

My partner, Ben Lee, and I have lived next door to and above the Flag, 32 Borough Street, for almost 10 years. Prior to this 32, Borough Street was used as office premises.

The bar of the Flag is situated next to our living room and also below our bedroom. Having a pub open nextdoor to our home has meant that the property has decreased in value.

Although we have been advised that soundproofing has been installed in the Flag, I can only assume that it is of poor quality, or, that it has been breached. There has always been noise from the bar, as well as from the 'ad hoc' beer garden on the pavement outside which, as the evening progressed and more alcohol was consumed, increased in volume. This will continue to be a problem, regardless of who holds the licence.

With regard to the clientele drinking outside, they stand in front of our lounge window and put their glasses on our windowsill, they also sit on our front doorstep. I have been on medication for anxiety for many years now and can't leave the house unaccompanied during opening hours due to the intimidation that I feel. I fail to see how this will change just by granting a licence in a different name, especially as the licence applicant is the previous licence holder's partner. Also, the previous licence holder has put a shelf outside for people to put their glasses on.

With regard to noise from the bar itself, this has continued on during 'lock ins' i.e. after the bar was supposed to have closed. On many of these occasions, after the clientele had left, there were very vocal, noisy arguments between Ms Westbrook (the applicant) and Mr Sandham (the previous licence holder) which gave the impression that both were intoxicated. The arguments mainly consisted of Mr Sandham trying to get Ms Westbrook to leave the premises. To me, this behaviour demonstrates that Ms Westbrook is not a fit person to hold a licence.

There is an alleyway(it's on privately owned land), to the rear of our yard, over which we have right of way. Since the Flag has opened it has blocked it with empty barrels, empty bottles and bags of rubbish, which means we have been unable to take our wheelie bin out via the alley, instead we have been forced to take it through our home, which is far from ideal. This blockage would also cause a major obstacle in the event of a fire, should we need to exit via the rear of our property.

I can only assume that the premises, in which the Flag is situated, are actually too small. By that I mean it seems obvious that there isn't enough room to store the empties, rather they have to be deposited in the alleyway. In addition, it would appear that the Flag needs to increase its floorspace by encouraging some of its clientele to drink outside on the pavement.

I am aware that I have been referring to previous behaviours, however, I believe that they are relevant due to the fact the applicant, Ms. Westbrook, and the previous licence holder, Mr. Sandham, are partners. In addition, having a degree in psychology, I am familiar with many studies which conclude that past behaviour is a reliable indicator of future behaviour.