



Our ref 303L/BR01/84742/1448
Your ref

Mr K Mason

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Dear Mr Mason

**Our client - Greene King Retailing Limited
Nascot Arms 11 Stamford Road Watford WD17 4QS**

Thank you for the representation that you have made against our client's application to vary the premises licence for the Nascot Arms.

Our client has asked us to get in touch with you to set out the purpose of the application, explain what has been applied for and to set out the concessions and amendments that our client is proposing to make following your representation.

Background

Craig Fabian, our client's tenant, has been involved with Nascot Arms for around eight years, originally as the manager and most recently as the leaseholder of the premises.

The Nascot Arms was historically what could be described as a traditional wet led pub. However, over the time Mr Fabian has been involved with the premises this has changed and he has sought to develop the premises and reposition the offer.

The catalyst for this change has been the introduction of the Thai food offer some four years or so ago. The new menu has been a great success and whilst the premises still serves good beer, it is now has much more of a food led trade.

The Nascot Arms has a fantastic reputation within Watford for the food that it serves and it attracts many customers who walk to the premises from the town centre, however it is still community focused and the premises is proud that it is still somewhere that local residents use. Our client hopes this will continue.



Purpose of the Application

The main purpose of the application is to change the design and layout of the premises enabling our client to build an extension at the rear of the premises creating additional dining covers and kitchen space and also to carry out a general refurbishment of the premises.

The nature and style of premises will not change as a result of the refurbishment. The bar area will continue to be styled in that of a traditional London pub but the dining room will be much brighter with a fresh décor and Thai theme.

The application also seeks to change some of the timings of the licensable activities. Specifically it seeks to;

1. Extend the sale of alcohol by 30 minutes on a Monday to Thursday and by one hour and thirty minutes on a Sunday so that alcohol can be sold until midnight.
2. Extend the time the premises is permitted to open by an additional 30 minutes on a Monday to Thursday and by one hour and thirty minutes on a Sunday so that the premises can stay open until 00:30am.
3. Permit late night refreshment (the serving of hot food and drink) on the premises from 11pm until 00:30am Monday to Sunday.

It is not our client's intention to become a venue that caters to the late night drinking market. The purpose of the additional hours is to enable those persons who are already within the premises to stay a little longer.

The intention in our client applying for late night refreshment is not for the premises to become a takeaway but to enable persons who may want a hot drink or some food whilst on the premises to be able to be served.

The application also seeks to remove a restriction on the licence stating that children must leave the premises by 8pm. The reason that our client seeks for this to be removed is so families are able to bring their children to the premises to eat a meal (please note that children in licensing terms means those persons under the age of 18).

In order to ensure that children within the premises are protected from any harm, our client has sought to add a condition which provides children will only be permitted when they are accompanied by an adult and then only until 9pm unless they are taking a table meal or attending a function.

Concessions and Amendments to the Application

Our client has been in discussion with the licensing authority and the environmental health officer concerning the application.

As a result of these discussions our client has proposed a reduction to the opening hours and the hours for the sale of alcohol and late night refreshment on a Sunday evening. The reduction means the premises can open from 11am until midnight with the sale of alcohol and late night refreshment finishing at 11:30pm.

Our client has also sought to add the following conditions;

1. Between 11pm and 9am, all external doors and windows are to be kept shut, with the exception of allowing access to and egress from the premises.

2. Between 11pm and 9am patrons will only smoke within the rear yard.
3. Drinks will not be permitted to be taken outside between 11pm and 9am.

Our client also seeks to address the concerns that you have raised in your representation. As a result of your correspondence our client seeks to add the following additional conditions;

1. Staff will sweep away any rubbish outside the premises at the start of each day.
2. A cigarette bin will be installed by the entrance of the premises.
3. No bottling out or disposal of refuse will take place after 10pm.
4. Signs will be installed asking customers not to take drinks outside.

In addition to the above conditions our client will also be installing a new extraction system which is fitted with filters to ensure cooking smells are reduced.

We hope you will see that both our client and their tenant are committed to ensuring the operation of the premises does not impact on you or your quality of life. The Nascot Arms are proud that it is used by local residents and it is not looking for this position to change.

Local residents are the key to the success of the pub and the premises takes on board the comments that you have raised. We hope that you will continue to use and support the premises in the future.

Summary

It is not our client's intention to cause you any concern by the licensing application and we can only apologise if this is the case.

The nature and style of the premises is not changing as a result of the application and the Nascot Arms will continue to have the same management and target market post the refurbishment.

Should you wish to discuss the application in more detail please do not hesitate to contact Craig Fabian at the premises or Nigel Aaron, our client's Business Development Manager, who can be contacted on 07974 132905.

Alternatively if the concessions and additional conditions within this application satisfy your concerns I would be grateful if you could please withdraw your representation.

Yours sincerely



Barry Richards
Chartered Legal Executive
for TLT LLP