

Dear Sir/Madam,

I am writing to express my concerns and formally lodge a complaint regarding the proposed opening of an off-license store at 2 Milburn Lane NW1 9FA

The store is going to be located directly beneath my Flat 5, 28 Agar Grove, NW1 9GP.

While I understand the need for businesses to thrive in our community, the opening of this type of establishment raises several serious concerns:

1. **Noise and Disturbance:**

An off-license store is going to operate every day 8am - 11pm, attracting customers at all hours. This is likely to result in increased noise levels, which would significantly disturb the peaceful enjoyment of my home, especially during night hours.

2. **Anti-Social Behavior:**

Such establishments often lead to a rise in anti-social behavior, such as public drinking, littering, and loitering. This poses a threat to the safety and well-being of residents, particularly those living in close proximity.

3. **Impact on Residential Environment:**

The presence of an off-license store in a predominantly residential area could degrade the character of the neighborhood, impacting its appeal and potentially lowering property values.

4. **Safety and Security:**

Increased foot traffic and the nature of the business might heighten the risk of criminal activities, such as theft, vandalism, or public disturbances.

5. **Redundancy of Services:**

It is important to note that there is already a Nisa Local grocery store located directly across the road at 25 Agar Grove, NW1 9SL. This existing store provides the same services that the proposed off-license would offer, making the addition of a new store unnecessary and potentially detrimental to the viability of the existing business.

6. **Quality of Life and Health Concerns:**

We are deeply concerned that customers of the off-license store may congregate directly beneath our windows to smoke and drink. This behavior would severely affect our quality of life, as well as our health, by exposing us to secondhand smoke and noise pollution. Additionally, it would prevent us from feeling safe or comfortable walking outside our property during the evenings, creating a sense of insecurity in our own neighborhood.

I kindly request that the council carefully reviews this matter and considers the detrimental impact this store would have on local residents, particularly those of us living directly above or near the premises. I urge you to reject the application for this store or to impose strict conditions to minimize its impact if it is approved.

I would appreciate an update on this matter and would welcome the opportunity to attend any relevant meetings or hearings to voice my concerns in person. Please do not hesitate to contact me at \_\_\_\_\_ if further details are required.

Thank you for your attention to this matter.

Yours faithfully,  
Mikhail Podtserkovskii