



THE FELPHAM TAP LTD



THATCHED HOUSE INN, 8 Limmer Lane, Felpham PO22 7EJ

Application for Certificate of Lawfulness: PP-09580763

By way of introduction my Name is Mark Lane, Director of The Felpham Tap Limited that owns The Thatched House pub in Felpham.

On May the 26th 2020 we were recommended by Tracey Headley-Smith to apply for a Certificate of Lawfulness for the Pub Garden which was already in use as such, when we purchased the property back in April 2017. Please see the picture with the Gentleman (previous landlord) drinking a glass of wine! Since then we have made numerous minor enhancements to the pub garden over the recent years to what was previously an area used for car parking.

Since onset of COVID our pub has been unable to trade due to a myriad of challenges and we are hopeful that with the recent announcement that pub gardens will be allowed to open on April 12th we can start trading again and once more be of service to our village which will be the first time since March 2020 when the pub was forced to close.

Having undergone a major refurbishment internally to the pub we have now embarked on the redesign of the pub garden whereby we suddenly realised we had forgotten the advice on getting a Certificate of Lawfulness which is my bad to be honest, having struggled over the last couple of months to upload the forms hence the part use of snail mail to complete our on line application!

The enhancements to the Pub Garden are primarily to accommodate for social distancing and future summer custom. Our floor space inside the pub is far too small to keep customers at a safe distance when pubs are allowed to reopen in May. Without a garden, offering safe space for our customers & staff, we will not be able to reopen the pub. We will then be faced with the prospect of being forced to close the doors of the Thatched House Inn for good. Even in normal times the pub only broke even and the only way we see it becoming a viable business in the future is to making full use of the car park enhancing the garden aspect to benefit from summer trading. The pub has always struggled to survive and one of the main reasons is the lack of garden space. As soon as the weather improves people will head off to the beach or to other pubs in the area with gardens.

In order to attract customers we needed to make the pub garden look attractive and appeal to our local clients. The garden required a considerable investment to make it fit for purpose. Having not qualified fully for most of the COVID business disruption grants we've had to depend on friends and family to help out volunteering to work free of charge this together with arranging for a substantial loan to cover the cost of materials, seating / tables / parasols / fencing / decking etc.

Attached is the layout of the pub garden which I hope is self-explanatory. The car park is quite small and previously had spaces for 7 cars. Keeping 2 spaces means the loss of 5 spaces. Because we are a local village pub most customers walk to the pub and we do not envisage loss of trade, at least, in normal times. The car park was often empty even when the pub was busy. The garden will include a fenced off area for bins and barrels which we are currently lacking at the moment together with a shed to house umbrellas, seating etc in winter.

We trust our application for the certificate lawfulness will not be withheld otherwise we see no viability remaining a village pub.

Should you like to visit our premises or require further details please do not hesitate to contact me


Mark Lane 
8 Haygarth Place, London SW19 5BX

Enclosures

- 1) Pub Garden Lay Out
- 2) H.M.Land Registry Plan WSX 158764
- 3) Picture Pre 2017
- 4) Picture 2020
- 5) Payment Confirmation

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