

[Redacted]

[Redacted] St Peter's Grove  
YORK YO30 [Redacted]

Tel [Redacted]

[Redacted]

Janice Cockerill  
Licensing Office  
City of York Council  
9 St Leonards Place  
York  
YO1 7ET

CITY OF YORK  
DEDS  
- 9 MAY 2006  
RECEIVED

5 May 2006

116328

Dear Ms Cockerill

REF CYC/010461

Regarding the above application for a licence extension I wish to object and I would like to bring following points to your attention to support my objection.

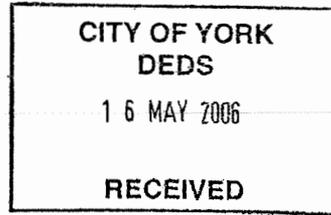
1. I am amazed to discover that the premises were granted a licence at all, as had I known about an application I would have objected. I walk past this property 4 times a day, 7 days a week, and as an objector to many local planning applications, am always alert to notices. I can categorically state that no notice has ever appeared anywhere visible to the public advertising a licence application, in the last 8 years. Can you please advise what sanctions are available when such notices are not posted.
2. The extension covers live music, recorded music, dance and drinking outdoors on a residential street occupied by numerous children, including those at 3 school boarding houses. In a quiet residential street this is wholly inappropriate. The house is surrounded by residential properties, and next door, within feet of the outdoor terrace- which has not had approval by the planning authority yet-live 3 young children. One can only imagine the impact on their lives of outdoor drinking and music at midnight 7 days a week.
3. The premises is open to non residents and could attract large numbers of people to live music events in the outdoor areas, for which there is no parking, as this is a Respark area, and which would seriously blight the lives of the neighbours. As the road is a cul de sac there is no option but for most residents of this quiet road but to walk past the building.
4. Any internal licence extension would create problems at 5 St Peters because of the adjoining wall with no 6.

CITY OF YORK COUNCIL  
ACKNOWLEDGED  
09/05/06 [Signature]

Yours sincerely,

[Redacted Signature]

9



Burton Stone Lane  
Bootham  
YORK  
YO30

May 14<sup>th</sup> 2006

F.A.O. Ms Janice Cockerill.  
RE CYC/010461

116381

Dear Miss Cockerill,

**We are writing to express our concerns at the application by Mamadukes for a Variation to their Liquor and Entertainment Premise Licence.**

Whilst our property is not in St Peters Grove we will be one of the most affected by the application, particularly if live music is allowed in the outdoor space. Marmadukes walled garden juts out at the rear of the hotel into a space between Clifton Bingo car park and The Blossoms Hotel car park, it is in effect part of Burton Stone Lane. Our garden runs parallel to it approximately 20m away with just the car park space in-between. The wall around the bingo club car park presently creates an 'echo-box' effect magnifying any sound in the vicinity. (You may wish to investigate this effect by visiting the car park.) We have noticed the on-going work at Marmadukes but were unaware of the reason for it.

When the original Licence application was made last year Marmadukes failed to notify us and neither was any 'Blue Notice' displayed where we could see it. Had we known of the application in 2005 we would most definitely have made our concerns known. Our friends and neighbours have made us aware of this application to amend the licence not Marmadukes. We think it is very remiss of them not to have personally informed us of their intentions particularly because of our close proximity to the outdoor area.

We understand that the Premise Plan in the current licence fails to accurately record the area 'outdoors' and therefore we would like to challenge this particular aspect of their present licence.

Marmadukes is in a quiet conservation area and whilst we do not object to visitors enjoying a quiet social drink in an outside garden until a reasonable hour (i.e.22.00) we are **strongly opposed** to the 'live and recorded music activities', which are being planned. The inevitable noise nuisance from these activities will not only disturb the boarding house for St. Peters School but also the young children of residents living close by, our daughter included. Residents would be unable to open windows in the summer if loud music were to be played and the children would find it difficult to sleep. Should the music licence be granted for every night of the week until midnight, as requested, the well being of local children and adults alike could be severely affected. Our personal peace and quiet in our own gardens would be ruined. If non-residents were allowed to these 'live' events then the increased numbers of people would also create more noise particularly if large amounts of alcohol were being consumed. The noise from cars and taxis arriving and departing would also be invasive. There would also be parking difficulties.

To grant this application would result in a severe degradation of the present atmosphere of this **residential conservation area**. Allowing Marmadukes to use the outdoor space for live music activities would set a precedent and the many other hotels in the area may also wish to apply for similar licences to potentially increase their business, it would be far more difficult to refuse other applications in the future.

**We would like to think that the council will put its full time, council tax paying residents utmost in their thoughts and only consider: -**

- An extension to the licensing hours **for internal areas only**
- Live and recorded music **only for internal areas** with the proviso that the company should take measures to ensure that any noise generated is contained within Marmadukes buildings.
- **Specifically excluding the decking and garden areas** from the licensed activities. (Supply of alcohol, live music, recorded music, activities and access to non residents.)

We personally would not be opposed to Marmadukes holding the **occasional** outdoor event in the summer but we would expect that on **all of these occasions** they would need to apply for a **special one-off licence** and they would have the **courtesy to adequately inform the neighbours well in advance**.

**We hope that our concerns and objections will be carefully considered and trust that the licence granted will be in keeping with the 'Conservation' of this quiet residential area.**

**Yours sincerely**

[Redacted signature block]

CITY OF YORK COUNCIL	
APPLICATION ACKNOWLEDGED	
DATE	16/05.18

CITY OF YORK COUNCIL  
 APPLICATION ACKNOWLEDGED  
 DATE 23/05 [Signature]

CITY OF YORK  
 DEDS  
 23 MAY 2006  
 RECEIVED

116425

St peters Grove  
 York  
 YO30

Reference CYC/010461

Dear Ms Cockerill

I am writing with regard to the proposed licence for Number 5 St Peters Grove Marmadukes Hotel.

I am writing on behalf of my neighbours who are currently out of the country receiving medical treatment and unable to write themselves. I hope you will accept this letter on their behalf.

We were most distressed to hear that the licence now covering the establishment was sought and achieved. We had no knowledge that it had been applied for and would certainly have made representation had we seen the Blue Notice or known about it.

As residents at number 6, sharing the party wall with number 5 we have serious concerns about the impact this will have both on the street and also on our quality of living.

Our objections are as follows:

Representation would have been made concerning the licence dated 25 August 2005, but no Blue Notice was seen.

Out of doors licensed activities such as live music, recorded music, dance and events are completely out of keeping in a Residential Conservation Area and would result in a severe degradation of the amenity in St Peter's Grove.

Noise nuisance to residents from the proposed external licensed activities would be inevitable. Already we have had several incidents where drunk guests from the hotel have made significant noise in the street well into the early hours, been on our property and attempted to enter our property believing it to be the hostel. This has not been an isolated incident but has happened on a few occasions and it is wholly unacceptable in a residential area to be woken at 4 in the morning by hotel guests ringing the door bell. This is a problem as it stands and I believe the new licence gives us even greater cause for concern for the potential disruption to our right to enjoy our retirement property. We chose St Peters as a quiet and safe residential area in which to retire and we believe this licence threatens the integrity and safety of the street.

Marmadukes has insufficient off-street parking to service any events open to non-residents of the hotel.

The rear garden area and side decking area should be specifically excluded from the authorised licensed activities of live music, recorded music, activities, and the supply of alcohol, in order to minimise noise nuisance to neighbours.

Even if any granted extension of opening hours were to be confined to areas internal to Nos. 4 - 5, there is wholly inadequate soundproofing between number 5 and 6 to make an entertainment licence tolerable to those in number 6 without significantly impinging on our quality of life.

Many thanks for considering our concerns,

[Redacted signature block]

3

CITY OF YORK COUNCIL  
APPLICATION ACKNOWLEDGED  
DATE 23/05 [Signature]

CITY OF YORK  
DEDS  
23 MAY 2006  
RECEIVED

St peters Grove  
York  
YO30 [Redacted]

116426

Reference CYC/010461

Dear Ms Cockerill

I am writing with regard to the proposed licence for Number 5 St Peters Grove Marmadukes Hotel.

I was most distressed to hear that the licence now covering the establishment was sought and achieved. I had no knowledge that it had been applied for and would certainly have made representation had I seen the Blue Notice or known about it.

As a resident at number 6, sharing the party wall with number 5 I have serious concerns about the impact this will have both on the street and also on my quality of living.

My objections are as follows:

Representation would have been made concerning the licence dated 25 August 2005, but no Blue Notice was seen (if this were the case).

Out of doors licensed activities such as live music, recorded music, dance and events are completely out of keeping in a Residential Conservation Area and would result in a severe degradation of the amenity in St Peter's Grove.

Noise nuisance to residents from the proposed external licensed activities would be inevitable. Already we have had several incidents where drunk guests from the hotel have made significant noise in the street well into the early hours, been on our property and attempted to enter our property believing it to be the hostel. This has not been an isolated incident but has happened on a few occasions and it is wholly unacceptable in a residential area to be woken at 4 in the morning by hotel guests ringing the door bell. This is a problem as it stands and I believe the new licence gives us even greater cause for concern for the potential disruption to our right to enjoy our property.

Marmadukes has insufficient off-street parking to service any events open to non-residents of the hotel.

The rear garden area and side decking area should be specifically excluded from the authorised licensed activities of live music, recorded music, activities, and the supply of alcohol, in order to minimise noise nuisance to neighbours.

Even if any granted extension of opening hours were to be confined to areas internal to Nos. 4 - 5, there is wholly inadequate soundproofing between number 5 and 6 to make an entertainment licence tolerable to those in number 6 without significantly impinging on our quality of life..

Many thanks for considering my concerns,



CITY OF YORK  
DEDS  
26 MAY 2006  
RECEIVED

4

[REDACTED]  
St Peters Grove  
YORK  
YO30 [REDACTED]

24 May 2006

Ms Janice Cockerill  
Licensing Office  
City of York Council  
9 St Leonards Place  
YORK  
YO1 7ET

115461

Reference CYC/010461

Dear Ms Cockerill

I understand from a fellow resident of St Peters Grove that Marmadukes hotel has previously applied for an extension to their licence for the supply of alcohol and entertainment. I was surprised to hear of this I was not aware of any application being made last year.

My concern with any such license would be the potential increase in noise levels in St Peters Grove. I understand that the license permits the playing of live or recorded music outside the building. I believe that this provision would not be in keeping with the residential conservation area the street is situated in.

Yours sincerely

[REDACTED]

CITY OF YORK COUNCIL	
APPLICATION ACKNOWLEDGED	
DATE	26/05. [Signature]

5

116407

[Redacted]  
St. Peters Grove  
York YO30 [Redacted]

16th May 2006

FAO: Janice Cockerill  
Licencing Office  
City of York Council  
9 St. Leonards Place  
York  
YO1 7ET

PLANNING  
26 MAY 2006  
DESIGN

**RE. CYC/010461**  
**Licence application by Marmadukes 4-5 St. Peters Grove**

Dear Ms Cockerill

We are writing to express concern over the licencing application by Marmadukes on St. Peters Grove.

It has recently come to our attention that a licence was granted to Marmadukes last year for the supply of alcohol and music indoors and outdoors. We are greatly concerned about any of these activities taking place outside the hotel, as it is situated in a quiet residential area and there would be inevitable noise nuisance to neighbours.

We did not see a notice outside the hotel last year informing neighbours of the application and as we understand it, the current notice was only put up earlier this month after a neighbour by chance found out that an application had been submitted. A system that does not inform neighbours of such significant changes, is in our view not acceptable. Neighbours sharing a boundary to the back of a property, but on another street or neighbours living on a cul de sac will never be given a fair chance to find out about such applications.

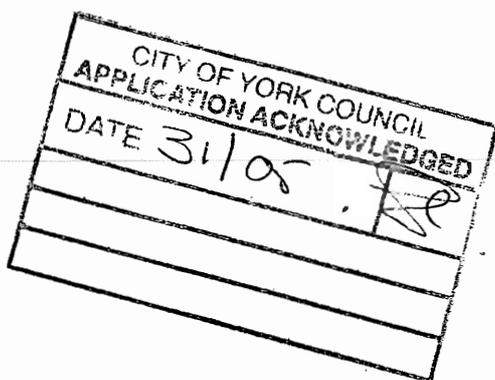
We also feel that, as there are several hotels situated on the street, granting an outdoor licence sets a precedent and quiet summer evenings would soon be a thing of the past. (A couple of years ago a hotel further down the street had its planning application for an outdoor bar area rejected for noise reasons).

Yours sincerely

[Redacted signature block]

CITY OF YORK COUNCIL  
APPLICATION ACKNOWLEDGEMENT  
DATE: 26/05/06 [Signature]

6



St. Peter's Grove  
York  
YO30

Janice Cockerill  
Licensing Office  
9 St Leonards Place  
York  
YO1 7ET

30 May 2006

Dear Ms Cockerill,

**Re: Application for Variation of Premises Licence by Marmadukes 4-5 St. Peter's Grove, CYC/010461**

I write to express our objections to the variation in Premises Licence sought by Marmadukes 4-5 St. Peter's Grove (CYC/010461).

Marmadukes obtained their current Premises Licence on 25 August 2005. This licence vastly extended the licensed activities, and licensed hours, permitted at this address. At the time we made no representation against the application, as we did not see the statutory Blue Notice posted by the company outside the premises. We have not met a single neighbour who saw this notification. We understand that not one resident made a representation concerning this application, and as a result of an absence of objections, the licence was granted in full. For the record, I wish to stress that, had we seen this notice, we would certainly have registered our objections.

On 06 April 2006, Marmadukes applied for a variation to their Premises Licence. We discovered this application by chance towards the end of April. At this time all other neighbours with whom we spoke were unaware of this application. Subsequently, licensing officials found that the obligatory Blue Notice had not been clearly posted by the company, and ruled that the representation period should start over again.

With regard to the current application, we believe that it would be wholly inappropriate to include the rear garden, and the raised decking adjacent to No. 4, as part of the licensed area. St. Peter's Grove is in a Conservation Area and is primarily residential in nature. The expansion of commercial entertainment activities to these outside areas would significantly degrade the outdoor residential amenity of the street, and would severely undermine the established character of St. Peter's Grove. Commercial companies such as Marmadukes, who choose to operate within a residential Conservation Area, have a responsibility to ensure that their business activities preserve the existing character of the immediate Conservation Area. The outdoor activities of supply of alcohol, late night refreshment, live and recorded music, and activities such as dance etc, are unprecedented among the other hotels in this street and are not consistent with this responsibility, as commercial noise intrusion to residential neighbours would be inevitable. Additionally, commercial late night outdoor entertainment activities can only negatively impact the many young children living in the street. To my knowledge, at least five families with young children, including ourselves, live in the *immediate* vicinity of Marmadukes; in addition there are three school boarding houses on the street (see enclosed map). The fact that the majority of residents on St. Peter's Grove are under the age of sixteen underscores how inappropriate this commercial expansion would be. We therefore believe that both these outside areas should be expressly excluded from all licensed activities.

The existing premises licence includes licensing non-residents of the hotel for all licensed activities. Marmadukes has insufficient off-street parking available to meet non-resident parking requirements for any outdoor events.

The raised decking area that has been built to the side of No. 4 has a particular impact on our home at No. 3 St. Peter's Grove. The houses are tall Victorian villas with exterior house walls that are relatively close together. The decking area (shown on the enclosed map) ends three meters away from the exterior wall, the front door, and windows of our home. The decking area has been raised above ground level: this compounds the proximity of both house walls, magnifies sound and projects it into the upper floors of our home. French doors have been installed from the Marmadukes bar area directly out onto the decking. These are frequently latched open, resulting in the general noise from their existing bar area being magnified by the soundboard that they have built. Currently, seating for twenty has been installed on the raised decking area. It is difficult to see how the intended use of this area can do anything other than cause a serious commercial noise intrusion into our home. This is completely inappropriate in a residential Conservation Area and we therefore believe that the decking to the side of No. 4 should be specifically excluded from all the licensed activities.

Our experience of Marmadukes has shown them to be unreliable neighbours to date. Despite previously asking the owner of the hotel about his company's exterior plans, the raised decking structure was never mentioned and was built with no prior consultation with us, over a period when we were away on holiday. Our resulting concerns regarding noise nuisance have been ignored. The company's January 2006 written commitment to install a screening trellis to reduce line of sight privacy intrusion never materialised. As a result of no movement by the company, we have extended the boundary wall and installed a screening trellis, at our expense. However, although we have been able, at considerable expense, to address direct line of sight privacy issues, noise nuisance resulting from the expansion of the bar onto the outside decking area remains. On at least one occasion to date, Marmadukes has displayed a cavalier disregard towards its statutory responsibility to display a Blue Notice in a position where it is clearly visible to residents, and there seems considerable doubt as to whether the Blue Notice was appropriately posted on the previous occasion in August 2005, thus showing a complete disregard for its neighbours and the surrounding neighbourhood. This is not consistent with a company wishing to expand in such a way that strikes a balance between its own commercial needs and those of the residential community in which it resides. In our experience, we have found them totally unresponsive to our legitimate concerns regarding the impact of their proposed use of the decking area on the amenity of our home, and we have little confidence that the hotel will effectively manage this in the future.

Marmadukes has also applied to extend its licensed hours over Christmas and New Year. We believe that any granted extension of opening hours should be confined to the internal areas of No. 4-5, and that the company should take all measures to ensure that noise is contained within those buildings.

In our view, hotels and guest houses provide an important service to the economy of this city and we fully support their endeavours. However, those who choose to position themselves in the midst of a primarily residential Conservation Area have an ongoing responsibility to strike a balance between their commercial needs and those of their neighbouring residential majority.

Yours sincerely,

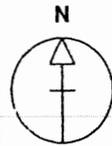
A large black rectangular redaction box covering the signature and name of the sender.

Encl: Index map of St. Peter's Grove



MARMADUKES VARIATION OF LICENCE

Ref: CYC/010461

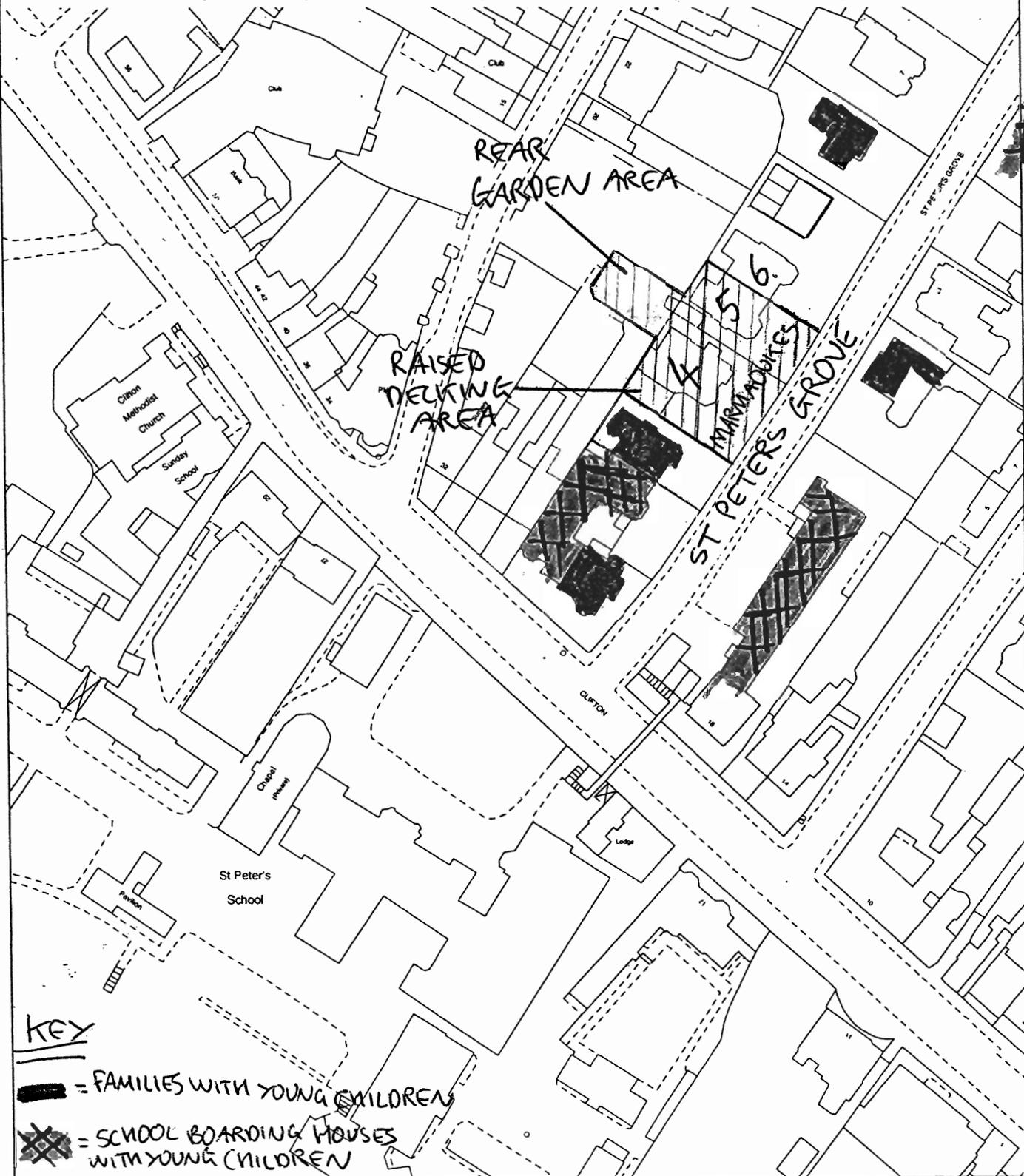


ORDNANCE SURVEY MAP REFERENCE:

SE5952NE

SCALE 1:1250

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This plan shows information taken from the index map. It is illustrative only and does not define the extent of the land in any individual title. For information about the general boundaries of a title please refer to the register and filed plan.



From: The Head Master  
R I Smyth MA

St Peter's School

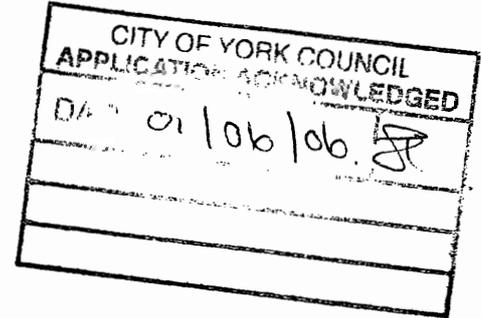
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York

YO30 6AB

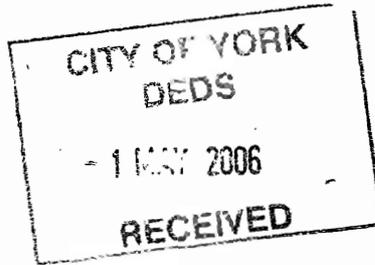


Telephone: 01904 527408  
Fax: 01904 527302  
email: j.green@st-peters.york.sch.uk  
www.st-peters.york.sch.uk



31 May 2006

Ms J Cockerill  
Licensing Office  
City of York Council  
9 St Leonards Place  
York  
YO1 7ET



116483

Dear Ms Cockerill

**APPLICATION FOR VARIATION OF LIQUOR & ENTERTAINMENT PREMISE  
LICENCE BY MARMADUKES, 4-5 ST PETER'S GROVE: REF. CYC/010461**

I would like to question the appropriateness of this application considering St Peter's Grove is a residential area. St Peter's School has two boarding houses, The Manor and Dronfield with up to 100 boarding pupils in St Peter's Grove, with Linton House, some 100 yards further down The Grove, housing a further 50 boys.

We are concerned about the application to have live and recorded music and activities outdoors as well as indoors. This presents a potential conflict with our pupils living in a residential area.

We wish these concerns to be taken into consideration when you look at this licensing application.

Yours sincerely

**Richard Smyth  
Head Master**

████████████████████

**ACKNOWLEDGED**

██████████  
St. Peters Grove  
York  
Y030 ██████████  
15<sup>th</sup> May 2005

████████████████████

Attn : Mr Matthew Parkinson and Ms Janice Cockerill  
Licensing Office, City of York Council,  
9 St Leonards Place  
York  
Y01 7ET

Re: Planning Applications - 06/00839/Ful & CYC/010461

Dear Sir and Madam

The above planning applications have been brought to our attention. We understand that the deadlines for objections are the 26<sup>th</sup> May and 17<sup>th</sup> May respectively.

As the two applications concerns "Marmadukes" at 4-5 St Peters Grove please accept this combined objection to the plans outlined in the applications.

With reference to CYC/010461.

We understand that additional time has been granted with regard to this license application and we are very grateful for that as it certainly was not obvious to us that the initial "Blue notice" was posted. We certainly did not see this. From our reading of the license application we have the following comments.

- a) Representation would have been made concerning the licence dated 25 August 2005, but no Blue Notice was seen.
- b) Out of doors licensed activities such as live music, recorded music, dance and events are completely out of keeping in a Residential Conservation Area and would result in a severe degradation of the amenity in St Peter's Grove.
- c) Noise nuisance to residents from the proposed external licensed activities would be inevitable
- d) Marmadukes has insufficient off-street parking to service any events open to non-residents of the hotel.

**RECEIVED**

- e) The rear garden area and side decking area should be specifically excluded from the authorised licensed activities of live music, recorded music, activities, and the supply of alcohol, in order to minimise noise nuisance to neighbours.
- f) Any granted extension of opening hours should be confined to areas internal to Nos. 4 - 5, and the company should take measures to ensure that any noise generated is contained within those buildings.

We think this is only fair given the location of the property and the extensive remodelling that has taken place. We certainly chose the location for our apartment for the quiet location and the peace of the area. We do not want to see this deteriorate.

Re : Planning application : 06/00839/Ful

We are concerned with the level of remodeling of the premises in general and have seen a number of features added such as a very large fountain, the intention to create a "roman garden", a constructed "lean-to" extension and considerable decking.

We feel this style of remodeling is very much in conflict with the "Edwardian" feel of St Peters Grove" and given we understand we are in a residential conservation area we feel that more subdued and tasteful renovations more in keeping with the feeling of the area.

Furthermore it does seem that when taking the two applications together that the intention of Marmadukes is to use the site for many activities that would absolutely not be in keeping with the area.

I hope you take our concerns into account and regard them as serious and sincere objections to the plans currently being made.

Please acknowledge receipt of this letter.

Kind regards

  
May 15<sup>th</sup> 2007.

SCANNED

From: [redacted]  
Sent: 16 May 2006 20:26  
To: licensing.unit@york.gov.uk  
Subject: Janice Cockerill; Licensing Office CYC/010461

I am dismayed about the creeping change to this area away from the residential status we are entitled to, our residence parking rights already are restricted by mixed usage of the area. When we first moved here we had major noise problems from the social club, sometimes we here the Burton Stone Pub. The very last thing we need is more social and noise ptoblems. We saw no blue notice to object to the liscensing application. This should have gone out to all local people regardless of what the government says, what is the cost of a few stamps against the possible loss of residents (council tax payer's) quality of life.

I would have mader representation concerning the licence dated 25 August 2005, but no Blue Notice was seen. Out of doors licensed activities such as live music, recorded music, dance and events are completely out of keeping in a Residential Conservation Area and would result in a severe degradation of the amenity in St Peter's Grove and in the backing area adjacent to the car park behind which is overlooked by many residents who will have no sound protection, noise nuisance to residents from the proposed external licensed activities would be inevitable. Marmadukes has insufficient off-street parking to service any events open to non-residents of the hotel, we already suffer from second rate residents parking but pay the same. The rear garden area and side decking area should be specifically excluded from the authorised licensed activities of live music, recorded music, activities, and the supply of alcohol, in order to minimise noise nuisance to neighbours and any granted extension of opening hours should be confined to areas internal to Nos. 4 - 5, and the company should take measures to ensure that any noise generated is contained within those buildings.

[redacted]  
Burton Stone Lane  
York  
Yo30  
[redacted]

CITY OF YORK  
DEDS  
22 MAY 2006  
RECEIVED

25/05  
telephone request made  
for signed copy [signature]

St Peter's Grove  
Bootham  
York  
YO30

**Application for Variation of Liquor & Entertainment Premise Licence by Marmadukes, 4-5 St Peter's Grove – Reference CYC/010461**

31<sup>st</sup> May 2006

City of York Council  
Licensing & Regulations  
9 St Leonard's Place  
York  
YO1 7ET

Dear Sir/Madam

I am writing to vehemently oppose the application made by the proprietor of Marmadukes Hotel for the variation of liquor and entertainment premise licence, due to the following concerns:

**Protection of Children**

As St Peter's Grove is predominantly a residential street and houses 130 school children that attend St Peter's School, it concerns me that hotel guests, potentially made up of hen and stag parties, being allowed to drink alcohol outside till midnight could compromise the safety of children and families in the street.

**Prevention of Public Nuisance**

With the extension to their licensing hours (which appears to have been granted without the proper statutory notice being given) the negative impact on the street and neighbours is inevitable. My property adjoins Marmadukes and my sleeping quarters are at the rear of my property, therefore, when guests are drinking in the rear garden at Marmadukes and listening to live or recorded music, this will not allow me or my neighbours to sleep till the early hours. I would also like to add that the granting of a late license and with live music being played on an ongoing basis will severely disrupt the quality of life enjoyed by myself and my neighbours, as the application has been requested for every day of the year and therefore the disruption and noise pollution will be relentless. I cannot stress enough how unfair this is and how inconsiderate the proprietor of Marmadukes is being.

**Prevention of Crime and Disorder**

York City Council controls drinking and rowdiness well in the city, with the ban on drinking in the street in Bootham and other areas for the reasons of crime and disorder prevention and by the investment of CCTV cameras, by giving hotels late licenses and customers the opportunity to drink outside, the whole idea of control is negated. The

proprietor of Marmadukes should have purchased a hotel in the city centre rather than disrupt a quiet cul de sac in a conservation area if he wanted to encourage drinking in the city. We all know that alcohol consumption causes crime and disruption in all parts of the city.

#### Public Safety

The outdoor area of Marmadukes is now surrounded by wooden decking, this in itself is a potential fire hazard. As the hotel is open to residents and non residents there is insufficient parking at the hotel.

I would be most grateful if you would take these important issues into account and reject their application to vary their liquor licence and would appreciate confirmation forthwith. Should you wish to contact me, please do so on mobile 07901 513946.

Yours sincerely

[REDACTED]

11

[Redacted]  
St Peter's Grove  
York  
YO30 [Redacted]  
Tel [Redacted]  
[Redacted]

ACKNOWLEDGED

Matthew Parkinson  
9 St Leonard's Place  
York  
YO1 7ET

15 May 2006

06/00 839/FUL

Dear Sir,

Planning Application by Marmadukes, 4-5 St Peter's Grove, York

I would like to register my objection to the proposed variation of the Premise Licence for the above property.

To begin with, I was horrified that the original Premise Licence had been granted last year. In discussions with neighbours I have discovered than no-one saw the statutory notice displayed.

Now, with an application for a variation in this licence, it seems that there was a failure to adequately display a notice. Could this have been the case last year and if there is a doubt, can the licence be reconsidered?

Now a notice regarding the variation has been posted outside the premises, I am deeply concerned about the proposal to licence the outside area, in particular the raised deck adjoining 3 St Peter's Grove.

St Peter's Grove is a residential road in a conservation area. There are a great number of children in residence in this road and they should be able to live here without being disturbed by late night outdoor drinking and music.

During the past year there have been several occasions when I have seen people drinking in the driveway of 4 St Peter's Grove and standing on the pavement outside Marmadukes with beer in their hands. This creates a very bad impression and is surely unsuitable in a residential road.

Marmadukes undoubtedly fulfils a valuable need for tourist accommodation, but it should do so in peace and harmony with its neighbours.

Yours sincerely,

[Redacted Signature]

RECEIVED