

Licensing Hearing Panel

20 January 2026

Licensing Act 2003 Full Variation Application for the Premises Licence at Kings Head Hotel, 58 High Street, Rochester, ME1 1LD

Report from: Bhupinder Gill, Assistant Director – Legal and Governance

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Summary

To consider a full variation application for the Premises Licence at Kings Head Hotel, 58 High Street, Rochester following the submission of representations, received during the consultation period.

1. Recommendation

- 1.1. That the Licensing Hearing Panel, having regard to the Licensing Act 2003, the statutory guidance issued under S182, the Council's Statement of Licensing Policy and all matters before it, both written and oral, considers and determines this application for a premises licence.

2. Budget and policy framework

- 2.1. Medway Council has published its Statement of Licensing Policy, which it takes into account in all applications relating to the Licensing Act 2003.

3. Background

- 3.1. The current premises licence for the Kings Head Hotel, 58 High Street is for the following:

Sale by Retail of Alcohol, Live Music, Recorded Music, Dancing, Films & Indoor Sporting Events

Sunday to Wednesday 07:00 to 00:00 and Thursday to Saturday 07:00 to 01:00.

Non Standard Times:- Extended until 01:00 on the following occasions:-
Halloween, St. Patrick's Day, St. George's Day, Bank Holidays (set by Government) Easter – Thursday & Sunday, May – Sunday, Whitsun –

Sunday, August – Sunday, Christmas – Christmas Eve & Boxing Day. Start of hours on New Years Eve to end of hours on New Years Day.

Late Night Refreshment

Sunday to Wednesday 23:00 to 00:00 and Thursday to Saturday 23:00 to 01:30.

Non Standard Times:- Extended until 01:00 on the following occasions:- Halloween, St. Patrick's Day, St. George's Day, Bank Holidays (set by Government) Easter – Thursday & Sunday, May – Sunday, Whitsun – Sunday, August – Sunday, Christmas – Christmas Eve & Boxing Day. Start of hours on New Years Eve to end of hours on New Years Day.

- 3.2. A copy of the current premises licence can be found at Appendix A.
- 3.3. On the 28 November 2025 an application was made by South East Bars Limited for a received for a full variation of the premises licence at Kings Head Hotel, 58 High Street, Rochester.
- 3.4. The application is to add an additional hour to the closing time for the current licensable activities:

Sale by Retail of Alcohol, Live Music, Recorded Music, Dancing, Films & Indoor Sporting Events

Sunday to Wednesday 07:00 to 01:00 and Thursday to Saturday 07:00 to 02:00.

Non Standard Times:- Extended until 02:00 on the following occasions:- Halloween, St. Patrick's Day, St. George's Day, Bank Holidays (set by Government) Easter – Thursday & Sunday, May – Sunday, Whitsun – Sunday, August – Sunday, Christmas – Christmas Eve & Boxing Day. Start of hours on New Years Eve to end of hours on New Years Day.

Late Night Refreshment

Sunday to Wednesday 23:00 to 01:00 and Thursday to Saturday 23:00 to 02:30.

Non Standard Times:- Extended until 02:00 on the following occasions:- Halloween, St. Patrick's Day, St. George's Day, Bank Holidays (set by Government) Easter – Thursday & Sunday, May – Sunday, Whitsun – Sunday, August – Sunday, Christmas – Christmas Eve & Boxing Day. Start of hours on New Years Eve to end of hours on New Years Day.

- 3.5. A copy of the variation application can be found at Appendix B.
- 3.6. The application has been correctly advertised in the local press and notices displayed on the premises for the required period.

4. Options

4.1. The Licensing Hearing Panel is asked to consider the information in this report and decide the outcome of the full variation application, with one of the following options:

- a) Grant the application as applied for
- b) Amend the application
- c) Add conditions to the premises licence
- d) Refuse the application

5. Advice and analysis

5.1. The applicant is expected to demonstrate that they have dealt with and understand the promotion of the four licensing objectives, where appropriate. Members are referred to Appendix B.

5.2. The four licensing objectives are:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

5.3. Medway Council has published its Statement of Licensing Policy and Cumulative Impact Assessment, which it will consider alongside the amended Guidance issued by the Home Office under 182 of the Licensing Act 2003 in all applications.

6. Risk management

6.1. The Council has to consider and determine this application, which is a function relating to licensing and registration as set out in Schedule 1 to the Functions Regulations, the Licensing Act 2003, the Gambling Act 2005 and other licensing functions reserved by law to the Council's Licensing and Safety Committee and its Sub-Committees, in accordance with the law (both statutory and case law), relevant statutory guidance and statements of policy.

7. Consultation

7.1. This matter has been put to the Licensing Hearing Panel because the Council have received representations.

7.2. We have received representation from a member of public. A copy of this can be found at Appendix C.

8. Financial implications

- 8.1. The Council's licensing activities are met from a budget within the Business Support Department and licence fees contribute to meeting the cost of the service. There are no direct financial implications relating to the decision regarding this application.

9. Legal implications

- 9.1. There are no direct legal implications at this time.
- 9.2. This hearing is regulated by the Licensing Act 2003 (Hearings) Regulations 2005 (as amended).
- 9.3. There is the possibility of a challenge by way of appeal to the decision by either the applicant or objectors should either have the requisite grounds to do so. Legal advice will be given to Members as appropriate at the meeting. However, whatever the decision of the Panel, this must be based on the evidence placed before it in line with the licensing objectives and the Panel must decide what weight to attribute to this information.

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Appendices

Appendix A – Premises Licence
Appendix B – Full variation application
Appendix C – Representation from member of public

Background papers

None