

From:
To: [Tania Jardim](#)
Subject: Re: Review of Premises Licence Bulbuls Premier, 69 Bennett Road BH8 8RH (M237426)
Date: 08 June 2026 12:08:32
Attachments: [image001.jpg](#)
[image002.png](#)
[order_000000818.pdf](#)
[INV239.pdf](#)

Dear Tania,

Thank you for your time on Friday. It was a pleasure to meet with you.

I am writing in response to the allegation of a breach of public nuisance licensing objective raised by the neighbouring resident in connection with the review application.

We take all concerns raised by local residents seriously and have taken proactive steps to address the issues mentioned.

Firstly, I would like to clarify that the refrigerator referred to in the complaint is not related to the sale or storage of alcohol. It is a soft drinks refrigerator. Even if the premises licence were removed, the business would continue to sell non-alcoholic products, including soft drinks and dairy products, and therefore the presence and operation of this equipment would remain necessary for the normal operation of the shop. As such, the existence of this equipment is not directly connected to the sale of alcohol or the premises licence.

We strongly believe this is therefore not a licence issue therefore licence review is not necessary. We are aware of our licensing objectives and review these regularly with our staff.

A resident who lives in the same building as the applicant has also sent an email confirming she has no concerns regarding public nuisance and odours which the applicant is referring to. We will forward this in a separate email. She is happy to be contacted if needed.

Also, can I kindly ask what odour is the applicant referring to? The fan is unlikely to cause odour. It is not an extractor fan. We only sell packed food and no food is cooked at the premises. Again, this is not a licence issue.

The application contains broad allegations regarding noise, vibration, heat and odour but does not provide any independent acoustic reports and environmental health findings demonstrating breach of premises licence objectives namely 2.14 and 2.17.

The applicant refers to complaints dating back to several years which again is not an evidence that the licensing objectives are being breached or that a licence review is appropriate or proportionate.

In addition, we have already undertaken measures to minimise any potential disturbance:

- There were 3 fans and two of them have been relocated. Only soft drink fan has been left which is turned on limited hours.
- All refrigeration units within the premises have recently been professionally serviced and inspected.
- Operational and noise assessments were carried out as part of the servicing process, and the equipment was found to be operating normally.

I believe noise assessment has previously been carried out by the council.

The refrigerator in question is turned off at 9pm every day so no noise is likely to arise from it after this time during the summer time. In the winter time, the refrigerator is only on for couple of hours maximum.

We remain committed to being a responsible local business and maintaining a positive relationship with neighbouring residents. Should the Council identify any further reasonable measures that may assist in reducing any perceived nuisance, we are willing to cooperate and engage constructively.

We respectfully request that the steps already taken by the premises are taken into consideration when assessing the review application.

A premises licence review is a serious measure and should be based on clear and compelling evidence. We therefore request that the review is dismissed.

Please let me know if any further information or supporting documentation is required.

With kind regards

Bahar Bulbul