



BY EMAIL AND RECORDED DELIVERY

Dear Madam(s) and Sirs,

I am writing on behalf of myself and my parents (Ian & Christine Iakin, Aberdeen) the owners of flats regarding the major variation(extension) to the terminal hours for alcohol sales on Fridays and Saturdays to 01.00 (your ref AC0412). For the avoidance of any doubt we own the nine 1, 2 and 3 bedroom apartments directly above the Hawthorn Bar and Adam Lounge, 143 Holburn Street, Aberdeen AB10 6BN. Our objective in writing this letter is to hopefully minimise the loss of any residential amenity through effective management to minimise any increase in crime, disorder and public nuisance. We wish to make our objections known in a constructive manor in the hope that there can be a pragmatic outcome to what would be a major change for the local neighbourhood at weekends.

#### BACKGROUND:

The location of the Adams Lounge and Hawthorn bar is in densely populated residential area with flatted properties located to either side and above the premises. There are currently no provisions for council/police monitored CCTV on Howburn Place and limited coverage on this part of Holburn Street - unlike the city centre (Union Street, Langstane place etc) where there is high visibility policing late at night to act as a deterrent to violent and anti-social behaviour. Permitting even one more hour of drinking time for circa 30% of the year will only make the above more of an issue. Indeed, increasing the terminal hour until 01.00 will clearly not improve the quality of life of residents which is contrary to the statement of the licensing policy. Currently the 12-Midnight closure of the premises appears appropriate for the heavily residential local area as there is nothing else open that late, meaning that after the licenced premises closes there are no other local activities to increase the potential for public nuisance. As per the statement of licencing policy the terminal hours are a maximum and are not suitable for all premises and one can only surmise that this particular case is a prime example of where this guidance should apply. For example, one of the key issues regarding our nine properties (in the same building) are the two entrances into the premises which are also the outside smoking areas used by patrons during opening hours. Under these circumstances it is an unfortunate fact that staying open until 01.00 will increase the likelihood of public nuisance to the persons residing in the properties above and around the premises - especially when the smoking areas are only a matter of a couple of metres from some bedroom windows. Furthermore, the more alcohol patrons consume the louder they become and instead of people having their last cigarette at just after midnight they will be

loitering outside until after 01.00 at two separate entrances, opening and closing the outside doors for the proposed additional hour. Unfortunately, the door to the public bar (on Howburn place) when opening and closing can be heard from inside the bedroom of the property above - even after installing acoustic mats and soundproofing. As there are no other designated smoking areas it is impossible to manage or minimise this public nuisance – other than by controlling the closing time.

#### SUMMARY:

Preferably we would rather not be in the situation of having to contest the application as the present arrangements for a Midnight closure of the bar and lounge have been accepted by the residents of the area for the past several decades. If on the other hand the board is of the mind that regardless of the above objections that some form of extension should be granted, we would urge the board to consider a compromise such as suggested below:

The terminal hour to be limited to 00.30 for the lounge part of the premises but the public bar (Howburn Place entrance) would close at Midnight. This would permit the lounge part to remain open (although still undesirable for residents) which should at least minimise the impact on the much more residential Howburn Place as the door to the lounge bar (with the entrance on Holburn street) is below the living rooms of the apartments unlike the bedrooms situated in Howburn Place.

Finally, a closing time of 00.30 for the lounge and 00.00 for the bar would also be helpful to mitigate against the potential increase in public nuisance and disorder in such a densely populated residential street such as Howburn place - not forgetting the access to our properties are very close to the bar door (Howburn Place) and can be intimidating for residents returning home late at night.

Please see the attached photographs to support our case:

Photograph 1 – The area demarked by the red pen highlights our ownership interest and why we have reasonable grounds for objecting

Photograph 2 – This photo shows the proximity of the bedroom windows to the Howburn Place bar entrance and smoking area.

Yours Sincerely,

\_\_\_\_\_  
David Lakin



1

THE ADAMS

145

THE ADAMS

20  
ZONE

← Bedroom Windows →

②

FLATS  
ENTRANCE  
↑



THE HAWTHORN

Since 1972



125-127