

Bath & North East Somerset Council		
MEETING:	Licensing Sub Committee	AGENDA ITEM NUMBER
MEETING DATE:	Tuesday 1st October 2013	
TITLE:	Application for a Premises Licence for The Porter ; 15 George Street, Bath BA1 2EN	
WARD:	Abbey	
AN OPEN PUBLIC ITEM		
List of attachments to this report:		
Annex A Application for a new premises licence		
Annex B Site plan		
Annex C 'Other Person' Representations		
Annex D Positive Representation by Applicant		

1 THE ISSUE

- 1.1 An application has been received for a new Premises Licence under s.17 of the Licensing Act 2003 in respect of The Porter, 15 George Street, Bath BA1 2EN.

2 RECOMMENDATION

- 2.1 That the sub committee determines this application.

3 FINANCIAL IMPLICATIONS

- 3.1 The costs of processing licences are covered by the fees charged. The fee for this application is £315.

4 THE REPORT

- 4.1 An application has been received for a new Premises Licence (Annex A).

- 4.2 The application is for:

- 1) The **Sale of Alcohol** for consumption both **on and off** the premises between the following hours:

Monday – Sunday

08:00 to 02:00

Non-standard timings

From the start of normal activity time on New Year's Eve until the end of activity time on New Year's Day.

- 2) The provision of **Regulated Entertainment** by way of:

The **Exhibition of Film, Performance of Live Music, Performance of Recorded Music, Performance of Dance** and **Anything of a Similar Description**, indoors only between the following hours:

Monday – Sunday 08:00 to 02:00

Non-standard timings:

From the start of normal activity time on New Year's Eve until the end of activity time on New Year's Day.

- 3) The provision of **Late Night Refreshment**, indoors only, between the following hours:

Monday – Sunday 23:00 to 02:00

Non-standard timings:

From the start of normal activity time on New Year's Eve until the end of activity time on New Year's Day.

- 4) **Opening hours:**

Monday – Sunday 08:00 to 02:15

Non-standard timings:

From the start of normal opening time on New Year's Eve until the end of closing time on New Year's Day.

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 – 18, 20, 23, 24, 28, 33 - 38, 41 to 44 of the 2011 policy.
 - b) Chapters 8, 9 and 10 of the Statutory Guidance (as revised in June 2013).
 - 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, health authority 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 Representations have been received from Local Residents Associations as well as a number of local residents (Annex C) on the grounds that the application undermines the prevention of public nuisance licensing objective.
- 4.12 A positive representation has been received from the applicant; this can be found in Annex D of the report.
- 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.

Contact person	Kirsty Morgan, Licensing Officer, 01225 396719
Background papers	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

BATH & NORTH
EAST SOMERSET
COUNCIL
23 JUL 2013
RECEIVED

RECEIVED
24 JUL 2013
LEWIS HOUSE

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.

105204 Paid JZ
£315 Cleave
4/2 NOBIONES
Premises licence app
THE PORTER

I/We HECTOR MAIN (OF 'THE PORTER')
(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

Postal address of premises or, if none, ordnance survey map reference or description <u>THE PORTER 15A GEORGE ST, BATH.</u> <u>2 Miles Buildings</u> <u>BATH</u> <u>BA1 2QS</u>			
Post town	<u>BATH</u>	Postcode	<u>BA1 2EN</u>

Telephone number at premises (if any)	<u>01225 585100</u>
Non-domestic rateable value of premises	<u>£ 42,300</u>

RECEIVED
23 JUL 2013
LEWIS HOUSE

Part 2 - Applicant Details

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

- 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)

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)	
Surname			First names		
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
Address
Registered number (where applicable)
Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

- 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 checked="" type="checkbox"/>	Mrs <input type="checkbox"/>	Miss <input type="checkbox"/>	Ms <input type="checkbox"/>	Other Title (for example, Rev)	
Surname <i>MAIN</i>			First names <i>HECTOR</i>		
I am 18 years old or over				<input checked="" type="checkbox"/> Please tick yes	
Current postal address if different from premises address		<i>15 A GEORGE St</i>			
Post town	<i>BATH</i>		Postcode	<i>BA1 2EN</i>	
Daytime contact telephone number			<i>01225 585100</i>		
E-mail address (optional)		<i>HECTOR @ TUEPORTER</i>			

Part 3 Operating Schedule

When do you want the premises licence to start?

DD	MM	YYYY
1	8	08 2013

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

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

THE PORTER WILL BE A FOUR FLOOR MULTIFUNCTIONAL OPERATION WHICH WILL INCORPORATE THREE BARS, A RESTAURANT AND TWO PRIVATE MEETING ROOMS ON THE TOP FLOOR.

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

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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 any that apply

- 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 late night refreshment (if ticking yes, fill in box I)

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

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 6)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 2)		Indoors	<input type="checkbox"/>
					Outdoors	<input type="checkbox"/>
Day	Start	Finish				
Mon	XXXXXXXXXX	XXXXXXXXXX	<u>Please give further details here</u> (please read guidance note 3)			
Tue						
Wed			<u>State any seasonal variations for performing plays</u> (please read guidance note 4)			
Thur						
Fri			<u>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</u> (please read guidance note 5)			
Sat						
Sun						

B

Films Standard days and timings (please read guidance note 6)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 3) <i>TO SHOW PROJECTED FILMS IN THE BASEMENT AND TOP FLOOR AREAS.</i>		
Mon	08:00	02:00			
Tue	08:00	02:00	State any seasonal variations for the exhibition of films (please read guidance note 4)		
Wed	08:00	02:00			
Thur	08:00	02:00	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 (please read guidance note 5)		
Fri	08:00	02:00			
Sat	08:00	02:00	<i>NEW YEARS EVE FROM THE START OF NORMAL ACTIVITY TIME ON NEW YEARS EVE UNTIL THE END OF ACTIVITY TIME ON NEW YEARS DAY.</i>		
Sun	08:00	02:00			

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			<u>State any seasonal variations for indoor sporting events</u> (please read guidance note 4)
Wed			
Thur			<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> (please read guidance note 5)
Fri			
Sat			
Sun			

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 6)			Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors <input type="checkbox"/>
				Outdoors <input type="checkbox"/>
				Both <input type="checkbox"/>
Day	Start	Finish	<u>Please give further details here</u> (please read guidance note 3)	
Mon				
Tue			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 4)	
Wed				
Thur				
Fri			<u>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</u> (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 checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	08:00	02:00	Please give further details here (please read guidance note 3) <i>To allow the provision for live music in the basement area of the porter</i>	Both	<input type="checkbox"/>
Tue	08:00	02:00			
Wed	08:00	02:00	State any seasonal variations for the performance of live music (please read guidance note 4)		
Thur	08:00	02:00			
Fri	08:00	02:00	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 (please read guidance note 5) <i>NEW YEARS EVE FROM THE START OF NORMAL ACTIVITY TIME ON NEW YEARS EVE UNTIL THE END OF ACTIVITY TIME ON NEW YEARS DAY.</i>		
Sat	08:00	02:00			
Sun	08:00	02:00			

F

Recorded music Standard days and timings (please read guidance note 6)			Will the playing of recorded music take place <u>indoors or outdoors or both – please tick</u> (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	08:00	02:00	<p>Please give further details here (please read guidance note 3)</p> <p>TO ALLOW THE PROVISION OF DJ'S PLAYING RECORDED MUSIC IN THE BASEMENT AND GROUND/FIRST FLOOR AREAS. ALSO BACKGROUND MUSIC AT OTHER TIMES WHEN DJ'S ARE NOT PRESENT.</p> <p>State any seasonal variations for the playing of recorded music (please read guidance note 4)</p> <p>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 (please read guidance note 5)</p> <p>NEW YEARS EVE FROM THE START OF NORMAL ACTIVITY TIME ON NEW YEARS EVE UNTIL THE END OF ACTIVITY TIME ON NEW YEARS DAY.</p>	Both	<input type="checkbox"/>
Tue	08:00	02:00			
Wed	08:00	02:00			
Thur	08:00	02:00			
Fri	08:00	02:00			
Sat	08:00	02:00			
Sun	08:00	02:00			

G

Performances of dance Standard days and timings (please read guidance note 6)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 2)	Indoors	<input checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	08:00	02:00	Please give further details here (please read guidance note 3)	Both	<input type="checkbox"/>
Tue	08:00	02:00			
Wed	08:00	02:00	State any seasonal variations for the performance of dance (please read guidance note 4)		
Thur	08:00	02:00			
Fri	08:00	02:00	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 (please read guidance note 5)		
Sat	08:00	02:00			
Sun	08:00	02:00			

NEW YEARS EVE
FROM THE START OF NORMAL ACTIVITY
TIME ON NEW YEARS EVE UNTIL THE END
OF ACTIVITY TIME ON NEW YEARS DAY.

H

<p>Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 6)</p>			<p>Please give a description of the type of entertainment you will be providing <i>COMEDY AND PERFORMANCE EVENINGS.</i></p>		
Day	Start	Finish	<p><u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 2)</p>	Indoors	<input checked="" type="checkbox"/>
Mon	08:00	02:00		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue	08:00	02:00	<p><u>Please give further details here</u> (please read guidance note 3) <i>TO ALLOW FOR PERFORMANCES THAT INCORPORATE MUSIC AND/OR DANCE</i></p>		
Wed	08:00	02:00			
Thur	08:00	02:00	<p><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 4)</p>		
Fri	08:00	02:00			
Sat	08:00	02:00	<p><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> (please read guidance note 5) <i>NEW YEARS EVE.</i></p>		
Sun	08:00	02:00	<p><i>FROM THE START OF NORMAL ACTIVITY TIME ON NEW YEARS EVE UNTIL THE END OF ACTIVITY TIME ON NEW YEARS DAY</i></p>		

I

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 checked="" type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon	23:00	02:00	<p>Please give further details here (please read guidance note 3)</p> <p>TO ALLOW FOR THE PROVISION OF HOT FOOD AND HOT DRINK TO BE SERVED BETWEEN 11:00 pm AND 2:00 am</p> <p>State any seasonal variations for the provision of late night refreshment (please read guidance note 4)</p> <p>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 (please read guidance note 5)</p> <p>NEW YEARS EVE FROM THE START OF NORMAL ACTIVITY TIME ON NEW YEARS EVE UNTIL THE END OF ACTIVITY TIME ON NEW YEARS DAY.</p>	Both	<input type="checkbox"/>
Tue	23:00	02:00			
Wed	23:00	02:00			
Thur	23:00	02:00			
Fri	23:00	02:00			
Sat	23:00	02:00			
Sun	23:00	02:00			

J

Supply of alcohol Standard days and timings (please read guidance note 6)			Will the supply of alcohol be for consumption – please tick (please read guidance note 7)	On the premises	<input checked="" type="checkbox"/>
				Off the premises	<input checked="" type="checkbox"/>
				Both	<input checked="" type="checkbox"/>
Day	Start	Finish	State any seasonal variations for the supply of alcohol (please read guidance note 4)		
Mon	08:00	02:00			
Tue	08:00	02:00			
Wed	08:00	02:00			
Thur	08:00	02:00			
Fri	08:00	02:00			
Sat	06:00	02:00			
Sun	08:00	02:00	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 (please read guidance note 5) NEW YEARS EVE FROM THE START OF NORMAL ACTIVITY TIME ON NEW YEARS EVE, UNTIL THE END OF ACTIVITY ON NEW YEARS DAY		

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

Name	MR HECTOR MAIN
Address	15A GEORGE ST, BATH
Postcode	BATH, BA1 2EN
Personal licence number (if known)	6454
Issuing licensing authority (if known)	SOUTHWARK

K

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).

N/A

L

Hours premises are open to the public Standard days and timings (please read guidance note 6)			State any seasonal variations (please read guidance note 4)
Day	Start	Finish	
Mon	08:00	02:15	<p>TO ALLOW 15 MINUTES DRINKING UP TIME TO 02:15 AM</p> <p><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> (please read guidance note 5)</p> <p>FROM NORMAL OPENING HOURS ON NEW YEARS EVE UNTIL NORMAL CLOSING TIME ON NEW YEARS DAY.</p>
Tue	08:00	02:15	
Wed	08:00	02:15	
Thur	08:00	02:15	
Fri	08:00	02:15	
Sat	08:00	02:15	
Sun	08:00	02:15	

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

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

THE VENUE ('THE PORTER') CURRENTLY HAS A 3AM LICENSE. HOWEVER AFTER CONSULTATION WITH VARIOUS RESIDENTS COMMITTEES WE HAVE DECIDED TO REDUCE OUR APPLICATION TO 2:00 AM, TO PROTECT THE AREA FROM POTENTIAL NOISE AND NUISANCE. WE ENVISAGE AND HOPE TO ATTRACT A VERY DIFFERENT DEMOGRAPHIC TO THAT OF THE OLD VENUE AND AS SUCH REDUCE INCIDENTS AND PROBLEMS TO A MINIMUM.

b) The prevention of crime and disorder

A DIGITAL CCTV SYSTEM WILL BE FITTED AND MAINTAINED AT THE PREMISES IN CONSULTATION WITH THE POLICE. THE RECORDINGS WILL BE OF EVIDENTIAL QUALITY AND KEPT FOR A MINIMUM OF 31 DAYS. THE IMAGES WILL BE TIME AND DATE MARKED AND MADE AVAILABLE TO THE POLICE ON REQUEST. NOTICES TO BE DISPLAYED AT THE ENTRANCE TO THE PREMISES ADVISING THAT CCTV IS IN OPERATION.

c) Public safety

WHERE A RISK ASSESSMENT BY THE DPS AND/OR AT THE WRITTEN REQUEST OF THE POLICE OR LICENSING AUTHORITY, DOOR STAFF WILL BE ON DUTY TO SUPERVISE ALL PATRONS ENTERING AND LEAVING AND TO ENSURE THE GOOD ORDER OF THE PREMISES. ALL STAFF INVOLVED IN THE SALE OR SUPPLY OF ALCOHOL WILL RECEIVE TRAINING AND RECORDS WILL BE KEPT ON THE PREMISES OF THIS TRAINING AND WHO HAS RECEIVED IT.

d) The prevention of public nuisance

SIGNS ARE TO BE DISPLAYED AT EACH EXIT TO ENCOURAGE PATRONS TO LEAVE QUIETLY. A CHALLENGE 21 SCHEME SHALL BE OPERATED AT ALL TIMES WHEN THE PREMISES ARE SELLING ALCOHOL. PROOF OF AGE WILL BE REQUIRED FROM ANY PERSON WHO APPEARS UNDER THE AGE OF 21 YEARS. ALCOHOL WILL ONLY BE CONSUMED IN THE OUTSIDE AREA (COVERED BY THE TABLES + CHAIRS PERMIT) BY PERSONS SAT AT TABLES AND CHAIRS. THE OUTSIDE AREA WILL BE CLEARED OF PERSONS BY 11:00 PM ON EACH EVENING.

e) The protection of children from harm LIVE

THE PERFORMANCE OF MUSIC WILL ONLY TAKE PLACE IN THE BASEMENT AREA. DJ AND BACKGROUND MUSIC WILL ONLY TAKE PLACE ON THE FIRST FLOOR AND BASEMENT AREAS.

(e) THE PROTECTION OF CHILDREN FROM HARM.

THE PREMISES WILL OPERATE A CHALLENGE 21 SCHEME.

Checklist:


Please tick to indicate agreement

- 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 designated 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 SUMMARY CONVICTION TO A FINE NOT EXCEEDING 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	20 th 7 th 2013
Capacity	OPERATIONS MANAGER.

For joint applications, signature of 2nd applicant or 2nd 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)

MR SIMON BEHANY
THE PORTER 15 A GEORGE ST BATH

Post town	BATH	Postcode	BA1 2EN
Telephone number (if any)	07973 440112		
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			
SIMON@CIRCOBAR.CO.UK			

Notes for Guidance

1. Describe the premises, for example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies, you must include a description of where the place will be and its proximity to the premises.
2. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
3. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
4. For example (but not exclusively), where the activity will occur on additional days during the summer months.
5. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
6. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
7. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
8. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
9. Please list here steps you will take to promote all four licensing objectives together.
10. The application form must be signed.
11. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
12. Where there is more than one applicant, each of the applicant or their respective agent must sign the application form.
13. This is the address which we shall use to correspond with you about this application.

Kirsty Morgan

From: Simon Dehany <simon@circo.co.uk>
Sent: 30 July 2013 12:06
To: Kirsty Morgan
Subject: RE: Porter - New premises licence application, condition

Hi Kirsty - as per our phone conversation please find the following ammendment -
'To allow the provision of DJ's playing recorded music in the basement and first floor areas. Also background music at other times when DJ's are not present across all floors.'

Is that OK? Cheers Simon

Simon Dehany (General Manager Circo Bar & Lounge)

PART OF THE HALCYON GROUP



2 / 3 South Parade, Bath, BA2 4AA
Tel : (01225) 444100 Email : simon@circo.co.uk

From: Kirsty Morgan [mailto:Kirsty_Morgan@BATHNES.GOV.UK]
Sent: 30 July 2013 11:40
To: Simon Dehany
Subject: Porter - New premises licence application, condition

Dear Simon,

Re: Porter – New premises licence application 13/02321/LAPRE

Further to our telephone conversation I write to inform you that there is contradicting information detailed in the operating schedule of the application.

In Section F in relation to recorded music where the application asks you to give further details it states:

'To allow the provision of DJ's playing recorded music in the basement and ground/first floor areas. Also background music at other times when DJ's are not present.'

In Section M a condition offered states:

'DJ and background music will only take place on the first floor and basement areas.'

Please can you clarify the condition you wish to offer in relation to recorded music?

Kind regards,

Kirsty

Kirsty Morgan

Licensing Officer

Environmental Services

Bath & North East Somerset Council

Tel: 0122539(6719)

Email: kirsty_morgan@bathnes.gov.uk

Licensing@bathnes.gov.uk

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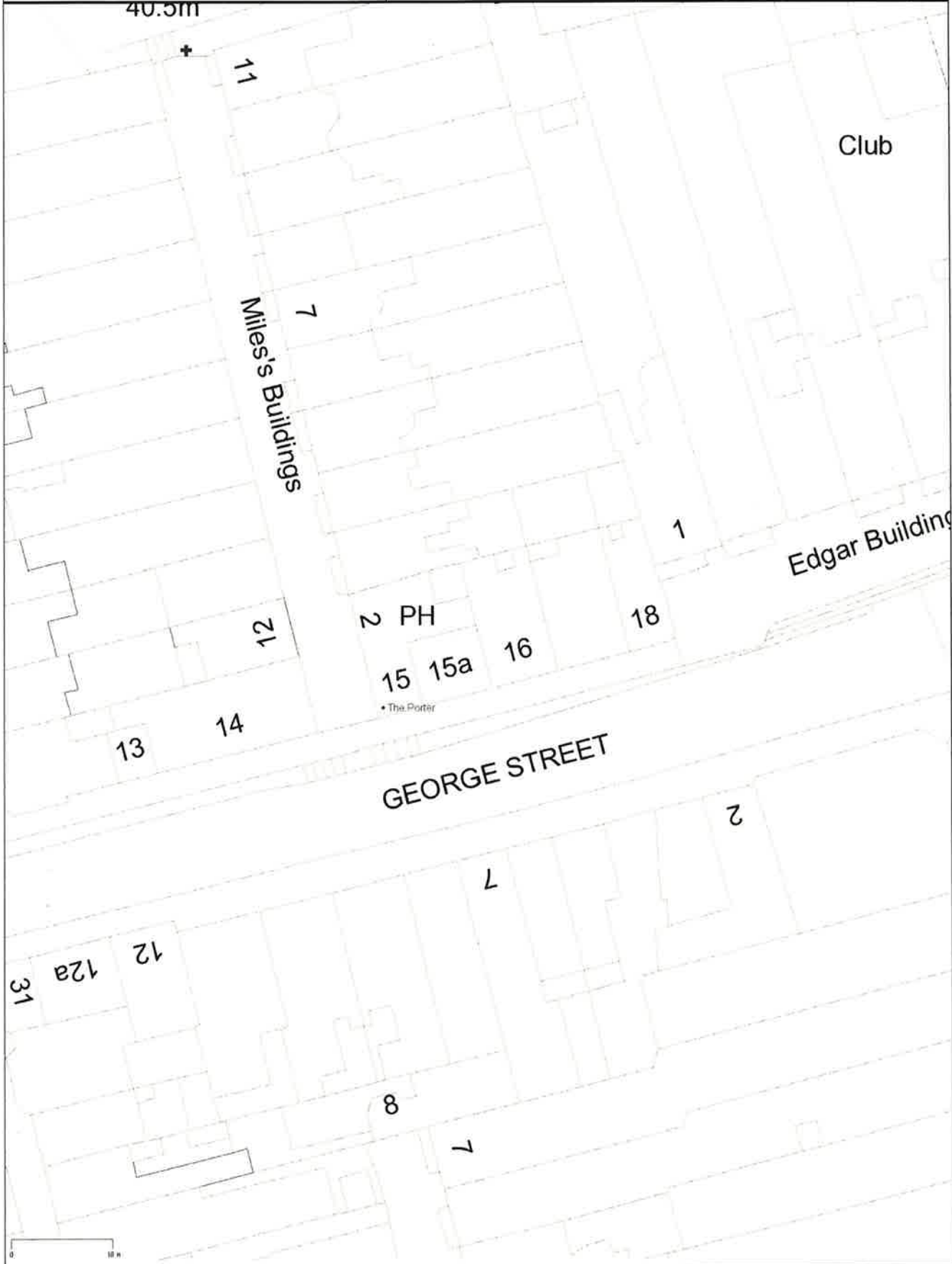
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Bath and North East Somerset: District Online	Date: 9-9-2013 Scale: 1:500	Bath & North East Somerset Council	
The Porter	Map Centre - easting / northing: 374857 / 165161	© Crown copyright and database right. All rights reserved (100023334) 2013	



**Response of Mr & Mrs R Davies, 18 Gay Street, Bath, BA1 2PD to Licensing Application
No.13/02321/LAPRE**

11th August 2013

The reduction in the level of anti-social behaviour up Miles's Buildings and Gay Street since the closure of the Porter in May has been dramatic. We do generally support the stated aims of the new owner of the Porter when he says he seeks to transform the way this particular licenced establishment operates in the middle of a historical residential area of our city. However we object to a number of the proposed licence conditions as detailed below:-

1. Opening hours.

On numerous occasions the new owner of The Porter has assured residents, whom he has met, that The Porter will be closing by midnight Sunday through Thursday and by 12.30am on Friday and Saturday nights and yet he seeks a new licence to be able to continue to operate till 2.00am every night of the week. The owner has stated to residents that this is to protect the future sale value of the business should it be sold. The function of licencing is surely to ensure that the establishment meets its social responsibility and not to protect the future value of the business.

We therefore request that the new premises licence is granted up to the hours actually required and not to protect the future sale value of the property. In this way Residents can feel confident that they will not in the future be subjected to the nightly screaming and shouting, doorstep urination and vomiting that would probably result from allowing a future owner to operate till 2.00am.

2. Performance of live music.

One of the past problems with this establishment has been the escape of noise generated by live music into the early hours of the morning. Live and loud music should only be allowed in the basement area after 10pm and on all other floors only low level acoustic background music should be permitted up to closing time.

3. Sale of Alcohol.

The new licence application requests that the sale of alcohol be allowed for consumption both on and off the premises. The surrounding streets are frequently littered with drinks bottles and cans discarded by drunken revellers and allowing off licence sales will only exacerbate this constant problem in a heavily residential area.

4. Door Staff.

The current licence states "*A minimum of 2 SIA registered door staff will be on duty at the premises on Friday and Saturday from 21.00hrs until 30 minutes after the end of licensable activities. They will supervise persons entering and leaving the premises, persons using the tables and chairs on the pavement and the good order of the venue. On any other night that the premises trade for the sale of alcohol after 24.00hrs 2 door staff will be on duty from 21.00hrs until close. The door staff will wear yellow reflective jackets whilst on duty*".

This condition should surely be included in any new licence approval unless the new owner agrees that the licence only applies to the stated closing times of Midnight (12.30am Friday

and Saturday) otherwise a repeat of the anti-social behaviour into the early hours of the morning from this premises will undoubtedly occur again in the future. A dispersal policy should be agreed within the licence to ensure patrons leave quietly at closing time.

5. The outside area.

The current licence clearly states "*All sales of alcohol for consumption off the premises in the area contained within the "Tables and Chairs" permit will be to persons sat at tables and chairs and be by way of waiter, waitress or bar staff service. The licensed outside area and pavement frontage of the premises shall be kept clear of patrons litter*". Again we would have thought that these basic requirements should be a vital condition of any new licence granted. Indeed as regards the clean-up provision this should state that the clean-up should be carried out prior to staff leaving the premises each night so that residents and visitors to our city are not confronted with the often disgusting state of the pavements outside similar premises each morning.

In summary.

There should be a sensible balance between the right of well-run licensed establishments to operate in our city together with the need to observe their civic duty by running a non-disruptive and socially responsible business. In the past this city has tended to favour the licence applicants and in the opinion of most residents taken scant interest in the effects licence decisions have had on the social fabric of the city centre. This city still has a vibrant living centre thanks largely to the high level of residents living in it. The licensing department should now be seeking to ensure that they do not drive out the very people who care for and do so much to support this city.

We ask that the Licensing committee take into account these representations and apply these logical set of conditions to this licence which ultimately will hopefully benefit the owner of the "New Porter" and ensure that local residents support his business.

From
Mr & Mrs R Davies
18 Gay Street
Bath
BA1 2PD

01225322944

From: Henry Brown [<mailto:henrybrown@uwclub.net>]
Sent: 12 August 2013 18:37
To: Licensing
Subject: objection to licence application at the porter, 13/02321/LAPRE

Dear B&NES,

I am writing to object to the licence application for the Porter in Miles's Buildings, Bath, ref 13/02321/LAPRE. Could you please acknowledge receipt and notify me of any public hearing?

I live just around the corner from these premises, and have been disturbed by activities based there for many years. The problems have been caused by:

- a. Loud music played within the premises and outside on the pavement;
- b. Antisocial behaviour by patrons of the Porter congregating outside the premises and blocking the street for passers-by;
- c. Antisocial behaviour by patrons of the Porter shouting, urinating and drug-taking in Miles's Buildings and St Andrews Terrace.

I should like to emphasise that the problems which residents have endured for years have dropped off radically while the Porter has been closed. This shows to our satisfaction that the Porter has been the source of these problems.

The new owner of these premises has suggested elsewhere that everything will be different in future: that the Porter will become an up-market venue with an offering centred on food rather than drink. We residents live in hope, but are not over-optimistic because the previous problems did not go away when the present owner took over: they carried on right to the point when the premises closed for refurbishment.

I believe that this application conflicts with the licensing objectives of preventing crime and disorder, and preventing public nuisance.

If this is to be an up-market venue based on food, I contend that it is inappropriate for activities to be licensed until 2.00 am every day. No serious restaurant in Bath expects diners to come in after 11.00 pm. The only purpose of opening later than that is to sell alcohol to those who have already been drinking elsewhere. This is undesirable for the health of the patrons and for the amenity of nearby residents. It should be no part of the economy of a World Heritage Site based on heritage, health and wellbeing to facilitate more late-night drinking. People who have had too much to drink are likely to commit crime and disorder or be the victims of it.

I do not accept that the "new" clientele will be quieter on the streets than the patrons under the Porter's previous regime. It is an unfortunate fact that all people get noisy when they have had a few drinks. They come out on to the street and forget that this is a residential neighbourhood where people go to bed around 11.00 pm. Loud talking and laughing is just as much a problem as other noisy behaviour. This is public nuisance and it needs to be discouraged.

I therefore request that the permitted hours for any of the licensed activities should not extend later than midnight on Monday to Saturday evenings.

In the George Street area, it is common for licensed premises to close earlier on a Sunday evening. Late night disturbance is even more unacceptable on Sunday than on other nights. I therefore request that the licensed activities should not extend later than 11.00 pm on Sunday.

Henry Brown, 12 August

7 St Andrews Terrace
Bath BA1 2QR

henrybrown@uwclub.net
07990 585493

From: Lawrence Jones [mailto:lawrencedjones@msn.com]
Sent: 13 August 2013 17:50
To: Licensing
Cc: helen jones
Subject: Mr & Mrs Jones Representation

Dear Sir

My wife and I Lawrence and Helen Jones live at 20 Gay Street owning both the house and the basement flat Our property backs onto Miles Buildings and is some 100 yards from the Porter premises We are very much affected by all the noise and outside activities from the Porter as are the adjoining residential properties in Gay Street and the Circus whilst the general residential area is also affected very much by the people visiting and leaving the Porter

We object to the proposed licence application by the owner of the Porter and strongly support the objections of Mr and Mrs Robin Davies of 18 Gay Street

We welcome the proposals of the owner of the Porter to change totally the character of the business from the previous late night drinking pub with its late night noisy clientele who had no regard for the surrounding residential community The new advertising material states "The Porter is different on every level A place where you can eat, drink, work and play, think of us as a home from home...only better" This suggested up market business does not need the licensing hours of the old noisy drinking pub and the damage it caused to the local environment

Opening Hours

We understand the owner has assured local residents whom he has met that the new Porter will be closing by 12.30 am on Friday and Saturday nights and closing at midnight on all other nights This seems entirely appropriate for the new business The current application for the new licence to continue to 2.00 am every night is entirely at odds with this and encourages doubts about the proposed new style of business

We strongly recommend the new premises licence is granted only to meet the new style business as proposed with midnight closure other than Friday and Saturday when it is 12.30 am

This is an excellent opportunity to establish a more up market establishment with appropriate opening hours

Performance of Live Music

Late night noise from customers of the old Porter and music was a major issue and we strongly recommend live and loud music should only be allowed in the basement area after 10 pm On all other floors only low level acoustic background music Music on all floors only to be permitted up to closing time 1200/12.30 am

Sale of Alcohol

We strongly recommend the new licence request for the sale of alcohol for consumption off the premises should be refused This will result in customers drinking in the surrounding

area and recreate the problems of the old Porter including litter and bottles left in George Street and Miles Building area

Door Staff

If there is any question of allowing any extension of opening hours beyond what we propose it would be essential to reconsider the need for Door Staff in accordance with the current licence

The Outside Area

At least two other problems are customers remaining in the George Street Miles Building area after closure and the clean up of the pavement etc by the staff immediately after closure. Many of the advantages over limiting the opening hours will be lost unless customers are required to leave the area quietly on closure

Summary

Clearly Bath needs restaurants and pubs to meet the needs of the public and encourage visitors to come to Bath. All part of the essential economy of Bath. However the Porter is on the edge of Georgian Bath which is a key attraction to visitors from home and overseas. The objectives of the new Porter would provide a very different quality establishment in George Street which should not be lost through late night revelry and the more restrictive opening hours we propose will reinforce this concept. The new Porter needs to live alongside the large residential neighbourhood it shares

We hope the Licensing Committee will consider seriously these representations when making their decision over the licence application

Lawrence and Helen Jones
20 Gay Street
Bath BA1 2PD

20th August 2013

For attention of Council Licensing
dept.

Dear Sir/Madam,

I have just read Mr. Hector Main's A4 notice affixed to a window of the Porter public house, hitherto obscured by scaffolding, net and builders materials at 15A George St, Bath.

I object to a drinks license being issued to this establishment. If their billboard is to be believed their proposal is to have a bar on every floor, 4 floors, two bars, one licensed restaurant and a music basement undoubtedly serving alcohol.

Since public buildings are now no-smoking areas this means countless clients out on the street and pavement with cigarettes and drinks, and urinating in "piss alley" so called by the locals because of the rivers of urine at night.

As you note from my address I am a local resident and rate payer. When I moved here the only blight was Moles club

(2)

Now we are about to have another uncontrollable establishment with no doubt drug dealing & violence ~~at~~ in evenings.

Recently I tried to leave my home one Sunday morning to be turned back by police scenes of crime officers, following a stabbing. The car, legally parked, suffered considerable damage with broken windows & ~~broken~~ bodywork.

Drinkers use our doorsteps to hang about on, argue, scream, smoke fight. It is impossible to get a decent night's sleep.

My friend and cater lives in George St. There are 14 buildings between us 6 of which - maybe more - serving alcohol and that's only on one side of the street. All the banks are now bars.

I and my friend are very apprehensive about walking the street weekend evenings, the pavement being impassable, especially now that Moles block it with some strange plastic barrier - despite having an alternative entrance in piss alley for their customers and smokers.

I repeat I object strongly to a license being issued to the Porter. How many people do they propose

to house.

I thought there was an agreement to keep licensing hours moderate on Sundays. I notice they have skirted that issue by proposing 8:00 till 2:00 am daily. I say no! no! no!. I hope other people have managed to spot Mr Main's A4 sheet despite building materials obscuring it and have registered their displeasure.

Yours Sincerely

FK Eagle

Frances K. Eagle.

P.S. Please ^{find} enclosed a letter put through my door regarding the noise in the park. Local residents are getting really fed up with lifestyles being destroyed by noise + violence.

I am working towards moving because the area has gone down the pan. How can you expect us to be pleasant to tourists after countless sleepless nights.

Were you disturbed by the noise from the park on Saturday (August 17th)?

What the police said, when contacted about the hugely over-amplified music, was this: **"BANES, who issue the licences for such events, can only do so with the consent of local residents"**. The police suggested that local people write to BANES and point out how much disruption such events cause to our lives. That will make it clear that they do not have our consent.

The police said that the more letters BANES receive the better. They added that also writing to our MP, and to local councillors as well, is very worthwhile. **Please send a letter (preferably), or an e-mail, and make your opinion clear.**

People in the immediate vicinity on Saturday experienced their windows rattling from the force of the vibrations. The music, which continued for 8.5 hours, was clearly audible as far away as Sion Hill. Close to, the sound was literally deafening. At 9pm there were only about 50 people attending the event but many hundreds of local residents were forced to listen whether we liked it or not - and it continued until 10pm.

You may have tried to get the volume turned down... Asking the organisers of the event to turn it down was tried without success. The police had no power to deal with the problem, and Environmental Health were, of course, closed for the weekend. The BANES emergency number yielded someone who could simply log the call, but not do anything. In short, there was nobody available who could take any action.

It is unacceptable that BANES should issue licences for such events and then have no member of staff on hand to deal with the problem if the volume is too loud. We have a right to quietly enjoy the weekend in our homes, and not have loud music forced upon us.

People to contact:

Environmental Protection, BANES, Lewis Ho, Manvers St, Bath BA1 1JG
environmental_protection@bathnes.gov.uk

Don Foster, 31 James St West, Bath BA1 2BT donfoster@parliament.uk

Andrew Furse, *Local Councillor*: 25 Tennyson Rd, Bath BA1 3BG
Tel: 01225 483218

Douglas Nicol, *Local Councillor*: 12 Victoria Gdns, Batheaston, BA1 7RD.

From: cis@bathnes.gov.uk [mailto:cis@bathnes.gov.uk]
Sent: 20 August 2013 14:42
To: Drupal
Subject: Form submission from: Website transition Error

Submitted on Tue, 20/08/2013
Submitted by user:
Submitted values are:

Your Email Address: [REDACTED]

Comments:

i was told today is last chance to lodge objections to the extended hours licence application for The Porter in George street but your website is not functioning properly. Those of us living in and around George St do not deserve to have to put up with yet another late night drinking establishment.

The noise generated from smokers outside will make it impossible to sleep and it will mean more drunk people marauding around the streets disturbing residents even more than they are at present. What also worries me is that the application is for late night licence on Sundays meaning there will never be any respite ever from the noise and bad behaviour that emanates from The Porter and other establishments. Please do not allow this application to be passed as the residents who put up with so much already do not deserve FURTHER DISRUPTION to there lives from places selling alcohol late at night.

P Hoyle. [REDACTED]

referrer: /services/business/licences/alcohol-and-entertainment/applications-received

The user received a 404 error trying to access /services/business/licences/alcohol-and-entertainment/applications-received.

Please check this page and action accordingly.

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:	13/02321/LAPRE
Applicant's name:	Mr Hector Main
Premises name and address:	The Porter 2 Miles's Buildings, Bath, BA1 2QS
Application for a:	New Premises Licence

Objector Details:

Objector's Name:	Ian Perkins and Sally Rothwell
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.	11 Pierrepoint Street Bath BA1 1LA
Organisation name if applicable:	Tara and CARA

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

This is a joint representation on behalf of the two major residents' associations in the area affected by these premises. Between us we have more than 400 members including a significant number in the area surrounding these premises, indeed the chairman of TARA lives in George Street very close to the premises concerned.

We broadly welcome the premises being proposed here as a replacement for what was one of the principle sources of noise and drink fuel antisocial behaviour on George Street. In doing so we rely heavily on the promises made by the applicant's company, both in private meetings and in public announcements, that the new premises will be not be a vertical drinking establishment but be much more broadly based with an emphasis on food.

There are however three areas which we would like raise with the committee with a view to altering the proposed conditions.

Firstly if there is going to be amplified music we would like to see a condition requiring the use of noise limiters set at a level agreed by Environmental Protection. These premises are in close proximity to a number of residential premises and noise leakage from amplified music has been a significant problem in the past including during the tenure of the applicant's company. It is perhaps worth pointing out that neighbouring premises have a similar condition.

Similarly most premises in the area have a condition requiring them to clear litter from their immediate vicinity. Smokers outside this type of operation will inevitable create considerable litter nuisance and it seems reasonable that the applicants should clear up any mess caused by their customers.

Finally, we would ask the committee to give careful consideration to the hours of operation. The noise affected area around these premises in Gay Street, George Street, Miles buildings and parts of the Circus are heavily residential. It is not clear to us what the applicant's case is for the extremely late opening hours he is proposing and hope that the committee will undertake appropriate enquiries to ensure that the hours set are both necessary and proportional.

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

Ian Perkins and Sally Rothwell

Date

21.8.2013

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

07905 4951617

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 Ian Perkins and Sally Rothwell

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
Bath
BA1 1SN

From: ian.dougall1@tiscali.co.uk [mailto:ian.dougall1@tiscali.co.uk]
Sent: 26 August 2013 10:59
To: Licensing
Subject: The Porter, Licensing Application Ref.: 13/02321/LAPRE

Dear Sir/Madam,

As residents of Miles's Buildings, we wish to object to the granting of this application.

The conditions listed do not mention the need to control the volume of any music played so as not to cause nuisance to neighbours. In this connection the application includes the playing of DJ music on the ground floor, which we had understood would be a restaurant area.

We consider that the time of closure of 2 am is inappropriate for a residential area. For example since the Porter pub has been closed, the area of Miles's Buildings and St. Andrews Terrace has been relatively clear of vomit, urine etc.

Ian and Anne Dougall (8 Miles's Buildings)

THE PORTER

Licensing Application Ref 13/02473/LAPRE



(Image of Library private dining space that will be included by extension of licensed area)

15 George Street

Bath

BA2 2EN

Licensing Application

Outline of Application

On the site of The Porter there has been a licensed establishment for over 85 years. The Current license at The Porter covers 3 floors (Basement, Ground and 1st Floor) with trading hours of 11-3am.

This application seeks to reduce the opening hours to 2am for but increase the internal area to include the 2nd floor Library and Study area that will be used for private dining and conferencing/corporate meetings. We have reduced the trading hours by 1 hour as a gesture of goodwill to the local residents to give them comfort that we are a responsible operator.

Background

I purchased the Porter building in the early part of 2013 – previously it was a student based pub in a poor state of disrepair on the trading floors and virtually derelict on the upper floors (Please see images attached). I have carried out a programme of investment and refurbishment over the entire five floors internally and externally. Turning what was a grungy pub building in the city centre selling cheap alcohol to a clientele that caused endless problems for the local council, police and local residents into a sophisticated dining led establishment that caters for a wide spectrum of the community offering high end quality food, with a specialist wine and craft beer menu. Please see the improvements that have been made to the building in the images attached.

To local residents The Porter became synonymous with young, out of control, drunken yobs spilling out onto the street late at night causing disruption, noise, vomiting in doorways and urinating in the street. I have genuine empathy with the local residents for the disruption that they had to endure previously. My mother lives on Gay Street so I am fully aware of the problems.

I am the new freeholder of The Porter buildings as well as being the owner of the managing company – The Halcyon (Bath) Ltd. The objections against this application from local residents are based on what The 'old' Porter used to be like and the fear that the premises will be run in the same way as previous tenants rather than the reality of the new ownership/management.

When I purchased the building, I made immediate contact with the Circus Residents Association and Abbey Green Residents association via Sally Rothwell and Ian Perkins. We met a number of times (as I did with many other residents) to allow me to inform the local residents (through them) of my intentions for the refurbishment of the building and allay their fears that the problems that they have had previously would not continue. I gave them plans of the buildings, mood boards to illustrate the style of the refurbishment and explained our business intentions in regard to what we will offer.

I have since met with a number of other residents directly and received many emails/letters from them as to my intentions. I welcome the contact with the local residents that I hope will become patrons of The Porter. I have received some wonderful feedback from residents since opening and they have welcomed the changes.

A number of planned cultural and community events included knitting circle, book club, children's cinema club, fashion high tea and poetry recitals.

I have found however that there have been a small number of residents that do seem to want to oppose my change proposals at every opportunity (be that licensing/planning/décor) and have their say in the way in which I run my business. I am very keen to engage the local community after all they are my intended patrons but it I am not content to have them attempt to unreasonably stifle my business.

The "new" Porter Ethos

The Porter's ethos is to have the feel of a house – for guests to be able to pop in for a coffee in the morning, read the papers in the lounge, casual business meetings during the day on the first floor, a cocktail before dinner and then enjoy food cooked by Rob Clayton our Michelin starred chef. It is a beautifully designed but casual environment where guests can spend as long a time as they want either working or relaxing. From the attached images you can clearly see the change in the décor and therefore shift in direction of the business.

The Application:

The current license allows for 3 bars on 3 floors.

We do not wish to add any more bars purely increase the licensed area to include 2 rooms that will be used for private dining and conferences.

Cumulative Impact of the proposals: The changes that we have carried out have reduced the impact of the licensed premises on local residents from the previous operation.

1. Noise/local disruption – the complete refurbishment of the building has changed the offering to completely different clientele. We do not sell cheap alcohol or offer student based nights. As local residents will testify the disturbances have ceased since the closing of the Old Porter and opening of the present establishment.
2. We are a serious restaurant with a Michelin starred chef with a high end cocktail and specialist craft beer bar – this application is designed purely to include private dining and conferencing to our offering by enlarging the licensed area to rooms on the second floor.
3. Noise – we have installed sound proofing to all floors but in particular from the basement to the ground floor.
4. The ground floor is now a restaurant (Claytons Kitchen) so the ground floor bar is now used purely as a dispense bar rather than a public bar with standing drinkers.
5. We have fitted more seating and tables in the basement with an emphasis on lounging areas rather than dancing/nightclub environment.

The old Porter staff and clientele have now moved to another establishment - The Nest (7 Bladud Buildings). It is noticeable that they are now causing issues for the police, licensing department and local residents in the area. This highlights that the previous issues that were associated with the Porter were due to the previous clientele and staff rather than the building itself and its location.

15/15a George Street – Photos of Condition



General Condition of Stairs



Room S6 – leak damage. Ceiling in danger of collapse



Room S6



General condition of gutters and external area



Room S6 – features removed



General Condition of building



Rm S5 – derelict condition



S1 – 20th Century staircase to be removed.



Banisters and Staircase in need of refurbishment



Plaster work in poor condition through building



Many floor boards missing/removed – many rooms have been replaced with chip board



Typical condition of sash windows

Images of The Porter after refurbishment

The Library (2nd Floor)



The Study (2nd Floor)



The Lounge (1st Floor)



The Snug/Lounge (First Floor)



The Lounge (First Floor)



The Basement (Lower Ground Floor)



The Kitchen (Ground floor)



The Kitchen (Ground Floor)



The Kitchen (Restaurant Ground Floor)



The Kitchen (Ground Floor)



The Kitchen (Ground floor)



Side Exterior

