation, **or** watch TV, **or** work from home **or**, as mentioned, **sleep at a reasonable hour**, will be unable to do so.

## BREAKING THE LAW

What is **incredibly puzzling** is that RPMT, who purportedly work on behalf of Hove Council, are putting in place the project of a **New Pub**, the declared running protocols of which clearly fly in the face of local **bylaws** that the Council is legally mandated to uphold. Point 15 of those **bylaws - not guidelines; not advisable behaviour – but LAWS**, states:

### Noise

*No person in the ground shall, after being requested to desist by an officer of the Council, or by any person annoyed or disturbed, or by any person acting on his behalf:*

- *by shouting or singing*
- *by playing on a musical instrument; or*
- *by operating or permitting to be operated any radio, gramophone, amplifier, tape recorder or similar instrument; cause or permit to be made any noise which is so loud or so continuous or so repeated as to give reasonable cause for annoyance to other persons in the ground.*

The current license, if granted, **would necessarily involve RPMT in constant, direct, blanket contravention - or the facilitation and encouragement of contravention - of all three clauses.** There might also be the additional issue of drunken football games, which also flaunt the bylaws.

Effectively, we **neighbours live “in the ground”** – and **would certainly physically BE in the ground** if we came out to complain about intolerable noise or behaviour. Does this mean that, in order to have a peaceful existence, we would be **expected by the Council** to

constantly stop whatever we are doing in the evening, or get out of bed, to go and **argue with the operators of the Pub** and/or **the customers who are disturbing the peace**. Then call the police, who will be too busy to come. Then be accused of harassment for delivering a reasonable, lawful request for quiet.

The same would apply to anyone wanting to walk their dog calmly, or trying to get their baby to sleep, late night, in a push chair.

### **Obstruction**

17. No Person shall in the ground:

- intentionally obstruct any other person in the proper use of the ground or behave so as to give reasonable grounds for annoyance to other person in the ground.

From past personal experience of both myself and my wife, the likelihood of **uninvited drunks and drug users, encouraged by the Pub's presence**, making people feel uncomfortable is extremely high. I will spare you the detail.

As previously mentioned, this problem has now gone away. **It will return.**

## ENVIRONMENTAL – Health & Safety

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- **Comb the entire Gardens (2)** very early the following morning when the light is better – to ensure that **any needles are not left lying around**

**This is not speculation.**

**This is not fiction.**

**This is not hyperbole.**

**These are real problems that we have faced in the past**

**And all of this will be kick started** by a Trust whose mandate from the council/community it serves should surely be that of a doctor, "Do no harm."

Please do not enable the RPMT in this insidious attempt to disturb both the **Peace, Quiet and Safety of the Gardens for Everyone** - and the **neighbours' quiet enjoyment of our homes.**

Thank you.

REDACTED

REP G

**From:** REDACTED

**Sent:** 24 July 2025 17:21

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

**Subject:** 1. Objection to Premises Licence Application – Hove Museum, 19 New Church Road, Hove, BN3 4AB

**CH COND END 30.07.2025 VALID PCD & PPN (G)**

REDACTED

Regulatory Services Manager  
Regulatory Services  
Environmental Health and Licensing  
Bartholomew House  
Bartholomew Square  
Brighton BN1 1JP

23<sup>rd</sup> July 2025

**Subject: Objection to Premises Licence Application – Hove Museum, 19 New Church Road, Hove, BN3 4AB**

Dear Licensing Team,

REDACTED and I was informed of the situation regarding RPMT only three days ago by one of my neighbours.

This application is **understandably deeply distressing** for those of us who live in The Gardens, and for others in proximity to the Museum who chose to live next to a designated Quiet Garden – which, to the best of my recollection, Hove Museum Gardens were explicitly designated as on the large and long-standing panel that, *somewhat inexplicably*, disappeared from its position next to the Museum entrance some short while ago.

## **OVERVIEW**

THE GRANTING OF THIS APPLICATION WOULD PROVIDE LEGITIMACY & COVER FOR THE BEHAVIOUR OF ANY PERSON AT ALL, **from Pub Patron or Party-crasher** - WHO WISHED TO DRINK ALL NIGHT AND CAUSE DISTURBANCE IN THE MUSEUM GARDENS

## **THE APPLICANT**

For anyone who can read and think simultaneously, the application clearly requests an instant transition from:

On the one hand:

**Daytime Cultural Centre with Café attached** – all of which does, in fact, currently serve the community well, and causes nuisance to no-one.

To, on the other:

**Late Night, and Day, Loud Music, Pub + Very-Loud Events Space – with limited room inside but unlimited overspill Garden Space outside** – which will cause disturbance and distress to many of us.

The Museum's much vaunted Creative Cultural Function, its current *raison d'être*, gradually becoming an afterthought in the minds of RPMT.

There is **a glaring insidiousness surrounding this particular application**. I am told that not one of the households in Pembroke Gardens was given notice by mail. The application is dated **2<sup>nd</sup> July**. The first time any of my neighbours saw the notice on the Museum railings was **19<sup>th</sup> July** – and remarked that it was not in evidence the previous day - giving prospective objectors a window of only **11 days** to

- c. **Even Notice** the **small** poster, and
- d. Contact the appropriate authorities – and with certainly very little time to organise collective countermeasures.

Additionally, the **REDACTED**, when many residents such as **REDACTED**.

**This is NOT the behaviour of an applicant who is well-intentioned.** Their strategy smacks of **Sharp Practice** - and does little to inspire confidence in any notion that, once they are granted what is effectively **carte blanche to generate noise from early morning right through to midnight** (early delivery vans, bulk bottle disposal, garden table clear up, loud group customer departure and taxi arrival/departure ...) they will in any way consider the impact of the **Pub** on neighbours

**But even if they had exercised timely transparency.** The Gardens have always been a quiet residential area – **two hundred yards from New Church Road, where every third building seems to be a pub or a restaurant. Do we really need another?**

## **NOISE – Health and Wellbeing**

Granting the application would not only **put an end to a Quiet Space in a world filled with noise** but would severely **impact the health and well-being** of local residents. YouGov figures indicate that 60% of us go to bed between 9.30 and 11.00 – many go earlier. Any establishment that serves alcohol from 10.00am until 11.00pm generates **residual noise well before until well after that time**. However, it would not be the noise alone that would disturb our sleep - but the **constant THREAT of noise hanging over us**.

**The obvious outputs** (there may be others) from this attempt to ruin the peace and quiet of the neighbourhood would be as follows:

- Bass **and** drums **and** amplified vocals (**and** crowd sing along/applause) from any live band would reverberate through Museum walls which are old and certainly not sound-insulated – **keeping residents awake**.
- Disturbance from any Outside Event whatsoever would be **immeasurably worse**.
- **Music from seafront music events**, carried by the wind, often sounds as though it comes from right next door. **What will actual next-door music be like?**
- **In practice**, the side door being constantly open to facilitate movement between **Pub** and Garden (*It is currently used in this manner for restaurant service*) for smokers and overspill drinkers would exacerbate this.
- The large **alcohol-fuelled group congregating outside the door**, comprising smokers and people who just *prefer* to drink outside – an integral feature of any pub with limited space - would generate as much noise as they wished – **all night**.
- If the main bar is situated in the larger first room on the right (Because the **Pub will certainly eat, damagingly into the Creative Mandate and space usage of the building**, there will be noise at the front too.
- The increasing number of garden tables currently used during the daytime would be filled with night time drinkers.
- And if that became habitually the case, as it would, **more garden tables would soon be added**.
- The night time banging of car doors and revving of engines in the street would increase dramatically.

- The increased late-night socialisation of the space would **re-attract a number of alcoholics/drug-users** to the area – because they like company. This was a REAL problem in the past but has now gone away. **The Pub will encourage its return.**
- However, and far more seriously in terms of noise, the Extremely Welcoming “**bring your own bottle**” atmosphere of outside drinking combined with **completely open and uncontrolled garden access** would be attractive to **any group wishing to crash the party with their own Carry-In alcohol stock** – further raising the noise level.
- **This would be particularly attractive for under-age drinkers, for whom the large populated garden space would provide perfect camouflage!**
- And, given free range, the operators would be able to rent out the space for celebratory events, whose very nature and central function **Demands a great deal of noise – whether daytime or nighttime.**
- **BROKEN GLASS BINS:** These will certainly be filled every night **with bottles sold by the Pub - and some of those brought in by wandering outsiders – except for the ones, whole or broken-and-sharded, which will inevitably be left lying around.**  
Most councils ask ordinary residents not to fill these out of consideration for neighbours. The evidence so far is that, for RPMT, “**Consideration For Neighbours**” is a foreign country.
- The culmination of all this would be that Residents who want to: enjoy a quiet evening meal, **or** a family conversation, **or** watch TV, **or** work from home **or**, as mentioned, **sleep at a reasonable hour**, will be unable to do so.

## BREAKING THE LAW

What is **incredibly puzzling** is that RPMT, who purportedly work on behalf of Hove Council, are putting in place the project of a **New Pub**, the declared running protocols of which clearly fly in the face of local **bylaws** that the Council is legally mandated to uphold. Point 15 of those **bylaws - not guidelines; not advisable behaviour – but LAWS**, states:

### Noise

*No person in the ground shall, after being requested to desist by an officer of the Council, or by any person annoyed or disturbed, or by any person acting on his behalf:*

- *by shouting or singing*
- *by playing on a musical instrument; or*
- *by operating or permitting to be operated any radio, gramophone, amplifier, tape recorder or similar instrument; cause or permit to be made any noise which is so loud or so continuous or so repeated as to give reasonable cause for annoyance to other persons in the ground.*

The current license, if granted, **would necessarily involve RPMT in constant, direct, blanket contravention - or the facilitation and encouragement of contravention - of all three clauses.** There might also be the additional issue of drunken football games, which also flaunt the bylaws.

Effectively, we **neighbours live “in the ground”** – and **would certainly physically BE in the ground** if we came out to complain about intolerable noise or behaviour. Does this mean that, in order to have a peaceful existence, we would be **expected by the Council** to constantly stop whatever we are doing in the evening, or get out of bed, to go and **argue with the operators of the Pub** and/or **the customers who are disturbing the peace**. Then call the police, who will be too busy to come. Then be accused of harassment for delivering a reasonable, lawful request for quiet.

The same would apply to anyone wanting to walk their dog calmly, or trying to get their baby to sleep, late night, in a push chair.

### **Obstruction**

18. No Person shall in the ground:

- intentionally obstruct any other person in the proper use of the ground or behave so as to give reasonable grounds for annoyance to other person in the ground.

From past personal experience of both myself and my wife, the likelihood of **uninvited drunks and drug users, encouraged by the Pub's presence**, making people feel uncomfortable is extremely high. I will spare you the detail.

As previously mentioned, this problem has now gone away. **It will return.**



## ENVIRONMENTAL – Health & Safety

Once RPMT have transformed the Museum Gardens into **THE** place to bring yourself. **And** your friends. **And** your bottles. **And**, potentially, your drugs for a late-night party – **because obviously everybody in the neighbourhood is doing it**, someone will have to clear up the mess.

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**This is not hyperbole.**

**These are real problems that we have faced in the past**

**And all of this** will be **kick started** by a Trust whose mandate from the council/community it serves should surely be that of a doctor, "Do no harm."

In an interesting irony, I have just read through the entire RPMT Service Plan for 2024-25 and a relevant claim caught my eye. ***We are ... loved by locals and treasured by the world .***  
...

Please do not enable the RPMT in this insidious attempt to disturb both the **Peace, Quiet and Safety of the Gardens for Everyone** - and the **neighbours' quiet enjoyment of our homes.**

Thank you.  
REDACTED

REP H

**From:** REDACTED  
**Sent:** 24 July 2025 17:30  
**To:** EHL Licensing <EHL.licensing@brighton-hove.gov.uk>  
**Subject:** Fw: 2. Objection to Premises Licence Application – Hove Museum, 19 New Church Road, Hove, BN3 4AB

**CH COND END 30.07.2025 VALID PCD & PPN (H)**

REDACTED

Regulatory Services Manager  
Regulatory Services  
Environmental Health and Licensing  
Bartholomew House  
Bartholomew Square  
Brighton BN1 1JP

23<sup>rd</sup> July 2025

**Subject: Objection to Premises Licence Application – Hove Museum, 19 New Church Road, Hove, BN3 4AB**

Dear Licensing Team,

REDACTED only three days ago by one of my neighbours.

The perspectives below are shared by my whole family.

This application is **understandably deeply distressing** for those of us who live in The Gardens, and for others in proximity to the Museum who chose to live next to a designated Quiet Garden – which, to the best of my recollection, Hove Museum Gardens were explicitly designated as on the large and long-standing panel that, *somewhat inexplicably*, disappeared from its position next to the Museum entrance some short while ago.

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The Museum's much vaunted Creative Cultural Function, its current *raison d'être*, gradually becoming an afterthought in the minds of RPMT.

There is a **glaring insidiousness surrounding this particular application**. I am told that not one of the households in REDACTED was given notice by mail. The application is dated **2<sup>nd</sup> July**. The first time any of my neighbours saw the notice on the Museum railings was **19<sup>th</sup> July** – and remarked that it was not in evidence the previous day - giving prospective objectors a window of only **11 days** to

- e. **Even Notice** the **small** poster, and
- f. Contact the appropriate authorities – and with certainly very little time to organise collective countermeasures.

Additionally, the **delivery of this manoeuvre at peak holiday season**, when many residents such as myself and my family are away is **certainly no accident**.

**This is NOT the behaviour of an applicant who is well-intentioned**. Their strategy smacks of **Sharp Practice** - and does little to inspire confidence in any notion that, once they are granted what is effectively **carte blanche to generate noise from early morning right through to midnight** (early delivery vans, bulk bottle disposal, garden table clear up, loud group customer departure and taxi arrival/departure ...) they will in any way consider the impact of the **Pub** on neighbours

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- **Comb the entire Gardens (2)** very early the following morning when the light is better – to ensure that **any needles are not left lying around**

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**This is not hyperbole.**

**These are real problems that we have faced in the past**

**And all of this** will be **kick started** by a Trust whose mandate from the council/community it serves should surely be that of a doctor, "Do no harm."

Please do not enable the RPMT in this insidious attempt to disturb both the **Peace, Quiet and Safety of the Gardens for Everyone** - and the **neighbours' quiet enjoyment of our homes.**

Thank you.

REDACTED

REP I

**From:** REDACTED

**Sent:** 29 July 2025 16:18

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

**Subject:** Variation of a premises license at Hove Museum

**CH COND END 30.07.2025 VALID PPN (I)**

Prevention of Public Nuisance:

To whom it may concern, I wish to make a representation regarding the proposal to extend the license at Hove Museum, 19 New Church Road, Hove, BN3 4AB, to permit the selling of alcohol, playing of live and recorded music, performance of plays and dance, showing of films, from Monday to Sunday 10.00 am to 11.00 pm.

Firstly, I am concerned that this application was only made known by way of an A4 sheet of paper, attached to the Museum gates and was easily missed. I contend that this notice should have been sent to each of the houses in Pembroke Gardens, since these are the premises that would be directly affected by these activities, as well as other nearby premises in New Church Road, Pembroke Avenue and Pembroke Crescent. I would point out that the block of flats, REDACTED, overlooks the Museum and its gardens.

Secondly, where in the Museum is it proposed to have activities needing this extended license? Would they all be indoors, or is it proposed to have outdoor events too? Would outdoor activities require a marquee or similar structure in case of inclement weather? How would the level of sound be kept at a reasonable pitch? Car parking could cause a problem, since many houses in Pembroke Crescent have neither a garage or driveway and an influx of cars would make an already heavily-parked area even more of a problem than it is at present.

Thirdly, I feel this sort of proposed activity is not well suited to a totally residential area. The number of attendees that would be necessary to make any activity pay its way would inevitably generate a level of noise, especially late in the evening at the end of the event, that would be detrimental to the lives of those living nearby.

REDACTED

REP J

**From:** REDACTED

**Sent:** 30 July 2025 13:19

**To:** EHL Licensing <EHL.Licensing@brighton-hove.gov.uk>; Corinne Hardcastle <corinne.hardcastle@brighton-hove.gov.uk>

**Cc:** REDACTED

**Subject:** 1445/3//2025/05456/LAPREV - Hove Museum

REDACTED

Regulatory Services Manager Regulatory Services  
Environmental Health and Licensing Bartholomew House  
Bartholomew Square Brighton BN1 1JP

29<sup>th</sup> July 2025

Dear Sir/Madam,

**Re: Licence 1445/3/2025/05456/LAPREV**

**Variation of a premise licence at Hove Museum, 19 New Church Road,  
Hove BN3 4AB**

**CH COND END 30.07.2025 VALID PPN (J)**

We are writing in connection with the above licence application.

REDACTED, which is adjacent to the gardens at the rear of Hove Museum.

I wish to make the following representations.

1. We are concerned that the variation allows for the current internal licensed hours to 23.00hrs 7 days a week throughout the year as opposed to the current limit of 12 events. This seems like a disproportionate increase, particularly as the property is in a residential area. We would object to any more than 12 organised events continuing until 23.00hrs per year. There would be a huge number of people leaving and taxis arriving late at night if events were allowed to continue to this time. This is a residential area and in no way suited to wedding receptions or similar events in the evenings.
2. We have enquired of the applicant to confirm the use of the outside space. They have replied the variation allows the Cafe to serve alcohol outside until 18.00hrs QUILTY. but it must be at a seated table and in a restricted area which encompasses the front and side of the property and not the rear open space. We would wish to see the



restriction made a condition to the variation of the licence.

3. We object to the licence allowing outside music, live or recorded until 23.00hrs. We appreciate it is not the intention at the moment, but it may be, at a later date, if a licence was granted for outside music till 23.00hrs, 365 days a year. This is a residential area so outside music at night is clearly unacceptable and would mean we would suffer loss of amenity due to excessive noise.

We would ask that these representations are taken account of when considering the variation of the premises licence.

Yours faithfully

REDACTED

