



- 4.3 A site plan is attached at Annex B.
- 4.4 The Licensing Act 2003 (Section 4) states that it is the duty of all Licensing Authorities to carry out their functions under the Act with a view to promoting the licensing objectives. The licensing objectives are:
- a) The Prevention of Crime and Disorder
  - b) Public Safety
  - c) The Prevention of Public Nuisance
  - d) The Protection of Children from Harm.

Each objective is of equal importance. As there are no other licensing objectives, these four are of paramount consideration at all times. When considering applications, representations or notifications, the Licensing Authority will have regard to these licensing objectives.

- 4.5 The Licensing Authority may grant the application with or without additional conditions.
- 4.6 Section 4(3)Licensing Act 2003 states that the Licensing Authority should also have regard to the Council's Licensing Policy, the Statutory Guidance issued under Section 182 of the Licensing Act 2003, and the Licensing Act itself, and in particular to:-
- a) Paragraphs 3, 5, 6, 9, 10, 15 - 20, 23, 24, 28, 33 - 37, 41 to 44 of the 2011 policy.
  - b) Chapters 8, 9 and 10 of the Statutory Guidance (as revised in October 2010).
  - c) Sections 4, 9, 10, 11, 12, 13, 16, 17, 18, 23, 182, 183, and Schedule 2 of the Act.
- 4.7 The Licensing Authority recognises that Licensing and Planning are separate regimes. Where an application is granted by the Licensing Authority which would require planning permission this would not relieve the applicant of the need to obtain that permission. It will still be necessary for the applicant to ensure that he/she has **ALL** the necessary permissions in place to enable them to run the business within the law.
- 4.8 If the application is refused the applicant may appeal within 21 days of the notification to the Magistrates' Court. If the application is granted the person making the relevant representation may appeal within 21 days of the notification to the Magistrates' Court.
- On appeal the court may either dismiss the appeal, substitute the decision appealed against for any other decision which could have been made by the Licensing Authority, or remit the case to the Licensing Authority to dispose of in accordance with the direction of the court. The court may make such order for costs as it thinks fit.
- 4.9 In accordance with the requirements of the Act the applicants served copies of the application upon the police, the fire authority, environmental health, development control, trading standards, and the child protection agency.
- 4.10 The applicant is required to place a notice at the premises for a period of 28 days starting the day after the application is made and place an advert in a local newspaper within 10 days for submitting the application to the licensing authority.

4.11 A representation has been received from the Police (Annex C) due to the close proximity of the garden/outside areas to housing. To promote, and further the prevention of public nuisance licensing objective, the following condition has been proposed by the Police and agreed in writing by the applicant (Annex E):

**“There shall be no consumption of alcohol after 10pm each day in any outside area”.**

4.12 Several representations have been received from residents living within the vicinity of the premises in respect of the prevention of public nuisance objective (Annex D).

4.13 This report has not been sent to the Trades Union because they would have no involvement.

## **5 RISK ASSESSMENT**

5.1 A risk assessment related to the issue and recommendations has been undertaken, in compliance with the Council’s decision making risk management guidance.

## **6. EQUALITIES**

6.1 An Equality Impact Assessment (Eq1A) has been completed. No adverse or other significant issues were found.

## **7 CONSULTATION**

7.1 In accordance with the Licensing Act 2003 (Premises Licence and Club Premises Certificate) Regulations 2005, the applicant has given notice of the application to all the relevant Responsible Authorities and has advertised the application in the manner prescribed, both at the premises and within a local publication.

## **8 ISSUES TO CONSIDER IN REACHING A DECISION**

8.1 When reaching a decision, the Licensing Authority must carry out its functions with a view to promoting the four licensing objectives.

8.2 Consideration must be given to the Human Rights Act 1998 and the “convention rights”.

## **9 ADVICE SOUGHT**

9.1 The Council’s Monitoring Officer (Divisional Director-Legal & Democratic Services), section 151 Officer (Divisional Director-Finance) and the Divisional Director have had the opportunity to input to this report and have cleared it for publication.

<b>Contact person</b>	Terrill Wolyn, Senior Licensing Officer, 01225 396939
<b>Background papers</b>	Licensing Act 2003, Guidance issued under s.182 of the Licensing Act 2003, Licensing Act 2003 (Premises and Club Premises Certificates) Regulations 2005, B&NES Statement of Licensing Policy



Received 29/02/12

ANNEX A

**Application for a premises licence to be granted under the Licensing Act 2003**

**PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST**

Before completing this form please read the guidance notes at the end of the form. If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You may wish to keep a copy of the completed form for your records.

I/We Eiderdown Ltd  
*(Insert name(s) of applicant)*

**apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003**

**Part 1 – Premises Details**

<b>Postal address of premises or, if none, ordnance survey map reference or description</b> Villa Magdala Henrietta Road			
<b>Post town</b>	Bath	<b>Post code</b>	BA2 6LX

Telephone number at premises (if any)	01225 466329
Non-domestic rateable value of premises	£27250

**Part 2 - Applicant Details**

Please state whether you are applying for a premises licence as  
Please tick yes

- a) an individual or individuals \*  please complete section (A)
- b) a person other than an individual \*
  - i. as a limited company  please complete section (B)
  - ii. as a partnership  please complete section (B)
  - iii. as an unincorporated association or  please complete section (B)
  - iv. other (for example a statutory corporation)  please complete section (B)
- c) a recognised club  please complete section (B)
- d) a charity  please complete section (B)

- e) the proprietor of an educational establishment  please complete section (B)
- f) a health service body  please complete section (B)
- g) a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales  please complete section (B)
- ga) a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England  please complete section (B)
- h) the chief officer of police of a police force in England and Wales  please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm:

Please tick yes

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
  - statutory function or
  - a function discharged by virtue of Her Majesty's prerogative

**(A) INDIVIDUAL APPLICANTS** (fill in as applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		
I am 18 years old or over				<input type="checkbox"/> Please tick yes	
<b>Current postal address if different from premises address</b>					
<b>Post Town</b>				<b>Postcode</b>	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					

**SECOND INDIVIDUAL APPLICANT** (if applicable)

Mr <input type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names</b>		

I am 18 years old or over <input type="checkbox"/> Please tick yes			
Current postal address if different from premises address			
Post Town		Postcode	
Daytime contact telephone number			
E-mail address (optional)			

**(B) OTHER APPLICANTS**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name Eiderdown Ltd
Address 26-28 Southernhay West Exeter Devon EX1 1NS
Registered number (where applicable) 07245759
Description of applicant (for example, partnership, company, unincorporated association etc.) Limited Company
Telephone number (if any) 01225 466329
E-mail address (optional) office@villamagdala.co.uk

**Part 3 Operating Schedule**

When do you want the premises licence to start?

Day Month Year  
3 1 0 3 2 0 1 2

If you wish the licence to be valid only for a limited period, when do you want it to end?

Day Month Year  
[ ][ ][ ][ ][ ][ ][ ][ ][ ]

Please give a general description of the premises (please read guidance note 1)  
Premises is a privately owned guest house which operates on 3 floors, providing 20 guest rooms, dining room, kitchen facilities and staff rooms

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

What licensable activities do you intend to carry on from the premises?

(Please see sections 1 and 14 of the Licensing Act 2003 and Schedules 1 and 2 to the Licensing Act 2003)

**Provision of regulated entertainment**

**Please tick yes**

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

**Provision of entertainment facilities:**

- i) making music (if ticking yes, fill in box I)
- j) dancing (if ticking yes, fill in box J)
- k) entertainment of a similar description to that falling within (i) or (j) (if ticking yes, fill in box K)

**Provision of late night refreshment** (if ticking yes, fill in box L)

**Supply of alcohol** (if ticking yes, fill in box M)



In all cases complete boxes N, O and P

**A**

<b>Plays</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of a play take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b>State any seasonal variations for performing plays</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

## B

Films Standard days and timings (please read guidance note 6)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day				Start	Finish
				Outdoors	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 4)		
Wed			<b><u>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Thur					
Fri					
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 6)			<u>Please give further details</u> (please read guidance note 3)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 4)
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)
Fri			
Sat			
Sun			

## D

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 6)			<b>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b>State any seasonal variations for boxing or wrestling entertainment</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					

## E

Live music Standard days and timings (please read guidance note 6)			Will the performance of live music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 4)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat					
Sun					

## F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <b>indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<b>Please give further details here</b> (please read guidance note 3)		
Tue			<b>State any seasonal variations for the playing of recorded music</b> (please read guidance note 4)		
Wed			<b>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Thur					
Fri					
Sat					
Sun					

## G

<b>Performances of dance</b> Standard days and timings (please read guidance note 6)			<b>Will the performance of dance take place indoors or outdoors or both – please tick</b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b>Please give further details here</b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b>State any seasonal variations for the performance of dance</b> (please read guidance note 4)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		
Sat					
Sun					



## H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 6)			<b><u>Please give a description of the type of entertainment you will be providing</u></b>		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 2)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<b><u>Please give further details here</u></b> (please read guidance note 3)		
Wed					
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 4)		
Fri					
Sat			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sun					

I

<b>Provision of facilities for making music</b> Standard days and timings (please read guidance note 6)			<b><u>Please give a description of the facilities for making music you will be providing</u></b>		
			<b><u>Will the facilities for making music be indoors or outdoors or both – please tick</u></b> (please read guidance note 2)		Indoors
			Outdoors	<input type="checkbox"/>	
			Both	<input type="checkbox"/>	
Day	Start	Finish	<b><u>Please give further details here</u></b> (please read guidance note 3)		
Mon					
			<b><u>State any seasonal variations for the provision of facilities for making music</u></b> (please read guidance note 4)		
Tue					
			<b><u>Non standard timings. Where you intend to use the premises for provision of facilities for making music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Wed					
Thur					
Fri					
Sat					
Sun					

J

<b>Provision of facilities for dancing</b> Standard days and timings (please read guidance note 6)			<b><u>Will the facilities for dancing be indoors or outdoors or both – please tick</u></b> (see guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give a description of the facilities for dancing you will be providing</u></b>	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)	
Tue				
Wed			<b><u>State any seasonal variations for providing dancing facilities</u></b> (please read guidance note 4)	
Thur				
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of facilities for dancing entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)	
Sat				
Sun				

K

<p><b>Provision of facilities for entertainment of a similar description to that falling within i or j</b> Standard days and timings (please read guidance note 6)</p>			<p><b><u>Please give a description of the type of entertainment facility you will be providing</u></b></p>		
Day	Start	Finish	<p><b><u>Will the entertainment facility be indoors or outdoors or both – please tick</u></b> (please read guidance note 2)</p>	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<p><b><u>Please give further details here</u></b> (please read guidance note 3)</p>		
Wed					
Thur			<p><b><u>State any seasonal variations for the provision of facilities for entertainment of a similar description to that falling within i or j</u></b> (please read guidance note 4)</p>		
Fri					
Sat			<p><b><u>Non standard timings. Where you intend to use the premises for the provision of facilities for entertainment of a similar description to that falling within i or j at different times to those listed in the column on the left, please list</u></b> (please read guidance note 5)</p>		
Sun					

L

Late night refreshment Standard days and timings (please read guidance note 6)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 3)	Both	<input type="checkbox"/>
Tue					
Wed			<b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 4)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u></b> (please read guidance note 5)		
Sat					
Sun					

## M

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 6)			<b>Will the supply of alcohol be for consumption (Please tick box)</b> (please read guidance note 7)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 4)		
Mon	0000	0000			
Tue	0000	0000			
Wed	0000	0000			
Thur	0000	0000			
Fri	0000	0000			
Sat	0000	0000			
Sun	0000	0000	<b>Non standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list</b> (please read guidance note 5)		

**State the name and details of the individual whom you wish to specify on the licence as premises supervisor**

<b>Name</b> Kimberley Blair	
<b>Address</b> 32 Hayes Park Road Midsomer Norton Bath	
<b>Postcode</b>	BA3 2EL
<b>Personal Licence number (if known)</b> To be notified	
<b>Issuing licensing authority (if known)</b> Bath and North East Somerset Council	

## N

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)**

None

## O

<b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 6)			<b>State any seasonal variations</b> (please read guidance note 4)
Day	Start	Finish	
Mon			<p><b><u>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</u></b> (please read guidance note 5)</p>
Tue			
Wed			
Thur			
Fri			
Sat			
Sun			

**P** Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b,c,d,e)** (please read guidance note 9)

The premises will not be open to the public, except for persons who have reserved rooms.

Alcoholic drinks will be sold to hotel guests only, and on being ordered, will be taken to the guests rooms for consumption in the rooms or for taking from the premises.

There will be a small amount of stock at any given time which will be stored in the kitchen area of the premises.

**b) The prevention of crime and disorder**

Staff at the premises will be trained in the responsible sale of alcohol and be aware of their legal and social responsibilities when doing so, in order to avoid committing any offences.

**c) Public safety**

No additional measures are deemed necessary regarding this application, other than those covered under existing legislation.

**d) The prevention of public nuisance**

No additional measures are deemed necessary regarding this application, other than those covered under existing legislation.

**e) The protection of children from harm**

The premises will operate a 'Challenge 21' age verification policy.

Children staying as guests of the hotel have to be accompanied by an adult, and if those adults order alcohol, they will be advised that persons under the age of 18 are not permitted to consume it on the premises.




Please tick yes

- I have made or enclosed payment of the fee
- I have enclosed the plan of the premises
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I have enclosed the consent form completed by the individual I wish to be premises supervisor, if applicable
- I understand that I must now advertise my application
- I understand that if I do not comply with the above requirements my application will be rejected

**IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION**

**Part 4 – Signatures** (please read guidance note 10)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (See guidance note 11). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	28 <sup>th</sup> February 2012
Capacity	Licensing Consultant

**For joint applications signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent.** (please read guidance note 12). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	
Capacity	

**Contact name (where not previously given) and postal address for correspondence associated with this application** (please read guidance note 13)

Frank Fender  
FJF Licensing Solutions  
Regent House  
5-7 Melbourne Street

<b>Post town</b>	Bedford	<b>Post code</b>	MK42 9AX
------------------	---------	------------------	----------

<b>Telephone number (if any)</b>	07846 747833
----------------------------------	--------------

**If you would prefer us to correspond with you by e-mail your e-mail address (optional)**  
frank@fjflicensingsolutions.co.uk

# ANNEX A

**Consent of individual to being specified as premises supervisor**

Kimberley Blair

-----  
*[full name of prospective premises supervisor]*

of

32 Hayes Park Road  
Midsomer Norton  
Bath  
BA3 2EL

-----  
*[home address of prospective premises supervisor]*

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

Grant of a new premises licence

-----  
*[type of application]*

by

Eiderdown Limited

-----  
*[name of applicant]*

relating to a premises licence **none - new licence application**

-----  
*[number of existing licence, if any]*

for

Villa Magdala  
Henrietta Road  
Bath BA2 6X

-----  
*[name and address of premises to which the application relates]*

and any premises licence to be granted or varied in respect of this application made by

Eiderdown Limited

-----  
*[name of applicant]*

concerning the supply of alcohol at

Villa Magdala  
Henrietta Road  
Bath  
BA2 6LX

-----  
*[name and address of premises to which application relates]*

I also confirm that I am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

Application for Personal Licence made to Bath & NE Sommerset Council

-----  
*[insert personal licence number, if any]*

Personal licence issuing authority

-----  
*[insert name and address and telephone number of personal licence issuing authority, if any]*

Signed



Name (please print)

Kimberley Blair

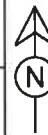
Date

20/2/12

**Bath and North East Somerset:  
District Online**

Date: 3-4-2012  
Scale: 1:1250

**Bath & North East  
Somerset Council**

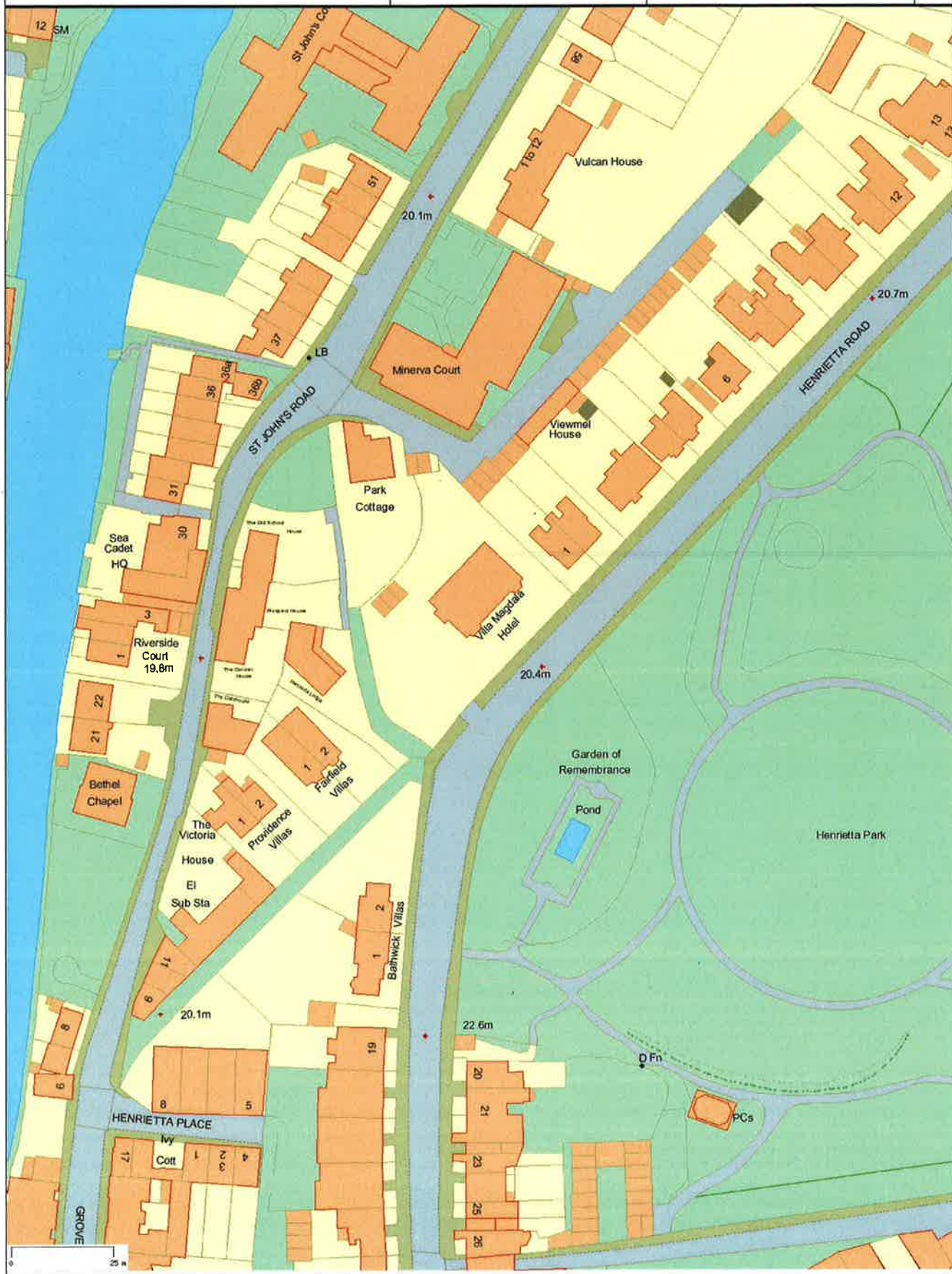


**GMIS Web Mapping PDF**

New premises licence application - Villa Magdala

Map Centre - easting / northing:  
375282 / 165302

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Licensing Services, 9-10 Bath Street, Bath, BA1 1SN

**Representation Form****Responsible Authority.** (Please delete as applicable.)

Police / Fire / EP (noise) / Health and Safety / Child Protection / Weights and Measures / Planning Authority / Marine Agency.

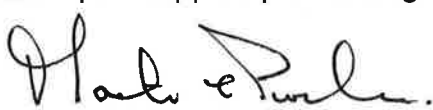
Your Name	Martin Purchase
Job Title	Police Licensing Officer
Postal and email address	Bath Police Station Manvers Street Bath BA1 1JN
Contact telephone number	01225842475

Name of the premises you are making a representation about.	Villa Magdala
Address of the premises you are making a representation about.	Henrietta Road, Bath. BA2 6LX

Which of the four licensing objectives does your representation relate to? Please state yes or no.	Yes or No	Please detail the evidence supporting your representation. Or the reason for your representation. Please use separate sheets if necessary.
To prevent crime and disorder		
Public safety		
To prevent public nuisance	YES	The premises are situated to the east of the city centre overlooking Henrietta Park to its front. The area is residential. The premises are a privately owned guest house which operates on 3 floors, providing 20 guest rooms, dining room, kitchen facilities and staff rooms. The premises also has a garden area. The outside areas of the premises including the garden area are in close proximity to housing . To promote and further the prevention of Public Nuisance objective particularly in respect of noise, the licence holders have agreed a

		condition.as below
The prevention of harm to children		
Suggested conditions that could be added to the licence to remedy your representation you would like the Licensing Sub Committee to take into account. Please use separate sheets where necessary and refer to checklist.	There will be no consumption of alcohol after 10pm each day in any outside area.	

N.B. If you do make a representation you will be expected to attend the Licensing Panel and any subsequent appeal proceeding.

Signed:   
**Martin Purchase**

Date: 26-3-2012

Please return this form along with any additional sheets to:

Bath and North East Somerset Council  
Licensing Services  
9-10 Bath Street  
Bath  
BA1 1SN



**LICENSING ACT 2003**

**INTERESTED PARTY REPRESENTATION**

ENVIRONMENTAL SERVICES

27 MAR 2012

Post Log No: .....

Receipt No: .....

CH/CA £ .....

**Please read the notes at the back of this form prior to completing it.**

**I/We object to the following application:**

Application number:	12/01245/APRE
Applicant's name:	Eiderdown Limited
Premises name and address:	Villa Magdala Henrietta Road Barnwick Barn BA2 6DX
Application for a:	New Premises Licence

**Objector Details:**

Objector's Name:	Mr. & Mrs D.J. Glyde
Objector's Address: This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.	Henrietta Lodge Henrietta Road Barn BA2 6LT
Organisation name if applicable:	

**Objection Details:**

**My/our representation is relevant to the following licensing objective(s):**

Prevention of crime and disorder

Prevention of public nuisance

Protection of children from harm

Public safety

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

Our property, Henrietta Lodge, is situated next door to the Villa Magdala, facing their front entrance, car park + outside space. My husband has progressive M.S. demanding 24 hr. care + spends a large proportion of that time in bed in a room situated on the ground floor in close proximity to the boundary area of Villa Magdala.

We are extremely concerned with the potential repercussions to both us and other affected residents of a 24 hour, 7 days per week license for consumption both on and off the premises + the possible noise and nuisance associated with this application, namely:-

1. Gathering of guests in the garden/car parking areas.
2. Possible outside bar facilities.
3. Music
4. Additional lighting.
5. Off-sales (particularly in relation to the adjacent park).

We would be grateful for the Committee's deliberation on the above and their consideration of restrictions in the interests of maintaining the current ambience of the area

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Frankie Glyde

Date

22 March 2012

Contact telephone number(s)

(This is essential as we may need to contact you at short notice)

\_\_\_\_\_

**LICENSING ACT 2003**

**INTERESTED PARTY REPRESENTATION**

ANNEX D  
ENVIRONMENTAL SERVICES  
23 MAR 2012  
Post Log No. ....  
Receipt No. ....  
CH/CA £ .....

**Please read the notes at the back of this form prior to completing it.**

**I/We object to the following application:**

Application number:	12/01245/
Applicant's name:	EIDERDOWN LTD,
Premises name and address:	VILLA MAGDALA, (B&B) HENRIETTA ROAD, BATH. BA2 6LX
Application for a:	LICENCE TO SERVE ALCOHOL

**Objector Details:**

Objector's Name:	ROBERT WILLIAM RAIMES,
Objector's Address: <small>This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.</small>	THE GARDEN HOUSE, ST JOHN'S ROAD, BATHWICK, BATH. BA2 6PR
Organisation name if applicable:	N/A

**Objection Details:**

My/our representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street. - THERE IS

\* NO AUTHORISED LICENCE FOR ANY TIME OF ANY DAY AT  
~~We have already made a written representation and have no further comments~~  
 TODAY'S DATE; THERE HAS BEEN LITTLE OR NO NUISANCE TO DAT

PREVENTION OF PUBLIC NUISANCE. (1)

A RESIDENTIAL AREA, OPPOSITE A RECREATIONAL PUBLIC PARK, SALE OF ALCOHOL 7 DAYS PER WEEK FOR CONSUMPTION ON OR OFF THE PREMISES EACH DAY 00.00 TO 00.00. THE LICENCE HOLDER COULD NOT BE HELD RESPONSIBLE FOR ANY NUISANCE RESULTING FROM GUEST(S) OR "BONA FIDE" GUEST(S) CARRYING GLASS OR GLASS CONTAINER(S) ACROSS A PUBLIC HIGHWAY, FOR EXAMPLE TO THE PARK, CAUSING POTENTIAL DANGER, OR IN THE PARK. \* SEE ABOVE NOTE, PLEASE

PROTECTION OF CHILDREN FROM HARM. (2)

PRIMARYLY, SEE ABOVE. AGAINST WHOM COULD THE PARENT OF A CHILD, INJURED, FOR EXAMPLE BY BROKEN GLASS WHILST PLAYING IN THE PARK, TAKE ACTION. WOULD THE COUNCIL BE PREPARED TO PAY FOR AN INSPECTION OF THE PARK AND REMOVAL OF DANGEROUS LITTER. 00.00 TO 00.00 DAILY?

PUBLIC SAFETY. (3)

SEE ABOVE (1) AND (2)

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

*D. Rames.*

Date

19 March, 2012

Contact telephone number(s)  
 (This is essential as we may need to contact you at short notice)

01225 466516

**LICENSING ACT 2003**

**INTERESTED PARTY REPRESENTATION**

**Please read the notes at the back of this form prior to completing it.**

**I/We object to the following application:**

Application number:	12/01245/LAPRE
Applicant's name:	Eiderdown Ltd
Premises name and address:	Villa Magdala Hotel Henrietta Rd Bathwick Bath BA2 6LX
Application for a:	New Premises Licence

**Objector Details:**

Objector's Name:	Mr R Willington and Ms S Board
Objector's Address: This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.	1 Fairfield Villas Henrietta Rd Bath BA2 6LT
Organisation name if applicable:	

**Objection Details:**

My/our representation is relevant to the following licensing objective(s):

Prevention of crime and disorder

Prevention of public nuisance

Protection of children from harm

Public safety

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

Licence for outside drinking on the premises should be restricted to between the hours of 12.00 and 22:00. This is a quiet residential neighbourhood, and other properties are close. Guests sitting outside drinking late at night will be a nuisance to neighbours. This will also tend to change the character of the neighbourhood and may attract other non guests to congregate and drink alcohol in the park opposite.

Off sales should not be permitted. Guests buying alcohol and taking it off to drink it in the park, outside the permitted hours for drinking outside on the premises, may also cause noise and disruption.

Outside music should not be allowed, and outside lights should only be allowed for the time of the outside drinking. Again, this is because they will cause disturbance and disruption to neighbours, and will tend to change the character of the neighbourhood and attract other people to drink in the park.

**I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.**

Signed

Date

30/03/2012

Contact telephone number(s)  
(This is essential as we may need to contact  
you at short notice)

01225 335962

There will be a hearing to determine this application. We will send you details of the time, date and location at least 10 working days before the hearing.

This section of the form must be returned to us a minimum of 5 working days before the hearing. If you wish, you may complete this now. Alternatively, you can keep this page and return it to us once you have received details of the hearing.

Name \_\_\_\_\_

I will be attending the hearing  I will not be attending the hearing

I will be represented at the hearing by \_\_\_\_\_

I will be calling the following witness(es):

<u>Name and signature of each witness</u>	<u>Details of evidence to be produced by witness</u>

Please delete as appropriate: I consider a hearing to be necessary / unnecessary

Form to be returned to:

Licensing Team  
Public Protection  
9-10 Bath Street

ANNEX D

Bath  
BA1 1SN



**INTERESTED PARTY REPRESENTATION**



**Please read the notes at the back of this form prior to completing it.**

**I/We object to the following application:**

Application number:	12/01245/LAPRE
Applicant's name:	Elderdown Ltd.
Premises name and address:	Villa Magdala Hotel Henrietta Road Bathwick Bath BA2 6LX
Application for a:	New Premises Licence

**Objector Details:**

Objector's Name:	Mr. & Mrs. D.L. Tucker
Objector's Address: <small>This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.</small>	1 Henrietta Villas Henrietta Road Bathwick Bath BA2 6LX
Organisation name if applicable:	

**Objection Details:**

**My/our representation is relevant to the following licensing objective(s):**

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

**ANNEX D** We have lived next door to the Villa Magdala Bed and Breakfast (now hotel?) for the past 35 years.

This is, and has been a unique residential area, close to the city centre, with much charm and quiet ambience.

In 1982 'Avondale', was incorporated into the Villa Magdala B+B, becoming the premises we know to-day. There was however, considerable, residential objection, resulting in planning restriction. The 'Villa Magdala', had to retain its 'residential character', due to its location.

The intervening years have seen significant mixed residential development, adjoining and in close proximity to the Villa Magdala, including retirement flats for the over 55's, and housing designed for the disabled.

We ∴ feel, that the application for an unrestricted licence, in this location is totally inappropriate. It will create additional activity and noise throughout the day and evening now, and for the future, invading residents physical and mental space.

We would ∴ ask for these points to be considered: -

- No 24 hr licence.
- NO off premise licence.
- No use of garden - for sale or consumption of alcohol.
- No use of outbuildings, permanent or temporary for the sale and consumption of alcohol.

- No use of lighting or illumination in the garden.
- No music.
- Alcohol to be sold only between noon-9pm.
- Alcohol to be sold only to, penitente residents, with room occupancy.



**LICENSING ACT 2003**

**INTERESTED PARTY REPRESENTATION**

ENVIRONMENTAL SERVICES
<b>ANNEX</b>
2 8 MAR 2012
Post Log No: .....
Receipt No: .....
CH/CA £: .....

**Please read the notes at the back of this form prior to completing it.**

**I/We object to the following application:**

Application number:	12/01245/LAPRE
Applicant's name:	EDERDOWN LTD
Premises name and address:	VILLA MAGDALA HOTEL HENRIETTA RD BATWICK BATH BA2 6LX
Application for a:	NEW PREMISES LICENCE

**Objector Details:**

Objector's Name:	WILLIAM LANE
Objector's Address: <small>This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.</small>	PROSPECT HOUSE ST JOHNS RD BATH BA2 6PR
Organisation name if applicable:	

**Objection Details:**

My/our representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

<input type="checkbox"/>
<input checked="" type="checkbox"/>
<input type="checkbox"/>
<input type="checkbox"/>

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

The front of our house looks out onto the back of Villa Magdala.  
If consumption of alcohol is allowed outside the premises we could suffer from noise at all hours but especially at night. We already have problems with late night revellers on St John's Road itself.

**I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.**

Signed

W. Lane

Date

26/3/12

Contact telephone number(s)  
(This is essential as we may need to contact you at short notice)

07769 813748

LICENSING ACT 2003

INTERESTED PARTY REPRESENTATION ENVIRONMENTAL SERVICES

CH/CA 3  
 Receipt No:  
 Post Log No:  
 2 8 MAR 2012  
 ENVIRONMENTAL SERVICES

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	12/01245	2 8 MAR 2012
Applicant's name:	Eiderdown Limited	Post Log No:.....
Premises name and address:	Villa Magdala Henrietta Road Bath BA2 6LX	Receipt No:.....
Application for a:	New Premises Licence	CH/CA 3.....

Objector Details:

Objector's Name:	Ceris Humphreys
Objector's Address: This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.	3 Henrietta Villas Henrietta Road Bath BA2 6LX
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

In summary, my objections, explained in more detail below, are that the requested licence will inevitably result in public nuisance and damage to the amenities of the local area and of local residents including myself and my family, and should either be refused or strict conditions applied to protect the amenities of the area and of residents.

(1) GRANTING OF A LICENCE WOULD BE CONTRARY TO THE OBJECTIVE OF PREVENTING PUBLIC NUISANCE (NOISE): Villa Magdala is a bed & breakfast establishment and licensing it for sales of alcohol which is permitted to be consumed in the gardens would change the character of the establishment in a way that will make it much more obtrusive, and unsuitable for this residential area.

The Activities are defined on the on-line record of the application as "Sale of Alcohol Every day 0.00 to 0.00 Both on or off the premises"

The requested licence, if allowed, poses a serious risk of causing public nuisance. Henrietta Road is a very quiet residential road. The overwhelming evening and night-time noise landscape is silence. Daytime noise is minimal.

It is conceivable that a licence very strictly limited to sale of a bottle of wine or champagne to a guest in their room "for anniversaries or special occasions" as one of the Applicant's Directors has informed residents is their intention might be operable without causing public nuisance. However, a more extensive licence is not appropriate to the premises or to the area, and there is evidence that the Proprietors plan usage extending beyond that - see Attachment 1 which shows that the Proprietors are already promoting sales of alcohol and in particular the availability of drinks in a "Guests Garden".

Outside drinking in particular would be a public nuisance. A licence permitting sale of alcohol which was then permitted to be consumed in the Villa Magdala's garden would inevitably result in the garden being used extensively by guests on a daily basis at any time at which the weather is pleasant enough for nearby residents to wish to sit out in their gardens. In addition to causing increased levels of occupation in the garden (which in itself would increase intrusive noise), permitted consumption of alcohol in the garden would be associated with the increased levels of noise that typically accompany alcohol consumption (tendency to louder vocal levels, sound of bottles, glasses etc). Against the overwhelmingly quiet, and in the evening silent, background noisescape such noise will be extremely obtrusive and carry a considerable distance. This would cause relentless background noise in the gardens of our house and others close by that will interfere with the enjoyment of our gardens to which we are entitled. The sound of daytime and evening drinking also more generally poses a serious risk of change to the residential nature and quality of the



neighbourhood which will impact on our quality of life and other important matters such as the saleability of our house. It is therefore submitted that consumption of alcohol should not be permitted in the garden.

Additionally, our 11 year old child sleeps in a bedroom at the back closest to Villa Magdala. The sound of voices and bottles/glasses would be disturbing at any time, but especially after 8.30pm when he is in bed. He sometimes has difficulty sleeping and becomes disturbed and distressed by outside noise at night, which would clearly be increased if alcohol consumption were to be allowed in the garden in the evening.

**(2) GRANTING A LICENCE WOULD BE CONTRARY TO THE OBJECTIVE OF PREVENTING PUBLIC NUISANCE (LIGHTS/ILLUMINATION):** It is inappropriate for lighting or any other form of illumination to be provided in the rear garden areas. Neighbouring gardens are all dark, so that lighting or illumination after dusk would be extremely intrusive.

**(3) GRANTING A LICENCE PERMITTING ALCOHOL TO BE TAKEN OFF THE PREMISES WOULD BE CONTRARY TO THE OBJECTIVE OF PREVENTING PUBLIC NUISANCE:** If the reference on the online application to sales off the premises is correct, then it is submitted that a licence allowing that would also cause considerable public nuisance on a much wider basis than discussed above. The guest house is very close to Henrietta Park, which is a small city park overlooked at all sides closely by local residents, including by our house on the Henrietta Road side. Drinking on the park is not allowed, and local police and Authority have tried hard to enforce this, but that is difficult for police and the local Authority to enforce with available resources especially on Summer evenings when the resources are necessarily targeted on the city centre. Drinking on the park is inevitably associated with noise, which carries very easily in the very quiet night-time noise landscape. If permitted at all, sale of alcohol in such a location overlooking the park should clearly be explicitly restricted to resident guests of the guest house who should not be permitted to take it off the premises.

**(4) GRANTING A LICENCE IS CONTRARY TO COVENANTS DESIGNED TO PREVENT PUBLIC NUISANCE**

The directors of the applicant company were aware of the residential character of the area when they purchased the property. The use of the property is subject to covenants, which are in force and recorded against the property at the Land Registry, that the land or any part thereof is not to be used for any trade or business. Even if the covenants are considered to permit the low-key usage of Villa Magdala as a simple Bed & Breakfast, they clearly do not permit extension of that use to a more intrusive commercial usage as would be the case if it became licensed to sell alcohol, and especially if consumption of alcohol were to be permitted in the grounds. Again, the applicant company is clearly aware of the covenants since its directors are the registered owners of the property. The covenants exist in order to protect the residential nature and amenity of the area. The existence of the covenants highlights the residential nature of the area and the importance attached to preserving public amenity and amenity of residents.

**(5) Summary**

In summary, it is submitted that the Licensing Committee would be failing in its duty if it allowed a licence contrary to the applicable covenants designed to protect public amenity in the area. If, however, grant of a licence is being considered, it is strongly submitted that the Licensing Committee must, in order to fulfil the objective of preventing public nuisance, apply conditions to any licence as follows

1. Limiting it to sales of wine or beer to bona fide resident guests for consumption in their

rooms (which appears commensurate with what the Proprietors have told local residents they wish to be free to do).

2. Excluding consumption of alcohol in the gardens

3. if, notwithstanding 2 any alcohol consumption is to be allowed in the garden, it should be restricted to specific hours. It should certainly not be allowed in the morning or after 9pm.

4. If alcohol consumption is to be permitted in the garden, lighting or other illumination should not be permitted in the garden after dusk. Similarly also no music at any time.


5. Alcohol should on no account be taken off the premises.

For the avoidance of doubt, in addition to the above, conditions currently proposed on the on-line application should also be imposed.

**I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.**

Signed

/Ceris Humphreys/



Date

27 March 2012

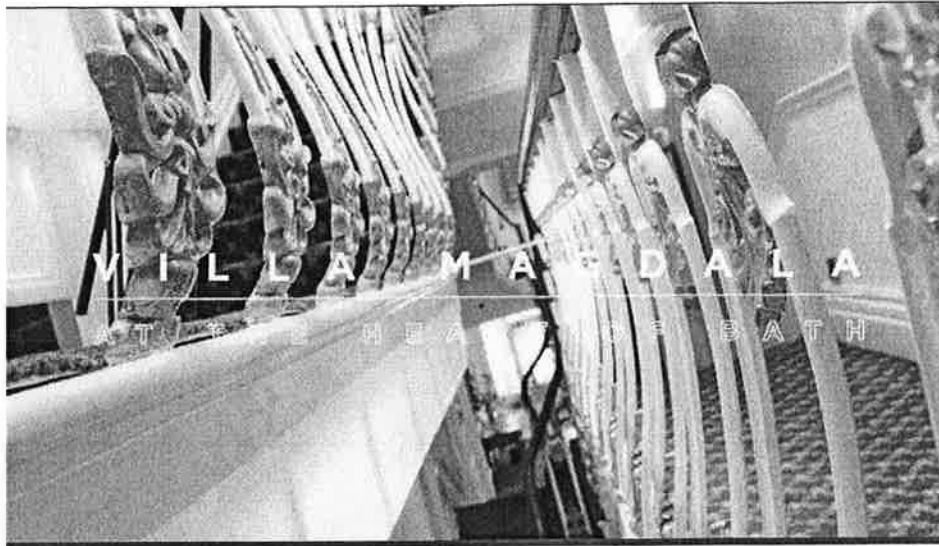
Contact telephone number(s)

01225 787864

(This is essential as we may need to contact you at short notice)

There will be a hearing to determine this application. We will send you details of the time, date and location at least 10 working days before the hearing.

This section of the form must be returned to us a minimum of 5 working days before the hearing. If you wish, you may complete this now. Alternatively, you can keep this page and return it to us once you have received details of the hearing.



**LUXURY BOUTIQUE HOTEL ROOMS**

Just a 5 minute level stroll to the city centre. Villa Magdala is a Boutique Bed and Breakfast hotel, set within its own gardens with an off-street car-park. So close to the heart of the city, yet in a quiet road, opposite leafy Henrietta Park, - none of the usual late night city centre noise to disturb a blissful night's sleep.

Our 20 stylish bedrooms offer an affordable 5 star rated boutique bed and breakfast experience with heavenly Hypnos beds, all king or superking size, feather light goose down duvets and crisp cotton bed linen. Well-equipped bathrooms include fluffy bath sheets, and luxury toiletries.

Scrummy gourmet breakfasts are served in a light-filled elegant ground floor dining room, overlooking the park, everything freshly cooked to order from a range of quality ingredients, locally sourced wherever possible.

Marry all this with a team of friendly, enthusiastic staff, ready to suggest, recommend and book all kinds of things for you, and you have a truly charming boutique bed and breakfast - one of the best places to stay in central Bath.

We can create a tailor made package of gifts and activities - from chocolates and champagne, to carriage rides and boat trips, we can help make your stay in the centre of Bath become one to remember!

**FIND OUT MORE**

**WHY CHOOSE US?**

**Bath's latest boutique bed and breakfast** - all rooms stylishly refurbished, luxury at affordable prices!

**Car Park** - no trawling the streets looking for a space to park!

**Easy 5 minute stroll to central Bath** - no hills, no hikes!

**Quiet setting** - no late night revellers to disturb your sleep!

**Guests Garden** - with bunting and fairy lights, perfect for afternoon tea or drinks! (from May onwards)

**Elegant spacious dining room** - no basement breakfasting!

**RESERVATIONS**

STAY IN OUR NEW BOUTIQUE BED AND BREAKFAST IN MARCH. PRICES REDUCED BY £45.00 PER ROOM PER NIGHT!

INCLUDING BREAKFAST AND PARKING, RATES FROM

**£75** PER ROOM PER NIGHT

SUBJECT TO AVAILABILITY, TERMS AND CONDITIONS APPLY, VALID SUN TO THUR

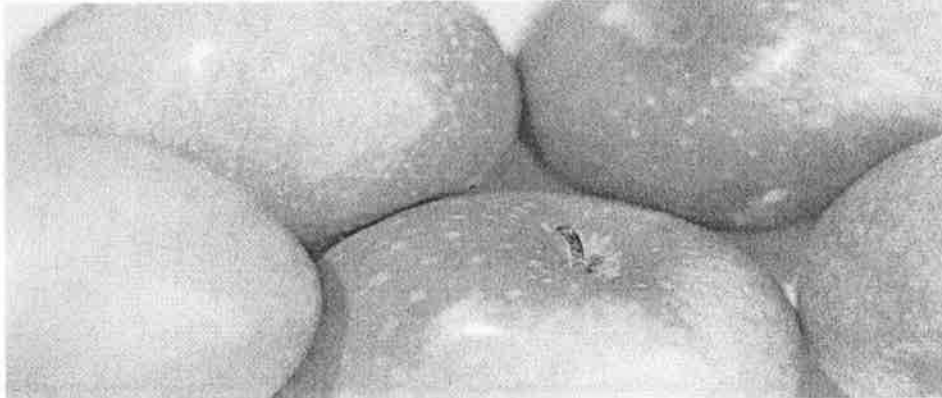
**CALL +44 (0)1225 466329**

ANNEX D

## V I L L A M A G D A L A

BOUTIQUE BED &amp; BREAKFAST AT THE HEART OF BATH

## ROOMS



Certificate of  
Excellence  
2011  
Villa Magdala



## BOUTIQUE BED AND BREAKFAST IN BATH

## OUR ROOMS

We have 20 stylish boutique bedrooms, all with en-suite bathrooms and heavenly Hypnos beds, either king size or super king size. All bathrooms are newly re-furnished and have large fluffy bath sheets, and luxury toiletries.

Rates are always the same whether you book directly with us, through this web-site, or through a booking agency.....but often we have special offers to tempt you to book directly with us - and we'll throw in breakfast and include parking!

**Good** - The smaller rooms in the house but still a good size - hence their name! All king size doubles with en-suite bathrooms, small but perfectly formed with power showers. Unfortunately these rooms cannot take extra beds or be twinned.

**Better** - Larger rooms, all king size doubles, overlooking the garden at the rear so very quiet apart from the bird song in the morning! All with bath and shower facilities in each en-suite bathroom. Unfortunately these rooms cannot take extra beds or be twinned.

**Best** - The largest rooms, mainly overlooking the park with super-king size double beds! Some with both bath and shower facilities in each en-suite bathroom, but some with generous showers only. These rooms can be set up as twin rooms, if you prefer. And some can sleep three or four comfortably if you need a family room. The additional beds must be booked at the time of your reservation as only some rooms can accommodate this.

Our rates are quoted per room per night based on two sharing including full breakfast with a complimentary glass of Buck's Fizz, a free car parking space per room, and VAT at the current rate unless otherwise stated. Please note that there is a small car-parking charge of £12.00 per night for bookings made through third party reservation sites - it's still cheaper than parking on the street!

All our luxury rooms are en-suite and include:

Heavenly Hypnos 1700 pocket sprung beds - All King or Super king  
Goose Down duvets  
Luxury Egyptian Cotton bed linen  
Flat Screen TV  
A Generous hospitality tray with fresh milk  
Marshfield Farm luxury biscuits  
Direct-dial telephone  
Complimentary luxury toiletries  
Fluffy bath sheets  
Powerful Hairdryers  
Free wi-fi  
Complimentary Tea and Cake on arrival  
Generous Breakfasts using locally sourced produce - and a glass of Buck's Fizz  
Licenced to offer guests a selection of wines

Please note that we are very happy to help with moderate luggage. However, we do not have a full portage service - or a lift! So if your bags are extraordinarily heavy, our staff may not be able to deliver them to your room immediately. We only have two upper floors but if you have any issues with stairs - although ours are broad and shallow, with wide landings - please let us know so we can allocate a suitable room if available.

*We have an access statement. If you want to see it please let us know.*

## CHECK AVAILABILITY

## BOOK NOW

STAY IN OUR NEW BOUTIQUE BED AND BREAKFAST IN MARCH. PRICES REDUCED BY £45.00 PER ROOM PER NIGHT!

INCLUDING BREAKFAST AND PARKING, RATES FROM

**£75** PER ROOM PER NIGHT

SUBJECT TO AVAILABILITY, TERMS AND CONDITIONS APPLY, VALID SUN TO THUR

CALL +44 (0)1225 466329

**LICENSING ACT 2003**

**INTERESTED PARTY REPRESENTATION**

ENVIRONMENTAL SERVICES  
2 0 MAR 2012  
Post Log No. ....  
Receipt No. ....

**Please read the notes at the back of this form prior to completing it.**

**I/We object to the following application:**

Application number:	12/01245/LAPRE
Applicant's name:	EIDERDOWN LTD
Premises name and address:	MAGDALA VILLA, HENRIETTA ROAD BATHWICK BATH BA2 6LX
Application for a:	NEW PREMISES LICENCE

**Objector Details:**

Objector's Name:	STELLA PENROSE
Objector's Address: <small>This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.</small>	FLAT 17 MINERVA COURT ST JOHN'S ROAD BATHWICK BATH BA2 6PL
Organisation name if applicable:	

**Objection Details:**

My/~~our~~ representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

I LIVE IN A BLOCK OF 32 RETIREMENT FLATS. WE HAVE RESIDENTS HERE WHO ARE OVER 100 YEARS OLD. SOME RESIDENTS ARE VERY ILL AND HAVE REGULAR NURSING CARE. THIS AREA IS AMAZINGLY QUIET DESPITE BEING SO CLOSE TO THE CENTRE OF BATH. THE QUIETNESS IS OF PRICELESS VALUE TO EVERYONE LIVING HERE. PLEASE CAN THERE BE TIME RESTRICTIONS ON ANY LICENCE TO SELL ALCOHOL - SAY UNTIL 23.00 HRS. AND CAN THE SALE PLEASE BE LIMITED TO THE RESIDENTS AND GUESTS THEIR GUESTS. NOT AVAILABLE TO THE GENERAL PUBLIC. CAN ALCOHOL NOT BE TAKEN OFF THE PREMISES PLEASE AND CAN THERE PLEASE BE RESTRICTIONS ON CONSUMPTION OUTSIDE

WE ARE A STONES THROW FROM THE GARDEN.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Stella Penrose

Date

15th March 2012

Contact telephone number(s)  
(This is essential as we may need to contact you at short notice)

01225 481145

LICENSING ACT 2003

INTERESTED PARTY REPRESENTATION

ENVIRONMENTAL SERVICES  
19 MAR 2012  
Post Log No .....  
CH/CA £.....

Please read the notes at the back of this form prior to completing it.

I/We object to the following application:

Application number:	12/01245/LAPRE
Applicant's name:	EIDERDOWN LTD
Premises name and address:	VILLA MAGDALA HENRIETTA ROAD BATHWICK BATH BA2 6LX
Application for a:	NEW PREMISES LICENCE

Objector Details:

Objector's Name:	ELIZABETH SELLS
Objector's Address: This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.	FLAT 28 MINERVA COURT ST JOHNS ROAD BATHWICK BATH BA2 6PL
Organisation name if applicable:	

Objection Details:

My/our representation is relevant to the following licensing objective(s):

Prevention of crime and disorder

Prevention of public nuisance

Protection of children from harm

Public safety

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

I LIVE IN MINERVA COURT - A BLOCK OF 32 RETIREMENT FLATS. WE ALL HAVE VARYING NEEDS CAUSED BY AGEING. PERSONALLY AT 87 YEARS OF AGE I AM BECOMING MORE HOUSEBOUND. THE OUTLOOK FROM LOUNGE WINDOWS IS IMPORTANT. VILLA MAGDALA GARDEN IS JUST ACROSS THE SERVICE ROAD FROM ME. ALREADY THE CLEARING OF MATURE SHRUBS HAS AFFECTED THE BIRDS.

I REQUEST THAT RESIDENTS ONLY USE THEIR GARDEN, AND LATEST LIMIT 23HRS. AND NO MUSIC. IF A LICENCE IS GRANTED.

VILLA MAGDALA ADVERTISES AS BED AND BREAKFAST

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Elizabeth Bay

Date

16-3-12

Contact telephone number(s)  
(This is essential as we may need to contact you at short notice)

01225 469330



**INTERESTED PARTY REPRESENTATION**

**Please read the notes at the back of this form prior to completing it.**

**ANNEX D**  
ENVIRONMENTAL SERVICES  
28 MAR 2012  
Post Log No: .....  
Receipt No: .....  
CH/CA £.....

**I/We object to the following application:**

Application number:	12/01245/LAPRE
Applicant's name:	EIDERDOWN LTD
Premises name and address:	VILLA MAGDALA HENRIETTA ROAD BATHWICK BA2 6LX
Application for a:	NEW PREMISES LICENCE

**Objector Details:**

Objector's Name:	C LERWILL
Objector's Address: <small>This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.</small>	THE OLD SCHOOL HOUSE ST JOHN'S ROAD BATHWICK ST MARY'S BATHWICK BATH BA2 6PR
Organisation name if applicable:	

**Objection Details:**

My/our representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

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- 
- 
-

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

Living in the vicinity of Villa Magdala I would like to note my objection to the application for an unrestricted license for sale of alcohol both on and off premises. Without restrictions on this license I am concerned this would create public nuisance in a residential area.

I am aware that a full copy of my representation (including my name and address) will be sent to the applicant and will form part of a public document prior to any hearing on this matter.

Signed

Mewill

Date

27/3/12

Contact telephone number(s)  
(This is essential as we may need to contact you at short notice)

Daytime 01249 700078  
07767 486848

**INTERESTED PARTY REPRESENTATION**

**Please read the notes at the back of this form prior to completing it.**

**I/We object to the following application:**

Application number:	<b>12/01245/LAPRE</b>
Applicant's name:	<b>Eiderdown Ltd.</b>
Premises name and address:	<b>Villa Magdala Hotel Henrietta Road, Bathwick Bath BA2 6LX</b>
Application for a:	<b>New Premises License</b>

**Objector Details:**

Objector's Name:	<b>Ian F Herve</b>
Objector's Address: <small>This is essential because a representation can only be considered relevant if you live, or are representing an address, in the vicinity of the premises.</small>	<b>2, Henrietta Villas Henrietta Road Bath BA2 6LX</b>
Organisation name if applicable:	

**Objection Details:**

My/our representation is relevant to the following licensing objective(s):

- Prevention of crime and disorder
- Prevention of public nuisance
- Protection of children from harm
- Public safety

Please detail your objection(s) as fully as possible in the box below. If you do not then the Committee may not understand why you have objected.

Please attach supporting documents/further pages as necessary and number all extra pages.

Try to be as specific as possible and give examples e.g. *On 1 February I could hear loud music from the premises between 10pm and 1 am. I am concerned that if the premises open until 2 am this will cause a nuisance to me and other residents of the street.*

I/We have already made a written representation and have no further comments

Henrietta Park is a quiet, residential area, with little nighttime noise or disturbance. The applicant has knowingly purchased a non-licensed premises in such an area and advertises the quiet nature of the neighbourhood on their new website. The planning permission of 1982 stated that the premises should retain its residential character.

The grant of a 24 hour license for both on and off premises sale of alcohol for a Bed and Breakfast establishment is entirely inappropriate in this area.

Free alcohol is already advertised with breakfast.

Off premises sales will encourage the consumption of alcohol in Henrietta Park.

The applicant is already advertising the use of the garden "with bunting and fairy lights, perfect for afternoon tea and drinks (from May onwards)". A garden structure has already been refurbished for this purpose.

Use of the garden for alcohol consumption will create noise and the advertised lighting will generate light pollution in an area that at the moment has bats and owls resident.

The conditions I would like imposed are:

- 1) Alcohol sales limited in time. 12.00-23.00
- 2) Sale only to bona fide residents
- 3) No off sales
- 4) No use of the garden or garden structures for sale or consumption of alcohol
- 5) No outside lighting to the rear of the premises.
- 6) No music or entertainment outside the premises.



IAN F. HERVE.

28.03.2012.

CONTACT TELEPHONE NUMBERS

01225 442336 - HOME

07714 210 782 - MOB.

Villa Magdala  
Henrietta Road  
Bath  
BA2 6LX

Ref: Premises Licence application

Date 21st March 2012

Dear Sir / Madam,

As you are aware, I am in the process of applying for a premises licence for the above named premises.

Having been in consultation with the Police Licensing department at Bath Police Station, I have decided that I want to amend my application.

As a result I wish to formally agree to the condition below.

“There will be no consumption of alcohol after 10pm each day in any outside area “

Therefore, can I ask that this letter be submitted with my application for the consideration of the Licensing sub-committee, prior to the licence being, granted.

Yours truly

Kimberly BLAIR



... For and on behalf of the Licence holder.

