

29 May 2026

Our Ref. Licensing Sub-Committee 16 June 2026  
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To: Members of the Committee: Councillors Daniel Allen, Elizabeth Dennis, Bryony May and Steven Patmore

**NOTICE IS HEREBY GIVEN OF A  
MEETING OF THE LICENSING SUB-COMMITTEE**

to be held as a Virtual Meeting

**VIA ZOOM**

On

**TUESDAY, 16TH JUNE, 2026 AT 10.00 AM**

Yours sincerely,

Isabelle Alajooz  
Director – Governance

**\*\*MEMBERS PLEASE ENSURE THAT YOU DOWNLOAD ALL AGENDAS AND REPORTS VIA THE MOD.GOV APPLICATION ON YOUR TABLET BEFORE ATTENDING THE MEETING\*\***

**Agenda**  
**Part I**

<b>Item</b>		<b>Page</b>
<b>1.</b>	<b>ELECTION OF A CHAIR</b> The Sub-Committee Members will elect a Chair for the hearing.	
<b>2.</b>	<b>ELECTION OF A RESERVE MEMBER</b> The Sub-Committee Members will elect a Reserve Member for the hearing.	
<b>3.</b>	<b>HEARING PROCEDURE</b> The procedure to be followed by the Chair when conducting the Sub-Committee hearing.	(Pages 3 - 4)
<b>4.</b>	<b>PREMISES LICENCE APPLICATION IN RESPECT OF GEORGE &amp; DRAGON</b> To determine the application to grant a premises licence at George & Dragon, High Street, Graveley, Hitchin, Herts, SG4 7LE.	(Pages 5 - 46)

## **GEORGE & DRAGON, GRAVELEY HEARING PROCEDURE**

### 1. Chair's Welcome

Introduction of:

- Councillors sitting on sub-committee
  - Legal advisor;
  - Licensing officer(s);
  - The other persons objecting to the application
  - The applicant and representative
2. The Chair will outline the procedure for the hearing and seek confirmation that all parties are content to proceed on that basis.
3. The Chair will ask the legal advisor to outline the matters for consideration during the course of the hearing.

### The Licensing Officer's report

4. The Chair will ask the licensing officer if they have anything to add to their report to the sub-committee; if there has been any amendments to the hearing bundle, and if so, if all other persons, and the applicants have been made aware of the amendments.
5. The Chair will ask if there are any questions of fact of the licensing officer from:
- The other persons objecting to the application
  - The applicant and applicant's representative
6. The sub-committee may ask questions of the licensing officer

### The Applicant's case

7. The Chair will ask the applicant to present their submissions to the sub-committee.
8. The Chair will ask if there are any questions of fact of the applicants from:
- The other persons objecting to the application
9. The sub-committee may ask questions of the applicant.

### Other persons submit their case

10. The Chair will ask the other persons opposing the application to present their submissions to the sub-committee
11. The Chair will ask if there are any questions of fact of the other persons from:
- The applicant and representative's
12. The sub-committee may ask questions of the other person supporting the application

Closing Statements

13. The other persons opposing the application may make final submissions to the sub-committee
14. The applicant may make final submissions to the sub-committee

Conclusion

15. The Legal Advisor will summarise any legal points that have arisen during the hearing and will answer any legal questions from the sub-committee.
16. The sub-committee will close the hearing and retire to make a decision.
17. The sub-committee will return to the live stream and the Chair will announce the sub-committee's decision including their reasons.

<b>LICENSING AND APPEALS SUB-COMMITTEE TUESDAY 16<sup>th</sup> JUNE 2026</b>
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<b>*PART 1 – PUBLIC DOCUMENT</b>	<b>AGENDA ITEM No.</b>
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## LICENSING ACT 2003

### APPLICATION BY GREEN KING BREWING AND RETAILING LTD FOR THE GRANT OF A PREMISES LICENCE IN RESPECT OF GEORGE & DRAGON, HIGH STREET, GRAVELEY, HITCHIN, HERTS, SG4 7LE

#### REPORT OF THE LICENSING OFFICER

#### 1. BACKGROUND

- 1.1 A premises licence under the Licensing Act 2003 is currently in place for the premises – the applicant states that should the new application be granted they will surrender the current licence.
- 1.2 The current licence LC/4087 has the following licensing activities

<b>Recorded &amp; Live Music - Indoors</b>
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Saturday 18:00 to 00:00
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#### **Non-Standard Times**

These hours are to apply each week of the year with the exception of: Christmas Eve, Christmas Day, Boxing Day, New Years Day, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, The Sunday and Monday of all other Bank Holidays On all these days, the hours will be from 18:00hrs - 01:00hrs the following morning. New Year's Eve On this day, the permitted hours will be from 18:00hrs until the standard permitted hours on New Year's Day. The premises will be allowed to open for extended hours on twenty (20) occasions in any calendar year. These occasions are in addition to the stated extended hours above. On these days, the following licensable activities shall be permitted between the hours of 18:00hrs and midnight: Live Music, Recorded Music, Anything of a Similar Description to Live or Recorded Music, Supply of Alcohol. On these dates, a written log is to be kept by the premises licence holder of the event held and will be made available to the Licensing Authority at their request.

<b>Supply of Alcohol – on and off Premises</b>
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Monday to Wednesday & Sunday 11:00 to 23:30
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Thursday 11:00 to 00:30
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Friday & Saturday 11:00 to 01:00
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#### **Non-Standard Times**

These hours are to apply each week of the year with the exception of: Christmas Eve, Christmas Day, Boxing Day, New Years Day, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, The Sunday and Monday of all other Bank Holidays On all these days, the hours will be from 11:00hrs - 01:00hrs the following morning. New Year's Eve On this day, the permitted hours will be from 11:00hrs until the standard permitted hours on New Year's Day. The premises will be allowed to open for extended hours on twenty (20)

occasions in any calendar year. These occasions are in addition to the stated extended hours days set out above. On these days, the following licensable activities shall be permitted between the hours of 18:00hrs and midnight: Live Music, Recorded Music, Anything of a Similar Description to Live or Recorded Music, Supply of Alcohol. On these dates, a written log is to be kept by the premises licence holder of the event held and will be made available to the Licensing Authority at their request.

<b>Hours premises is open to public</b>
Monday to Wednesday & Sunday 11:00 to 00:00
Thursday 11:00 to 01:00
Friday & Saturday 11:00 to 11:00 to 01:00

### **Non-Standard Times**

These hours are to apply each week of the year with the exception of: Christmas Eve, Christmas Day, Boxing Day, New Year's Day, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, The Sunday and Monday of all other Bank Holidays. On these days, the hours will be from 11:00hrs to 01:30hrs the following morning. New Year's Eve. On this day, the standard permitted hours for New Year's Eve will be extended until the start of the standard permitted hours for New Year's Day.

This current licence can also use the deregulated part of the act where the premises does not require a licence to stage a performance of live music, or the playing of recorded music if:

- it takes place between 8AM and 11PM
- it takes place at an alcohol on-licensed premises
- the audience is no more than 500 people
- to put on unamplified live music at any place between the same hours
- to put on amplified live music at a workplace between the same hours and provided the audience is no more than 500 people.

This will also be applied to the new licence if granted unless conditions are added to counter it.

- 1.3 In June 2024 Environmental Health (noise) had recorded 2 - appears to be related to same event
- A) Complaint logged as 17/06/2024 Elvis event  
Noise officer spoke with Licensing officer as complaints related – no further action
- B) Complaint logged as 21/06/2024 Elvis event on 15/06/2024 Afternoon to 20:00hrs in the garden area.  
Noise officer emailed complaint in response to their questions – and no further correspondence followed
- 1.4 In June 2024 Licensing recorded 1 -
- C) Complaint dated 21/06/24 regarding previous events, complaint logged with manager of premises and an event taking place on 21/06/2024  
Lic officer stated on complaint  
*“Visited premise. Spoke to the General Manager, Kerri Evans. She explained she had received a telephone complaint at 19.30 St 15 June. This was an Elvis tribute Act that concluded at 20.00. The following weekend there was a wedding reception with no amplified music, all indoors that concluded at 22.00. All music is in line with the licence and deregulation. I will write to the complainant.”*

## 2. APPLICATION

- 2.1 The application is for the grant of a premises licence under Section 17 of the Licensing Act 2003.
- 2.2 An application was received on 22<sup>nd</sup> April 2026 for the grant of a premises licence. **Application APPENDIX A - Plan APPENDIX B**
- 2.3 The licensable activities and hours applied for are as follows:

### **Live & Recorded Music - Indoors:**

Monday	08:00 to 23:00
Tuesday	08:00 to 23:00
Wednesday	08:00 to 23:00
Thursday	08:00 to 23:00
Friday	08:00 to 00:00
Saturday	08:00 to 00:00
Sunday	08:00 to 23:00

### **Seasonal variations for the performance of Live & Recorded music**

with non-standard timings From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day for Christmas Eve, Christmas Day, Boxing Day, New Years Day, Good Friday, Easter Saturday/Sunday/Monday, the Sunday & Monday of all other Bank holidays from 08:00 to 01:00 the following morning for licensable activities closing at 01:30.

### **Supply of Alcohol on and off premises:**

Monday	08:00 to 23:30
Tuesday	08:00 to 23:30
Wednesday	08:00 to 23:30
Thursday	08:00 to 00:30
Friday	08:00 to 01:00
Saturday	08:00 to 01:00
Sunday	08:00 to 23:30

### **Seasonal variations for the Supply of Alcohol**

with non-standard timings From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day for Christmas Eve, Christmas Day, Boxing Day, New Years Day, Good Friday, Easter Saturday/Sunday/Monday, the Sunday & Monday of all other Bank holidays from 08:00 to 01:00 the following morning for licensable activities closing at 01:30.

To allow for the showing of major sporting events involving England men's or women's teams to be shown and alcohol sold up to 1 hour prior to the commencement of the sporting event and finishing 30 minutes after the sporting event (where such times fall outside of the ordinary operating set out above). Notice of any events under this condition to be given to the Police licensing team a minimum of 7 days' notice in advance of the event taking place.

**Late Night Refreshment:**

Monday	23:00 to 23:30
Tuesday	23:00 to 23:30
Wednesday	23:00 to 23:30
Thursday	23:00 to 00:30
Friday	23:00 to 01:00
Saturday	23:00 to 01:00
Sunday	23:00 to 23:30

**Seasonal variations for late night refreshment**

with non-standard timings From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day for Christmas Eve, Christmas Day, Boxing Day, New Years Day, Good Friday, Easter Saturday/Sunday/Monday, the Sunday & Monday of all other Bank holidays from 08:00 to 01:00 the following morning for licensable activities closing at 01:30.

**3. APPLICATION PROCESS**

- 3.1 On 22<sup>nd</sup> April 2026, TLT the agent for Green King Brewing And Retailing Ltd made an application for the grant of a Premises Licence.
- 3.2 The Application copies were served to the Police Authority and the other Responsible Authorities
- 3.3 A public notice was displayed on the premises for a period of not less than twenty-eight (28) days in accordance with the requirements of the Licensing Act 2003.
- 3.4 A newspaper advertisement was placed in a local newspaper in accordance with the Act.

**4. REPRESENTATIONS**

- 4.1 No representation was received from Hertfordshire Constabulary
- 4.2 2 "No objections" were received from Senior Environmental Health Officer (Commercial) and Assistant Trading Standards Officer.
- 4.3 An agreement was made with the Applicant/Agent and Senior Environmental Protection & Housing Officer to a condition that would be added if the licence is granted.  
*'Prior to the first provision of regulated entertainment, a Noise Management Plan (NMP) shall be submitted to the Environmental Health Department. The NMP shall identify measures to control noise emanating from the premises and its patrons. Any identified measures to control noise shall be implemented in accordance with the approved plan at all times. The noise management plan shall be periodically reviewed to reflect any changes in the operation, building or event type, following any complaints or at the request of the Environmental Health Department.'*

**Additional information provided from the Senior Environmental Protection & Housing Officer regarding the above agreement:**

*Environmental Health Officers will normally seek to base any required noise levels for external events on 'The Code of Practice for Environmental Noise Control at Concerts'.*

*This document is normally referred to inform noise levels for larger, festival style events but it can be useful in offering limits for smaller venues. I will not be necessarily looking for strict noise limits in the NMP but will seek to ensure that noise is considered and controlled during the provision of regulated entertainment.*

- 4.4 This condition was advised to the objectors and 0 objections were withdrawn
- 4.5 7 representations were received from Other Persons and are enclosed in **APPENDIX C**
- 4.6 The Council's Scheme of Delegation in respect of the Licensing Act 2003 requires the Licensing Officer to determine whether a representation is relevant as specified by the Act.
- 4.7 Where representations include paragraphs that are not relevant to the Licensing Act 2003, these paragraphs have been clearly redacted by the Licensing Officer and should not be considered as part of the determination process. Other Persons must not refer to these paragraphs in any oral presentation at the hearing.
- 4.7 The Licensing Officer determined that the representations were relevant; it is for the Sub-Committee to determine what weight to apportion to the representation.
- 4.8 The Applicant has been served with a copy of the representation as part of this report.
- 4.9 The Applicant and supporting parties have been invited to attend the hearing to present their respective cases. They have been advised that they may be legally represented and of the Committee Hearing procedure.

**5. OBSERVATIONS**

- 5.1 In determining this application, the Sub-Committee must have regard to the representations and take such steps, as it considers appropriate for the promotion of the Licensing Objectives.
- 5.2 In making its decision, the Licensing Sub-Committee must act with a view to promoting the Licensing Objectives. It must also have regard to the Licensing Authority's Statement of Licensing Policy and National Guidance.
- 5.3 The Licensing and Appeals Sub-Committee has the following options when issuing the Decision Notice:
  - i) Grant the Application as made
  - ii) Grant the Application with conditions; conditions should only be added where they are appropriate to promote the Licensing Objectives.
  - iii) Refuse the Application.

## 6. LICENSING POLICY CONSIDERATIONS

- 6.1 The following paragraphs from the Council's Statement of Licensing Policy 2021-2026 may be relevant to this application. This section does not prevent the Sub-Committee from considering other paragraphs of the Statement of Licensing Policy where they deem it appropriate.

### *D2.1*

*Each licence application will be decided by reference to this policy, the National Guidance issued by the Secretary of State, relevant legislation and to the individual circumstances of the particular application. The Council may depart from the policy where the individual circumstances of any application merit such a decision in the interests of the promotion of the Licensing Objectives. Full reasons will be given for decisions taken by the Council when undertaking its licensing functions.*

### *D2.4*

*In determining applications, the Council will focus primarily on the direct impact of the proposed activities on persons that may be adversely affected in relation to the licensing objectives. The scope of those persons that may be affected will be determined on a case by case basis taking into account all relevant factors.*

### *D2.9*

*The Council will carry out its licensing functions in the promotion of the licensing objectives and, in addition, will support the stated aims of the Act which are as follows:*

- (i) protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;*
- (ii) giving the police and licensing authorities the powers they need to effectively manage and police the night-time economy and take action against those premises that are causing problems;*
- (iii) recognising the important role which pubs and other licensed premises play in our local communities by minimising the regulatory burden on business, encouraging innovation and supporting responsible premises;*
- (iv) providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most appropriate licensing strategies for their local area; and*
- (v) encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.*

### *D6.2*

*The Council recognises that each application must be considered on its own merits and any conditions attached to licences and certificates must be tailored to the individual style and characteristics of the premises and activities concerned. This is essential to avoid the imposition of disproportionate and overly burdensome conditions on premises. A standardised approach to imposing conditions must be avoided and conditions will only be lawful where they are deemed appropriate to promote the licensing objectives in response to relevant representations.*

### *D6.3*

*Conditions will only be imposed when they are appropriate for the promotion of the licensing objectives and will focus upon matters within the control of the individual licensee such as the premises, places or events being used for licensable activities or the surrounding areas of the premises, places or events. Conditions are likely to be focused towards the direct impact of those activities on persons living in, working in or visiting areas affected by, or likely to be affected by, those activities.*

### *E3.1.1*

*Licensed premises may have significant potential to impact adversely on communities through public nuisances that arise from their operation. The Council interprets 'public nuisance' in its widest sense and takes it to include such things as noise, light, odour, litter and anti-social behaviour, where matters arising at licensed premises impact on those living, working or otherwise engaged in activities in the locality. Ordinarily, the Council's Environmental Protection & Housing Team, in their role as a responsible authority, would take the lead in respect of nuisance issues.*

### *E3.9.1*

*The Council is fully aware of the nuisance that can be caused by poorly managed or inappropriately located premises, however, will seek to strike an appropriate balance with its vision of promoting a diverse and vibrant daytime and night-time economy.*

### *E3.9.2*

*The provision of well-managed and controlled entertainment will be encouraged to promote the vision, however the potential disturbance to residents and businesses will need to have been adequately considered by applicants as part of their operating schedule.*

### *O1.1*

*The Council accepts that it can only consider matters in relation to the four licensing objectives when determining licensing applications, however as a public body it also has a statutory duty to consider the following legislative requirements:*

- (i) Crime and Disorder Act 1998 Local authorities are required to have due regard to the crime and disorder implications of any decision it makes.*
- (ii) Human Rights Act 1998 Local authorities are required to implement the Act in a manner consistent with the Human Rights Act 1998 by giving due consideration to the European Convention on Human Rights and Fundamental Freedoms.*
- (iii) Equality Act 2010 Local authorities are required to implement the Act in a manner consistent with its responsibilities to consider the equality implications of any decision it makes.*

### *O4.1.4*

*Other persons are defined as any individual, body, business or member of the licensing authority.*

### *O4.2.6*

*Officers will make professional judgements on the relevancy of representations and give reasons in writing when a representation is deemed not relevant. If there is an element of doubt over relevancy, the benefit of the doubt will be given to the writer of the representation and the sub-committee can consider the weight (if any) to apportion to the representation as part of their determination.*

#### O4.7.1

*Where practicable, the Council will try to mediate between any person or authority making a representation and the applicant to see if the concerns can be addressed prior to the hearing (this mediation could start as soon as the first representation is received during the consultation period).*

#### O4.7.2

*Any attempts at mediation will be brought to the attention of the licensing sub-committee who is entitled to consider that as part of its determination.*

## **7. RELEVANT EXTRACTS OF STATUTORY GUIDANCE**

- 7.1 The following paragraphs from the Guidance issued by the Home Office under section 182 of the Licensing Act 2003 (February 2026 version) may be relevant to this application. This section does not prevent the Sub-Committee from considering other paragraphs of the Guidance where they deem it appropriate and the determination should be based upon consideration of the full document.

### 1.3

*The licensing objectives are:*

- *The prevention of crime and disorder;*
- *Public safety;*
- *The prevention of public nuisance; and*
- *The protection of children from harm.*

### 1.4

*Each objective is of equal importance. There are no other statutory licensing objectives, so that the promotion of the four objectives is a paramount consideration at all times.*

### 1.5

*However, the legislation also supports a number of other key aims and purposes. These are vitally important and should be principal aims for everyone involved in licensing work. They include:*

- *protecting the public and local residents from crime, anti-social behaviour and noise nuisance caused by irresponsible licensed premises;*
- *giving the police and licensing authorities the powers they need to effectively manage and police the night-time economy and take action against those premises that are causing problems;*
- *recognising the important role which pubs and other licensed premises play in our local communities by minimising the regulatory burden on business, encouraging innovation and supporting responsible premises;*
- *providing a regulatory framework for alcohol which reflects the needs of local communities and empowers local authorities to make and enforce decisions about the most appropriate licensing strategies for their local area; and*
- *encouraging greater community involvement in licensing decisions and giving local residents the opportunity to have their say regarding licensing decisions that may affect them.*

### 1.16

*Conditions on a premises licence or club premises certificate are important in setting*

*the parameters within which premises can lawfully operate. The use of wording such as “must”, “shall” and “will” is encouraged. Licence conditions:*

- *must be appropriate for the promotion of the licensing objectives;*

- *must be precise and enforceable;*
- *must be unambiguous and clear in what they intend to achieve;*
- *should not duplicate other statutory requirements or other duties or responsibilities placed on the employer by other legislation;*
- *must be tailored to the individual type, location and characteristics of the premises and events concerned;*
- *should not be standardised and may be unlawful when it cannot be demonstrated that they are appropriate for the promotion of the licensing objectives in an individual case;*
- *should not replicate offences set out in the 2003 Act or other legislation;*
- *should be proportionate, justifiable and be capable of being met, (for example, whilst beer glasses may be available in toughened glass, wine glasses may not);*
- *cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff, but may impact on the behaviour of customers in the immediate vicinity of the premises or as they enter or leave; and*
- *should be written in a prescriptive format.*

#### 1.17

*Each application must be considered on its own merits and in accordance with the licensing authority's statement of licensing policy; for example, if the application falls within the scope of a cumulative impact policy. Conditions attached to licences and certificates must be tailored to the individual type, location and characteristics of the premises and events concerned. This is essential to avoid the imposition of disproportionate and overly burdensome conditions on premises where there is no need for such conditions. Standardised conditions should be avoided and indeed may be unlawful where they cannot be shown to be appropriate for the promotion of the licensing objectives in an individual case.*

#### 2.21

*Public nuisance is given a statutory meaning in many pieces of legislation. It is however not narrowly defined in the 2003 Act and retains its broad common law meaning. It may include in appropriate circumstances the reduction of the living and working amenity and environment of other persons living and working in the area of the licensed premises. Public nuisance may also arise as a result of the adverse effects of artificial light, dust, odour and insects or where its effect is prejudicial to health.*

#### 2.26

*Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in antisocial behaviour is accountable in their own right. However, it would be perfectly reasonable for a licensing authority to impose a condition, following relevant representations, that requires the licence holder or club to place signs at the exits from the building encouraging patrons to be quiet until they leave the area, or that, if they wish to smoke, to do so at designated places on the premises instead of outside, and to respect the rights of people living nearby to a peaceful night.*

#### 8.47

*Applicants are expected to provide licensing authorities with sufficient information in this section to determine the extent to which their proposed steps are appropriate to promote the licensing objectives in the local area. Applications must not be based on providing a set of standard conditions to promote the licensing objectives and applicants are expected to make it clear why the steps they are proposing are appropriate for the premises.*

9.3

*Where a representation concerning the licensing objectives is made by a responsible authority about a proposed operating schedule and it is relevant (see paragraphs 9.4 to 9.10 below), the licensing authority's discretion will be engaged. It will also be engaged if another person makes relevant representations to the licensing authority, which are also not frivolous or vexatious (see paragraphs 9.4 to 9.10 below). Relevant representations can be made in opposition to, or in support of, an application and can be made by any individual, body or business that has grounds to do so.*

9.9

*It is recommended that, in borderline cases, the benefit of the doubt about any aspect of a representation should be given to the person making that representation. The subsequent hearing would then provide an opportunity for the person or body making the representation to amplify and clarify it.*

9.37

*As a matter of practice, licensing authorities should seek to focus the hearing on the steps considered appropriate to promote the particular licensing objective or objectives that have given rise to the specific representation and avoid straying into undisputed areas. A responsible authority or other person may choose to rely on their written representation. They may not add further representations to those disclosed to the applicant prior to the hearing, but they may expand on their existing representation and should be allowed sufficient time to do so, within reasonable and practicable limits.*

9.38

*In determining the application with a view to promoting the licensing objectives in the overall interests of the local community, the licensing authority must give appropriate weight to:*

- the steps that are appropriate to promote the licensing objectives;*
- the representations (including supporting information) presented by all the parties;*
  - this Guidance;*
  - its own statement of licensing policy.*

9.42

*Licensing authorities are best placed to determine what actions are appropriate for the promotion of the licensing objectives in their areas. All licensing determinations should be considered on a case-by-case basis. They should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be.*

9.43

*The authority's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.*

9.44

*Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that any condition would*

*impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination.*

10.9

*It is possible that in some cases no additional conditions will be appropriate to promote the licensing objectives.*

## **8. LICENSING OFFICER COMMENTS**

- 8.1 The comments within this section of the report are provided by the Licensing Officer to assist the Sub-Committee with the interpretation of the Act, the Guidance and existing case law. It is for the Sub-Committee to determine what weight they attach to this advice.

### **Definition of ‘appropriate’**

- 8.2 When determining applications, licensing authorities must ensure that their decision is based on what is ‘appropriate’ for the promotion of the licensing objectives.
- 8.3 The guidance explains ‘appropriate’ as:

9.43

*The authority’s determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve.*

9.44

*Determination of whether an action or step is appropriate for the promotion of the licensing objectives requires an assessment of what action or step would be suitable to achieve that end. While this does not therefore require a licensing authority to decide that no lesser step will achieve the aim, the authority should aim to consider the potential burden that any condition would impose on the premises licence holder (such as the financial burden due to restrictions on licensable activities) as well as the potential benefit in terms of the promotion of the licensing objectives. However, it is imperative that the authority ensures that the factors which form the basis of its determination are limited to consideration of the promotion of the objectives and nothing outside those parameters. As with the consideration of licence variations, the licensing authority should consider wider issues such as other conditions already in place to mitigate potential negative impact on the promotion of the licensing objectives and the track record of the business. Further advice on determining what is appropriate when imposing conditions on a licence or certificate is provided in Chapter 10. The licensing authority is expected to come to its determination based on an assessment of the evidence on both the risks and benefits either for or against making the determination*

- 8.4 It is anticipated that, in due course, case law will provide clarity on the meaning of 'appropriate' as referred to in paragraphs 9.43 and 9.44 of the Guidance. The Sub-Committee is therefore advised to give 'appropriate' its ordinary meaning, as expanded upon by paragraph 9.43 of the Guidance, subject to the over-riding requirement on all local authority decisions of reasonableness.
- 8.5 This approach, of allowing the courts to provide clarity, is reflected in the following paragraphs of the Guidance:

1.9

*Section 4 of the 2003 Act provides that, in carrying out its functions, a licensing authority must 'have regard to' guidance issued by the Secretary of State under section 182. The requirement is therefore binding on all licensing authorities to that extent. However, the guidance cannot anticipate every possible scenario or set of circumstances that may arise and, as long as licensing authorities have properly understood the Guidance, they may depart from it if they have reason to do so as long as they are able to provide full reasons. Departure from the Guidance could give rise to an appeal or judicial review, and the reasons given will then be a key consideration for the courts when considering the lawfulness and merits of any decision taken.*

1.10

*Nothing in this Guidance should be taken as indicating that any requirement of licensing law or any other law may be overridden (including the obligations placed on any public authorities under human rights legislation). The Guidance does not in any way replace the statutory provisions of the 2003 Act or add to its scope and licensing authorities should note that interpretation of the 2003 Act is a matter for the courts. Licensing authorities and others using the Guidance must take their own professional and legal advice about its implementation.*

- 8.6 The Sub-Committee should also be aware that their decision must be proportionate to the evidence received in respect of the application and representation. Proportionality is a key factor in assisting with the definition of 'appropriate'.

### **Case Law**

- 8.7 As Guidance confirms, public nuisance under the Licensing Act 2003 has a wide interpretation and it is for the Sub-Committee to determine, based on the evidence, whether they consider these issues to be a public nuisance.
- 8.8 The Guidance states at paragraph 2.20 that conditions relating to public nuisance beyond the vicinity of the premises are not appropriate and the Council's Statement of Licensing Policy supports that view. Conditions that it would be either impracticable or impossible for the licence holder to control would clearly be inappropriate.
- 8.9 That said, if behaviour beyond the premises can be clearly linked to a premises and it is causing a public nuisance, it is wrong to say that the Licensing Act 2003 cannot address this. Whilst conditions may well be inappropriate, if the evidence deems it necessary, times and/or activities under the licence could be restricted or, indeed, the application could be refused.
- 8.10 The magistrates court case of *Kouttis v London Borough of Enfield*, 9th September 2011 considered this issue.

- 8.11 In a summary of the case provided by the Institute of Licensing it is reported that District Judge Daber considered an appeal against a decision of the local authority to restrict the hours of musical entertainment of a public house to mitigate the noise from patrons as they left the premises in response to representations from local residents. The appellant relied on the sections of the Guidance that state that “beyond the vicinity of the premises, these are matters for personal responsibility of individuals under the law. An individual who engages in anti-social behaviour is accountable in their own right” (para 2.38). It was also suggested that, given that certain residents were not disturbed, this did not amount to public nuisance within the meaning of para 2.33 of the Guidance as approved by Burton J in the Hope and Glory case.
- 8.12 The District Judge held that there was ample evidence of public nuisance, and that section 4 of the Act gave the licensing authority a positive duty to deal with it proportionately. In this case, no less interventionist way of dealing with the nuisance had been suggested. He held that not only was the authority not wrong, but that it was in fact right to reduce the hours as it had. The appeal was therefore dismissed.
- 8.13 As this was a decision of the Magistrates Court it would not be binding on other courts, however, it could be considered as persuasive.

#### **Evidence not to consider**

- 8.14 The representation includes information that has been appropriately redacted, as the Licensing Officer does not consider it relevant to the application.
- (i) Using the neighbouring premises as a comparison. Using neighbouring venue(s) cannot be used for comparison – each application is considered on its own merits.
  - (ii) Information regarding increased traffic cannot be considered as relevant within the representations.

#### **Review of premises licence**

- 8.15 Should the sub-committee be minded to grant a licence it will exist in perpetuity however there is a safeguard within the Act.
- 8.16 Any responsible authority or other person may apply to the licensing authority for the review of a premises licence if they can demonstrate that the premises are not adequately promoting the licensing objectives. In the case of other persons, they would need to demonstrate the direct impact on their household of licensable activities at the premises in terms of one or more of the licensing objectives.
- 8.17 If accepted by the licensing authority, an application for review would result in a twenty-eight (28) day consultation period advertised at the premises and on the licensing authority website where any responsible authority or other person could submit a representation.
- 8.18 A licensing sub-committee would hold a hearing to assess the representations and the oral submissions of the licence holder before considering what, if any, action was appropriate. The options available to the sub-committee would be:
- i) to take no action;
  - ii) to modify the conditions of the premises licence (modify includes adding new

conditions, altering or omitting existing conditions, or altering permitted timings of licensable activities);

- iii) to exclude a licensable activity from the premises licence;
- iv) to remove the designated premises supervisor from the premises licence;
- v) to suspend the premises licence for a period not exceeding three months; or
- vi) to revoke the premises licence.

## **9. APPENDICES**

9.1 Appendix A Application

9.2 Appendix B Plan

9.3 Appendix C 7 representations from Other Persons

## **10. CONTACT OFFICERS**

10.1 Melanie Gillespie  
Licensing Officer  
01462 474253

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 Greene King Brewing & Retailing Limited

*(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 George & Dragon 19 High Street Graveley			
Post town	Hitchin	Postcode	SG4 7LE
Telephone number at premises (if any)			
Non-domestic rateable value of premises	[REDACTED]		

Part 2 - Applicant details

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

- |  |                                     |                             |
|--|-------------------------------------|-----------------------------|
| a) an individual or individuals *                    | <input type="checkbox"/>            | please complete section (A) |
| b) a person other than an individual *               |                                     |                             |
| i as a limited company/limited liability partnership | <input checked="" type="checkbox"/> | please complete section (B) |
| ii as a partnership (other than limited liability)   | <input type="checkbox"/>            | please complete section (B) |
| iii as an unincorporated association or              | <input type="checkbox"/>            | please complete section (B) |
| iv other (for example a statutory corporation)       | <input type="checkbox"/>            | please complete section (B) |
| c) a recognised club                                 | <input type="checkbox"/>            | please complete section (B) |
| d) a charity   | <input type="checkbox"/>            | please complete section (B) |
| e) the proprietor of an educational establishment    | <input type="checkbox"/>            | please complete section (B) |
| f) a health service body                             | <input type="checkbox"/>            | 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 (by ticking yes to one box below):

- 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>		
<b>Date of birth</b>		I am 18 years old or over <input type="checkbox"/>		Please tick <input checked="" type="checkbox"/> yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service (please see note 15 for information)					

**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>	
<b>Date of birth</b>	I am 18 years old or over <input type="checkbox"/>	Please tick <input checked="" type="checkbox"/> yes	
<b>Nationality</b>			
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 9-digit 'share code' provided to the applicant by that service: (please see note 15 for information)			
Current residential 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.

<b>Name</b> Greene King Brewing & Retailing Limited
<b>Address</b> Westgate Brewery Bury St Edmunds Suffolk IP33 1QT
<b>Registered number (where applicable)</b> 03298903
<b>Description of applicant (for example, partnership, company, unincorporated association etc.)</b> Limited Company
<b>Telephone number (if any)</b>
<b>E-mail address (optional)</b>

**Part 3 Operating Schedule**

When do you want the premises licence to start?

Day		Month		Year			
A	S	A	P				

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

Day		Month		Year			
D	D	M	M	Y	Y	Y	Y

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

Public house.

This premises is currently subject to a premises licence. The current premises licence will be surrendered upon satisfactory grant of this application.

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 and Schedules 1 and 2 to the Licensing Act 2003)

Provision of regulated entertainment (please read guidance note 2)

Please tick all 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 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur					
Fri			<b><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></b> (please read guidance note 6)		
Sat					
Sun					

**B**

<b>Films</b> Standard days and timings (please read guidance note 7)			<b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	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 further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for the exhibition of films</u></b> (please read guidance note 5)		
Wed					
Thur			<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 6)		
Fri					
Sat					
Sun					

C

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
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 6)
Fri			
Sat			
Sun			

D

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	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 further details here</u></b> (please read guidance note 4)		
Mon					
Tue			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Wed					
Thur			<b><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></b> (please read guidance note 6)		
Fri					
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>	
Day	Start	Finish		Outdoors	<input type="checkbox"/>	
				Both	<input type="checkbox"/>	
Mon			0800	2300	<b><u>Please give further details here</u></b> (please read guidance note 4)	
	0800	2300				
Tue			0800	2300		
	0800	2300				
Wed			0800	2300		<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)
	0800	2300				
Thur			0800	2300		
	0800	2300				
Fri			0800	0000	<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 6) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. Christmas Eve, Christmas Day, Boxing Day, New Year's Day, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, The Sunday and Monday of all other Bank Holidays: On these days, the hours will be from 08:00hrs to 01:00hrs the following morning for licensable activities, closing at 01:30am	
	0800	0000				
Sat			0800	0000		
	0800	0000				
Sun			0800	2300		
	0800	2300				

F

<b>Recorded music</b> Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	<input checked="" type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
<b>Day</b>	<b>Start</b>	<b>Finish</b>	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Mon	0800	2300			
Tue	0800	2300	<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Wed	0800	2300			
Thur	0800	2300	<b><u>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</u></b> (please read guidance note 6) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. Christmas Eve, Christmas Day, Boxing Day, New Year's Day, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, The Sunday and Monday of all other Bank Holidays: On these days, the hours will be from 08:00hrs to 01:00hrs the following morning for licensable activities, closing at 01:30am		
Fri	0800	0000			
Sat	0800	0000			
Sun	0800	2300			

G

Performances of dance Standard days and timings (please read guidance note 7)			<u>Will the performance of dance take place indoors or outdoors or both – please tick</u> (please read guidance note 3)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 4)		
Tue					
Wed			<u>State any seasonal variations for the performance of dance</u> (please read guidance note 5)		
Thur					
Fri			<u>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</u> (please read guidance note 6)		
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 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	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 4)		
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 5)		
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 6)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 7)			Will the provision of late night refreshment take place indoors or outdoors or both – please tick (please read guidance note 3)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish		Both	<input type="checkbox"/>
Mon			2300	2330	<b>Please give further details here</b> (please read guidance note 4)
Tue			2300	2330	
Wed			2300	2330	<b>State any seasonal variations for the provision of late night refreshment</b> (please read guidance note 5)
Thur			2300		
Fri		0030	2300		<b>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</b> (please read guidance note 6) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. Christmas Eve, Christmas Day, Boxing Day, New Year's Day, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, The Sunday and Monday of all other Bank Holidays: On these days, the hours will be from 08:00hrs to 01:00hrs the following morning for licensable activities, closing at 01:30am
Sat		0100	2300		
Sun		0100	2300	2330	

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)	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 5)		
Mon	0800	2330			
Tue	0800	2330			
Wed	0800	2330			
Thur	0800				
Fri	0800	0030			
Sat	0800	0100			
Sun	0800	2330	<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 6) From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day. Christmas Eve, Christmas Day, Boxing Day, New Year's Day, Good Friday, Easter Saturday, Easter Sunday, Easter Monday, The Sunday and Monday of all other Bank Holidays: On these days, the hours will be from 08:00hrs to 01:00hrs the following morning for licensable activities, closing at 01:30am To allow for the showing of major sporting events involving England men's or women's teams to be shown and alcohol sold up to 1 hour prior to the commencement of the sporting event and finishing 30 minutes after the sporting event (where such times fall outside of the ordinary operating set out above). Notice of any events under this condition to be given to the Police licensing team a minimum of 7 days' notice in advance of the event taking place.		

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

<b>Name</b> Adam Karim Ahmed Msetfi	
<b>Date of birth</b> [REDACTED]	
<b>Address</b> [REDACTED]	
<b>Postcode</b>	[REDACTED]
<b>Personal licence number (if known)</b> [REDACTED]	

Issuing licensing authority (if known)

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 9).

n/a

L

Hours premises are open to the public Standard days and timings (please read guidance note 7)			<u>State any seasonal variations</u> (please read guidance note 5)
Day	Start	Finish	
Mon			
	0800	0000	
Tue			
	0800	0000	
Wed			
	0800	0000	
Thur			
	0800		
Fri		0100	
	0800		
Sat		0130	
	0800		
Sun		0130	
	0800	0000	

**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** (please read guidance note 6)  
 From the end of permitted hours on New Year's Eve to the start of permitted hours on New Year's Day.  
 Christmas Eve, Christmas Day, Boxing Day, New Year's Day, Good Friday, Easter Saturday,  
 Easter Sunday, Easter Monday, The Sunday and Monday of all other Bank Holidays:  
 On these days, the hours will be from 08:00hrs to 01:00hrs the following morning for licensable activities, closing at 01:30am  
 To allow for the showing of major sporting events involving England men's or women's teams to be shown and alcohol sold up to 1 hour prior to the commencement of the sporting event and finishing 30 minutes after the sporting event (where such times fall outside of the ordinary operating set out above). Notice of any events under this condition to be given to the Police licensing team a minimum of 7 days' notice in advance of the event taking place.

## 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 10)**

A risk assessment will be undertaken whenever the premises seeks to open under the 'international sporting event non-standard timing'.

All staff who have direct dealings with customers shall be trained in the following:

- (i) Licensing law and in particular that relating to the sale of alcohol;
- (ii) The Challenge 25 policy;
- (iii) The premises licence and its conditions.

A record shall be kept of this training which will be refreshed no less than every 12 months and this record shall be available for inspection by the Licensing Authority or Police upon request.

The Farm Shop, External Bar Servery and Kitchen will close by 2300 daily

The Farm Shop, External Bar Servery and Kitchen will be supervised at all times when in use.

The Farm Shop, External Bar Servery and Kitchen will be inaccessible to customers when not in use to ensure they do not have access to any alcohol

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

A CCTV system shall be installed and maintained and operated at all times when the premises are open to the public. The system will cover all internal areas of the premises where the public have access (excluding toilets), including all entrances and exits. The images will be kept for a period of 31 days and the images will be produced to a Police employee in a readily playable format as soon as reasonably practicable. The CCTV will be operating in accordance with the relevant Data Protection Legislation. There will be sufficient trained staff to facilitate the above.

An incident log shall be kept and maintained at the premises. All incidents shall be recorded, including the date and time, the name of the person making the entry, the nature of the incident and any actions taken. The log will be made available for inspection upon request by the Police or Authorised Licensing Authority Officers.

All sales of alcohol for consumption off the premises shall be in sealed containers only.

### **c) Public safety**

Members of staff will regularly patrol the external areas of the premises and remove any broken glass and/or litter.

Appropriate fire safety measures will be installed and maintained as shown on the drawings accompanying this application.

### **d) The prevention of public nuisance**

During events where regulated entertainment is provided inside the premises, all doors and windows will be kept closed after 23:00hrs every evening, except to allow for the egress and ingress to the premises and in the event of an emergency.

There shall be placed at all exits from the premises in a place where they can be seen and easily read by the public, notices requiring the customers to leave the premises and the area quietly.

When regulated entertainment is provided in the external areas of the premises, noise checks will be carried out at the nearest noise sensitive property. A noise check log ('the log') of these checks

will be kept and maintained at the premises. As a minimum the log will record the date and time of the check, the name of the person making the check, the sound level and if required, any action taken. The log will be made available to an authorised officer upon request.

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

Children under sixteen (16) years of age to be supervised at all times by a responsible adult.

A Challenge 25 policy shall be implemented and full and appropriate identification shall be sought from any person who appears under the age of 25. The only acceptable forms of identification shall be passport, photo driving licence, valid photo ID card carrying the PASS logo or any other form of ID (hard-copy or digital) approved by the Home Office for the purposes of the sale of alcohol.

A sales refusal book shall be kept at the premises and this shall be checked each week by either the premises licence holder or the designated premises supervisor to ensure that staff are accurately recording refusals. The refusal book shall be open to inspection by appropriate officers of the Responsible Authorities.

**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.
- [Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).

**IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.**

**IT IS AN OFFENCE UNDER SECTION 24B OF THE IMMIGRATION ACT 1971 FOR A PERSON TO WORK WHEN THEY KNOW, OR HAVE REASONABLE CAUSE TO BELIEVE, THAT THEY ARE DISQUALIFIED FROM DOING SO BY REASON OF THEIR IMMIGRATION STATUS. THOSE WHO EMPLOY AN ADULT WITHOUT LEAVE OR WHO IS SUBJECT TO CONDITIONS AS TO EMPLOYMENT WILL BE LIABLE TO A CIVIL PENALTY UNDER SECTION 15 OF THE IMMIGRATION, ASYLUM AND NATIONALITY ACT 2006 AND PURSUANT TO SECTION 21 OF THE SAME ACT, WILL BE COMMITTING AN OFFENCE WHERE THEY DO SO IN THE KNOWLEDGE, OR WITH REASONABLE CAUSE TO BELIEVE, THAT THE EMPLOYEE IS DISQUALIFIED.**

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).</li> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
<b>Signature</b>	<div style="background-color: black; width: 100%; height: 40px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 20px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100%; height: 20px;"></div>
<b>Date</b>	<div style="background-color: black; width: 100%; height: 20px;"></div>
<b>Capacity</b>	<div style="background-color: black; width: 100%; height: 20px;"></div>

**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 13). **If signing on behalf of the applicant, please state in what capacity.**

<b>Signature</b>	
<b>Date</b>	
<b>Capacity</b>	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14) Piers Warne TLT Solicitors One Redcliff Street			
<b>Post town</b>	Bristol	<b>Postcode</b>	BS1 6TP
<b>Telephone number (if any)</b>	+44 (0)333 006 0692		

If you would prefer us to correspond with you by e-mail, your e-mail address (optional)

[REDACTED]

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Floor Area	000.00 sq m	0 sq ft
Ceiling Height	0000 mm	
Beam Height	0000 mm	
Floor Void	000 mm	

# KEY

- RED LINE DENOTES AREA FOR LICENSABLE ACTIVITIES.
- S SMOKE DETECTOR
- H HEAT DETECTOR
- MANUAL CALL POINT
- VISUAL ALARM DEVICE
- FX FIRE EXIT
- F FOAM EXTINGUISHER
- Co2 CO2 EXTINGUISHER
- W WATER EXTINGUISHER
- W-C WET CHEMICAL EXTINGUISHER



1:200 INTERIOR & EXTERIOR

1:100 INTERIOR



# GROUND FLOOR - LICENCE PLAN

V2	DRAWING UPDATED.	ACL	09.04.26
V1	DRAWING FIRST PRODUCED	ACL	18.03.26

REV	DESCRIPTION	BY	QC	DATE

## THE GEORGE

Project			
THE GEORGE			
Site Address			
19 HIGH STREET GRAVELEY HITCHIN SG4 7LE			
Drawing Title			
GROUND FLOOR LICENCE PLAN			
Drawing Scale	Drawing Date	BY	QC
1:200 @ A1	09.04.26	ACL	
Drawing Number	The_George_Ground_Licence_Plan_V2.dwg		
Project No.	Floor	Series	Rev
	00	LP	V2

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## George & Dragon – 19 High Street, Graveley, Herts, SG4 7LE Representations by “Other Person/MOP”

### **Objection 1 - Liz Felstead, Bow Cottage, 15 High Street, Gravelly SG4 7LE**

I would like to begin by saying that I genuinely support the success of this business. The original vision of a family-friendly village pub, offering good food and a welcoming atmosphere for local residents, is something I value and would be pleased to see thrive within our community.

However, I am increasingly concerned about the proposed licensing hours of 08:00 to 01:30, particularly from Thursday through Saturday. These hours feel significantly out of keeping with the character of a small village setting and raise concerns about the impact on those living in close proximity. My concerns are not about the pub itself, but about the secondary effects that late operating hours are likely to bring. In particular:

- Noise from customers leaving late at night, including conversations, raised voices, and general disturbance in the car park area
- Increased taxi activity during late hours, including engines idling, doors closing, and associated noise
- Staff arrivals and departures outside typical daytime hours
- The emptying of bottle bins and waste disposal, which can be especially disruptive during early morning or late-night periods

As someone living immediately adjacent, these are not minor inconveniences but issues that could significantly affect sleep and overall quality of life.

It is difficult not to feel anxious about the potential for regular disturbance into the early hours of the morning.

I want to stress that I am not opposed to the pub, nor to its success. My hope is that it can become a valued part of the village without effectively operating as a late-night venue that changes the nature of the area.

I would therefore respectfully ask that the proposed licensing hours be reconsidered, or that clear and enforceable measures are put in place to mitigate noise and disturbance—particularly in outdoor areas and during late-night periods.

I would welcome a solution that balances the success of the business with the wellbeing of local residents.

### **Objection 2 - Stephen Forbes – 35 High Street Hitchin, SG4 7LA**

I am writing to make a formal representation against the application for a new premises licence for the George & Dragon, 19 High Street, Graveley, SG4 7LA.

I wish to object on the grounds of the prevention of public nuisance and prevention of crime and disorder, in accordance with the Licensing Act 2003.

While I acknowledge that the premises is located on a main road and has parking, the proposed activities – including late-night alcohol sales, live and recorded music, and late-night refreshment into the early hours (up to 01:00) – are not appropriate for a small, historic rural village setting.

I am concerned that the application, if granted as proposed, will result in:

- Significant noise disturbance from amplified music, particularly in the evening and late at night
- Noise from customers arriving, congregating, and leaving the premises during late hours
- Raised voices and anti-social behaviour associated with alcohol consumption at these times

Graveley is a quiet residential village with low background noise levels, and disturbances late at night carry significantly. The scale and timing of the proposed activities are likely to have a disproportionate impact on nearby residents.

I believe this would undermine the licensing objectives, particularly the prevention of public nuisance.

I respectfully request that the application is either refused, or that strict conditions are imposed, including:

- A reduction in permitted hours for licensable activities
- Strong controls on amplified music
- Effective measures to manage customer dispersal late at night

I would like to be kept informed of any hearing relating to this application and would be willing to attend to present my concerns if required.

**Objection 3 - Helen Lumley, 4 Pondsides, Graveley, SG4 7LG**

As a resident living very near the George and Dragon pub, I am concerned at the hours for live and recorded music requested in the new licence application.

This is a small, quiet village and having music from early in the morning to late at night is not in any way appropriate for this quiet rural village - it would cause major disturbance to residents living in Graveley - both from the music itself, and from people leaving late at night, car doors, car headlights etc,

I urge the Licence Officer to cut back these hours to something more suitable for a quiet village (not in the morning, and not after 11pm except on special occasions).

I hope the new business is successful, but this should not be to the detriment of, and at the expense of local residents. The pub is not in a busy town, and it needs to be sensitive to the environment it will operate within.

**Additional Information from objector 15/05/2026**

My objection to the licence application would fall under item 3. (Licensing Objective)

The examples I can cite is that I have been disturbed previously on a number of occasions by music events at the George & Dragon under previous tenants - this has been due to loud music late at night which has woken me up and on other occasions prevented me from sleeping. I have phoned the pub on several occasions asking for music volume to be turned down - sometimes this has happened, sometimes not. [REDACTED]

This is all when previous tenants were running the pub but illustrates the fact that music late at night ( and similarly early in the morning) in this location can cause significant disturbance to local residents.

**Objection 4 – Martin Griffin - Graveley Parish Council (chair), Coach House, Oak Lane, Graveley, SG4 7LN**

Graveley Parish Council objects to the licence application recently submitted for the George and Dragon public house in Graveley.

This objection is on the prevention of public nuisance grounds [REDACTED] the nature of the site will inevitably lead to more noise and other disturbance to local residents.

[REDACTED] outside space being the largest proportion of that.

There is further no natural break, or fencing, or similar to protect local residents from noise spillage into the village as a whole.

Under previous tenants there have been occasions when music from the George and Dragon has caused significant disturbance to local residents in the village late at night.

The Council wishes the business of the pub well and hopes that a compromise can be arranged, but with stronger restrictions on the late night and early morning opening and would be supportive of the hours in line of those of the Waggon and Horses pub in Graveley.

**Objection 5 – Cheryl Norgan - 4 High Street Graveley**

I wish to object to the very late opening hours of the above public house.

My ground is the prevention of public nuisance.

[REDACTED] there have in the past been two occasions when extreme noise in the form of music (both live and not live) has been complained about to management of the pub who have done nothing whatsoever to control the problem.

The latest was noise nuisance heard 300 yards away in the form of outdoor entertainment and live singing by an Elvis impersonator. It should not have been possible to hear every word of the singing 300 yards away in my back garden or indoors in my bedroom. The racket was truly intolerable and persisted for some hours causing disturbance to my sick husband who had just come out of hospital and myself. A Parish Councillor rang to complain but the Manageress did nothing. I rang to complain while it was going on but the Manageress did nothing. The Council's Environmental Health Officers were therefore contacted because of the complete lack of control by management.

This is a rural location.

I ask that the Council's Licensing look at and moderate the hours that this public house can conduct entertainment, in particular outdoor entertainment.

**Objection 6 – Nokomis Curtis-Forbes – Gravley House, 35 High Street, Graveley, SG4 7LA**

I am writing to make a formal representation regarding an application for a new premises licence at The George and Dragon Graveley.

My name is Nokomis Curtis-Forbes and I reside at Graveley House in close proximity to the premises in question.

I wish to raise an objection on the grounds of the prevention of public nuisance and the prevention of crime and disorder, in accordance with the Licensing Act 2003.

While I recognise that the premises may be situated in an accessible location, I have concerns that the proposed activities – including late-night alcohol sales, live and recorded music, and late-night refreshment extending into the early hours – are not appropriate for what is a predominantly residential and/or quiet area.

I am concerned that, if granted as applied for, the licence may result in:

- Noise disturbance from amplified music, particularly during evening and late-night hours
- Noise from customers arriving, gathering, and dispersing late at night
- Raised voices and potential anti-social behaviour associated with alcohol consumption

The local area experiences relatively low background noise levels, and disturbances at late hours are likely to carry and have a significant impact on nearby residents. The scale and timing of the proposed activities could therefore have a disproportionate effect on the amenity of those living nearby.

I believe this would undermine the licensing objectives, particularly the prevention of public nuisance.

I respectfully request that the application is either refused, or that appropriate and proportionate conditions are imposed, such as:

- Reduced hours for licensable activities
- Effective controls on amplified music
- Measures to manage customer dispersal and minimise late-night disturbance

I would appreciate being kept informed of any hearing relating to this application and would be willing to attend to present my concerns if required.

**Objection 7 – Fiona Hutton – 3 High Street Graveley, SG4 7LE**

I live on the High Street and the garden and car park of the George pub goes behind my house - such that normal noise from activity in the pub garden, car park and waste and recycling bins is plainly audible if I am in the garden and within the house when it is louder.

Like other residents I was concerned about the future of the closed pub and relieved and reassured to receive the introductory letter from the new owner some weeks ago- especially to read that he is committed to ensuring that 'it works for everyone locally and that the intention is to create a 'proper village pub'.

I have lived in the village for 30 years and it has generally been positive to have two thriving pubs within the community and I genuinely wish the new owner success in the enterprise, However I was disappointed and rather dismayed to read the licence application which appeared in the pub windows a couple of weeks ago. I do appreciate that to gain agreement to the extended hours of operation would give the owner maximum flexibility to grow the business, but am concerned that this may result in activity which is inappropriate, given the setting, and consequences that would be unwelcome to residents - disturbance and excessive noise from the carpark (shouting, door slamming) and bottle dumping late at night/early morning, loud music and other activity. It is in no-one's interests for there to be conflict between the pub and its neighbours. The hours of operation applied for seem to be excessive given the espoused values of the owner and the rural 'heart of the village' location of the pub.

I would therefore urge that some licensing restrictions are applied so that there is a balance between the owner's aspirations and the reasonable expectations of the local community.

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