

Applicant's rebuttal submissions – Residents' Individual Objections

(References to Appendices are those contained in the Report Filed with the Committee)

The following specific submissions will be made for the Applicant concerning the specific resident objections made and specified in the Report:

Appendix F – Objection

Resident Objection 1: Noise Concerns

Objection: The premises will generate unacceptable late-night noise from customers leaving the venue.

Rebuttal: The premises is a **high-class, food-led restaurant**, not a bar or public house. Dining customers arrive and depart gradually, not en masse. The Applicant will implement a **quiet dispersal policy**, and recorded/ live music is subject to **full sound containment after 23:00** in accordance with Environmental Health conditions.

Resident Objection 2: Smoking in Courtyard

Objection: Concern that customers will smoke in the internal courtyard, causing nuisance.

Rebuttal: Environmental Health have agreed clear conditions regulating smoking, and the courtyard will **not be used as a social space**. Any smoking will be controlled, supervised and restricted to designated areas only.

Resident Objection 3: Alcohol-Related Anti-Social Behaviour

Objection: Fears of drunk patrons causing disorder in the area.

Rebuttal: A restaurant environment with predominantly **seated, pre-booked diners** is not conducive to intoxicated behaviour. Police have agreed conditions including **CCTV, Challenge 25, staff training and incident logs**, confirming they foresee *no risk* of disorder.

Appendix G – Objection

Resident Objection 4: Late Opening Hours

Objection: The proposed hours are excessive and will disturb residents.

Rebuttal: The hours requested reflect those commonly granted to **restaurants** across The Barbican. The venue is not alcohol-led and will primarily serve **dining clientele**. Environmental Health raise **no objection**, indicating the schedule is compatible with residential amenity.

Resident Objection 5: Misunderstanding of Premises Type

Objection: Concern that Mama Rumba will become a bar similar to existing drinking venues.

Rebuttal: The business model is for a **premium Latin-fusion restaurant** with controlled entry, full table service and no vertical drinking. This directly contradicts the assumptions underlying the objection.

Appendix H – Objection

Resident Objection 6: Live Music Noise

Objection: Live music will be intrusive and disruptive.

Rebuttal: Live music is limited, background in nature, and subject to Environmental Health requirements for **sound containment**. There will be **no nightclub-style amplified performances**.

Resident Objection 7: Congregation Outside the Premises

Objection: Patrons will gather outside smoking or talking late at night.

Rebuttal: The restaurant model does not attract late-night loitering. The Applicant will enforce controlled entry, monitored smoking arrangements and a strict dispersal policy. The courtyard will not be an external drinking/smoking area.

Appendix I – Objection

Resident Objection 8: Cumulative Impact

Objection: Granting the licence will add to cumulative impact in the area.

Rebuttal: The Cumulative Impact Policy applies primarily to **alcohol-led** venues. A food-led, reservation-only restaurant is specifically recognised in statutory guidance as *unlikely* to add to cumulative impact. **Police have not objected**, the key indicator for cumulative impact.

Resident Objection 9: Potential for Music-Related Nuisance

Objection: Music nights will cause disturbance beyond acceptable levels.

Rebuttal: All music is indoors, controlled and regulated. Environmental Health required **acoustic controls and total sound containment after 23:00**, which the Applicant fully accepts.

Overall Conclusion

The residents' objections are largely based on **incorrect assumptions** that the premises will operate as a bar or late-night drinking venue. In reality, Mama Rumba is a **controlled, high-end restaurant** whose business model directly avoids the risks cited.

Every responsible authority has confirmed that, with agreed conditions, the operation **fully promotes the licensing objectives**. Therefore, the objections should attract limited weight, and the licence should be granted as applied for.



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