



RUISLIP, NORTHWOOD AND EASTCOTE Local History Society

From the Secretary: Susan Toms

19 November 2019

Dear Jhini Mukherjee,

I am writing to express the concerns of the Society about the proposed licence application for the Cow Byre Tea Rooms in Ruislip.

The Tea Rooms are located on the Manor Farm site, which is one of the most important historical sites in the Borough. There are many nationally listed buildings on the site including the late 13th century Great Barn, the Library and the Manor Farm House, both of which date from the 16th century. The Cow Byre itself is not listed since it was rebuilt in 1980 after a fire. The whole site was extensively restored in 2007/2008 with Heritage Lottery money to ensure its survival for future generations.

In our opinion granting a licence for these premises would pave the way for anti-social behaviour and public noise nuisance which would disturb nearby residential properties. The site would become more vulnerable to vandalism especially as it is hidden away from the main road and not overlooked by passing people. There are so many unique buildings on the site that should be protected and not put at risk by inappropriate use of some of them. Ruislip High Street is so close with a wide choice of licensed restaurants that there seems little need to duplicate a similar premises on a totally unsuitable site.

The Society has no objection to the premises reopening as tearooms during the day as a way of encouraging more visitors especially families to the site. But we are opposed to this application which will be detrimental to such a major historical site.

Yours sincerely,
Susan Toms

Representation Form from Interested Parties

(Please read notes on reverse before completing)

18 DEC 2019

Your details (See notes 2 & 3);

Your Name	SUSAN TOMS
Your residential address	
Your email address	
Your phone number	
The name of the body or organisation you represent	RUISLIP, NORTHWOOD & ETHILCOLE LOCAL HISTORY SOCIETY

About the premises;

Name of the premises you are making a representation about	COW STRE TEA ROOMS
Address of the premises you are making a representation about	BURY STREET, RUISLIP, HA4 7SU

The Licensing Objectives (See note 4);

Licensing Objective	Reasons for your representation and any supporting evidence
<p><i>Please tick;</i></p> <p><input checked="" type="checkbox"/> Prevention of Crime/Disorder</p> <p><input checked="" type="checkbox"/> Prevention of Public Nuisance</p> <p><input type="checkbox"/> Protection of Children From Harm</p> <p><input type="checkbox"/> Public Safety</p>	<p><input checked="" type="checkbox"/> The Society fears that granting a licence will increase the likelihood of vandalism and antisocial behaviour on a site which is secluded, not well lit and has little footfall during the evening. The site has several grade II listed buildings which are vulnerable to damage. They were all restored in 2007/08 with Heritage Lottery money and any repairs will be a strain on the Council's finances. This is one of the most important historical sites in the Borough which needs protection from an inappropriate use of one of the buildings.</p>

The outcome you are seeking from the Licensing Authority (See note 6);

Reject the application

Signed:

Date: 12/12/19

Notes:

- 1) All representations must be submitted before the conclusion of the 28 day consultation period. This will be advertised on the public notices and also on the Councils website.
- 2) Persons who may make representation include; persons who reside near to the premises to which the application relates and who are likely to be affected by licensable activities; residents associations who are representing residents who reside near to the application premises; Ward Councillors representing their constituents; any person who lives or works in the area and has concerns about the application premises.
- 3) Please note that representations cannot be anonymous. Copies of all representations will be published in any Committee papers and will be sent to all persons involved with the hearing including the applicant. If you have concerns about the use of your information and would like to discuss this further, please contact one of our Licensing Officers for a discussion, on the contact details below.
- 4) In order to be considered 'relevant', the representation must relate to one or more of the 'Licensing Objectives'. These objectives are;
 - a) Prevention of Crime/Disorder - This relates to any criminal activity, disorder or anti-social behaviour related to the application premises.
 - b) Prevention of Public Nuisance - This relates to noise nuisance and vibration, litter, noxious smells, light pollution.
 - c) Protection of Children from harm - This relates to the protection of children whilst on the application premises.
 - d) Public Safety - This relates to the physical condition of the premises and the safety features provided for members of the public such as; fire safety, health & safety.
- 5) Upon submitting a representation, it is expected that you will attend the Licensing Sub-Committee hearing to deliver your representation verbally and answer any queries that the Committee may have. If you are unable to attend, your written representation will be considered.
- 6) You may wish to suggest an outcome to the Licensing Sub-Committee ie. grant the application with extra conditions; grant the application with fewer hours/activities; reject the application. Please note that the Licensing Sub-Committee will only make reasonable and proportionate decisions based upon the evidence they are presented with, and in line with the laws and regulations governing Licensing Hearings.
- 7) You may continue on separate sheets of paper if necessary and you may also attach any evidence which supports your representation.

- 8) Please submit all completed forms to:

**The Licensing Officer
Regulatory Services
London Borough of Hillingdon
Civic Centre
High Street
Uxbridge, UB8 1UW**

licensing@hillingdon.gov.uk

Tel - 01895 277433

www.hillingdon.gov.uk/licensing

(b) Prevention of Public Nuisance

The Society also feels that granting a licence for live music from 7-11pm. every night presents a public noise nuisance for nearby residents. I understand that the Great Barn has to keep the doors closed, when live events are held to prevent disturbance to residents. A similar stipulation would have to apply to the Cow Byre.