

**The Highland Licensing Board**

**Meeting – 16 September 2025**

Agenda Item	<b>9.3</b>
Report No	<b>HLB/73/25</b>

**Application for a major variation of premises licence under the Licensing (Scotland) Act 2005**

**Stage House (formerly known as The Prince’s House Hotel), Glenfinnan, PH37 4LT**

**Report by the Clerk to the Licensing Board**

**Summary**

This report relates to an application for a major variation of premises licence by K R Partners, Station House, Glenfinnan, PH37 4LT.

**1.0 Description of premises**

1.1 The Stage House is a traditional detached house located in the village of Glenfinnan. The premises functions primarily as a Bed and Breakfast establishment.

**2.0 Summary of variation application**

**2.1 Variation Sought**

The applicant seeks to vary the premises licence as follows:-

**1. Operating Plan:**

- Increase core on-sale hours to commence from 1100 hrs to 0100 hrs on Sunday  
*(Currently 1200 hrs to 0100 hrs)*
- Increase core off-sale hours to commence from 1000 hrs to 2200 hrs, Monday to Sunday  
*(Currently 1100-2200 hrs Monday to Saturday and 1200-2200 hrs on Sunday)*

- Remove the following paragraph from the Seasonal Variation:

“The premises are closed during the October school holidays, and from 3 January to early march each year, except for occasional functions in those periods.”

Add new seasonal variation to take advantage of the Licensing Board’s festive policy.

- Reduce capacity from 90 persons to 80 persons.

- Allow the following activities outwith core licensed hours: live performances/indoor/outdoor sports and outdoor drinking facilities

**Reason:**

Live musical performances may take place; pool and darts may be played. Refreshments and beverages may be served in the garden area prior to core licensed hours.

- Remove the following activities currently offered *outwith* core hours :  
Conference facilities
- Remove the following activities currently offered *during* core hours:  
Dance facilities
- Revise wording at “Any other activities” as follows: “Quiz nights, games nights and other small social gatherings”.
- Update Children and Young Persons Policy:

**Terms:** The premises actively welcome families.

All children under the age of 16 years must be accompanied by a responsible adult while on the premises.

Young persons aged 16 and 17 are permitted on the premises unaccompanied; however, they may only access the public bar area after 2200 hrs if they are attending a function and accompanied by a responsible adult.

**Ages:** 0-15 years – children and 16-17 years – young persons.

**Times:** At all times in accordance with the terms above.

**Parts:** All public areas including lounge bar.

- Change the name of premises to Stage House (formerly known as The Prince’s House Hotel).

## 2. Description of premises:

- Update as undernoted to reflect the new business model of the premises and in light of the modifications outlined above:

“The Stage House is a traditional detached house located in the village of Glenfinnan. The premises functions primarily as a Bed and Breakfast establishment. The premises comprises of 9 letting bedrooms which can accommodate up to a maximum of 18 guests; a resident’s lounge with a bar; breakfast dining room and a separate bar which is open to the general public and is available for small functions of up to 80 persons.

The premises also provides outdoor drinking facilities”.

### **3.0 Background**

- 3.1 On 31 July 2025 the Licensing Board received an application for a major variation of a premises licence from K R Partners, Station House, Glenfinnan, PH37 4LT.
- 3.2 The application was publicised during the period 13 August 2025 until 3 September 2025 and confirmation that the site notice was displayed is awaited.
- 3.3 In accordance with standard procedure, Police Scotland, the Scottish Fire & Rescue Service and the Council's Community Services (Environmental Health) and Planning and Building Standards were consulted on the application.
- 3.4 Notification of the application was also sent to NHS Highland and the local Community Council.
- 3.5 Further to this publication and consultation process, no timeous objections or representations have been received.
- 3.6 The applicant must nevertheless be given the opportunity to be heard before the Board determines the application and has accordingly been invited to the meeting. The applicant has been advised of the hearings procedure which may also be viewed via the following link: [www.highland.gov.uk/hlb\\_hearings](http://www.highland.gov.uk/hlb_hearings)

### **4.0 Legislation**

- 4.1 The Licensing Board must in considering and determining the application, consider whether any grounds of refusal apply and if none of them applies, the Board must grant the application.

Relevant grounds of refusal may be: -

1. the grant of the application will be inconsistent with one or more of the licensing objectives;
  2. having regard to (i) the nature of the activities carried on or proposed to be carried on in the subject premises, (ii) the location, character and condition of the premises, and (iii) the persons likely to frequent the premises, the Board considers the premises are unsuitable for use for the sale of alcohol in accordance with the proposed variation;
  3. that the Board considers that, if the application were to be granted, there would, as a result, be overprovision of licensed premises, or licensed premises of the same or similar description as the subject premises, in the locality.
- 4.2 For the purposes of the Act, the licensing objectives are-
    - (a) preventing crime and disorder,
    - (b) securing public safety,
    - (c) preventing public nuisance,
    - (d) protecting and improving public health, and
    - (e) protecting children and young persons from harm.

4.3 The Board only has power either to grant the application and make a variation of the conditions to which the licence is subject or to refuse the application.

4.4 If the Board refuses the application, the Board must specify the ground for refusal and if the ground for refusal relates to a licensing objective, the Board must specify the objective in question.

## **5.0 Licensing Standards Officer**

5.1 The LSO has provided the following comments:-

- (i) The application is within Highland Licensing Board policy;
- (ii) The application is consistent with the licensing objectives;
- (iii) The proposed variation seeks to align the operating plan of the premises with its current operating model.
- (iv) During the consultation process, the Environmental Health Authority sought clarification on potential noise nuisance to neighbouring properties from outdoor drinking beyond core licensed hours. They are satisfied that the proposed local conditions, agreed with the applicant, adequately address this concern and have confirmed they have no objections to the application.
- (v) No objections or representations have been received in respect of this application;
- (vi) I have no objections to this application.

## **6.0 HLB local policies**

6.1 The following policies are relevant to the application:-

- (1) Highland Licensing Board Policy Statement 2023-28
- (2) Highland Licensing Board Equality Strategy

## **7.0 Conditions**

### **7.1 Mandatory conditions**

If the application is approved the mandatory conditions set out in Schedule 3 of the Act will apply.

### **7.2 Local conditions**

Existing local conditions will continue to apply and it is recommended that the following additional local condition(s) be attached:

- **Outdoor drinking areas**

m. After 2200 hours, alcoholic or non-alcoholic drinks shall not be consumed in any outdoor drinking area;

n(i) No live or recorded music shall be played in any outdoor drinking area.

**Recommendation**

The Board is invited to determine the above application and if minded to grant the application, to agree the proposed local conditions detailed at para.7.2 above.

If the Board is minded to refuse the application, the Board must specify the ground for refusal and if the ground for refusal is in relation to a licensing objective, the Board must specify the objective in question.

Reference: HC/RSL/466  
Date: 4 September 2025  
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