

From: [REDACTED]
To: [Licensing Services](#)
Subject: Objection to Premise license application- Market House - Eden Tonbridge Ltd
Date: 12 July 2025 11:06:31

Dear Council,

Re: Application for Premises license Market House - Eden Tonbridge Ltd

Further to the above application displayed at Market House, I wish to raise objections to the proposed revised business hours.

[REDACTED]

I wish to object on the following grounds:

Anti social behaviour and Public nuisance

1. Loss of enjoyment to reside in the property. Noise complaints have been raised by the former tenant and other residents. This has now led to my tenant vacating the property and ending the lease early as she failed to sleep owing to the noise and inability to open the windows in the property for ventilation owing to the noise from both inside and outside the property. This can be validated by [REDACTED]

2. Inability to sell / rent the property. [REDACTED]

In addition the inability to rent owing to travelling noise.

3. Consequential damages to property. Potentially as a result of the noise / vibrations the flooring in my property has significantly shifted and now has to be refitted as there are gaps and large portions have moved. If required the property may be inspected to support this.

4. Financial impact. The establishment has led to not only a drop in property value to enable a sale but also loss of tenancy, leading to the property now being vacant for extensive periods. In addition the impact of costs on repairing and replacing the flooring, double glazing and replacing windows which have been quoted at in excess of £6000 for replacement of one set of single glazed. Double glazed anticipated for significantly more. In addition to costs for sound proofing. Evidence to support the quote for windows can be provided.

Quotes can also be provided to support the flooring damage.

Public Safety

1. Safety concerns. [REDACTED]. The hours of the property and public disorder owing to an alcohol license raises concerns as many of the individuals visiting the establishment loiter beneath the windows or doorway and whilst intoxicated can lead to over “familiar” behaviour or disorder. Graffiti has already been observed outside the establishment.

In addition owing to this potential extension my property will be unable to accommodate a single parent or couple with a child. Graffiti is evident on the exterior of the establishment and pictures can be provided.

2. Parking limitations and security. Whilst it is hoped many of the patrons would travel by foot or public transport. The property does not benefit from secured or dedicated parking. An increase in traffic to the establishment may have an impact on both the availability of parking and or security concerns. This is a perceived security concern.

3. Antisocial behaviour and toileting against walls. Whilst some has been reported previously as part of the noise, I have observed a strong smell outside of the property which may be linked to urination of patrons or passer bys. I have raised with the lease manager.

Please do not hesitate to contact me should you require further information. [REDACTED]
[REDACTED]

I eagerly await the outcome of this application.

Kind regards
[REDACTED]

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From: [REDACTED]
To: [Licensing Services](#)
Cc: [REDACTED]
Subject: Representation about the application to grant premises licence Eden Tonbridge/Market House
Date: 24 June 2025 19:10:20

To Whom It May Concern,

I am writing to formally object to the application for a premises licence submitted by Eden Tonbridge Limited, trading as The Market House, located at 130 High Street, Tonbridge, TN9 1DE.

The application seeks to extend the hours for the sale of alcohol, as well as the provision of recorded and live music, to the following:

- Monday to Thursday until 23:00
- Friday and Saturday until 03:00
- Sunday until 23:00

I am the [REDACTED] I wish to make representation under the grounds of *prevention of public nuisance*, as outlined in the Licensing Act 2003.

I have experienced persistent and ongoing noise disturbances from The Market House, particularly during evenings when DJ events are held. The level of amplified music, combined with noise from patrons dancing and socialising, regularly penetrates the structure of the building and is clearly audible within my home.

These disturbances are exacerbated during periods of warm weather, when the premises often operate with doors open, allowing noise to travel more freely into surrounding residential properties. The disturbance routinely continues beyond 23:00 and frequently into the early hours of the morning on weekends. The intrusive nature of the noise has required me to keep windows closed even in high temperatures and has materially affected my ability to sleep, relax, and enjoy the peaceful occupation of my home.

Despite previous meetings with the owner and his sound engineer to address the issue, the problem remains unresolved. I have recently submitted a formal noise complaint to the council ([REDACTED]).

I am deeply concerned that an extension of the premises' operating hours would result in further and more frequent disturbances, extending late into the night across the entire week. This would have a serious and detrimental effect on my quality of life and my ability to enjoy my home, contrary to the objectives of the Licensing Act 2003.

I therefore respectfully request that my objection is taken into consideration.

Yours sincerely,



Tonbridge
TN9 1BH

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From: [REDACTED]
To: [Licensing Services](#)
Subject: The Market House, Tonbridge
Date: 26 June 2025 10:54:27

With regard to the application for the extension of hours at the above premises, I would like to object to the application on the basis of the noise and the disturbance to the local area and adjacent properties. I live [REDACTED] [REDACTED] currently cannot sleep with the music is being played that currently finishes at somewhere around midnight apparently... To extend it to 3 am would mean that I don't get to sleep before the sun nearly starts to come up again, that is not acceptable.

Thank you
[REDACTED]
([REDACTED] Castle Street)

Sent from my iPhone