

# Statutory Licensing Sub-Committee

28<sup>th</sup> January 2025

Application for the grant of a  
Premises Licence

Ordinary Decision



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**Report of Alan Patrickson, Corporate Director of Neighbourhoods  
and Climate Change**

**Councillor John Shuttleworth, Cabinet Portfolio Holder for Rural  
Communities and Highways**

**Electoral division(s) affected: Barnard Castle and Startforth**

## **Purpose of the Report**

- 1 The Sub-Committee is asked to consider and determine the application for the grant of a Premises Licence for The Inglenook Wine Bar, 42 The Bank, Barnard Castle, DL12 8PN.
- 2 A plan and google map images showing the location of the premises are attached at Appendix 2.

## **Executive summary**

- 3 The application requests the granting of a premises licence which was submitted to the Licensing Authority on 4<sup>th</sup> December 2024 by The Inglenook Wine Bar and Merchants Ltd as the Applicant and the proposed Designated Premises Supervisor is Mr Morgan William Derbyshire (Director of the company).
- 4 The application requests the following activity:
  - Sale by retail of alcohol (on/off the premises):  
Tuesday and Wednesday 10:00 hrs until 18:00 hrs  
Thursday, Friday and Saturday 10:00 hrs until 22:00 hrs  
Sunday 12:00 noon until 18:00 hrs
  - Opening hours:  
Tuesday and Wednesday 10:00 hrs until 18:00 hrs  
Thursday, Friday and Saturday 10:00 hrs until 22:00 hrs  
Sunday 12:00 noon until 18:00 hrs

- 5 During the consultation period, the Licensing Authority received five representations opposing the application from 'other persons'.
- 6 Following mediation with Durham Constabulary the applicant agreed to include additional conditions, these are attached for reference.
- 7 Responses were received from Public Health, Durham Safeguarding Children Partnership and County Durham and Darlington Fire Safety Authority all confirming they had no comments to make regarding the application.
- 8 The Planning Authority responded with comments and provided clarification on the current situation, these are attached for information purposes.

### **Recommendation(s)**

- 9 The Sub-Committee is asked to determine the application with a view to promoting the licensing objectives.
- 10 The Sub-Committee is recommended to give appropriate weight to:
  - (a) The steps that are appropriate to promote the licensing objectives;
  - (b) The representations (including supporting information) presented by all parties;
  - (c) The Durham County Council Statement of Licensing Policy. The relevant parts of the policy are attached at Appendix 6.
  - (d) The Guidance issued to local authorities under Section 182 of the Licensing Act 2003 (as amended December 2023). The relevant parts of the guidance are attached at Appendix 7.

### **Background**

- 11 Background information:

<b>Applicant</b>	<b>The Inglenook Wine Bar and Merchants Ltd Director Mr Morgan William Derbyshire</b>	
Type of Application: <b>New Premises Licence</b>	Date received: <b>4<sup>th</sup> December 2024</b>	Consultation ended: <b>1<sup>st</sup> January 2025</b>

## Details of the application

- 12 An application for the grant of a premises licence was received by the Licensing Authority on 4<sup>th</sup> December 2024. A copy of the application is attached at Appendix 3.
- 13 The application is deemed by the Licensing Authority to be correctly served and advertised in accordance with the Licensing Act regulations.
- 14 The applicant has proposed steps that they intend to take in order to promote the four licensing objectives, which are outlined within the application's operating schedule.

The activities requested are as follows:

<b>Requested Licensable Activities and Times</b>
<ul style="list-style-type: none"><li>• Sale by retail of alcohol (on/off the premises): Tuesday and Wednesday 10:00 hrs until 18:00 hrs Thursday, Friday and Saturday 10:00 hrs until 22:00 hrs Sunday 12:00 noon until 18:00 hrs</li></ul>
<ul style="list-style-type: none"><li>• Opening hours: Tuesday and Wednesday 10:00 hrs until 18:00 hrs Thursday, Friday and Saturday 10:00 hrs until 22:00 hrs Sunday 12:00 noon until 18:00 hrs</li></ul>

## Representations

- 15 During the consultation period, the Licensing Authority received five representations opposing the application from:
- Mr Colley – other person
  - Mr & Mrs Craddock (other persons)
  - B Davison & C Kirkham (other persons)
  - Mr & Mrs Hepburn (other persons)
  - Councillor T Henderson – (other person)

16 The Licensing Authority deemed the representations to be relevant and relates to the following licensing objectives:

- The Prevention Crime and Disorder
- Public Safety
- The Prevention of Public Nuisance
- The Protection of Children from Harm

Copies of the representations are attached at Appendix 4.

17 Durham Constabulary agreed additional conditions with the applicant, see attached at Appendix 5.

18 Responses were received from the following Responsible Authorities confirming that they had no comments to make in relation to the application:

- Public Health
- Durham Safeguarding Children Partnership
- County Durham and Darlington Fire Safety Authority

19 The Planning Authority responded with comments, these were forwarded to the applicant and also provided clarification on the current situation within the premises, for information purposes only. See attached at Appendix 4.

## **The Parties**

20 The parties to the hearing will be:

- The Inglenook Wine Bar & Merchants Ltd – Director Mr Morgan William Derbyshire (Applicant)
- Mr Colley (other person)
- Mr & Mrs Craddock (other persons)
- B Davison & C Kirkham (other persons)
- Mr & Mrs Hepburn (other persons)
- Councillor T Henderson – (other person)



## **Options**

- 21 There are a number of options open to the Sub-Committee:
- (a) Grant the licence subject to conditions that are consistent with the operating schedule accompanying the application and the mandatory conditions set out in the Licensing Act 2003;
  - (b) Grant the licence subject to modified conditions to that of the operating schedule where the committee considers it appropriate for the promotion of the licensing objectives and the mandatory conditions set out in the Licensing Act 2003;
  - (c) To exclude from the scope of the licence any of the licensable activities to which the application relates;
  - (d) To refuse to specify a person on the licence as the Designated Premises Supervisor;
  - (e) To reject the application.

## **Main implications**

### *Legal Implications*

- 22 The Committee should be aware of a number of stated cases which have appeared before the Administrative Court and are binding on the Licensing Authority.

See Appendix 1.

### *Consultation*

- 23 The premises licence application was subject to a 28-day consultation.

See Appendix 1

## **Conclusion**

- 24 The Sub-Committee is asked to determine the application for the grant of a premises licence in light of the representation received.

## **Background papers**

- Durham County Council's Statement of Licensing Policy
- Guidance issued under Section 182 of the Licensing Act 2003 (as amended December 2023)

## Other useful documents

- None
- 

**Contact:** Helen Johnson

Tel: 03000 265101

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## **Legal Implications**

The case of Daniel Thwaites Plc v Wirral Borough Magistrates' Court (Case No: CO/5533/2006) at the High Court of Justice Queen's Bench Division Administrative Court on 6 May 2008, [2008] EWHC 838 (Admin), 2008 WL 1968943, Before the Honourable Mrs Justice Black.

In this case it was summed up that:

A licensing authority must have regard to guidance issued by the Secretary of State under section 182. Licensing authorities may depart from it if they have reason to do so but will need to give full reasons for their actions.

Furthermore the Thwaites case established that only conditions should be attached to a licence with a view to promoting the Licensing objectives and that 'real evidence' must be presented to support the reason for imposing these conditions.

This judgement is further supported in the case of The Queen on the Application of Bristol Council v Bristol Magistrates' Court, CO/6920/2008 High Court of Justice Queen's Bench Division the Administrative Court, 24 February 2009, [2009] EWHC 625 (Admin) 2009 WL648859 in which it was said:

'Licensing authorities should only impose conditions which are necessary and proportionate for the promotion for licensing objectives'.

In addition to this, it was stated that any condition attached to the licence should be an enforceable condition.

## **Consultation**

The premises licence application was subject to a 28-day consultation in accordance with the Licensing Act 2003 and its regulations.

The Responsible Authorities were consulted on the application.

The notice of application was displayed on the premises for a period of 28 days.

Notice of the application was published in a newspaper which was circulated within the vicinity of the premises.

In addition, details of the application were available to view on the Council's website throughout the 28 day consultation period.

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## **Appendix 2: Location Plan**

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# Durham County Council - IntraMAP



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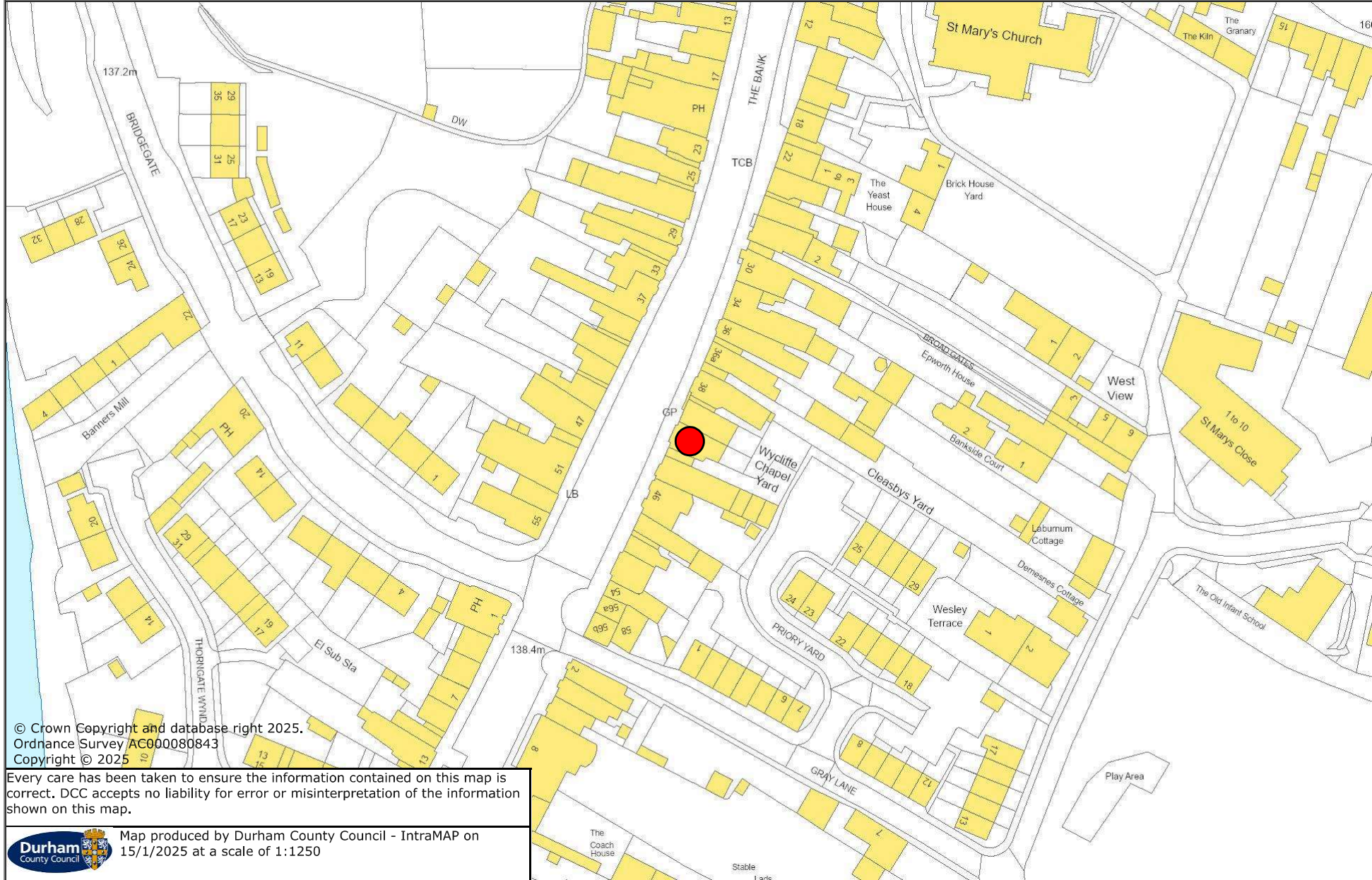
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Map produced by Durham County Council - IntraMAP on  
15/1/2025 at a scale of 1:2500



# Durham County Council - IntraMAP



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Barnard Castle, England

Google Street View

Aug 2024 [See more dates](#)



Image capture: Aug 2024 © 2025 Google



Barnard Castle, England

Google Street View

Aug 2024 [See more dates](#)



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Barnard Castle, England

Google Street View

Aug 2024 [See more dates](#)



Image capture: Aug 2024 © 2025 Google



Barnard Castle, England

Google Street View

Aug 2024 [See more dates](#)



Google

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## **Appendix 3: Premises Licence Application**

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\* required information

**Section 1 of 21**

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference  This is the unique reference for this application generated by the system.

Your reference  You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

- Yes  No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

**Applicant Details**

\* First name

\* Family name

\* E-mail

Main telephone number

Include country code.

Other telephone number

Indicate here if you would prefer not to be contacted by telephone

Are you:

- Applying as a business or organisation, including as a sole trader  
 Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

**Applicant Business**

Is your business registered in the UK with Companies House?  Yes  No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

*Continued from previous page...*

Your position in the business

Home country

The country where the headquarters of your business is located.

**Registered Address**

Address registered with Companies House.

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Section 2 of 21**

**PREMISES DETAILS**

I/we, as named in section 1, apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in section 2 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.

**Premises Address**

Are you able to provide a postal address, OS map reference or description of the premises?

- Address     OS map reference     Description

**Postal Address Of Premises**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

**Further Details**

Telephone number

Non-domestic rateable value of premises (£)

## Section 3 of 21

### APPLICATION DETAILS

In what capacity are you applying for the premises licence?

- An individual or individuals
- A limited company / limited liability partnership
- A partnership (other than limited liability)
- An unincorporated association
- Other (for example a statutory corporation)
- A recognised club
- A charity
- The proprietor of an educational establishment
- A health service body
- A person who is registered under part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales
- A person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 in respect of the carrying on of a regulated activity (within the meaning of that Part) in an independent hospital in England
- The chief officer of police of a police force in England and Wales

### Confirm The Following

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

## Section 4 of 21

### NON INDIVIDUAL APPLICANTS

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

#### Non Individual Applicant's Name

Name

The Inglenoke Wine Bar and Merchants Ltd

#### Details

Registered number (where applicable)

Description of applicant (for example partnership, company, unincorporated association etc)

Continued from previous page...

**Address**

Building number or name	<input type="text" value="42"/>
Street	<input type="text" value="The Bank"/>
District	<input type="text"/>
City or town	<input type="text" value="Barnard Castle"/>
County or administrative area	<input type="text" value="County Durham"/>
Postcode	<input type="text" value="DL12 8PN"/>
Country	<input type="text" value="United Kingdom"/>

**Contact Details**

E-mail	<input type="text" value="n"/>
Telephone number	<input type="text"/>
Other telephone number	<input type="text"/>

\* Date of birth

\* Nationality

Documents that demonstrate entitlement to work in the UK

**Section 5 of 21**

**OPERATING SCHEDULE**

When do you want the premises licence to start?  /  /   
dd mm yyyy

If you wish the licence to be valid only for a limited period, when do you want it to end  /  /   
dd mm yyyy

Provide a general description of 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.

The premises is a former shop situated in the heart of Barnard Castle, the layout of the building consists of the first part of the shop at the front of the building, with large buildings looking out onto the Bank. This part of the shop is the largest and is around 30 sqm's and includes two large shop windows and the main access from the street. To the rear of this is the second part of the shop, which is around 25 sqm's, from this part of the shop you can access the customer bathroom and



*Continued from previous page...*

the kitchen facilities. This part of the building also contains access to the rear of the property, which is used as an additional fire escape.

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

### Section 6 of 21

#### PROVISION OF PLAYS

[See guidance on regulated entertainment](#)

Will you be providing plays?

- Yes  No

### Section 7 of 21

#### PROVISION OF FILMS

[See guidance on regulated entertainment](#)

Will you be providing films?

- Yes  No

### Section 8 of 21

#### PROVISION OF INDOOR SPORTING EVENTS

[See guidance on regulated entertainment](#)

Will you be providing indoor sporting events?

- Yes  No

### Section 9 of 21

#### PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will you be providing boxing or wrestling entertainments?

- Yes  No

### Section 10 of 21

#### PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will you be providing live music?

- Yes  No

### Section 11 of 21

#### PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will you be providing recorded music?

- Yes  No

### Section 12 of 21

#### PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

*Continued from previous page...*

Will you be providing performances of dance?

Yes  No

**Section 13 of 21**

**PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE**

[See guidance on regulated entertainment](#)

Will you be providing anything similar to live music, recorded music or performances of dance?

Yes  No

**Section 14 of 21**

**LATE NIGHT REFRESHMENT**

Will you be providing late night refreshment?

Yes  No

**Section 15 of 21**

**SUPPLY OF ALCOHOL**

Will you be selling or supplying alcohol?

Yes  No

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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.

TUESDAY

Start

End

Start

End

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

**Continued from previous page...**

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

Will the sale of alcohol be for consumption:

- On the premises       Off the premises       Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

None

Non-standard timings. Where the premises will be used for the supply of alcohol at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

None

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

**Name**

First name

Family name

Date of birth   
                  dd           mm           yyyy

*Continued from previous page...*

**Enter the contact's address**

Building number or name	<input type="text"/>
Street	<input type="text"/>
District	<input type="text"/>
City or town	<input type="text"/>
County or administrative area	<input type="text"/>
Postcode	<input type="text"/>
Country	<input type="text"/>
Personal Licence number (if known)	<input type="text"/>
Issuing licensing authority (if known)	<input type="text"/>

**PROPOSED DESIGNATED PREMISES SUPERVISOR CONSENT**

How will the consent form of the proposed designated premises supervisor be supplied to the authority?

- Electronically, by the proposed designated premises supervisor
- As an attachment to this application

Reference number for consent form (if known)

If the consent form is already submitted, ask the proposed designated premises supervisor for its 'system reference' or 'your reference'.

**Section 16 of 21**

**ADULT ENTERTAINMENT**

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children

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 etc gambling machines etc.

None

**Section 17 of 21**

**HOURS PREMISES ARE OPEN TO THE PUBLIC**

**Standard Days And Timings**

MONDAY

Start

End

Start

End

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.

**Continued from previous page...**

TUESDAY

Start  End

Start  End

WEDNESDAY

Start  End

Start  End

THURSDAY

Start  End

Start  End

FRIDAY

Start  End

Start  End

SATURDAY

Start  End

Start  End

SUNDAY

Start  End

Start  End

State any seasonal variations

For example (but not exclusively) where the activity will occur on additional days during the summer months.

None

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed in the column on the left, list below

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

On occasions if an event is being held, such as a wine tasting or a private event.

## Section 18 of 21

### LICENSING OBJECTIVES

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

a) General – all four licensing objectives (b,c,d,e)

**Continued from previous page...**

List here steps you will take to promote all four licensing objectives together.

Below I have listed out how I will ensure that elements of the key licensing objectives will be promoted.

b) The prevention of crime and disorder

I will work with the licensing authority and other businesses and agencies through schemes like the BID or Pub Watch, in order to prevent behavior which goes against the licensing objectives.

c) Public safety

I will ensure public safety by preventing the sale of alcohol from people who are drunk. This will ensure their safety and prevent any further escalation for violence or anti social behaviour.

d) The prevention of public nuisance

I will prevent any public nuisances from occurring by having a stringent policy in place. I will not play loud music out of respect for neighbouring properties and businesses. I will have a stringent waste management scheme in place to prevent any foul smelling and rubbish build ups from occurring.

e) The protection of children from harm

I will not allow children under the age of 18 to enter the premises without an adult. I will ensure that there are correct policies in place to verify the ages of customers to ensure that no one under the age of 18 is served alcohol on the premises.

**Section 19 of 21**

**NOTES ON DEMONSTRATING ENTITLEMENT TO WORK IN THE UK**

*Continued from previous page...*

**Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:**

A licence may not be held by an individual or an individual in a partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any premises licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have an entitlement to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity. They do this in one of two ways: 1) by providing with this application copies or scanned copies of the documents listed below (which do not need to be certified), or 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

**Documents which demonstrate entitlement to work in the UK**

- An expired or current passport showing the holder, or a person named in the passport as the child of the holder, is a British citizen or a citizen of the UK and Colonies having the right of abode in the UK [please see note below about which sections of the passport to copy].
- An expired or current passport or national identity card showing the holder, or a person named in the passport as the child of the holder, is a national of a European Economic Area country or Switzerland.
- A Registration Certificate or document certifying permanent residence issued by the Home Office to a national of a European Economic Area country or Switzerland.
- A Permanent Residence Card issued by the Home Office to the family member of a national of a European Economic Area country or Switzerland.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder indicating that the person named is allowed to stay indefinitely in the UK, or has no time limit on their stay in the UK.
- A **current** passport endorsed to show that the holder is exempt from immigration control, is allowed to stay indefinitely in the UK, has the right of abode in the UK, or has no time limit on their stay in the UK.
- A **current** Immigration Status Document issued by the Home Office to the holder with an endorsement indicating that the named person is allowed to stay indefinitely in the UK or has no time limit on their stay in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the UK, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A birth or adoption certificate issued in the Channel Islands, the Isle of Man or Ireland **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A certificate of registration or naturalisation as a British citizen, **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.

**Continued from previous page...**

- A **current** passport endorsed to show that the holder is allowed to stay in the UK and is currently allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity.
- A **current** Biometric Immigration Document (Biometric Residence Permit) issued by the Home Office to the holder which indicates that the named person can currently stay in the UK and is allowed to work relation to the carrying on of a licensable activity.
- A **current** Residence Card issued by the Home Office to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights or residence.
- A **current** Immigration Status Document containing a photograph issued by the Home Office to the holder with an endorsement indicating that the named person may stay in the UK, and is allowed to work and is not subject to a condition preventing the holder from doing work relating to the carrying on of a licensable activity **when produced in combination with** an official document giving the person's permanent National Insurance number and their name issued by a Government agency or a previous employer.
- A Certificate of Application, **less than 6 months old**, issued by the Home Office under regulation 18(3) or 20(2) of the Immigration (European Economic Area) Regulations 2016, to a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence.
- Reasonable evidence that the person has an outstanding application to vary their permission to be in the UK with the Home Office such as the Home Office acknowledgement letter or proof of postage evidence, or reasonable evidence that the person has an appeal or administrative review pending on an immigration decision, such as an appeal or administrative review reference number.
- Reasonable evidence that a person who is not a national of a European Economic Area state or Switzerland but who is a family member of such a national or who has derivative rights of residence in exercising treaty rights in the UK including:-
  - evidence of the applicant's own identity – such as a passport,
  - evidence of their relationship with the European Economic Area family member – e.g. a marriage certificate, civil partnership certificate or birth certificate, and
  - evidence that the European Economic Area national has a right of permanent residence in the UK or is one of the following if they have been in the UK for more than 3 months:
    - (i) working e.g. employment contract, wage slips, letter from the employer,
    - (ii) self-employed e.g. contracts, invoices, or audited accounts with a bank,
    - (iii) studying e.g. letter from the school, college or university and evidence of sufficient funds; or
    - (iv) self-sufficient e.g. bank statements.

Family members of European Economic Area nationals who are studying or financially independent must also provide evidence that the European Economic Area national and any family members hold comprehensive sickness insurance in the UK. This can include a private medical insurance policy, an EHIC card or an S1, S2 or S3 form.

**Original documents must not be sent to licensing authorities.** If the document copied is a passport, a copy of the following pages should be provided:-

- (i) any page containing the holder's personal details including nationality;
- (ii) any page containing the holder's photograph;
- (iii) any page containing the holder's signature;
- (iv) any page containing the date of expiry; and
- (v) any page containing information indicating the holder has permission to enter or remain in the UK and is permitted to work.



***Continued from previous page...***

If the document is not a passport, a copy of the whole document should be provided.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

**Home Office online right to work checking service**

As an alternative to providing a copy of the documents listed above, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their 9-digit share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth (provided within this application), will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be checked online. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copy documents as set out above.

**Section 20 of 21**

**NOTES ON REGULATED ENTERTAINMENT**

**Continued from previous page...**

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
  - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
  - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
  - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
  - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

**Continued from previous page...**

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
  - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
  - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
  - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
  - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

**Section 21 of 21**

**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Premises Licence Fees are determined by the non-domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at [http://www.voa.gov.uk/business\\_rates/index.htm](http://www.voa.gov.uk/business_rates/index.htm)

Premises licence fees can be calculated by visiting the Department for Culture Media and Sport website at [http://www.culture.gov.uk/what\\_we\\_do/alcohol\\_and\\_entertainment/3193.aspx](http://www.culture.gov.uk/what_we_do/alcohol_and_entertainment/3193.aspx)

There is an exemption from the payment of fees in relation to the provision of regulated entertainment at church halls, chapel halls or premises of a similar nature, village halls, parish or community halls, or other premises of a similar nature. The costs associated with these licences will be met by central Government. If, however, the licence also authorises the use of the premises for the supply of alcohol or the provision of late night refreshment, a fee will be required.

Schools and sixth form colleges are exempt from the fees associated with the authorisation of regulated entertainment where the entertainment is provided by and at the school or college and for the purposes of the school or college.

If you operate a large event you are subject to ADDITIONAL fees based upon the number in attendance at any one time.

Details of these additional fees can be found on the website [http://www.culture.gov.uk/what\\_we\\_do/alcohol\\_and\\_entertainment/4040.aspx](http://www.culture.gov.uk/what_we_do/alcohol_and_entertainment/4040.aspx)

\* Fee amount (£)

100.00

**ATTACHMENTS**

**AUTHORITY POSTAL ADDRESS**

**Address**

Building number or name

Street

District

City or town

County or administrative area

Postcode

Country

United Kingdom

**DECLARATION**

**Continued from previous page...**

[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). 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, if appropriate (please see note 15)

Ticking this box indicates you have read and understood the above declaration

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

\* Full name

\* Capacity

Date (dd/mm/yyyy)

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/county-durham/apply-1> to upload this file and continue with your application.

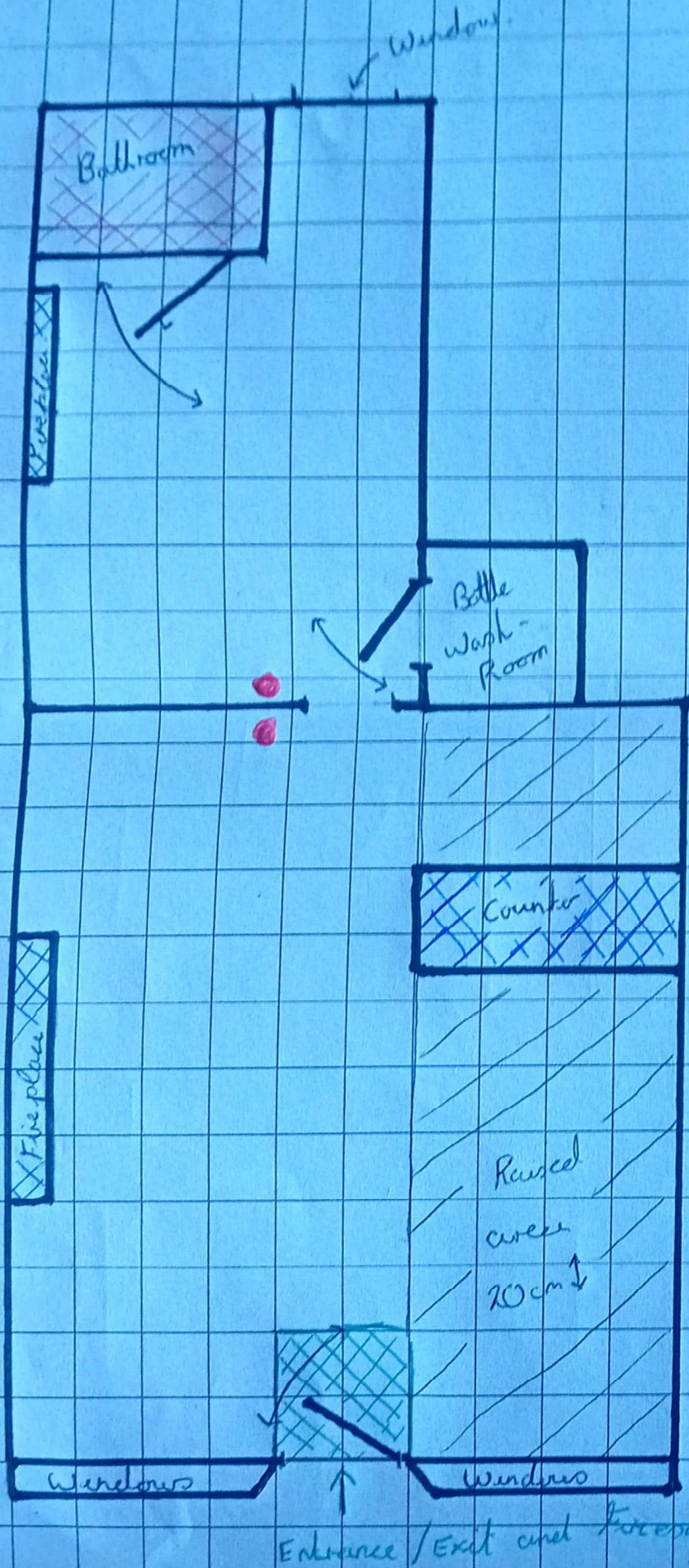
Don't forget to make sure you have all your supporting documentation to hand.

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






**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**



# Floor Plan.



1m

-  - Points of Access & Escape
-  - Fixed furniture or structures
-  - Bathroom
-  - Fire safety
-  - Recessed flooring 20cm high

Scale 1 cm = 50 cm  
(1:50)

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## **Appendix 4: Representations and Planning Comments**

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**From:** p colley  
**Sent:** Thursday, December 12, 2024 7:50 PM  
**To:** Licensing Applications  
**Cc:** Karen Robson  
**Subject:** Licence Application 42 The Bank Barnard Castle

Dear DCC,

Please find here a signed representation form with regard to the licence application from 42 The Bank, Barnard Castle, DL12 8PN.

I also attach front and rear photographs that I believe support this representation. No 42 is the grey painted building and No 44 is painted black and cream. The rooms above the driveway form part of No.44 and sit in part on the ground floor of No.42.

May I ask you to kindly confirm receipt of this message and attachments.

If you require anything further from me in support of this representation, do not hesitate to contact me.

Kind regards,  
P Colley









# DURHAM COUNTY COUNCIL

## LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence/Club Premises Certificate OR Variation application, please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below). Anonymous representations will not be accepted by the council, this means that names, and street names will be made public. Confidential information such as house names/numbers, telephone numbers and email addresses will be removed.

Please note all representations will be forwarded to the applicant to view. The representation will trigger a committee hearing and you will be invited to attend the hearing to discuss your objection in person. The representations will also be included in the papers presented to the committee and therefore will be in the public domain. It is possible that details of representations may be viewed by journalists as the hearing is also held in public.

<b>Personal Details</b>	
Name Mr	Colley
Address	The Bank Barnard Castle
Post Code	DL12 8PN
Please note: legislation dictates that your name and address cannot be anonymized	
Telephone Number:	(this information will remain confidential)
Email:	(this information will remain confidential)

<b>Licence application you wish to make a representation on</b>	
Name of Premises	Inglenook Bar
Premises Address (where the Licence will take effect)	42 The Bank Barnard Castle Postcode DL12 8PN

**Reason/s for representation**

*Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives. Any representations that are considered to be vexatious or frivolous will not be considered (please see Durham County Council's Statement of Licensing Policy).*

*Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to*

**The Prevention of Crime and Disorder**

1. Attracting drinkers to an area with a large residential population will bring the risk of alcohol and substance abuse, plus associated criminality.
2. The applicant has recently moved into the area and did not consult any of the neighbours about their proposal. No consultation was offered, and the licence application was posted in the window of No.42 a week after it was submitted. At which time the applicant left town. In fact, the applicant knowingly misled one of the neighbours by stating that they were considering leasing the shop out, when they had previously informed me of their true intentions. They did not ask my opinion at that time or subsequently.
3. Opening licenced premises in a residential area brings a threat of anti-social behaviour and crime that risks the physical and mental wellbeing of residents, many of whom are elderly, and many of whom are families with children and grandchildren.

### **Public Safety**

1. The applicant has not shown that they can satisfy the requirement to demonstrate that they understand the layout of the local area and physical environment. This may represent a real risk to public safety.  
(Reference section 5.4 of DCC Statement of Licensing Policy)
2. No 42 The Bank is a Grade 2\* listed property (List Entry Number 1291777.) Since purchasing the property, the applicant has made significant alterations to the building without seeking the necessary permissions.  
These alterations included the removal and destruction of old stone fireplaces and their replacement with modern ones. A flagstone floor has been covered with a modern sealant, possibly concrete.  
DCC are investigating these potential breaches of listed building regulations. Structural alterations to a 400-year-old listed building should only be undertaken with appropriate expert supervision and the permission of the necessary authorities.  
For example, the exterior walls of No.42 are irregular and bulging in places. Work to party walls risks damage to adjoining properties. A sledgehammer has been in regular use at No.42 since the applicant purchased the property.
3. The exterior of the property is generally in a poor state of repair. There have been numerous instances of falling mortar and roof tiles. Parts of the exterior drainage are patched up with tape.

### **The Prevention of Public Nuisance**

1. The southern section of The Bank is primarily residential with 3 antique shops open during normal business hours. It is not a part of the main shopping and hospitality section of Barnard Castle. Recently shops in the area have closed to be replaced by service businesses such as surveyors and consultants. Opening a bar in the middle of a residential area risks bringing disorder, drunkenness and associated substance abuse.
2. Extended opening hours will increase the noise and disturbance levels experienced by residents living on The Bank.
3. The rear yard of No 42 is less than 4 metres from the main door to No 44.
  - It presents a convenient overflow area for the bar, especially smokers.
  - Noise pollution from deliveries and waste removal will directly impact neighbouring properties
4. The driveway between Nos 42 and 44 The Bank is freehold land owned exclusively by No 44. It is a private right of way not open to the public.
  - Pedestrian access via this driveway is granted to residents of Nos 42 and 40 for activities such as deliveries and taking out wheelie bins.
  - Residents of Priory Yard also have pedestrian access although the footfall is very low.
  - The covered section of this driveway is at risk of use by the applicant's customers, particularly as a de facto covered smoking area. This would be trespass and present a risk of nuisance and pollution to No 44.
5. No.44 The Bank has a flying freehold over No. 42. This was probably unknown to the applicant when purchasing No.42.
  - This flying freehold extends c.6m long by c.1.5m wide, running approximately parallel to the southern wall of No.42.
  - Two rooms of No.44 rest on the flying freehold
    - A reception room on the first floor
    - A bedroom on the second floor
    - Both rooms are in everyday use and the bedroom is frequently used by grandchildren aged 1 to 15.
  - The floor of No.44 over this flying freehold is thin with minimal acoustic and thermal insulation. Everyday conversations and household noises are easily heard between the two properties.
  - For clarity this means that No.44 is not only adjacent to No.42 but also joined at the first and second floors and the flying freehold section rests above the proposed bar.

**The Protection of Children from Harm**

- The driveway owned by No.44 is in regular use by its owners for parking and as a children's play area. (We have six grandchildren.) These children will be put at risk of exposure to strangers and behaviour associated with alcohol consumption, by the proximity to licenced premises.
- Additional vehicular traffic and limited parking will increase the risk to children using The Bank and the driveway.

Signed:

..... Date: 12<sup>th</sup> Dec 2024

Please email the completed form to [licensingapplications@durham.gov.uk](mailto:licensingapplications@durham.gov.uk).

**From:** D Craddock  
**Sent:** Wednesday, December 18, 2024 9:24 AM  
**To:** AHS Licensing  
**Subject:** License Application for 42 The Bank, Barnard Castle

Hello – I am writing in connection with license application for 42 The Bank, Barnard Castle.

While we have no objection to the opening of a wine merchant operating within normal working hours, we wish to place on record our strong objection to the opening of a wine bar immediately opposite our house in a residential street that already has two pubs very close by. We note that it is not the applicant's intention 'to operate a late-night establishment, nor a noisy one', but interpretations of both are subjective whatever the owner's intentions.

We would also question the aim of attracting more footfall at this end of town. This is fine in working hours, but the night-time economy is already well catered for on The Bank, sometimes quite noisily at closing time, and we urge that if a license is granted, it is restricted to normal working hours.

We very much hope that these points can be placed firmly before the licensing committee when the application is considered.

Please can you acknowledge receipt of this e-mail.

With kind regards,

**D and K Craddock**

The Bank, Barnard Castle, DL12 8PL

# DURHAM COUNTY COUNCIL

## LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence/Club Premises Certificate OR Variation application, please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below). Anonymous representations will not be accepted by the council, this means that names, and street names will be made public. Confidential information such as house names/numbers, telephone numbers and email addresses will be removed.

Please note all representations will be forwarded to the applicant to view. The representation will trigger a committee hearing and you will be invited to attend the hearing to discuss your objection in person. The representations will also be included in the papers presented to the committee and therefore will be in the public domain. It is possible that details of representations may be viewed by journalists as the hearing is also held in public.

### Personal Details

Name.....B Davison & C Kirkham.....

Address..... The Bank, Barnard Castle

Post Code .....DL12 8PN...

Please note: legislation dictates that your name and address cannot be anonymized

Telephone Number: (this information will remain confidential)

Email: (this information will remain confidential)

### Licence application you wish to make a representation on

Name of Premises ...The Inglenook wine bar (Morgan Derbyshire)..

Premises Address (where the Licence will take effect)

.....42 The Bank, Barnard Castle DL12 8PN

### Reason/s for representation

*Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives. Any representations that are considered to be vexatious or frivolous will not be considered (please see Durham County Council's Statement of Licensing Policy).*

*Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to*



#### **The Prevention of Crime and Disorder**

The license would undoubtedly attract the usual bad behaviour associated with late night opening premises.

Our immediate concern here is that there is a dimly lit alleyway adjacent to our house which would likely be frequented by customers after hours. Due to the 2<sup>nd</sup> listing of our property, we are unable to install CCTV to the exterior, nor are we able to update the large single glazed windows to the front. All of which pose a security threat which, as parents of young children, we are not prepared to bear. Particularly when there are alternative venues for such a venture within the town.

#### **Public Safety**

The building is not structurally sound. Although I'm sure these matters are resolvable, it seems premature to apply for a late night opening license, therefore increasing footfall around the property, before Mr Derbyshire has corrected, for instance, the dangerous roof tiles (I have personally witnessed a slate falling from the roof onto the street between 42 and 44 The Bank).

On street parking is already an issue on The Bank. Introducing more vehicles would prove problematic for residents returning from work. And personally, getting children into the property safely on an evening.

The location of the applicant's premises also means taxi pickups would cause major issues, as it immediately precedes a sharp bend in the road.

#### **The Prevention of Public Nuisance**

There are already 3 licensed premises on The Bank. Those with a late night license are on the opposite side to us & The Inglenook, (which is 2 doors down from us). It is worth noting that the only one on "our" side - Artisan Corner - has already had a late-night licensing application rejected on the grounds of (I believe) potential public nuisance. Artisan Corner stands at the head of the street, with efficient traffic management and a number of similar commercial properties around it. The location of 42 The Bank is nestled right amongst several private family dwellings.

#### **The Protection of Children from Harm**

The most important issue for us.

We have a young family. Our children are preschool and primary school age. We reside in a listed property (38) with single glazed windows throughout, which overlooks The Inglenook at the rear, and shares street access at the front.

We are not prepared to allow our children to suffer sleep disruption, increased issues of road safety, and the potential for emotional trauma through witnessed violence, damage to home etc that an alcohol license on our very doorstep would encourage.

Whilst we welcome (and frequent) new and established businesses in the town, we feel very strongly that the location of The Inglenook is a poor choice for an alcohol license of any kind. The commercial areas of the town have much more suitable premises, which are currently on the market.

Signed:

..... Date:....29/12/2024.

\_\_\_\_\_

**From:** D Hepburn

**Sent:** Tuesday, December 10, 2024 8:56 AM

**To:** AHS Licensing

**Subject:** :Alcohol license request for 42 The Bank, Barnard Castle

Can you please email me the full permit request for “the inglenook wine bar” planned for 42 The Bank in Barnard Castle.

We are a large group of, very concerned and angered neighbors, in residential houses on The Bank that, are attached and adjacent to this property.

We will be vehemently opposing this permit and need to see the full application to help us put, in writing, our official total objection to the permit being provided.

Thank you

D Hepburn

The Bank, Barnard Castle, DL12 8PN

# DURHAM COUNTY COUNCIL

## LICENSING ACT 2003 – REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence/Club Premises Certificate OR Variation application, please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below). Anonymous representations will not be accepted by the council, this means that names, and street names will be made public. Confidential information such as house names/numbers, telephone numbers and email addresses will be removed.

Please note all representations will be forwarded to the applicant to view. The representation will trigger a committee hearing and you will be invited to attend the hearing to discuss your objection in person. The representations will also be included in the papers presented to the committee and therefore will be in the public domain. It is possible that details of representations may be viewed by journalists as the hearing is also held in public.

Personal Details	
Name	MR & MRS HEPBURN
Address	THE BANK, BARNARD CASTLE DL12 8PN
	Post Code DL12 8PN
Please note: legislation dictates that your name and address cannot be anonymized	
Telephone Number:	(this information will remain confidential)
Email	(this information will remain confidential)

<b>Licence application you wish to make a representation on</b>	
Name of Premises	THE INGLENOOK WINE BAR
Premises Address (where the Licence will take effect)	42 THE BANK, BARNARD CASTLE
	Postcode DL12 8PN

**Reason/s for representation**

Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives. Any representations that are considered to be vexatious or frivolous will not be considered (please see Durham County Council's Statement of Licensing Policy).

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to

**The Prevention of Crime and Disorder** OUR HOUSE IS ATTACHED TO THIS PROPERTY. WE CAN ALREADY HEAR NOISE TRANSMITTING THROUGH THE WALLS. WE ARE CONCERNED THAT LATE EVENING DRINKING OF ALCOHOL WILL RESULT IN DRUNKENNESS AND DISORDERLY CONDUCT. WE ALSO FEEL THAT THE OWNERS ARE TOO YOUNG AND DO NOT HAVE THE MATURITY TO HANDLE DISTURBANCES.

**Public Safety** AS ABOVE WE ARE VERY CONCERNED ABOUT OUR OWN SAFETY AND THE SAFETY OF OTHER ELDERLY RESIDENTS.

THERE IS NO BOUNDARY BETWEEN THE PROPERTIES OUTSIDE AND THERE WILL BE NOTHING TO DETER DRUNKEN PEOPLE FROM DAMAGING ~~AS~~ OUR PROPERTY WHICH IS A LISTED HISTORICAL BUILDING.

**The Prevention of Public Nuisance** SIMILAR TO ABOVE. THIS PROPERTY IS SURROUNDED ON BOTH SIDES BY RESIDENTIAL PROPERTIES WITH ELDERLY (INCLUDING US) AND FAMILIES WITH YOUNG CHILDREN. WHEN PEOPLE DRINK LATE IN THE EVENING THEY GET LOUD AND BOISTROUS. THIS IS VERY UNFAIR TO THE RESIDENTS WHO ARE USED TO AND WANT QUIET.

**The Protection of Children from Harm** MORE VEHICLES BEING DRIVEN WHERE YOUNG CHILDREN LIVE IS NEVER A GOOD THING. DRUNKENNESS CAUSES ROWDY VIOLENT BEHAVIOURS. THIS COULD EASILY EFFECT THE YOUNG CHILDREN LIVING IN THE AREA.

OTHER NOTE ON SAFETY WE HAVE A RIGHT OF WAY ACROSS THE REAR OF THE PROPERTY AND WE FEAR THIS WILL BECOME BLOCKED AND HAZARDOUS TO WALK ACROSS

Signed: \_\_\_\_\_

Date: 11/12/2024

Please email the completed form to [licensingapplications@durham.gov.uk](mailto:licensingapplications@durham.gov.uk)

**From:** Cllr T Henderson

**Sent:** Tuesday, December 17, 2024 8:26 PM

**To:** Karen Robson

Cllr R

Bell

**Subject:** RE: Premises Licence application for The Inglenook Bar, 42 The Bank, Barnard Castle

Dear Karen,

I find I must put in an objection for this Licence on the following grounds.

1. A lack of parking as this is almost all residential properties and would cause problems for residents returning home from work.
2. There are already two licenced premises on the bank, ( one towards the top The Old Well and the other directly opposite the proposed development The Blue Bell ).
3. We already have sufficient Off Licence premises in the Town.
4. This proposal could attract unwanted bad behaviour in the lower part of the town in the evenings of Friday and Saturday nights
5. I feel the opinion of the local residents should be taken into consideration.

I would like to know when this is coming to the Licencing Committee so I can make personal representation.

Yours

Cllr T Henderson

Barnard Castle West

**PLANNING AUTHORITY - FOR INFORMATION PURPOSES ONLY**

**From:** Wendy Dawson

**Sent:** Wednesday, December 11, 2024 11:08 AM

**To:** AHS Licensing

**Subject:** CON28/24/02593 42 The Bank Barnard Castle

**Importance:** High

Dear Ms Lock

Thank you for your consultation in respect of the above.

I have searched the planning history and can confirm that planning permission and listed building consent would be required for the proposals and we have concerns over noise impacting nearby residential properties. Furthermore, it is worth noting that the proposals form part of a planning enforcement case due to part of the proposals being retrospective in nature

If you have any queries please do not hesitate to contact me.

Kind Regards

Wendy Dawson  
Planning Officer – West Team



## **PLANNING AUTHORITY – FOR CLARIFICATION PURPOSES ONLY**

**From:** Susan Porter **Sent:** Tuesday, January 14, 2025 4:33 PM

**To:** Karen Robson

**Subject:** RE: 42 The Bank

Hi,

Informal comments regarding the information submitted with the licensing application – this is not a planning comment in relation to the application only in relation to comments made in representations, as requested by the applicant. The officer's response is not intending to give any views on the licensing application and is neutral on that.

I have visited the property in response to allegations made about works to the building.

Within the former retail unit, the stone fireplace on the chimney breast wall remains, this was the same fireplace as existed when the premises traded previously. The cast iron range in the ground floor rear room still remains. A modern fireplace remains on the chimney breast wall at first floor of the premises, this is not an historic feature of the building.

I understand that there were stone fireplaces 'on display' in the retail area of the building that had been affixed to the wall and floor of the retail premises when this premises previously traded as a gas and fireplace retailer, (amongst other products). One fireplace remained in the centre of the retail space attached to a stone plinth on top of the stone flagged floor when it traded as the former makers market retail business. This has been removed but it was not an original historical feature of the building, and consent would not have been required to remove it. Another sample stone fireplace remains physically attached to the rear wall of the retail space.

I have not seen any evidence of where an original fireplace of the building has been removed.

With regard to the floor of the retail space, this has not been altered or removed and remains as it did when the previous owners/tenants used the building for retail. The floor in the rear room was a concrete floor prior to this current owner's purchase, and can be clearly seen in sales particulars photographs.

The only item that I could see that has been removed is a brick curved counter formerly in the retail space, this was a modern fixture and not part of the original listed premises, and consent would not have been required for its removal.

The application of tape to the defective ironwork/drainage is simply a temporary solution and not intended to be long term.

I concur that the building is of significant age and there are areas in poor condition through lack of maintenance by previous owners and internal rooms require modernisation/upgrade. The current owners are entitled to undertake works of genuine repair, and maintenance, and the planning authority would encourage a scheme of works to preserve the fabric and integrity of the interior and exterior of the building, subject where necessary to any listed building consent. The owner of the property is now in discussion with the Planning Team and colleagues from the Design and Conservation Team and will progress those discussions following the outcome of the licensing application in terms of works required for the general preservation and use of this building.

I trust this is of assistance.

Susan Porter

Principal Planning Enforcement Officer - Regeneration Economy and Growth

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## **Appendix 5: Additional Conditions**

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**From:** Mandy McAllister Durham Constabulary  
**Sent:** 17 December 2024 08:20  
**To:** Tracey Lock  
**Cc:** Helen Johnson - Licensing Team Leader (N'hoods);  
Licensed Economy Team  
**Subject:** Application for a premise licence

Good Morning,

**The Inglenook Wine Bar 42 The Bank Barnard Castle DL12 8PN**

I can confirm that Durham Constabulary has NO OBJECTIONS to the above application, having agreed the conditions in the below email.

Kind Regards,

Mandy McAllister

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**From:** Morgan Derbyshire  
**Sent:** 16 December 2024 17:40  
**To:** Mandy McAllister  
**Subject:** Re: Application for a premise licence

Hi Mandy,

Thank you for the meeting earlier today, it was very helpful.

I am happy to agree to all of the above, as discussed this morning.

Have a good christmas.

Best wishes

Morgan

On Mon, Dec 16, 2024 at 1:51 PM Mandy McAllister

Good Afternoon,

Lovely to meet with you this morning.

As discussed these are the conditions Durham Constabulary would like;

- All staff shall be fully trained to perform their role. They will also be trained in the contents of the premise licence including times of operation, licensable activities and all conditions. Such training will be recorded in a register. The register will be made available to the Police or an authorised officer of the council upon request.
- The premise shall operate the Challenge 25 scheme. As part of such a scheme a register of refusals shall be maintained and kept up to date. The register will be available for immediate inspection by police or authorised officers of the council.
- The premise shall maintain an incident book, which shall be made available to the Police and authorised officers of the local authority upon request.
- Children under the age of 18 will not be allowed entry to or remain on the premises after 21.00, unless attending a private function, or employed by the venue.

If you are in agreement with the above, could you please confirm in an email to me. I shall then pass it on to council.

Kindest regards,

Mandy McAllister

Licensing Officer

Licensed Economy Team

**Our Values & Vision:**

**Positive | Fair | Courageous | Inclusive | With Integrity**

Protecting Neighbourhoods, Tackling Criminals, Solving Problems

DURHAM CONSTABULARY... Building Trust and Confidence by: Relentlessly Pursuing Criminals, Being Determined to Protect Vulnerable People, Providing a First-Class Service to Victims and Being the Best at Preventing Crime & ASB.

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## **Appendix 6: Statement of Licensing Policy**

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## **7.0 Promoting the four licensing objectives**

**7.1 The Prevention of Crime and Disorder** - Licensed premises, especially those offering late night / early morning entertainment, alcohol and refreshment can, if not properly managed, become a source of public nuisance, generating crime and disorder problems. **The council expects** all licensed premises to be properly managed at all times to prevent this from happening and will focus attention on standards of management practice at licensed premises when carrying out its administrative and enforcement functions.

**The council encourages, and will look positively on**, the provision by licensees of comprehensive and documented staff training. Documented staff training conducted in respect of:

- Preventing underage sales
- Minimising drunkenness
- Managing and resolving conflict
- Emergency procedures
- Compliance with the licence conditions
- Relevant obligations and offences under the Licensing Act, particularly those associated with the sale of alcohol
- Identification and refusal of underage sales
- Use of accredited training courses and recognised industry qualifications (e.g. BII)

**The council expects** every holder of a premises licence, club premises certificate or temporary event notice to be responsible for minimising the impact of crime, disorder and anti-social behaviour by their patrons both on and within the immediate vicinity of their premises, including for example on the pavement, in a beer garden, a marquee, in a smoking shelter etc.

**The council expects** all applicants to demonstrate, in their operating schedules, that suitable and sufficient measures, ranging from the design and layout of the premises through to the daily operation of the business, have been identified and will be implemented and maintained with the intention of preventing crime and disorder.

**The council recommends** that procedures to deal with drunken customers, violence and anti-social behaviour, in and outside premises, and the provision of closed-circuit television in certain premises should be considered by applicants, licensees and event organisers when addressing this issue.

**The council encourages** personal licence holders to actively participate in established "Pub watch" schemes, where issues relating to crime and disorder can be addressed.

**The council encourages** involvement in the "Best Bar None" initiative which enables premises to demonstrate good safe operating procedures. Such

schemes have been very successful in reducing the negative impact of alcohol across a range of circumstances.

**The council recognises and promotes** effective and responsible management of all licensed and authorised premises through competent, efficient and regular instruction, recorded training, supervision of staff and the adoption of good practice, such as 'Challenge 25'. These are amongst the most important control measures for the achievement of all Licensing Objectives.

**The council will take a positive view** of anyone who invests in appropriate training, and nationally accredited qualifications tailored to the licensing sector. Training records should be kept available for inspection by relevant enforcement agencies as a matter of good practice.

It is important that qualified and competent people are present who can discuss any problems or matters of concern arising from the licensable activities at or near to the premises with officers from DCC Licensing Services and Police.

**The council also considers it to be good practice** if the DPS or premises licence holder is present in the licensed area of the premises:

- Between 22:00 hours and closing time, when the premises is one that regularly opens after midnight for both regulated entertainment and the sale or supply of alcohol for consumption on the premises
- At all times when the premises are a "vertical drinking establishment" where little or no seating is provided
- At times where there is a substantial increase in customers i.e. for televised major sporting events etc.

**Maximum occupancy:** When its discretion is invoked, the council will only impose a maximum number of people that can attend premises or an event where there is a clear and justifiable need in respect of that premises or event. Any such decision will be based on the nature and style of the operation.

The council will consider information provided by the applicant and any other body (the Council's Building Control Section, Environmental Health Section and the Durham and Darlington Fire and Rescue Service) before setting a maximum number. Applicants will be expected to detail the arrangements that would be put in place e.g. provision of door staff to ensure that the permitted number of people attending the premises or event will not be exceeded.

**Security:** Whenever security operatives/door supervisors are employed at licensed premises to carry out security functions they must be licensed by the Security Industry Authority (SIA). If a licensee directly employs security operatives, they will need to be licensed by the SIA as a supervisor/manager. The numbers of licensed door supervisors, both male and female, required at any premises will be dependent upon the nature of the activities licensed and the characteristics and capacity of the establishment as well as the hours of trading.

**Toughened/Safety Glass:** Licensed venues that provide the sale or supply of alcohol for consumption on the premises should consider the introduction of toughened/safety glass. This policy expectation applies especially to any premises associated with a higher risk for potential crime and disorder. This will be particularly relevant for high-volume vertical drinking establishments and those premises open beyond midnight in areas where there is a high concentration of venues.

The council and several of its partners have signed a collective new pledge as part of an ongoing campaign to eradicate single use plastics. The agreement commits all signatories to significantly reduce, and work towards ultimately removing, the use of unnecessary single use plastics from their operations. If alternatives to normal glass are used, the use of suitable alternatives, including non-single use plastics, is encouraged.

**Drugs/Knives/Weapons:** The council will expect licensees to take all reasonable steps to prevent the presence of drugs on licensed premises and to take appropriate steps to prevent drugs changing hands or consumed within the premises to prevent tragedies and harm because of drug misuse.

**The council will expect** licensees to be familiar with the Home Office Drug Strategy booklet entitled Safer Clubbing (ISBN 1840827807) or other subsequent editions. The council also expects that licence holders will also take steps to prevent the presence of knives and other weapons on their premises and that a log be kept of all drug, knife and weapon incidents. Licence holders should also consider arranging training for their staff on drugs, knives and weapons and to have policies for dealing with the possession of drugs, knives and weapons and the supply of drugs.

In addition to the information provided above, **Table 1 in Appendix VI** provides recommendations, suggestions and examples for how to prevent the specific crime/disorder outlined. This table is not exhaustive, and every applicant must consider the specific situation, location and circumstances associated with their premises, activities, clientele and workforce when identifying hazards, assessing risks and identifying controls.

**7.2 Public Safety** - The Act covers a wide range of premises that require licensing. Each of these types of premises presents a mixture of risks, with many common to most premises, and others unique to specific operations. It is essential that applicants acknowledge these risks and that premises are constructed or adapted and operated to safeguard occupants and people in the immediate vicinity who may be affected by the premises and activities taking place therein.

Applicants are advised to seek advice on such matters from the council's occupational health and safety team, Health and Safety Executive, Durham Constabulary and the Durham and Darlington Fire and Rescue Service. They should incorporate any recommendations from these responsible authorities in their Operating Schedule before submitting their applications. Matters for consideration include:

- First Aid
- Public security
- Event control
- Polycarbonate Glass
- Fire Safety
- Electrical safety
- Building safety
- Transport
- Drink driving issues
- Occupancy levels

In addition to the information provided above, **Table 2 in Appendix VI** provides recommendations, suggestions and examples of how to prevent the specific dangers outlined. This table is not exhaustive, and every applicant must consider the specific situation, location and circumstances associated with their premises, activities, clientele and workforce when identifying hazards, assessing risks and identifying controls.

**7.3 Prevention of Public Nuisance** - Licensed premises, especially those operating late at night and in the early hours of the morning, can cause a range of nuisances impacting on people living, working or sleeping near the premises.

The concerns relate, amongst other things, to litter, light pollution, noxious odours and noise nuisance resulting from music, human voices, ventilation equipment and vehicles. **The council will expect** applicants to demonstrate that suitable and sufficient measures have been identified, and will be implemented and maintained, with the intention of preventing public nuisance relevant to the individual style, location and characteristics of the premises and events.

If an external structure or area is to be used by customers, whether for consumption of alcohol or for smoking, the **applicant will be expected** to offer measures designed to minimise its impact on residents in respect of both public nuisance and crime and disorder. These measures may include a restriction on hours that areas / structures will be used or appropriate signage requesting customers to consider residents and monitoring of such areas by staff.

The placement of tables and chairs outside of licensed premises may give rise to public nuisance including noise and litter. When tables and chairs are situated on the public highway, relevant authorisations will often be required from the Highways Authority. Enquiries concerning such consents should be made to the Council's Highway's Section (see Appendix III). In predominantly commercial areas, such as shopping centres, the use of tables and chairs outside may be allowed however, **the council will normally expect** them to be removed before the premises close, and any resulting litter/debris cleared away.

**Applicants should consider** reducing potential noise nuisance by, for example (this list is not exhaustive):

- Assessment of likely noise levels in the premise
- Assessment of noise levels if outdoor drinking is allowed
- The sound insulation the building would provide (e.g. double glazing, double doors / lobbies to entrances, windows used for ventilation)
- The distance and direction to the nearest noise-sensitive premises.
- Likely noise sources outside of the premises (e.g. emptying bottle bins, taxis, unruly customers leaving the premises)
- Dispersal of patrons – where necessary the council will expect a dispersal policy for patrons at the end of the evening. The policy will specify such issues as alterations to the style and volume of music played, public address announcements and use of appropriate signage at exits
- Ways to limit noise / disorder from patrons leaving the premises

The extent to which the above matters will need to be addressed will be dependent on the nature of the area where the premises are situated, the type of premises concerned, the licensable activities to be provided, operational procedures and the needs of the local community.

**Applicants are advised** to seek advice from Durham County Council's Environmental Health team and incorporate any recommendations in their operating schedule before submitting their applications.

**Takeaways and fast-food outlets - The council expects** takeaways and late-night refreshment premises to take reasonable steps in clearing litter from outside their premises and along the pavement in either direction as necessary, whilst the premises are open and at the end of the working day. These premises should maintain clean, dirt or grease free frontages. Such premises should also display notices advising customers of the location of bins and patrons should be encouraged to use the bins made available.

**Important note: The council considers that it will be inappropriate to grant a premises licence permitting the sale of alcohol at premises which are principally used for selling hot food for consumption off the premises ("takeaway" premises).**

Takeaway premises are often open late at night and in the early hours of the morning. They can be associated with disorder as people under the influence of alcohol may congregate outside takeaways after leaving or in some cases having been ejected from late-night licensed premises.

Takeaways operate within the nighttime economy but without the same framework around them, e.g. pub watch, use of security staff etc. In addition, alcohol sold from takeaways could readily be consumed in public spaces and may not be subject to the same controls associated with other types of licensed premises.



From a health perspective, obesity levels are rising nationally and locally; without action the health of the population will continue to suffer. Responsible licensees can support the 'Working toward a healthy weight in County Durham' goals and the council would see the following steps as a contribution to reducing health harms and health inequalities:

- Menu to display recommended daily calorie limits for adults. For women, the recommended limit is 2,000 calories a day for men it is 2,500.
- Consider portion sizes across the menu. For example, offer a choice of smaller portions and/or offer child-sized portions of adult meals.
- Actively promote healthier options, for example by increasing the offer of vegetables, salads and fruit, or by making salad/vegetables the default offer to accompany a main course.

In addition to the information provided above, **Table 3 in Appendix IV** provides recommendations, suggestions and examples of how to prevent the specific nuisance type outlined. This table is not exhaustive, and every applicant must consider the specific situation, location and circumstances associated with their premises, activities, clientele and workforce when identifying hazards, assessing risks and identifying controls.

**7.4 Protection of Children from Harm** - the protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment). The Secretary of State's Guidance to the Licensing Act 2003 also makes clear that the authority must also consider the need to protect children from sexual exploitation when undertaking licensing functions.

While the Act does not prohibit children from having free access to any licensed premises, the council recognises that limitations may have to be considered where it appears necessary to protect children from physical, moral or psychological harm and the effects of alcohol on parenting. Applicants must be clear in their operating schedules about the activities and times at which the events would take place to help determine when it is not appropriate for children to enter the premises.

Consideration should also be given to the proximity of premises to schools and youth clubs so that applicants take appropriate steps to ensure that advertising relating to their premises or relating to events at their premises, is not displayed at a time when children are likely to be near the premises.

**The council will expect** applicants, when preparing an operating schedule or club operating schedule, to set out the steps to be taken to protect children from harm when on the premises. **The council will also expect** any licence holder who wishes to hold events for children to provide it, and the Police, with a detailed risk assessment of that event including how the event will be

managed, staffing levels for the event and how any child will be prevented from being exposed to any harm.

**The council will give considerable weight** to representations about child protection matters particularly from the Local Safeguarding Children's Board who act as the responsible authority under the Act for matters relating to child protection. In addition to the responsible authority whose functions relate directly to child protection, the Director of Public Health may also have access to relevant evidence to inform such representations.

These representations may include, amongst other things, the use of health data about the harms that alcohol can cause to underage drinkers. Where a responsible authority, or other person, presents evidence to the council, linking specific premises with harms to children (such as ambulance data or emergency department attendances by persons under 18 years old with alcohol-related illnesses or injuries), this evidence will be considered. The council will also consider what action is appropriate to ensure this licensing objective is effectively enforced.

In relation to applications for the grant of a licence in areas where evidence is presented, on high levels of alcohol-related harms in persons aged under 18, the council will also consider what conditions may be appropriate to ensure that this objective is promoted effectively.

The council will judge the merits of each separate application before deciding whether to impose conditions limiting the access of children to individual premises where it is necessary to prevent physical, moral or psychological harm.

**The council will expect** all licence holders or premises, that wish to allow children on to their premises, to ensure that access is restricted where appropriate. This could include ensuring that all children are accompanied and that they do not have access to, or sight of, alcohol. The council will consider the following when dealing with a licence application where children may have limited access:

- Limitations on the hours when children may be present.
- Limitations or exclusion when certain activities are taking place.
- Requirements for an accompanying adult to be present.
- Full exclusion of people under 18 from the premises when certain licensable activities are taking place (e.g. entertainment of a sexual nature).
- Limitations on the parts of premises to which children might be given access.
- Any other limitations appropriate to the application and according with the four licensing objectives.

The council recommends that retailers of alcohol ensure that their staff are properly trained in all aspects of responsible retailing, including the sale of

alcohol and age restricted sales. The Council fully endorses and promotes knowledge of and adherence to Challenge 25 within the retail business sector.

Further advice and information on age-restricted sales and training can be found by contacting Durham County Council's Trading Standards service at [trading.standards@durham.gov.uk](mailto:trading.standards@durham.gov.uk)

The council will work closely with the Police and the Council's Trading Standards service to ensure the appropriate enforcement of the law, especially relating to the sale and supply of alcohol to children. We know alcohol is harmful to the health of children and young people whose minds and bodies are still developing.

Alcohol must not be served to persons under the age of 18, except in limited circumstances allowed by the law, and then only after verifying a person's proof of age e.g. 16 and 17-year-olds may drink beer, wine or cider with a table meal in relevant premises, where accompanied by an adult aged 18 years or over. The currently accepted verifications for proof of age are a passport, a photo card driving licence or a proof of age scheme such as Challenge 25.

The council is aware of a young person's vulnerability to alcohol and events, which are aimed at children under the age of 18 years on licensed premises, will not be supported by the council unless the applicant can demonstrate that all safeguards for children have been addressed (such as the removal of alcohol advertising).

The council, Durham Constabulary Harm Reduction Unit and the Local Safeguarding Children Board have produced a "good practice guide" for an event catering for under-18's and mixed events of under and over 18's. This guide is highly recommended by the council and should be adhered to by licence holders and event organisers. The guide is reproduced in Appendix I.

Recorded staff training programs, the use of a refusals register, in-store signage and limited access to alcoholic drink can all reduce the likelihood of illegal sales and proxy sales and are encouraged by the council.

**Access to Cinemas:** The 2003 Act requires that any premises showing films must ensure that children are not able to view age restricted films (as classified by the British Board of Film Classification). **The council will expect** any licence holder or applicant who intends to show films to outline suitably robust measures on how they will protect children from exposure to this potential harm. The authority may impose suitable conditions if it believes it is required for the promotion of the four licensing objectives.

The Act provides that it is mandatory for Licensing Authorities to include a condition in all premises licences and club certificates authorising the exhibition of film, for the admission of children to the exhibition of any film to be restricted in accordance with the recommendations given to films either by the British Board of Film Classification or by the council itself.

Should the council need to adopt its own system of film classification the information regarding such classifications will be published on the council's website.

**Children and Public Entertainment:** Many children go to see and/or take part in entertainment arranged especially for them. For example, children's film shows and dance or drama school productions, and additional arrangements may be required to safeguard them while at the premises. Where many children are likely to be present on any licensed premises, for example a children's pantomime, disco/rave or similar event, the authority expects all children to be supervised by an appropriate number of adults and to ensure that the venues put measures in place to prevent any child being exposed to harm.

Where entertainment requiring a licence is specifically presented for children, the council will normally expect the presence of at least one member of staff from the Licensed premises for every 50 children present to ensure their safety and protection from harm and to control their access and egress from the premises. The council will require those caring for or supervising children to have undergone an appropriate criminal record check with the Disclosure and Barring Service.

Venue operators may also apply their own admissions policy to their premises. If a venue has carried out a risk assessment that deems it appropriate to exclude children or young persons from their premises, then that is a matter for them.

**The council will expect** all venue operators to risk assess their venues accordingly against the nature of the licensable activities they intend to carry out. This could include, for example, allowing accompanied children into a premise up until a certain time and then excluding them for the rest of the time the premises are open.

Regarding this licensing objective, the council considers Durham County Council Safeguarding Children Board to be the competent authority for matters relating to the protection of children from harm. A protocol exists between Durham Local Safeguarding Children Board and Durham Constabulary. All safeguarding concerns identified because of premises, personal applications and all variations to licences are covered by this protocol.

Applicants are advised to seek advice from the Local Safeguarding Children Board and incorporate any recommendations in their Operating Schedule before submitting their applications.

**The council strongly recommends** that events, involving persons under the age of 18 years and persons over 18 years, do not take place unless there are sufficient and robust control measures in place. Experience has shown that mixed age events are extremely difficult to control and manage and they have

led to persons under the age of 18 being exposed to alcohol and entertainment late into the night.

It is the council's view that mixed age events should not take place within the late- night economy, particularly at venues that are alcohol and entertainment-led and which are operating late at night. It is the council's view that these mixed aged events can have an adverse impact on a young persons wellbeing as well exposing them to unacceptable levels of harms associated with the night time economy.

In addition to the information above, **Table 4 in Appendix VI** provides recommendations, suggestions and examples of how to protect children from each of the dangers outlined. This table is not exhaustive, and every applicant must consider the specific situation, location and circumstances associated with their premises, activities, cliental and workforce when identifying hazards, assessing risks and identifying controls.

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## **Appendix 7: Section 182 Guidance**

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## Crime and disorder

- 2.1 Licensing authorities should look to the police as the main source of advice on crime and disorder. They should also seek to involve the local Community Safety Partnership (CSP).
- 2.2 In the exercise of their functions, licensing authorities should seek to co-operate with the Security Industry Authority (“SIA”) as far as possible and consider adding relevant conditions to licences where appropriate. The SIA also plays an important role in preventing crime and disorder by ensuring that door supervisors are properly licensed and, in partnership with police and other agencies, that security companies are not being used as fronts for serious and organised criminal activity. This may include making specific enquiries or visiting premises through intelligence led operations in conjunction with the police, local authorities and other partner agencies. Similarly, the provision of requirements for door supervision may be appropriate to ensure that people who are drunk, drug dealers or people carrying firearms do not enter the premises and ensuring that the police are kept informed.
- 2.3 Conditions should be targeted on deterrence and preventing crime and disorder including the prevention of illegal working in licensed premises (see paragraph 10.10). For example, where there is good reason to suppose that disorder may take place, the presence of closed-circuit television (CCTV) cameras both inside and immediately outside the premises can actively deter disorder, nuisance, anti-social behaviour and crime generally. Some licence holders may wish to have cameras on their premises for the prevention of crime directed against the business itself, its staff, or its customers. But any condition may require a broader approach, and it may be appropriate to ensure that the precise location of cameras is set out on plans to ensure that certain areas are properly covered and there is no subsequent dispute over the terms of the condition.
- 2.4 The inclusion of radio links and ring-round phone systems should be considered an appropriate condition for public houses, bars and nightclubs operating in city and town centre leisure areas with a high density of licensed premises. These systems allow managers of licensed premises to communicate instantly with the police and facilitate a rapid response to any disorder which may be endangering the customers and staff on the premises.
- 2.5 Conditions relating to the management competency of designated premises supervisors should not normally be attached to premises licences. It will normally be the responsibility of the premises licence holder as an employer, and not the licensing authority, to ensure that the managers appointed at the premises are competent and appropriately trained. The designated premises supervisor is the key person who will usually be responsible for the day to day management of the premises by the premises licence holder, including the prevention of disorder. A condition of this kind may only be justified as appropriate in rare circumstances where it can be demonstrated that, in the circumstances associated with particular premises, poor management competency could give rise to issues of crime and disorder and public safety.

- 2.6 The prevention of crime includes the prevention of immigration crime including the prevention of illegal working in licensed premises. Licensing authorities should work with Home Office Immigration Enforcement, as well as the police, in respect of these matters. Licence conditions that are considered appropriate for the prevention of illegal working in licensed premises might include requiring a premises licence holder to undertake right to work checks on all staff employed at the licensed premises or requiring that evidence of a right to work check, either physical or digital (e.g. a copy of any document checked as part of a right to work check or a clear copy of the online right to work check) are retained at the licensed premises.
- 2.7 The objective to crime under the Licensing Act 2003 would include taking measures to prevent incidents of spiking which would usually be prosecuted under section 23 and 24 of the Offences Against the Person Act 1861, and section 61 of the Sexual Offences Act 2003. The following examples are within the range of behaviours that would be considered spiking. This list is not exhaustive:
- Putting alcohol into someone's drink without their knowledge or permission
  - Putting prescription or illegal drugs into an alcoholic or non-alcoholic drink without their knowledge or permission
  - Injecting another person with prescription or illegal drugs without their knowledge or permission
  - Putting prescription or illegal drugs into another person's food without their knowledge or permission
  - Putting prescription or illegal drugs into another person's cigarette or vape without their knowledge or permission

## **Public safety**

- 2.8 Licence holders have a responsibility to ensure the safety of those using their premises, as a part of their duties under the 2003 Act. This concerns the safety of people using the relevant premises rather than public health which is addressed in other legislation. Physical safety includes the prevention of accidents and injuries and other immediate harms that can result from alcohol consumption such as unconsciousness or alcohol poisoning. Conditions relating to public safety may also promote the crime and disorder objective as noted above. There will of course be occasions when a public safety condition could incidentally benefit a person's health more generally, but it should not be the purpose of the condition as this would be outside the licensing authority's powers (be ultra vires) under the 2003 Act. Conditions should not be imposed on a premises licence or club premises certificate which relate to cleanliness or hygiene.
- 2.9 A number of matters should be considered in relation to public safety. These may include:
- Fire safety;
  - Ensuring appropriate access for emergency services such as ambulances;
  - Good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts (see paragraph 2.4 above);

- Ensuring the presence of trained first aiders on the premises and appropriate first aid kits;
- Ensuring the safety of people when leaving the premises (for example, through the provision of information on late-night transportation);
- Ensuring appropriate and frequent waste disposal, particularly of glass bottles;
- Ensuring appropriate limits on the maximum capacity of the premises (see paragraphs 2.12-2.13, and Chapter 10; and
- Considering the use of CCTV in and around the premises (as noted in paragraph 2.3 above, this may also assist with promoting the crime and disorder objective).

2.10 The measures that are appropriate to promote public safety will vary between premises and the matters listed above may not apply in all cases. As set out in Chapter 8 (8.38-8.46), applicants should consider when making their application which steps it is appropriate to take to promote the public safety objective and demonstrate how they achieve that.

2.11 Counter terrorism and public safety

2.12 Licensing committees may wish to give due consideration to appropriate counter-terrorism measures and advice when considering licence applications, for example at high profile or large premises or events or where there are factors which may increase attractiveness to attacks, and in particular when in receipt of relevant advice from police counter terrorist staff.

2.13 It is particularly relevant to consider conditions around health care provision in this regard. Any additional licensing conditions should be appropriate and proportionate to the venue as noted in para 1.16. We recommend that all licensing authorities pay particular attention to terrorist threats when making specific licence conditions in relation to security or health care provision at appropriate premises and events applying for a licence.

2.14 As noted in para 2.8 licensing authorities can recommend conditions where appropriate to do so, such as ensuring appropriate access for emergency services and vehicles such as ambulances; good communication with local authorities and emergency services, for example communications networks with the police and signing up for local incident alerts (see paragraph 2.4); and ensuring the presence of sufficient trained first aiders on the premises and appropriate first aid kits.

2.15 However, in some instances, licensing authorities may wish to tailor their approach, depending on the particular nature of the application, and go further when addressing concerns around possible terrorist or other such risks. We have provided an Annex to help inform and support licensing authorities in their decision making with regards to additional licence conditions for premises and events, that may benefit from further security planning and health care provision in the aftermath of a particular type of incident.

## **Ensuring safe departure of those using the premises**

2.16 Licence holders should make provision to ensure that premises users safely leave their premises. Measures that may assist include:

- Providing information on the premises of local taxi companies who can provide safe transportation home; and
- Ensuring adequate lighting outside the premises, particularly on paths leading to and from the premises and in car parks.

## **Maintenance and repair**

2.17 Where there is a requirement in other legislation for premises open to the public or for employers to possess certificates attesting to the safety or satisfactory nature of certain equipment or fixtures on the premises, it would be inappropriate for a licensing condition to require possession of such a certificate. However, it would be permissible to require as a condition of a licence or certificate, if appropriate, checks on this equipment to be conducted at specified intervals and for evidence of these checks to be retained by the premises licence holder or club provided this does not duplicate or gold-plate a requirement in other legislation. Similarly, it would be permissible for licensing authorities, if they receive relevant representations from responsible authorities or any other persons, to attach conditions which require equipment of particular standards to be maintained on the premises. Responsible authorities – such as health and safety authorities – should therefore make their expectations clear in this respect to enable prospective licence holders or clubs to prepare effective operating schedules and club operating schedules.

## **Safe capacities**

2.18 “Safe capacities” should only be imposed where appropriate for the promotion of public safety or the prevention of disorder on the relevant premises. For example, if a capacity has been imposed through other legislation, it would be inappropriate to reproduce it in a premises licence. Indeed, it would also be wrong to lay down conditions which conflict with other legal requirements. However, if no safe capacity has been imposed through other legislation, a responsible authority may consider it appropriate for a new capacity to be attached to the premises which would apply at any material time when the licensable activities are taking place and make representations to that effect. For example, in certain circumstances, capacity limits may be appropriate in preventing disorder, as overcrowded venues can increase the risks of crowds becoming frustrated and hostile.

2.19 The permitted capacity is a limit on the number of persons who may be on the premises at any time, following a recommendation by the relevant fire and rescue authority under the Regulatory Reform (Fire Safety) Order 2005. For any application for a premises licence or club premises certificate for premises without an existing permitted capacity where the applicant wishes to take advantage of the special provisions set out in section 177 of the 2003 Act<sup>1</sup>, the applicant should conduct their own risk assessment as to the appropriate capacity of the premises. They should send their recommendation to the fire and rescue authority which will consider it and decide what the “permitted capacity” of those premises should be.

2.20 Public safety may include the safety of performers appearing at any premises, but does not extend to the prevention of injury from participation in a boxing or wrestling

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<sup>1</sup> S 177 of the 2003 Act now only applies to performances of dance.

entertainment.

## **Public nuisance**

- 2.21 The 2003 Act enables licensing authorities and responsible authorities, through representations, to consider what constitutes public nuisance and what is appropriate to prevent it in terms of conditions attached to specific premises licences and club premises certificates. It is therefore important that in considering the promotion of this licensing objective, licensing authorities and responsible authorities focus on the effect of the licensable activities at the specific premises on persons living and working (including those carrying on business) in the area around the premises which may be disproportionate and unreasonable. The issues will mainly concern noise nuisance, light pollution, noxious smells and litter.
- 2.22 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.
- 2.23 Conditions relating to noise nuisance will usually concern steps appropriate to control the levels of noise emanating from premises. This might be achieved by a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time. More sophisticated measures like the installation of acoustic curtains or rubber speaker mounts to mitigate sound escape from the premises may be appropriate. However, conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable (see chapter 16). Any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community, such as live music. Noise limiters, for example, are expensive to purchase and install and are likely to be a considerable burden for smaller venues.
- 2.24 As with all conditions, those relating to noise nuisance may not be appropriate in certain circumstances where provisions in other legislation adequately protect those living in the area of the premises. But as stated earlier in this Guidance, the approach of licensing authorities and responsible authorities should be one of prevention and when their powers are engaged, licensing authorities should be aware of the fact that other legislation may not adequately cover concerns raised in relevant representations and additional conditions may be appropriate.
- 2.25 Where applications have given rise to representations, any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 11 pm and 8 am. In certain circumstances, conditions relating to noise

emanating from the premises may also be appropriate to address any disturbance anticipated as customers enter and leave.

- 2.26 Measures to control light pollution will also require careful thought. Bright lighting outside premises which is considered appropriate to prevent crime and disorder may itself give rise to light pollution for some neighbours. Applicants, licensing authorities and responsible authorities will need to balance these issues.
- 2.27 Beyond the immediate area surrounding the premises, these are matters for the personal responsibility of individuals under the law. An individual who engages in anti-social 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.

## **Protection of children from harm**

- 2.28 The protection of children from harm includes the protection of children from moral, psychological and physical harm. This includes not only protecting children from the harms associated directly with alcohol consumption but also wider harms such as exposure to strong language and sexual expletives (for example, in the context of exposure to certain films or adult entertainment). Licensing authorities must also consider the need to protect children from sexual exploitation when undertaking licensing functions.
- 2.29 The Government believes that it is completely unacceptable to sell alcohol to children. Conditions relating to the access of children where alcohol is sold and which are appropriate to protect them from harm should be carefully considered. Moreover, conditions restricting the access of children to premises should be strongly considered in circumstances where:
- adult entertainment is provided;
  - a member or members of the current management have been convicted for serving alcohol to minors or with a reputation for allowing underage drinking (other than in the context of the exemption in the 2003 Act relating to 16 and 17 year olds consuming beer, wine and cider when accompanied by an adult during a table meal);
  - it is known that unaccompanied children have been allowed access;
  - there is a known association with drug taking or dealing; or
  - in some cases, the premises are used exclusively or primarily for the sale of alcohol for consumption on the premises.
- 2.30 It is also possible that activities, such as adult entertainment, may take place at certain times on premises but not at other times. For example, premises may operate as a café bar during the day providing meals for families but also provide entertainment with a sexual content after 8.00pm. It is not possible to give an exhaustive list of what amounts to entertainment or services of an adult or sexual nature. Applicants, responsible authorities and licensing authorities will need to consider this point carefully. This would broadly include topless bar staff, striptease, lap-, table- or pole-dancing, performances involving feigned violence or horrific incidents, feigned or actual sexual acts or fetishism,



or entertainment involving strong and offensive language.

- 2.31 Applicants must be clear in their operating schedules about the activities and times at which the events would take place to help determine when it is not appropriate for children to enter the premises. Consideration should also be given to the proximity of premises to schools and youth clubs so that applicants take appropriate steps to ensure that advertising relating to their premises, or relating to events at their premises, is not displayed at a time when children are likely to be near the premises.
- 2.32 Licensing authorities and responsible authorities should expect applicants, when preparing an operating schedule or club operating schedule, to set out the steps to be taken to protect children from harm when on the premises.
- 2.33 Conditions, where they are appropriate, should reflect the licensable activities taking place on the premises. In addition to the mandatory condition regarding age verification, other conditions relating to the protection of children from harm can include:
- restrictions on the hours when children may be present;
  - restrictions or exclusions on the presence of children under certain ages when particular specified activities are taking place;
  - restrictions on the parts of the premises to which children may have access;
  - age restrictions (below 18);
  - restrictions or exclusions when certain activities are taking place;
  - requirements for an accompanying adult (including for example, a combination of requirements which provide that children under a particular age must be accompanied by an adult); and
  - full exclusion of people under 18 from the premises when any licensable activities are taking place.
- 2.34 Please see also Chapter 10 for details about the Licensing Act 2003 (Mandatory Licensing Conditions) Order 2010.
- 2.35 Licensing authorities should give considerable weight to representations about child protection matters. In addition to the responsible authority whose functions relate directly to child protection, the Director of Public Health may also have access to relevant evidence to inform such representations. These representations may include, amongst other things, the use of health data about the harms that alcohol can cause to underage drinkers. Where a responsible authority, or other person, presents evidence to the licensing authority linking specific premises with harms to children (such as ambulance data or emergency department attendances by persons under 18 years old with alcohol-related illnesses or injuries) this evidence should be considered, and the licensing authority should also consider what action is appropriate to ensure this licensing objective is effectively enforced. In relation to applications for the grant of a licence in areas where evidence is presented on high levels of alcohol-related harms in persons aged under 18, it is recommended that the licensing authority considers what conditions may be appropriate to ensure that this objective is promoted effectively.
- 2.36 The 2003 Act provides that, where a premises licence or club premises certificate authorises the exhibition of a film, it must include a condition requiring the admission of children to films to be restricted in accordance with recommendations given either by a body designated under section 4 of the Video Recordings Act 1984 specified in the

licence (the British Board of Film Classification is currently the only body which has been so designated) or by the licensing authority itself. Further details are given in Chapter 10.

- 2.37 Theatres may present a range of diverse activities and entertainment including, for example, variety shows incorporating adult entertainment. It is appropriate in these cases for a licensing authority to consider restricting the admission of children in such circumstances. Entertainments may also be presented at theatres specifically for children. It will be appropriate to consider whether a condition should be attached to a premises licence or club premises certificate which requires the presence of a sufficient number of adult staff on the premises to ensure the wellbeing of the children during any emergency.

### **Offences relating to the sale and supply of alcohol to children**

- 2.38 Licensing authorities are expected to maintain close contact with the police, young offenders' teams and trading standards officers (who can carry out test purchases under section 154 of the 2003 Act) about the extent of unlawful sales and consumption of alcohol by minors and to be involved in the development of any strategies to control or prevent these unlawful activities and to pursue prosecutions. Licensing authorities, alongside the police, are prosecuting authorities for the purposes of these offences, except for the offences under section 147A (persistently selling alcohol to children). Where, as a matter of policy, warnings are given to retailers prior to any decision to prosecute in respect of an offence, it is important that each of the enforcement arms should be aware of the warnings each of them has given.

## Table of relevant offences under the 2003 Act

<b>Section</b>	<b>Offence</b>	<b>Prosecuting Authority</b>
Section 145	Unaccompanied children prohibited from certain premises	Police and/or Licensing Authority
Section 146	Sale of alcohol to children	Police, Licensing Authority and/or Local Weights and Measures Authority
Section 147	Allowing the sale of alcohol to children	Police, Licensing Authority and/or Local Weights and Measures Authority
Section 147A	Persistently selling alcohol to children	Police and/or Local Weights and Measures Authority
Section 149	Purchase of alcohol by or on behalf of children	Police and/or Licensing Authority
Section 150	Consumption of alcohol by children	Police and/or Licensing Authority
Section 151	Delivering alcohol to children	Police and/or Licensing Authority
Section 152	Sending a child to obtain alcohol	Police and/or Licensing Authority
Section 153	Prohibition of unsupervised sales by children	Police and/or Licensing Authority