

LSO REPORT updated 21/06/2023

MANSFIELD HOUSE & THE GALLERY, SHORE ROAD, ARROCHAR, G83 7AG (REPORT BY RAYMOND PARK)

LSO; this is a single application for a provisional premises licence to bring together two separate businesses owned by the applicant. They have a section 50 from National Parks' Planning department. No section 50 Building or Environmental Health certificates are yet available, hence the application for provisional licence.

The first premises is Mansefield House a self-catering, exclusive use, short term let, guest house

The second premises depicted in the layout Plan shows that connected to Mansefield House is Mansefield Studios, which is referred to in the application as the Gallery, This business is essentially a gift shop.

The premises have separate entrances and exits and to date function independently.

The applicant wishes to add off sales to the Mansefield Studios/Gallery shop to allow off sales only to nearby residents and tourists.

They also intend to deliver alcohol to the guest house for consumption on the premises by their guests.

I am informed that the Layout Plan will be amended to show both businesses connected as a single Off Sales premises.

A red line will be shown around the licensed area (Studios/Gallery) and for the avoidance of doubt the red line around the guest house will be removed to show that although part of the Premises Licence sought it should be disregarded to allow on consumption within Mansefield House to the level expected within the standard exclusive use, short term let, self-catering establishment.

In short an **off** sales Premises only, which is to include accommodation in the Operating Plan, and where guests can **consume alcohol on** the premises.

I am not aware of such a model in current operation.

Operating Plan

Question 1 off sales only

Question 3 times for off sales, 10am till 10pm daily

Question 5 activities, accommodation, receptions including; weddings, funerals, birthdays, retirements, clubs or other group meetings recorded music films indoor outdoor sports, televised sports.

Column 4 where activities are also to be provided out with core licensed hours please confirm

“The Gallery Shop will be open out with core licensed hours for non-alcoholic beverages, cakes and snacks”

Question 5 (f) any other activity

There will be a small outdoor area available for consumption of cakes, snacks and non-alcoholic beverages ancillary to the main use of The Gallery as a retail outlets. Takeaway will also be available and delivery of goods ordered locally (including alcohol) will also be offered.

Question 6 (on sales only)

As this is an off sales only there is no requirement to outline Children’s access etc. However the applicant’s agent has included the following;

Terms

Children and Young persons will accompany families/friends or other groups when residing at the property as guests.

Ages

0-17 years

Times

Throughout their stay at Mansfield house or when The Gallery and The Larder are open to the public. I.e.

Parts

All public parts.

Capacity

Mansfield Studios/ the Gallery – 1sqm x 2sqm. Approx. 5% of retail floor space is given over to alcohol display.