

Appendix C

REP A - EF valid on the Licensing Objective of PPN.

From: REDACTED

Sent: 20 August 2026 16:54

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

Subject: Opposition to Application for On-Trade License - 236 Portland Road, BN3 5QT

Dear Licensing Department,

I am writing to you in opposition of a License Application on behalf of both myself and my partner, please see details below.

My details/My partners details:

REDACTED

Application in question:

Intenso Espresso Bar, 236 Portland Road, Hove, BN35QT

On-Premises License, 10:00-22:30 Everyday

Reasons for Opposition:

As a Personal License holder myself, I fully believe that granting this premises license will prove to be disruptive to the residential area surrounding the premises, especially to the residential flats **REDACTED**, and will not bring benefits to the local area that will outweigh the negatives granting it will bring, and object in the strongest terms.

The business currently operates from approximately 0700h through to 1500h daily - extending the operating hours for an additional several hours every single day into the evening will add to noise disruption, with both music playing and increased volumes from patrons (as happens with intake of alcohol), during the week when it will prove disruptive to rest outside work hours, and the weekends when it will disrupt leisure.

I have little faith that they will consistently abide by noise or licensing restrictions (both time and level), as they have proven to be unable to so under current conditions - we have previously **REDACTED** about music outside of operating hours (for example, pre-7am on Sundays) and high volume during operating hours, with disruption only abating after months of **REDACTED** with staff and owners, through to escalating to **REDACTED**. I have little faith that they will be able to acceptably manage patrons behaviour with regards to noise once alcohol is consumed either, regardless of the hours of operation.

I am also incredibly disappointed that despite being previously refused planning permission for an external seating area outside the cafe, the premises still operates with their external

seating area, and does not appear to have ever been granted planning permission for its use, despite this being constructed around **REDACTED** nor has the owner applied for any retro-active permission since the initial refusal. This further compounds my lack of confidence in the venue to follow licensing conditions if the on-trade license is granted, as they cannot even follow existing conditions. Whilst in it's current form the external seating area is manageable and the business operates effectively with minimal disruption (I would happily and wholeheartedly support it's retrospective approval), I would not support it in the context of an alcohol license, as it would greatly exacerbate disruption, noise pollution and intoxication in a quiet residential part of Portland Road in the open air and not contained within the premises. (If this is not the case, and the planning permission approval has in fact been granted and just not been added to the council's public records for some reason, please could this be updated).

There is an expectation with a pre-existing residential property to have a right to peaceful enjoyment of said property, granting this license would be a failure of duty for the council and their responsibility in this regard, removing our ability to quietly enjoy our **REDACTED** and would focus on times outside of standard working hours when we can reasonably expect to be home and not face disruption - this is not a case of objecting to current/pre-existing business or trade, such as a historic venue/pub for music or licensable activities whereby tenants arrive with full knowledge of potential disruption before moving into a property, but rather the removal of our right to quiet enjoyment of our home.

There are already plenty of licensed venues on Portland Road offering all manner of styles of business for all audiences, from Pubs of all styles, to other cafes with licenses and cocktail bars; I fundamentally do not believe that granting more licenses in this area will positively benefit the street, only negatively, as it is already at capacity, whilst granting such a license will negatively impact the operation of other business in the area too, at a time when on-trade venues are struggling.

REDACTED and we already have issues with objects and refuse being left **REDACTED**, (such as empty beer cans, Bevel bikes etc), directly introducing intoxicated individuals to this specific area will exacerbate an already pre-existing issue.

REDACTED would like to make it clear **REDACTED** would be uncomfortable with drunk or intoxicated individuals **REDACTED** when leaving the property, both at 10am through to 10pm, especially in winter months when it is dark with no illumination **REDACTED**

I am disappointed to see that no attempts have been made to prove that the venue will be responsible with the use of their license, they have not tested how this will affect all the above through available temporary licenses to show both local residents and yourselves that they may operate in a responsible and appropriate manner, nor have they consulted with local residents as to how they may operate in a way to minimise disruption, if they were to operate under an on-license.

I am further disappointed to note that despite **REDACTED** the blue public license application was only placed on the front door entrance to the venue, which is noticeably separate to **REDACTED**, and was not placed in a location to make it obvious to neighbouring residences and businesses that the application was being made.

I would like to make it clear that we do not fundamentally object to licensable activities on the premises in principal, just to the terms of the application itself. We would not object if the license were to be granted within current operating hours, for example from 1000h through to 1630h Wednesday to Saturday, as this would be reasonable and we can expect disruption to be minimised whilst still benefitting the business, as is the case with many cafes with pre-existing on-licenses.

We would also request that as a conditions of license as a criteria necessary for approval, that the cafe fit adequate soundproofing to the venue, to ensure that increased noise levels during hours of operation from introducing alcohol do not cause increased disruption from either recorded music or patrons, that drinks must be consumed sitting down, that drinks must not be allowed into the external seating area (regardless of planning permission status), that the range provided excludes spirits and only includes either small format, single serve table-beer or wine (but not both), and there is a necessity for provision of hot food available at all times when alcohol is served.

Thank you for you time and consideration,

REDACTED

REP B - EF valid on the licensing objective of PPN.

From: REDACTED

Sent: 26 August 2026 12:10

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

Subject: Objection to Licensing Application - 2026/03075/LAPREN - Intenso Espresso Bar - 236 Portland Road Hove BN3 5QT

Dear Madam or Sir,

I am writing to object to the application for an alcohol licence submitted by Selina Simeonova Grigovova / Intenso Espresso Bar / 236 Portland Road Hove -
REF: 2026/03075/LAPREN

My name is **REDACTED**, approximately **REDACTED** from the Intenso cafe. I have lived here for **REDACTED** and I can say without hesitation that the corner of Hogarth and Portland Road where Intenso is located is not in any way a suitable location for an alcohol licence, outdoor drinking or 11pm closing.

My reason for objection are the following ...

- Prevention of public nuisance – Alcohol sales and opening until 10.30pm are likely to increase noise from customers arriving, leaving and congregating outside, particularly during evening hours when neighbouring residents are entitled to reasonable peace and quiet.
- Immediate proximity to residential properties – The premises sits extremely close to homes. Extending its operation from a daytime coffee shop into the evening represents a significant change in use and is likely to increase disturbance at more sensitive times of day.
- Busy and already congested location – The premises is situated on a busy corner where additional evening customers, deliveries, taxis and pick-ups could exacerbate existing traffic, parking and pedestrian congestion.
- Proximity to a junior school – The premises is directly opposite a junior school. The introduction of licensed alcohol sales in such close proximity raises legitimate concerns around safeguarding, public nuisance and the character of the immediate environment, particularly where operating hours may overlap with school activities, events and after-school use.
- Potential for customers to congregate outside – Unlike a conventional restaurant, a café may generate customers standing, smoking or talking outside the premises. Alcohol consumption can increase both the likelihood and volume of this activity.
- Later-night dispersal noise – Disturbance is not limited to activity inside the premises. Customers leaving at 10.30pm, conversations outside, car doors, engines, taxis and other associated noise could continue beyond the licensed closing time.
- Cumulative impact on residential amenity – Even relatively modest individual disturbances can become significant when they occur repeatedly, seven days a week. The licensing authority should consider the ongoing impact on residents rather than simply whether any single incident would constitute a nuisance.
- Change in the nature of the premises – Residents accepted and **REDACTED** a daytime coffee shop. An alcohol licence combined with late-evening opening has the potential to materially change the nature, intensity and hours of the business.
- Risk of setting a precedent – Granting late opening and alcohol sales at this particularly sensitive residential location could make future extensions of hours or licensed activity harder

to resist and contribute to the gradual expansion of the night-time economy into a predominantly residential area.

- Lack of demonstrated need versus impact – The commercial benefit to the applicant should be balanced against the potential impact on a substantial number of **REDACTED** residents. If alcohol sales are permitted at all, residents would ask the Licensing Panel to consider substantially restricted hours and appropriate conditions rather than granting the application as submitted.

Many thanks for reading my objections. I will happy to answer any questions should you have any.

Warmest regards,

REDACTED

REP C - EF Valid on the Licensing Objectives of PCD, PS and PPN.

Representation Against Variation of Premises Licence

Licensing Application: 2026/03075/LAPREN

Premises: Intenso Espresso Bar, 236 Portland Road, Hove, East Sussex, BN3 5QT

Application: Proposed sale of alcohol until 10.30pm and premises closing at 11pm

I wish to make a formal representation against the application to vary the premises licence for Intenso Espresso Bar at 236 Portland Road, Hove, BN3 5QT.

REDACTED feel I am therefore particularly well placed to comment on the existing conditions in the immediate vicinity and the likely impact of the proposed substantial extension to the premises' operating hours.

I understand that the application seeks to permit the sale of alcohol until 10.30pm, with the premises remaining open until 11.00pm.

My representation is made principally in relation to the licensing objectives of the prevention of public nuisance, public safety and the prevention of crime and disorder.

1. Significant change from the current use

Intenso currently operates predominantly as a daytime café/coffee shop, with its normal operation generally ending at around 5pm.

The proposed variation would therefore represent a significant change in the character and pattern of use of the premises.

Rather than simply extending the existing café operation by a short period, the application introduces alcohol sales until 10.30pm and customer activity until 11.00pm.

This would create approximately six additional hours of activity compared with the premises' current normal closing time, including late-evening alcohol consumption.

I am concerned that this would materially change the impact of the premises on **REDACTED** residential properties and the surrounding area.

2. Residential setting and REDACTED residents

The premises are situated in an established residential environment.

REDACTED to Intenso and there is also residential/social housing **REDACTED** the premises. There are therefore residents living immediately adjacent to the premises who could be affected by increased noise, pedestrian activity, vehicle movements and customer dispersal.

The proximity of residential properties is particularly relevant when considering an application that would permit alcohol sales until 10.30pm and the premises to remain open until 11.00pm.

My concerns include:

- Increased noise from customers arriving and leaving.
- Customers congregating outside.
- Increased pedestrian activity.
- Conversations and general disturbance later into the evening.
- Vehicles arriving, waiting and leaving.
- Vehicle doors and engines.
- Headlights outside neighbouring properties.
- Litter.
- Customers dispersing into the surrounding residential streets after consuming alcohol.

The impact would not end when alcohol sales cease at 10.30pm. Customers would still need to leave the premises, creating a period of dispersal between 10.30pm and the proposed 11.00pm closing time.

3. Existing parking problems

There is already significant pressure on parking in the roads surrounding Intenso. Parking restrictions apply in the surrounding roads, including double yellow lines and resident parking schemes. Despite these restrictions, I regularly observe vehicles being parked on double yellow lines by people accessing Intenso and people taking up parking bays during the hour of 10am – 11am when parking nearby is restricted to residents only. Parking is already an issue during the premises' current daytime operation.

I am concerned that extending the premises' hours and introducing late-evening alcohol sales will increase parking demand and vehicle movements.

Customers may seek to park on surrounding residential roads or use restricted areas, potentially increasing congestion and obstruction.

There is also the potential for vehicles to stop outside the premises to drop off or collect customers.

I ask Brighton & Hove City Council to consider the existing parking conditions and observed parking behaviour when assessing the likely impact of the proposed variation.

I also ask the applicant to explain what measures they propose to minimise the impact of customer parking and vehicle movements on surrounding residential roads.

4. Traffic and pedestrian safety

Portland Road and the surrounding residential roads already experience considerable traffic and parking pressure. In particular, Hogarth Road (which Intenso is situated on the corner of) suffers from vehicles using the road as a cut through and often has traffic speeding above the 20 mph limit.

Additional evening vehicle movements and pedestrian activity associated with a premises selling alcohol until 10.30pm could add to these existing problems.

The nearby school, GPs' surgery and the restricted parking arrangements make this an already busy environment for pedestrians, families and residents.

I ask Brighton & Hove City Council to consider whether the proposed later hours could adversely affect public safety in the immediate vicinity.

5. West Hove Infant School

West Hove Infant School is located on Portland Road in the immediate vicinity of the premises.

The presence of the school contributes significantly to the character and use of this part of Portland Road, which is used extensively by young children, parents and families.

The area already experiences considerable traffic, parking and pedestrian activity associated with the school.

Although the proposed alcohol sales would continue beyond normal school hours, the presence of a primary school is relevant to the character of the location and to the existing pressure on the surrounding roads.

I am concerned that introducing additional late-evening alcohol-related activity into an already busy and constrained location will add to the overall pressures on the area.

6. Existing public nuisance in the REDACTED

REDACTED the premises in Hogarth Road where there is already an ongoing problem with people urinating. I am not suggesting that these existing incidents are necessarily caused by customers of Intenso. However, I am concerned that introducing additional late-evening alcohol consumption at these premises could exacerbate an existing problem.

People who have consumed alcohol may be more likely to seek somewhere away from the main road to urinate when leaving the premises. This is particularly concerning because **REDACTED** within the immediate residential environment and the problem already exists.

I therefore ask Brighton & Hove City Council to consider this existing nuisance when assessing the likely consequences of permitting alcohol sales until 10.30pm.

I would also ask the applicant to explain what specific measures they propose to prevent customers causing nuisance in the surrounding streets and **REDACTED** and how they intend to supervise and disperse customers at closing time.

7. Existing licensed premises in the area

There are already numerous establishments along Portland Road and in the surrounding area where alcohol can be purchased or consumed.

I therefore ask Brighton & Hove City Council to consider the cumulative effect of the licensed premises when assessing this application.

My objection is not simply opposition to the sale of alcohol. My concern is the additional impact that would result from changing these particular premises from predominantly daytime café use to a premises selling alcohol until 10.30pm and remaining open until 11.00pm.

There is already substantial availability of alcohol from other premises in the immediate area, and I ask the applicant to demonstrate why these significantly extended hours are appropriate for this particular location.

8. Council's licensing policy and the 10pm café benchmark

I understand that under Brighton & Hove City Council's current Statement of Licensing Policy and Matrix Approach, 10.00pm is the terminal hour identified for cafes in other areas.

The application seeks an alcohol terminal hour of 10.30pm, which is therefore beyond the Council's normal benchmark for a café.

I ask Brighton & Hove City Council to require the applicant to explain why an alcohol terminal hour beyond the normal 10.00pm café benchmark is appropriate in this particular location and what exceptional circumstances or additional safeguards justify the departure from the Matrix Approach.

This is particularly important given the residential nature of the surrounding area and the existing parking, traffic and nuisance concerns described above.

9. Previous planning history concerning the outside deck/seating

I also ask Brighton & Hove City Council to take into account the planning history of the premises concerning the external seating/deck area.

Previous planning permission relating to the external seating area at Intenso seems to include a specific restriction limiting its use by staff and customers to between 7.00am and 7.00pm. I appreciate that planning and licensing are separate regulatory regimes and I am not suggesting that the historic planning condition itself determines this licensing application. However, I believe the previous restriction is relevant background when assessing the potential impact of evening activity at these premises.

The fact that evening use of the external area has previously been specifically restricted is relevant to my concerns about noise and disturbance if alcohol is now permitted to be sold until 10.30pm.

I am particularly concerned that customers may use or congregates around the external area before leaving, creating noise and disturbance immediately outside neighbouring residential properties.

I therefore ask that any licence, if granted, contains clear and enforceable restrictions regarding the use of the external area, including an appropriate terminal hour.

10. Customer dispersal

I am particularly concerned about the period between 10.30pm and 11.00pm. Although alcohol sales would cease at 10.30pm, customers will still be leaving the premises and dispersing into the surrounding residential streets.

Given the existing parking restrictions, traffic problems, residential properties and the existing nuisance in the nearby **REDACTED**, I believe the applicant should provide clear and credible arrangements for customer dispersal. These should address how customers will be encouraged to leave quietly, how congregating outside the premises will be prevented, and how nuisance to neighbouring residents will be minimised.

11. Overall impact

I ask Brighton & Hove City Council to consider the application in the context of the existing conditions at this particular location, rather than considering the proposed additional hours in isolation.

The relevant factors include:

- The premises' current predominantly daytime operation.
- The proposed extension to alcohol sales until 10.30pm.
- The proposed closing time of 11.00pm.
- My home and other residents' homes **REDACTED**
- Other residential/social housing **REDACTED**
- The nearby West Hove Infant School.
- Restricted parking in the surrounding roads.
- Existing observations of vehicles parking on double yellow lines to access the premises.
- Existing traffic and congestion.
- The number of other premises already selling alcohol along Portland Road.
- The existing problem of people urinating in the nearby **REDACTED**
- The previous planning restriction limiting use of the external seating area to 7.00pm.

Taken together, I believe these circumstances give legitimate grounds for concern that the proposed extension could increase public nuisance, parking and traffic problems, anti-social behaviour and disturbance to neighbouring residents.

Request

For all of these reasons, I respectfully request that the application to permit the sale of alcohol until 10.30pm and the operation of the premises until 11.00pm is refused.

If Brighton & Hove City Council is nevertheless minded to grant an extension, I ask that it considers a substantially earlier terminal hour for alcohol sales and imposes appropriate, clear and enforceable conditions concerning:

- The hours during which alcohol may be sold.
- Use of the external seating/deck.
- Customer dispersal.
- Customers congregating outside.
- Noise.
- Litter.
- Parking and vehicle movements.
- Prevention of nuisance in the nearby **REDACTED**.
- Measures to minimise disturbance to neighbouring residential properties.

I would be grateful if this representation could be taken fully into account when determining the application.

REDACTED