

ADDITIONAL PAPERS

LICENSING SUB COMMITTEE

Thursday, 15th January, 2026, 7.00 pm - Microsoft Teams (watch the live meeting [here](#) and watch the recording [here](#))

Members: Councillors Anna Abela (Chair), Makkule Gunes and Nick da Costa

6. APPLICATION FOR A REVIEW OF A PREMISES LICENCE AT THE VICTORIA STAKES,1 MUSWELL HILL, LONDON, N10 (MUSWELL HILL) (PAGES 1 - 146)

To consider an application for a review of a premises licence.

Nazyer Choudhury, Principal Committee Co-ordinator
Tel – 020 8489 3321
Fax – 020 8881 5218
Email: nazyer.choudhury@haringey.gov.uk

Fiona Alderman
Head of Legal & Governance (Monitoring Officer)
George Meehan House, 294 High Road, Wood Green, N22 8JZ

Tuesday, 13 January 2026

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From: Marilyn Gayle <
Sent: 07 January 2026 16:29
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; Licensing
<Licensing@haringey.gov.uk>
Cc: Niall McCann <; Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>;
Subject: Written Submissions: LICENSING HEARING NOTIFICATION - Application for a
Review of a Premises Licence- Victoria Stakes 1 Muswell Hill London N10
Importance: High

Dear Licensing,

Please find attached Written Submissions together with the exhibits (1-3) referred to within and the following documentation in readiness for the hearing on 15 January 2026 at 19:00 hours:

- Witness Statement of James Watson
- Witness Statement of Lewis Johnson (with 21 exhibits)
- Witness Statement of Ben Abrahams
- Report of Big Sky Acoustics with Noise Management Plan

We should be grateful if you would kindly forward this to all objectors and the Committee on our behalf.

Please can you kindly confirm once this has been circulated.

If I can be of any further assistance, please do not hesitate to contact me.

Kind regards,

Marilyn Gayle | Legal Assistant

t: [+442033193700](tel:+442033193700) | **m:** [+447423640206](tel:+447423640206)

48 Chancery Lane, London WC2A 1JF, United Kingdom



KEYSTONE LAW



From: Marilyn Gayle <Marilyn.Gayle@keystonelaw.co.uk>

Sent: 23 December 2025 12:15

To: Daliah.Barrett@haringey.gov.uk; Licensing <licensing@haringey.gov.uk>

Cc: Niall McCann <Niall.McCann@keystonelaw.co.uk>

Subject: Attendance: LICENSING HEARING NOTIFICATION - Application for a Review of a Premises Licence- Victoria Stakes 1 Muswell Hill London N10

Importance: High

Dear Licensing,

Many thanks for your e-mail.

I confirm that we do consider a hearing is necessary and the following people will be in attendance on 15 January 2026 at 19:00 hours:

Niall McCann – Solicitor – Keystone Law Solicitors

Lewis Johnson, Chef Patron – discussing material facts

James Watson, Finance Director – discussing material facts

Ben Abrahams, Director of former operator – discussing material facts

Richard Vivian, Big Sky Acoustics – discussing material facts

As there are nearly 200 representations, please can I make a request to the Chair for 15 minutes speaking time.

I trust the above is satisfactory, but if you have any queries or require any further information please do not hesitate to contact me.

Kind regards,

Marilyn Gayle | Legal Assistant

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KEYSTONE LAW



From: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>

Sent: 22 December 2025 19:50

To: Licensing <Licensing@haringey.gov.uk>

Subject: FW: LICENSING HEARING NOTIFICATION - Application for a Review of a Premises Licence- Victoria Stakes 1 Muswell Hill London N10

NOTICE OF LICENSING

HEARING

Under section 52(2) (determination of application for review of premises licence) of Hearings) Regulations 2005

Dear Sir/Madam,

Re. Application for a review of a Premises Licence- Victoria Stakes Public House, 1 Muswell Road London N10

The licensing authority considers that relevant representations have been made concerning the above application and therefore gives you notice of the hearing which will be held before a Licensing Sub-Committee of three elected Councillors to determine the outcome of the application.

This hearing will be on Teams on 15th January 2026 at 19:00 pm.

WHAT YOU NEED TO DO NOW

At the hearing all parties are entitled to address the Licensing Sub-Committee and be assisted or represented by any person. That person may or may not be legally qualified. It is recommended that the Applicant attends the hearing, even if they choose to be represented. Other parties who have made representations are also invited to attend to support their representations. If you are unable to attend to support your own representation you may give notification of another person/substitute attending in your place to speak to you representation. The hearings are recorded and parties are required to be on screen throughout the meeting.

Please note, a party will not normally be allowed to question another party, unless they have first requested and been given express permission to do so by the Licensing Sub-Committee/Chair.

Parties are given a maximum of 5 mins to present their case. Any additional time can be added at the Chairs discretion.

With that in mind it may assist to submit a brief summary of the matters you intend to verbalise to the Licensing Sub Committee, we would ask that you submit your points 48 hours prior to the hearing.

You must send the following information to Governance Services at licensing@haringey.gov.uk to reach the licensing authority no later than **12 noon three working days** before the day of the hearing. You must confirm the following:-

1. Whether you consider it is unnecessary to have a hearing. If you do, a hearing will only be dispensed with if all the other parties, including the licensing authority, agree with you.
2. Whether you intend to attend the hearing and if so, whether you intend to be represented. If you intend to be represented, please provide the name and address of the person who will be representing you.
3. Whether it is your intention or that of your representative to call any witnesses. If you intend to call witnesses please provide:-
 - their name;
 - a brief description of the point or points with which the witness (es) may be able to assist the Licensing Sub-Committee.
 - a request to allow the witness to speak at the hearing.

Right of attendance, assistance and representation

A party may attend the hearing and may be assisted or represented by any person, whether or not that person is legally qualified.

The hearing will generally take place in public. However, the Sub-Committee may exclude the public from all or part of a hearing where it considers that the public interest in so doing outweighs the public interest in the hearing, or that part of the hearing, taking part in public. In such circumstances, a party and any person assisting or representing a party may be treated as a member of the public. The Sub-Committee will exclude the public (and the parties and their representatives) during the decision making process.

The Sub-Committee may require any person attending the hearing who in its opinion is behaving in a disruptive manner to leave the hearing, and may refuse to permit that person to return, or permit him to return only on such conditions as the Sub-Committee may specify. However, such a person may, before the end of the hearing, submit to the Sub-Committee in writing any information which he would have been entitled to give orally had he not been required to leave.

Representations and Supporting Information

At the hearing a party shall be entitled to:

- a. Give further information as applicable in response to a point upon which notice has been given to that party that clarification is required. (Note – if such clarification is required from a party this will have been indicated in the Notice of Hearing).
- (b) Question any other party, but only if given permission by the Sub-Committee; and
- (c) Address the Sub-Committee

Failure of Parties to attend the Hearing

If you do not attend the hearing then the Licensing Sub-Committee has the discretion to proceed and to hear the application in your absence, in which case it will consider the application/ representations (as the case may be) and any papers you have submitted. The Licensing Sub-Committee may decide that it is in the public interest to adjourn the hearing to another date, in which case it will, without unreasonable delay, notify the parties of the date, time and place to which the hearing has been adjourned. However, the Licensing Sub-Committee is only likely to adjourn the case if there are justified reasons for an adjournment. It will not be able to adjourn the hearing if to do so would prevent the application from being determined within the time limits prescribed by the Act or the Regulations.

Representations and Evidence

A party who wishes to rely on information or documentary evidence that has not been submitted in advance of the issue of the Notice of Hearing should ensure that such

information or evidence, together with sufficient copies for all the parties, is submitted to the Licensing Manager at least **7 days before** the day of the hearing.

Parties are reminded that documentary or other information submitted on the day of the hearing may only be taken into account with the consent of all the other parties.

A party who wishes to produce audio/visual evidence should make such evidence available as soon as practical, and should give a minimum of two clear working days' notice to the Licensing Manager to facilitate arrangements for the appropriate equipment to be available at the hearing.

Procedure

A summary of the procedure that will normally be followed at the hearing is enclosed. It should be noted that this is a general procedure intended to cover matters that will normally be applicable at all hearings.

However, depending on the circumstances of each individual case, it is recognised that other issues may need to be considered as preliminary points at the hearing.

These may include (but are not limited to):

- Whether to proceed in the absence of a party
- Whether to admit new documents/information submitted at the hearing
- Whether it is in the public interest to exclude members of the public from the hearing or any part of the hearing (other than the decision making process)
- Whether any party wished to withdraw representations previously submitted

Special Needs

Any person who intends to attend a hearing and who has special needs, for example in connection with access, language, hearing or vision, should inform the Licensing Manager as soon as practical prior to the day of the hearing, so that appropriate provision or arrangements may be made.

Kind regards

Daliah Barrett

Licensing Team Leader

Haringey London

Licensing Authority, Alexandra House, Level 4, 10 Station Road, Wood Green, London, N22 8HQ T. 020 8489 8232 E. licensing@haringey.gov.uk If you need to report something please log it here: Report It or use our Online Service: Contact Frontline Why wait when you can do it online?

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Before the London Borough of Haringey's
Licensing Sub-Committee

Victoria Stakes
1 Muswell Hill, London N10 3TH

1st WITNESS STATEMENT OF BEN ABRAHAMS
ON BEHALF OF PREMISES LICENCE HOLDER

1. I am a Director of Roxy Bars & leisure Ltd, and later N10 Pub Ltd, the premises licence holder of The Victoria Stakes, 1 Muswell Hill, London N10 3TH (the "Premises") from 2013 to 2024. I live in the local area and frequent the Premises regularly.
2. Having read the representations in favour of the review, I am concerned that the impression given is that the Premises now trades differently from when owned & operated it. This is not the case. During the decade that I (Ben Abrahams) ran the Premises, the backyard was frequently used for events. There were more than 200 weddings, Bar Mitzvahs, life celebrations and christenings during my tenure (they were more frequent than under the current ownership) and numerous other events such as the showing of sport and community gatherings. This is in addition to its everyday use for eating and drinking, as well as hub for pre & post events at Alexandra Palace.
3. The backyard always had low level music playing. Microphones were also used for speeches and performances where necessary. TVs were used for screening.
4. During the 11 years of ownership, I maintained a good relationships with my neighbours, and had no noise complaints which resulted involvement from the Haringey licensing or EHO. Any concerns were dealt with promptly and resolved amicably. The pub remained an essential hub of the community and asset value to its surrounding neighbours.

5. I will be attending the licensing sub-committee hearing on 15 January 2026 to further assist the sub-committee.

STATEMENT OF TRUTH

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed:

Ben Abrahams 

Dated: 07/01/25



Victoria Stakes

1 Muswell Hill, London N10 3TH

Noise impact assessment
and recommendations for remedial measures

Big Sky Acoustics document control sheet

Project title:	Victoria Stakes, 1 Muswell Hill, London N10 3TH Noise Impact Assessment
Technical report number:	25121314
Site visit and inspection:	16 th December 2025
Submitted to:	Niall McCann Keystone Law Limited 48 Chancery Lane London WC2A 1JF acting on behalf of Premium Pubs 1 Limited
Submitted by:	Richard Vivian Big Sky Acoustics Ltd 60 Frenze Road Diss IP22 4PB 020 7617 7069 info@bigskyacoustics.co.uk
Prepared by:	Richard Vivian BEng(Hons) MIET MIOA MIOL

Document status and approval schedule

Revision	Description	Date	Approved
0	Approved for issue	29/12/2025	RV

DISCLAIMER

This report was completed by Big Sky Acoustics Ltd based on a defined programme of work and terms and conditions agreed with the Client. The report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the Client and taking into account the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project. Big Sky Acoustics Ltd accepts no responsibility whatsoever, following the issue of the report, for any matters arising outside the agreed scope of the works. This report is issued in confidence to the Client and Big Sky Acoustics Ltd has no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk. Unless specifically assigned or transferred within the terms of the agreement, Big Sky Acoustics Ltd retains all copyright and other intellectual property rights, on and over the report and its contents.

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Contents

1.0	Qualifications and experience	4
2.0	Introduction	4
3.0	Criteria.....	4
4.0	Application for a review of the premises licence.....	7
5.0	Site visit and inspection.....	9
6.0	Mitigation strategy - operational controls.....	16
7.0	Mitigation strategy - sound system configuration	16
8.0	Conclusions.....	16
Appendix A - Terminology		18
Appendix B - Site location		19
Appendix C - Instrumentation.....		20
Appendix D - Meteorology.....		20
Appendix E – Event contract noise clauses		21

1.0 Qualifications and experience

- 1.1 My name is Richard Vivian. I am the founder and director of Big Sky Acoustics Ltd. Big Sky Acoustics is an independent acoustic consultancy that is engaged by local authorities, private companies, public companies, residents' groups and individuals to provide advice on the assessment and control of noise.
- 1.2 I have a Bachelor of Engineering Degree with Honours from Kingston University, I am a Member of the Institution of Engineering & Technology, the Institute of Acoustics and the Institute of Licensing.
- 1.3 I have over thirty years of experience in the acoustics industry and have been involved in acoustic measurement and assessment throughout my career. I have designed sound insulation schemes for a wide range of residential and commercial buildings, developed operational procedures for the control of noise from licensed premises, and am skilled in the design, configuration and control of amplified music systems. My professional experience has included the assessment of noise in connection with planning, licensing and environmental protection relating to sites throughout the UK. I have given expert evidence in the courts, in licensing hearings, in planning hearings and at public inquiries on many occasions.

2.0 Introduction

- 2.1 Big Sky Acoustics Ltd was instructed by Niall McCann of Keystone Law Limited, acting on behalf of Premium Pubs 1 Limited, to carry out an assessment of potential noise impact from licensable activities at an established public house known as Victoria Stakes located at 1 Muswell Hill, London N10 3TH.
- 2.2 A notification letter from Daliah Barrett-Williams, Licensing Lead Officer at Haringey Council, dated 20th November 2025, states that *"The Licensing Authority has been served with the attached application for a review of the premises license by Residents. The review is brought about due to the License Holder failing to uphold the licensing objectives."*
- 2.3 This report was prepared following discussions with the operations team at Victoria Stakes, examination of the planning and licensing history for the site, a visit to the premises, an inspection of the building, testing of the sound system, and an evaluation of plant noise.
- 2.4 A glossary of acoustical terms used in this report is provided in Appendix A. All sound pressure levels in this report are given in dB re: 20µPa.

3.0 Criteria

Licensing Act 2003

- 3.1 The Licensing Act 2003 requires Haringey Council, in its role as Licensing Authority, to carry out its various licensing functions to promote the following four licensing

objectives: The prevention of crime and disorder; public safety; the prevention of public nuisance; and the protection of children from harm.

- 3.2 Each objective is of equal importance. It is important to note that there are no other licensing objectives, therefore these four are of paramount importance at all times. The Licensing Authority must base its decisions about determining applications and attaching any conditions to licences, on the promotion of these four licensing objectives.
- 3.3 The Licensing Act 2003 further requires the Licensing Authority to publish a Statement of Licensing Policy (SLP) that sets out the policies the Licensing Authority will apply to promote the licensing objectives when making decisions on applications made under the Act. The current Haringey Statement of Licensing Policy covers the period 2021-2026.
- 3.4 The SLP seeks to provide a necessary balance between providing a platform upon which responsible business operators may thrive and contribute towards a vibrant business and night-time economy, while ensuring that the quality of life of those who live and work in the borough is protected and enhanced through the licensing system. The SLP encourages premises that will extend the diversity of entertainment and attract a wider range of participants rather than premises mainly or exclusively focussed on the sale of alcohol. The SLP aims to develop a more inclusive night time economy and promote high-quality premises that contribute positively to their neighbourhoods.
- 3.5 The SLP is clear that it does not override the right of any person to make representations on an application or to seek a review of a licence or certificate where provision has been made for them to do so in the 2003 Act. The Licensing Authority may, at any time, reject any ground for review if it is satisfied that the request for review does not relate to the licensing objectives or is frivolous, vexatious or repetitious.
- 3.6 The National Licensing Policy Framework¹ sets out the government's strategic vision for a modern, consistent and enabling licensing system for on-trade premises in England and Wales. This framework is non-statutory guidance designed to support consistent, lawful and proportionate licensing. It reaffirms the importance of the four statutory licensing objectives as the foundation of a safe and well-regulated hospitality and leisure sector, but the framework also recognises the need to go further. Licensing policy must reflect the evolving role of hospitality, leisure and entertainment in modern society, and support wider government ambitions around economic growth, public health, and cultural vitality. It is a matter of good practice that licensing authorities work collaboratively with planning teams, responsible authorities, businesses and communities to ensure that licensing decisions support wider local priorities and deliver safe, vibrant places to live, work, study, visit and invest.

¹ National Licensing Policy Framework for the hospitality and leisure sectors, November 2025

- 3.7 When it comes to the evaluation of noise under the Licensing Act an understanding of the concept of *public nuisance* is essential. Public nuisance is not narrowly defined in the 2003 Act and retains its broad common law meaning.
- 3.8 Once those involved in making licensing decisions are satisfied of the existence of a public nuisance, or its potential to exist, the question is how to address it. Home Office Guidance² is useful in this regard and explains that, in the context of noise nuisance, conditions might be a simple measure such as ensuring that doors and windows are kept closed after a particular time, or persons are not permitted in garden areas of the premises after a certain time, noting that conditions in relation to live or recorded music may not be enforceable in circumstances where the entertainment activity itself is not licensable.
- 3.9 The guidance is clear that any conditions appropriate to promote the prevention of public nuisance should be tailored to the type, nature and characteristics of the specific premises and its licensable activities. Licensing authorities should avoid inappropriate or disproportionate measures that could deter events that are valuable to the community.
- 3.10 The guidance also states that any appropriate conditions should normally focus on the most sensitive periods. For example, the most sensitive period for people being disturbed by unreasonably loud music is at night and into the early morning when residents in adjacent properties may be attempting to go to sleep or are sleeping. This is why there is still a need for a licence for performances of live music between 23:00 and 08:00hrs even though it is deregulated at other times.
- 3.11 As with all conditions, those relating to noise nuisance may not be appropriate in circumstances where provisions in other legislation adequately protect those living in the area of the premises.

Other relevant legislation

- 3.12 In addition to the protection afforded under the Licensing Act 2003 members of the public are protected from noise that is a nuisance.
- 3.13 The Environmental Protection Act 1990 part III deals with statutory nuisance which includes noise. This Act allows steps to be taken to investigate any complaints which may then result in the issuing of an abatement notice and a subsequent prosecution of any breach of the notice. A statutory nuisance is a material interference that is prejudicial to health or a nuisance.
- 3.14 The Clean Neighbourhoods and Environment Act 2005 deals with many of the problems affecting the quality of the local environment and provides local authorities with powers to tackle poor environmental quality and anti-social behaviour in relation to litter, graffiti, waste and noise. A fixed penalty notice can be issued when noise exceeds the permitted level at night as prescribed under the Noise Act 1996 as amended by the Clean Neighbourhoods and Environment Act. The permitted noise level using A-weighted decibels (the unit environmental noise

² Revised Guidance issued under section 182 of the Licensing Act 2003, November 2025

is usually measured in) is 34dBA if the underlying level of noise is no more than 24dBA, or 10dBA above the underlying level of noise if this is more than 24dBA.

- 3.15 The Anti-Social Behaviour, Crime and Policing Act 2014 defines anti-social behaviour as "*conduct that has caused, or is likely to cause, harassment, alarm or distress to any person*"; "*conduct capable of causing nuisance or annoyance to a person in relation to that person's occupation of residential premises*"; or "*conduct capable of causing housing-related nuisance or annoyance to a person*". The Act contains a range of powers intended to support Local Authority and partner bodies dealing with anti-social behaviour. These include powers of premises closure in cases of nuisance or disorder, which may support primary legislation.

4.0 Application for a review of the premises licence

- 4.1 The application for the review is brought by the resident of Unit 1C Muswell Hill, N10 3TH.
- 4.2 Unit 1C Muswell Hill is one of three live/work units formed from part of the development at the rear of 3 Muswell Hill to the north of the covered rear courtyard of Victoria Stakes.
- 4.3 Planning permission was granted under Planning Application Reference No. HGY/2003/1552 on 20/11/2003 for the conversion of the existing building and first and second (roof) floor extension to provide three live/work units.
- 4.4 Around the turn of the millenium there was a notable increase in live/work development applications in the area. Local planners looking to find a way of repurposing derelict industrial units settled on the idea of regenerating redundant commercial buildings for mixed-use roles where purely residential use would not be acceptable due to lack of external amenity space, or availability for parking, and instead promoted a 'no-commute' strategy for artisans and creatives. Being in close proximity to other vibrant minds was supposed to foster an inspirational environment while having co-workers as neighbours engenders community spirit. Live/work spaces aren't forever homes, but they suit creatives and entrepreneurs. They also mirror the short-term aspirations of transient young professionals yet to want (or need) a three-bed semi in the suburbs. However, there are drawbacks and within a decade of introducing this concept, neighbouring Hackney Council claimed residents were ignoring the requirement to work in the places they lived, breaching planning consent by treating these spaces as cheap accommodation³.
- 4.5 The desire for live/work units has largely ceased in areas where residential property prices significantly exceed those of a mixed use development in repurposed industrial buildings, and it is of note that current Haringey Planning Policy⁴ addresses 'Warehouse Living' as a specific type of land use only in defined

³ Extract from <https://www.uk2.net/blog/the-pros-and-cons-of-live-work-spaces/>

⁴ Development Management Development Plan Document (DPD) Adopted July 2017, Policy DM39

locations and the LPA now specifically resists proposals for live/work units anywhere else in the Borough.

- 4.6 Condition 4 of the planning consent for Unit 1C states: *The development hereby authorised shall not be occupied other than as livework units in accordance with the submitted plans. Reason: In order that the Council may be satisfied that the development will provide an appropriate balance between residential and employment uses within the site.*
- 4.7 Unit 1C consists of an open plan ground and first floor work unit, and second floor (in the roof) living accommodation. The ground floor consists of the open plan reception/kitchen area, and a WC, with stairs leading to the first floor.
- 4.8 The first floor features a break in the floor slab so that the first floor forms a mezzanine over the reception area with the drop protected by a metal balustrade (see Figures 1 and 2).



Figure 1: Opening in ceiling connects ground and first floor spaces (shown on right of image above window)

- 4.9 Unit 1C does not appear to have any external amenity space, garden, balcony or roof terrace. The windows to the bedroom (2nd floor) in the converted roof space are Velux-type roof windows and so do not overlook the covered courtyard of Victoria Stakes. The property last sold in March 2022.

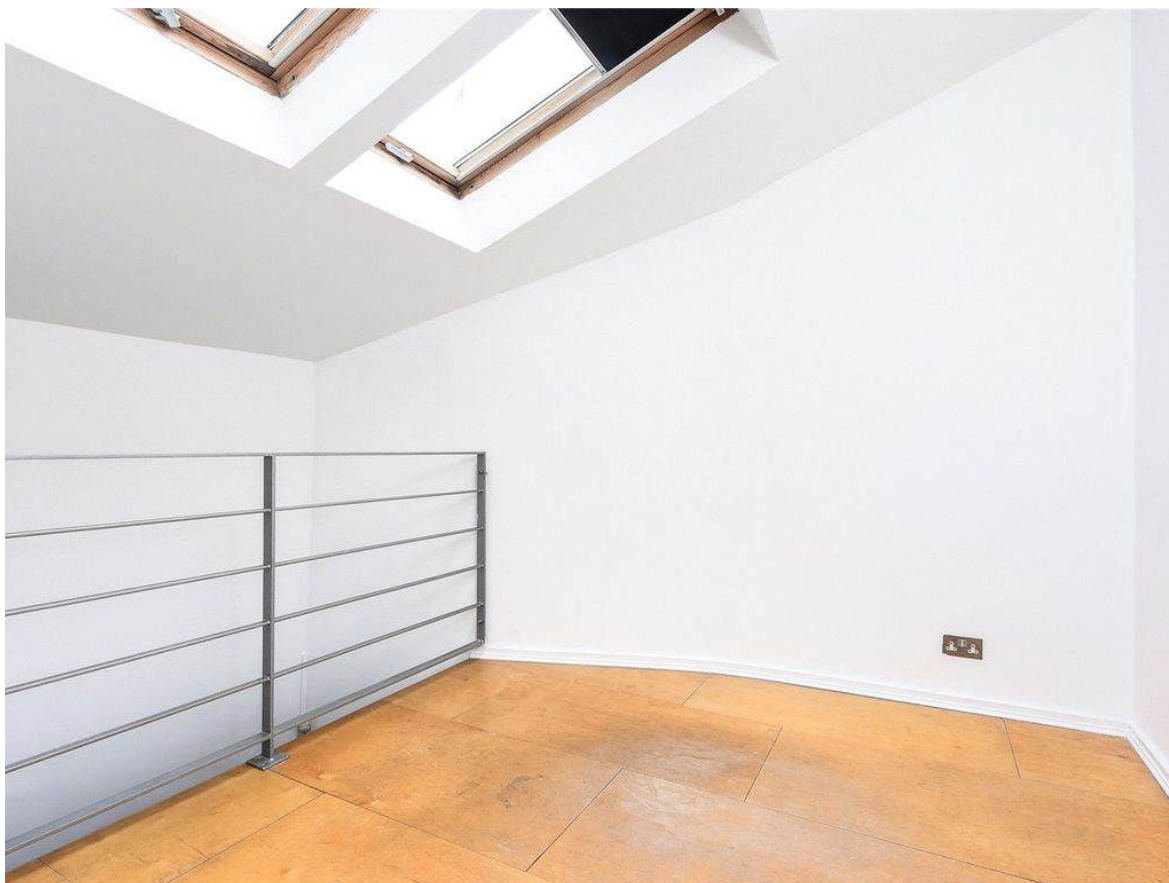


Figure 2: A metal balustrade protects those on first floor from the opening in the floor slab which overlooks the reception area at ground floor level

- 4.10 The Applicant presents her grounds for the review as all four of the licensing objectives: *Prevention of Public Nuisance*; and *Public Safety*; and *Prevention of Crime and Disorder*; and *Protection of Children from Harm*.
- 4.11 The Applicant states that she has lived at Unit 1C for several years and had no significant issues with the pub's operations under its former management. She adds that since a change of management in 2024 there has been an ongoing and severe pattern of excessive noise, intensification of use and traffic, disturbance, light pollution and management practices. The applicant also states that she first became aware of a change in management in March 2025.
- 4.12 The applicant confirms she has made noise complaint reports, submitted via Haringey Council's Noise App, with audio and video uploads; made a formal complaint to Planning Enforcement; and made contact with Councillor Brennan.

5.0 Site visit and inspection

- 5.1 I was already familiar with the area and general activity in this part of London.
- 5.2 A Public House at this location is first recorded as being occupied by Mrs Eleanor Chamlet, beer retailer & shopkeeper, in 1851. The pub name commemorates the fact that, until 1970, there was a racecourse nearby in Alexandra Park. The story goes that a lucky punter in the Victoria Stakes race at Alexandra Park used his winnings to buy this very pub and so named it after that race.



Figure 3: Painting believed to be from late 19th century



Figure 4: The view from approximately the same position on the day of my recent site visit

- 5.3 The premises consists of a ground floor main bar area with tables for diners. To the rear is a covered courtyard area, again with tables for diners. A function room is on the first floor.



Figure 5: The covered courtyard area at the rear of the premises



Figure 6: Roof over courtyard minimises noise breakout to surrounding area. NB: live/work units are on the right and the upper floor windows are shielded by the roof structure over the courtyard



Figure 7: Signage at the exit route near to live/work units



Figure 8: Signage at the function room emergency exit, note covered courtyard area in the background

- 5.4 The installed sound system consists of low-power domestic hi-fi components. Passive loudspeakers are powered by two hi-fi amplifiers located behind the ground floor bar. The type and age of these components suggests to me that these have been installed at the premises for a number of years.



Figure 9: Amplifiers for the installed sound system are behind the ground floor bar

- 5.5 The background music programme selection, and control of operating level, is carried out using a Sonos app. The sound system has been divided into four zones: Ground floor, first floor, bathroom, and yard. During the site visit I tested each zone at maximum level and a summary of these field measurements can be found at Figure 13. The instrumentation record and measurement methodology is provided at Appendix D.
- 5.6 There is no evidence of music noise breakout from zones inside the building that would give rise to a public nuisance. I did note that noise levels in the WC were disproportionately high and therefore recommended that the gain structure of this zone is modified to attenuate maximum level to $< 80\text{dBA}$.
- 5.7 Music noise levels in the courtyard were low at $69\text{dB } L_{\text{Aeq},5\text{min}}$ and certainly at a level that would be classified as 'background music' and not a licensable activity.
- 5.8 If required, any element of the sound system could be reconfigured and limited to a defined maximum operating level that is locked and tamperproof. This can be done either through gain limiting in the control software, or physical restrictions (a tamperproof panel) preventing operation of the gain controls on the amplifiers.

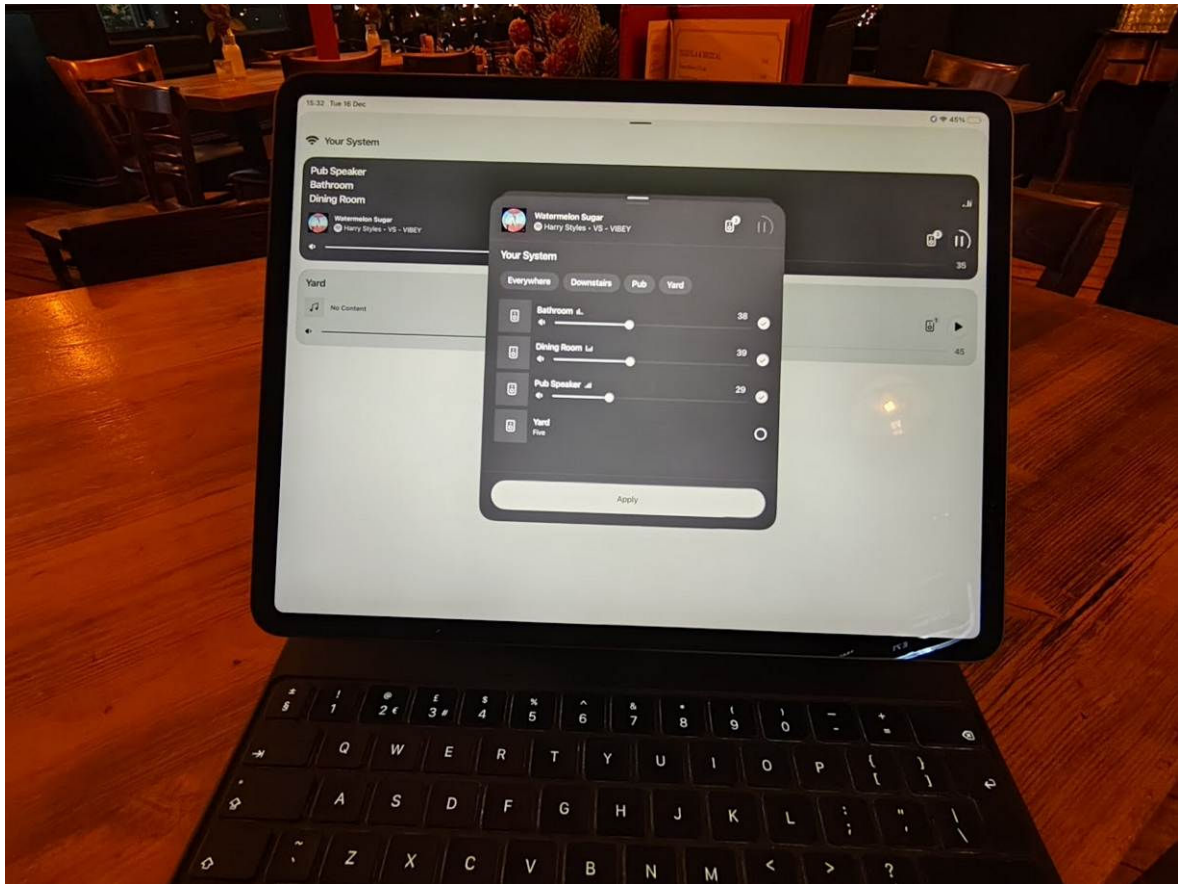


Figure 10: The Sonos control app sets individual operating levels in each of the four zones



Figure 11: A single (domestic) loudspeaker is used for background music in courtyard



Figure 12: There is a sound level meter at first floor level displaying the sound level in the function room

5.9 In the first floor function room there is a permanent sound level meter displaying the measured instantaneous level in the room. This instrument, in conjunction with the noise clauses in the Event Contract (see Appendix E), is used as an effective method of control for maximum operating levels during events on the first floor.

Measurement location	Source	L _{Aeq}	L _{Ceq}	63 Hz	125 Hz	250 Hz	500 Hz	1 kHz	2 kHz	4 kHz	8 kHz	16 kHz	NR	L _{A90}
Courtyard near to Unit 1C	extraction plant, on	52	65	61	58	52	48	48	44	38	28	24	44	46
Courtyard near to Unit 1C	extraction plant, off	54	66	66	60	53	50	50	46	40	30	24	46	46
Ground floor, main bar	music	84	93	85	90	87	81	78	75	72	68	65	75	78
WC	music	90	97	87	93	92	89	83	79	73	70	67	83	83
Courtyard	music	69	79	73	73	68	67	63	60	57	53	51	60	59
First floor, function room	music	78	83	75	74	73	74	76	71	65	62	59	73	68

Figure 13: Field measurement data. All sound pressure levels in dB re: 20µPa

5.10 In summary no music played indoors (at levels amounting to regulated entertainment) resulted in noise breakout that could be considered a public nuisance. Music played in the courtyard is background music only and therefore not a licensable activity. Low-level music playback, in context of the hours of use of the covered courtyard, does not constitute a *statutory* nuisance at this location as long as it is controlled as demonstrated in the field tests.

- 5.11 In addition to music noise testing the noise from the kitchen extraction plant was evaluated from the rear of the courtyard (as a representative location close to Unit 1C). It was not possible to subjectively identify if extraction plant was on or off and the operation of the extraction plant had no impact on field measurements at this location (see rows 1 & 2 of the measurement data shown in Figure 13).

6.0 Mitigation strategy - operational controls

- 6.1 Operational management procedures are already in place for the covered courtyard and these will now be formalised in the form of a written policy document incorporating industry best practice management for the use of this space. This, alongside other operational management procedures for the premises, will be live documents and will further evolve over time.
- 6.2 All noise management procedures will be an integral part of employee training and will be regularly reviewed.

7.0 Mitigation strategy - sound system configuration

- 7.1 Low-level (background) music in the covered courtyard is not a licensable activity and does not give rise to public nuisance. The existing installed sound system is not new, and pre-dates the current ownership. Basic level limits already exist on all four zones.
- 7.2 All signal processing equipment is located behind the ground floor bar to restrict unauthorised adjustment of controls. It is recommended that a tamper-proof grill is also installed in front of the amplifier gain controls to eliminate the risk of accidental adjustment of the gain controls.

8.0 Conclusions

- 8.1 Big Sky Acoustics Ltd was instructed by Niall McCann of Keystone Law Limited, acting on behalf of Premium Pubs 1 Limited, to carry out an assessment of potential noise impact from licensable activities at an established public house known as Victoria Stakes located at 1 Muswell Hill, London N10 3TH.
- 8.2 This assessment makes reference to the Licensing Act 2003, Haringey's Statement of Licensing Policy 2021-26, the new National Licensing Policy Framework, the Environmental Protection Act 1990, the Clean Neighbourhoods and Environment Act 2005, the Noise Act 1996, the Anti-Social Behaviour, Crime and Policing Act 2014, as well as relevant industry guidance and best practice.
- 8.3 All noise from activity inside the building is contained by the building envelope. The music system is basic but controls are effective at limiting the maximum operating level in each one of four zones.
- 8.4 Plant noise is at a low level. Any suggestion that kitchen extract plant cycles on and off during the night is misguided as it requires manual control to operate.
- 8.5 I have proposed that a Noise Management Policy is formalised for the premises.

- 8.6 Given the location of this long-established pub, and the ongoing development of the business to be more food-led and positioned at the quality end of the market, it is my professional opinion that the operation Victoria Stakes by Premium Pubs 1 Limited does not introduce higher noise levels than the previous operation of the premises under different ownership, and any activity in the rear courtyard can be controlled with appropriate management procedures so that the prevention of public nuisance licensing objective is always upheld.

A handwritten signature in black ink, appearing to read 'Richard Vivian', followed by a horizontal line.

Richard Vivian BEng(Hons) MIET MIOA MIOL
Principal Acoustic Consultant, Big Sky Acoustics Ltd

Appendix A - Terminology

Sound Pressure Level and the decibel (dB)

A sound wave is a small fluctuation of atmospheric pressure. The human ear responds to these variations in pressure, producing the sensation of hearing. The ear can detect a very wide range of pressure variations. To cope with this wide range of pressure variations, a logarithmic scale is used to convert the values into manageable numbers. Although it might seem unusual to use a logarithmic scale to measure a physical phenomenon, it has been found that human hearing also responds to sound in an approximately logarithmic fashion. The dB (decibel) is the logarithmic unit used to describe sound (or noise) levels. The usual range of sound pressure levels is from 0 dB (threshold of hearing) to 140 dB (threshold of pain).

Frequency and Hertz (Hz)

As well as the loudness of a sound, the frequency content of a sound is also very important. Frequency is a measure of the rate of fluctuation of a sound wave. The unit used is cycles per second, or hertz (Hz). Sometimes large frequency values are written as kilohertz (kHz), where 1 kHz = 1000 Hz. Young people with normal hearing can hear frequencies in the range of 20 Hz to 20,000 Hz. However, the upper frequency limit gradually reduces as a person gets older.

A-weighting

The ear does not respond equally to sound at all frequencies. It is less sensitive to sound at low and very high frequencies, compared with the frequencies in between. Therefore, when measuring a sound made up of different frequencies, it is often useful to 'weight' each frequency appropriately, so that the measurement correlates better with what a person would hear. This is usually achieved by using an electronic filter called the 'A' weighting, which is built into sound level meters. Noise levels measured using the 'A' weighting are denoted dBA. A change of 3dBA is the minimum perceptible under normal conditions, and a change of 10dBA corresponds roughly to doubling or halving the loudness of sound.

C-weighting

The C-weighting curve has a broader spectrum than the A-weighting curve and includes low frequencies (bass) and so it can be a more useful indicator of changes to bass levels in amplified music systems.

Noise Indices

When a noise level is constant and does not fluctuate over time, it can be described adequately by measuring the dB level. However, when the noise level varies with time, the measured dB level will vary as well. In this case, it is therefore not possible to represent the noise level with a simple dB value. To describe noise where the level is continuously varying, several other indices are used. The indices used in this report are described below.

- L_{eq}** The equivalent continuous sound pressure level which is normally used to measure intermittent noise. It is defined as the equivalent steady noise level that would contain the same acoustic energy as the varying noise. Because the averaging process used is logarithmic the L_{eq} is dominated by the higher noise levels measured.
- L_{Aeq}** The A-weighted equivalent continuous sound pressure level. This is increasingly being used as the preferred parameter for all forms of environmental noise.
- L_{Ceq}** The C-weighted equivalent continuous sound pressure level includes low frequencies and is used for the assessment of amplified music systems.
- L_{Amax}** is the maximum A-weighted sound pressure level during the monitoring period. If fast-weighted it is averaged over 125 ms, and if slow-weighted it is averaged over 1 second. Fast-weighted measurements are therefore higher for typical time-varying sources than slow-weighted measurements.
- L_{A90}** is the A-weighted sound pressure level exceeded for 90% of the time-period. The L_{A90} is used as a measure of background noise.

Example noise levels:

Source/Activity	Indicative noise level dBA
Threshold of pain	140
Police siren at 1m	130
Chainsaw at 1m	110
Live music	96-108
Symphony orchestra, 3m	102
Nightclub	94-104
Lawnmower	90
Heavy traffic	82
Vacuum cleaner	75
Ordinary conversation	60
Car at 40 mph at 100m	55
Rural ambient	35
Quiet bedroom	30
Watch ticking	20

Appendix B - Site location



Appendix C - Instrumentation

All measurements were carried out using a Cirrus type CR:171B integrating-averaging sound level meter with real-time 1:1 & 1:3 Octave band filters and audio recording conforming to the following standards: IEC 61672-1:2002 Class 1, IEC 60651:2001 Type 1 I, IEC 60804:2000 Type 1, IEC 61252:1993 Personal Sound Exposure Meters, ANSI S1.4-1983 (R2006), ANSI S1.43-1997 (R2007), ANSI S1.25:1991. 1:1 & 1:3 Octave Band Filters to IEC 61260 & ANSI S1.11-2004.

Description

Cirrus sound level meter	type CR:171B
Cirrus pre-polarized free-field microphone	type MK:224
Cirrus microphone pre-amplifier	type MV:200E
Cirrus class 1 acoustic calibrator	type CR:515

Noise measurements were made in continuous samples of 1-second intervals. Measurements included the L_{Aeq} , L_{A90} and L_{Amax} indices. Simultaneous octave and third octave frequency spectra were also obtained during the survey. Measurements were taken at 1.5 m above grade level. Measurement duration was typically 1-minute per sample although where the L_{Aeq} had stabilised over a shorter period these measurements were also used. Throughout the course of the survey an outdoor microphone wind-shield was used. For the purposes of this assessment all measurements were paused or restarted for emergency service sirens, aircraft passes, premises occupant movements/talking, and any significant nearfield noise incident.

The calibration of the measuring equipment was checked prior to and following the tests and no signal variation occurred. Calibration of equipment is traceable to national standards.

Appendix D - Meteorology

	Temperature	Wind speed	Precipitation
At start	9°C	0-4ms ⁻¹	Light rain
During assessment	9°C	0-2ms ⁻¹	Light rain
At finish	8°C	2ms ⁻¹	none
Additional comments: <i>there was light rain at the start of the site visit.</i>			

Appendix E – Event contract noise clauses

5. Entertainment & Noise

All entertainment must be approved by management in advance.

Live music is not permitted in the yard.

Music in the yard must end by 22:45 and remain under 65 dB.

Music in the dining room must end by 23:30 and remain under 75 dB.

No fireworks, sparklers, or Chinese lanterns are permitted.

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Victoria Stakes

1 Muswell Hill, London N10 3TH
Noise Management Policy

Big Sky Acoustics document control sheet

Project title:	Victoria Stakes, 1 Muswell Hill, London N10 3TH Noise Management Policy
Technical report number:	25121315r1
Submitted to:	Niall McCann Keystone Law Limited 48 Chancery Lane London WC2A 1JF acting on behalf of Premium Pubs 1 Limited
Submitted by:	Richard Vivian Big Sky Acoustics Ltd 60 Frenze Road Diss IP22 4PB 020 7617 7069 info@bigskyacoustics.co.uk
Prepared by:	Richard Vivian BEng(Hons) MIET MIOA MIOL

Document status and approval schedule

Revision	Description	Date	Approved
0	Approved for issue	06/01/2026	RV
1	Wind-down policy updated	06/01/2026	RV

DISCLAIMER

This report was completed by Big Sky Acoustics Ltd based on a defined programme of work and terms and conditions agreed with the Client. The report has been prepared with all reasonable skill, care and diligence within the terms of the contract with the Client and taking into account the project objectives, the agreed scope of works, prevailing site conditions and the degree of manpower and resources allocated to the project. Big Sky Acoustics Ltd accepts no responsibility whatsoever, following the issue of the report, for any matters arising outside the agreed scope of the works. This report is issued in confidence to the Client and Big Sky Acoustics Ltd has no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk. Unless specifically assigned or transferred within the terms of the agreement, Big Sky Acoustics Ltd retains all copyright and other intellectual property rights, on and over the report and its contents.

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Noise Management Policy

We operate a considerate business that is part of the local community. There are some mixed use live/work units adjacent to our courtyard space and also residential properties to the rear of the courtyard. These could be affected by noise from the external areas of the pub and we realise that we must not disturb people in their homes. That is why we will manage all noise from Victoria Stakes and this becomes even more important later in the evening when our neighbours may be resting or sleeping. We therefore have a comprehensive approach to managing noise from the premises and we pay particular attention to strictly controlling all activity outside.

The following points are key to our Noise Management Policy:

- We will endeavour to ensure that all noise emanating from the premises will not cause a nuisance at any residential property.
- Arrangements are in place to ensure that deliveries only take place between the hours of 07:00 - 21:00hrs, Monday - Saturday except where access at other times is unavoidable and specific procedures are in place to limit disturbance.
- Glass recycling can make noise. No empty bottles are tipped or thrown into outside storage receptacles between 23:00 - 07:00hrs.
- Refuse and recycling collections are made at the times allocated for the area. We ensure that waste is correctly packaged and that refuse can be removed quickly and efficiently.
- Except for servicing, maintenance and safety reasons, fire doors and service doors to the pub building are kept closed after 21:00hrs. Emergency exits and service doors will not be propped or held secured open when the premises are trading and there is any noisy activity inside. Doors in regular use will be fitted with soft closers and these will be adjusted to ensure doors do not slam.
- Emergency exit doors in public areas have notices saying that they must only be used in an emergency.
- The main entrance door has a lobby to prevent the escape of noise.
- All doors and windows shall remain closed during regulated entertainment, as far as reasonably practicable.
- Our sound system is controlled to operate at a preset maximum level. If noise is breaking-out from the building we will limit the sound system to an acceptable level.
- Given the style of the business and operating hours this means that there will be a gradual departure of customers and we will not be at capacity when we close.
- Internal noise levels will be reduced during the last 15 minutes of trading and the music will become more down-tempo ensuring a gradual exit of remaining customers as the evening winds-down.
- Clear notices are prominently displayed at the exit requesting customers to respect the needs of local residents and to leave the area quietly.

- Patrons will be encouraged to use public transport or pre-book taxis. We will recommend an Uber pick-up location for our patrons as well as manage the pub location in the popular taxi apps whenever possible. Many of our customers, and a number of our employees, are local and simply walk home.
- There are clearly signed toilet facilities which are available for patrons at all times. Employee training includes the provision that any patron in the process of leaving the building can use the toilets on their way out.
- All customer-facing employees are given appropriate instructions and training to encourage patrons to leave the building in a controlled manner. Patrons will be supervised outside of the premises to ensure quick dispersal from the immediate area upon closing time.
- Patrons will not be permitted to congregate outside the building.
- We attach the utmost importance to the careful investigation and prompt resolution of any complaint made in respect of how we operate Victoria Stakes. Particular emphasis will be placed on maintaining close links with local residents including hosting meetings where necessary to allow our neighbours to raise any issues and for those issues to be quickly resolved.
- The telephone number for Victoria Stakes (020 8815 1793) is published on our website and our immediate neighbours have our contact details so that they can call if they have any concerns about the premises. Any complaint will be recorded noting the date and time of complaint, the approximate location of the complainant, a description of the noise and how it is affecting the complainant, and the follow up action. We will share the complaint record with authorised officers of the London Borough of Haringey on request for the purposes of investigating a formal noise complaint made to the council.
- Noise management procedures are an integral part of our employee training.
- We will constantly review our Noise Management Policy and respond quickly to the needs of our neighbours.

Use of the covered courtyard area

The use of the areas outside the pub are long established, however we are aware that when we hold events this has given rise to complaints when those events include amplified speech and music. We therefore propose the following restrictions on activities in the courtyard area:

- There will be no use of a microphone outside after 20:30hrs.
- The area will be closed at, or before, 23:00hrs.
- We will use the same sound system which is owned and operated by the premises to ensure consistency in the operating level. This sound system will be set to ensure there is no public nuisance and the limiter level is tamperproof.

Victoria Stakes Management Team

Issue date: January 2026

Next review due by: July 2026

EXHIBIT 1 – LIST OF EVENTS

Yard Events / Bookings 2025

Date	Event	Covers
5.2.25	Staff company dinner	45
7.2.25	Wake	150 (Dining room & Yard)
5.4.25	Birthday meal	68
3.5.25	Bar Mitzfa	70
10.5.25	Birthday meal	30
17.5.25	Lunch Party	33
1.6.25	Christening	70
2.6.25	Wake	60
4.6.25	Bump and baby	21
14.6.25	Birthday meal	60
28.6.25	Wedding Meal	80
4.7.25	Wedding Meal	54
5.7.25	Wake	100
16.7.25	School party meal	45
26.7.25	Wedding meal	60
27.7.25	Sunday lunch / private hire	112
2.8.25	Wedding meal	80
13.8.25	Wake meal	40
16.8.25	Wedding meal	100
30.8.25	Summer party meal	60
5.9.25	50 TH Birthday meal	44
11.9.25	School staff party	50
13.9.25	Full venue hire wedding	100
20.9.25	Wedding meal + walk in	70 + 25
4.10.25	Wedding meal	100
10.10.25	Wedding meal	110 (Yard & Pub)
11.10.25	Wedding meal	72
17.10.25	Wedding	15
18.10.25	Engagement drinks & nibble	106
15.11.25	Wedding	100 (full venue hire)
2.12.25	School get together	30

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EXHIBIT 2 – A LA CARTE MENUE



Baron de Villeboerg Champagne Brut NV 11 / Apple & thyme swizzle 10

Snacks

Padrón peppers, smoked sea salt	7
Marinated olives & house pickles	5
Fresh grilled bread & salted butter	2.5

Small Plates

Beef parmentier, parmesan & chive potato	12.5
BBQ Marckerel, pickled cucumber & chilli butter	12
Stracciatella cheese, cous cous 'Fattoush', salsa verde	10
Smoked eel, horseradish potato salad & crispy bacon	14
Hay baked celeriac, whipped goats curd & pickled walnut ketchup	11

Large Plates

Shallot tart tatin, pickled silver skin onions & watercress	16
Cider battered fish & chips, crushed peas & tartar sauce	19.5
Short rib cheeseburger, house pickles & chicken salt fries	18
Pan fried cod, gnocchi, roast fennel, tarragon beurre blanc	26
BBQ octopus, chorizo & butterbean ragoût, black garlic dressing	25
Roast duck breast, carrot & orange purée, charred hispi cabbage & spiced red wine jus	28.5

For steaks and butchers cuts please see our blackboard

Sides

Parmesan & chive mash	6.5
Fries / Sweet potato freis	6
Baby gem salad & french dressing	6

Puddings

Espresso martini affogato	11
Blood orange & poppy seed cheesecake	9
Sticky toffee pudding, Vanillia ice cream	9
White chocolate brownie, salt caramel sauce, vanilla Ice cream	10
Small plate of this week's cheese's, grapes, crackers & chutney	14

We have some fantastic homemade liqueurs, sweet & fortified wines available to compliment your pudding

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EXHIBIT 2 – PHOTOGRAPHS



EXHIBIT 2 – PHOTOGRAPHS



EXHIBIT 2 – PHOTOGRAPHS



EXHIBIT 2 – PHOTOGRAPHS

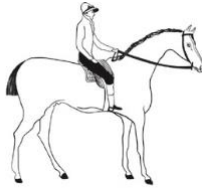


EXHIBIT 2 – PHOTOGRAPHS



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EXHIBIT 2 - WINE MENU



THE
VICTORIA
STAKES

Cocktails

Negroni	11
Beefeater gin, Campari, Martini Rosso	
Salty Paloma	10.5
Olmeca tequila, pink grapefruit juice, lime, soda	
Hugo	10
Beefeater gin, elderflower cordial, mint, cucumber, soda	
Tommy's Margarita	10
Olmeca Gold tequila, lime juice, agave syrup	
Passionfruit Martini	10.5
Vodka, passionfruit	
<i>Make it a porn star (add prosecco shot) 1.5</i>	
Espresso Martini	10.5
Vodka, espresso, sugar syrup	
Spicy Margarita	12.5
818 Blanco, jalapeño Tabasco, lime juice, agave syrup	
Apple & Thyme Swizzle	10
House infused vodka, apple juice, lemon juice, maple	
Old Cuban	10
Dark Rum, sugar, bitters, prosecco, lime, mint	
Smoked old fashioned	11
Bulleit bourbon, sugar syrup, bitters, smoked	
Jungle Bird	10.5
Kraken rum, Campari, lime, sugar syrup, pineapple juice	
Bloody Mary	10.5
Vodka & house Bloody Mary mix	

SPRITZ

Aperol Spritz	10
<i>Aperol, prosecco, soda</i>	
Pink Hugo Spritz	10
<i>Lillet Rosé, Fever-Tree elderflower tonic, mint, lemon</i>	
Rhubarb & Raspberry Spritz	10
<i>Malfy Rosa gin, Fever-Tree rhubarb & raspberry tonic, prosecco, grapefruit</i>	
Italian Blood Orange Spritz	10
<i>Aperol, Cointreau, FT blood orange soda</i>	

NO & LOW

Cos-NO-Politan	8
<i>Everleaf Mountain, cranberry juice, lime, sugar</i>	
Margarita 0%	8
<i>Pentire Adrift, lime juice, agave</i>	
Coastal Spritz 0%	8
<i>Pentire Coastal Spritz, Fevertree Light tonic</i>	
Paloma 0%	8
<i>Everleaf Marine, pink grapefruit juice, lime juice</i>	
Cordino 1965 Aperitivo	8
<i>Cordino, orange wedge, served over ice</i>	

Shooters

Baby Guinness	5
<i>Kahlua, Baileys</i>	
Lemon Drop	5
<i>Absolut Citron, sweet lemon wedge</i>	
Crouching tiger	5
<i>Plmeca tequila, Kwai Feh Lychee Liqueur</i>	

White

HALF BOTTLES

Muscadet Granace, Pierre Luneau-Papin	24.5
<i>Loire, France (org/v)</i>	

Chablis, Gérard Tremblay	29.5
<i>Burgundy, France</i>	

175ml / Bottle

El Velero Verdejo	6.25 / 25.5
<i>Spain</i>	

Chardonnay, Mappinga Hills	7.5 / 31.5
<i>Adelaide Hills, Australia (org*/v)</i>	

AWAKE Bianco, The Wine Love	31
<i>Rioja, Spain (org*/v)</i>	

BIB Sauvignon Blanc, Domaine Guy Allion	7.8 / 32
<i>Loire, France - BOTTLE SERVED IN A CARAFE</i>	

Picpoul de Pinet, Chateau de la Mirande	8.2 / 35
<i>Languedoc, France (v)</i>	

Pinot Grigio "Trefili", Cantina Volpi	33.5
<i>Lombardia, Italy (v)</i>	

Sauvignon Blanc, Ruakana	39.5
<i>Marlborough, New Zealand (org*/v)</i>	

Gavi di Tassarolo "La Fornace", Cinzia Bergaglio	9.5 / 40
<i>Piemonte, Italy (v)</i>	

El Pinto Palomino, Terroirs Project	8.95 / 34
<i>Andalucia, Spain (v)</i>	

Albariño, Abadia de San Campio	38
<i>Rias Baixas, Spain</i>	

Mâcon Chardonnay, Les Cadoles <i>Burgundy, France (org*/v)</i>	42
Mielie Green Chenin, Testalonga Wines <i>Swartland, South Africa (org*/v)</i>	40
Pouilly-Fumé "Roche Blanche", Domaine Laporte <i>Loire, France (v)</i>	52
Chablis 1er Cru "Montmain", Gérard Tremblay <i>Burgundy, France (v)</i>	62
Meursault, Jean Javillier <i>Burgundy, France</i>	86

Skin Contact - Orange

	125ml / Bottle
"Salamandre" Orange, Chateau Saint-Cyrgues <i>Rhône, France (org*/unfiltered/v)</i>	6.8 / 36

"Salamandre" highlights Rhône terroir with a skin-contact style, offering juicy stone fruit, dried herbs, and a hint of orange zest — ideal for adventurous palates.

Schlehe Amber BIO, MA Arndorfer Mitges <i>Kampala, Austria. (org*/unfiltered/v)</i>	7.8 / 40.5
--	------------

A rich deep amber colour, with ripe golden plums, apricot and sloe notes on the nose, a soft velvety texture, gentle lees spice, and a long, warm finish with husky fruit character.

Red

HALF BOTTLES

Brouilly, Domaine Cret des Garanches	24.5
<i>Beaujolais, France (v)</i>	
Lussac Saint-Emilion, Château La Claymore	29.5
<i>Bordeaux, France (v)</i>	
	175ml / Bottle
Bosq Carignan	6.25 / 25.5
<i>Vin de France</i>	
`Les Galets` Syrah Grenache, Vignerons d'Estezargues	7.2 / 30
<i>Rhone, France (org/v) CHILLED - BOTTLE SERVED IN A CARAFE</i>	
Tempranillo 'Caminante', Vina Albergada	6.7 / 27.5
<i>Alavesa, Spain (v)</i>	
Pinot Noir, La Boussole	8.2 / 34
<i>Languedoc, France (v)</i>	
La Cueva Pais Cabernet	6.9 / 28.5
<i>Colchagua, Chile</i>	
Salice Salentino Riserva, Marchese di Borgosole	8.4 / 35
<i>Puglia, Italy (v)</i>	
Le Benjamin Bordeaux BIO	9.2 / 39.5
<i>Lalande-de-Pomerol, France (org/v)</i>	
Alfaro Rioja Crianza, Vinos Heraclio	8.9 / 37
<i>North-East Spain (org*/v)</i>	
Malbec Ballena del Sur, Sebastian Zuccardi	9.1 / 38.5
<i>Mendoza, Argentina (org*/v)</i>	

Mesdi Nebbiolo, 460 Casina Bric <i>Piemonte, Italy (org/v)</i>	40
Ribera del Duero "Vera Vides", Magna Vides <i>Old Castile, Spain (org*/v)</i>	42.5
Baby Bandito Carignan Follow Your Dreams <i>Swartland, SA (org*/v)</i>	44
Estate Pinot Noir Organic, Clos Henri <i>Marlborough, New Zealand (org/v)</i>	46
Barolo di Serralunga DOCG, Principiano Ferdinando <i>Piemonte, Italy (org*/v)</i>	68
Château Paveil de Luze, Margaux <i>Bordeaux, France (v)</i>	72

Rosé

175ml / Bottle

Cinsault Rosé, Granfort <i>Pays d'Oc France</i>	6.4 / 26.5
Pinot Grigio Rosato, Cantina Rosa Bianca <i>Veneto, Italy (v)</i>	7.5 / 29.5
Réserve de Gassac Rosé, Pays de l'Hérault <i>Languedoc, France</i>	7.8 / 32
Château d'Ollières, Provence Rosé <i>Provence, France</i>	41

Sparkling / Champagne

125ml / Bottle

Cava 'Brut Nature', Pago de Tharsys 7.5 / 33.5
Levant, Spain

Prosecco, Galanti 7.7 / 35
Veneto, Italy

Crémant de Loire, Paul Buisse NV 45
Loire, France

Baron de Villeboerg Champagne Brut NV 11 / 60
Ville sur Arce, France

Veuve Clicquot, Yellow Label Brut NV 95
Champagne, France

Laurent-Perrier, Cuvée Rosé 110
Tour-sur-Marnes, France

Sweet / Fortified

75ml / 375ml

Monbazillac 'Jour de Fruit' 6.5 / 32
Domaine de l'Ancienne Cure, SW France (org/v)

Luscious stone fruit and candied apricot with honey and floral notes; rich, sweet, and creamy on the palate, balanced by fresh acidity.

Dow's Ruby port 75ml 6
Porto, Portugal

Vibrant and full-bodied, showing rich cherry and blackberry flavours balanced by gentle tannins and a velvety finish.

Pedro Ximenez Sherry 75ml 7.6
Emilio Hidalgo, Jerez, Spain

A deep, concentrated sweet wine with syrupy richness, balanced by freshness, showing flavours of raisins, molasses, toasted nuts, dark chocolate, and a long, refined finish.



INTRODUCTION

Contract Introduction:

Thank you for booking your event with The Victoria Stakes. Please read our terms and conditions below and if you are in agreement, sign this document and return to me via email, scan or post. It is mutually agreed that the following terms and conditions form an integral part of this contract and that no variation or modification of this contract shall be effective unless accepted in writing by The Victoria Stakes.

CLIENT DETAILS

Client name	TEST TEST
Company	
Email	events@victoriastakes.co.uk
Phone	
Address	

BOOKING DETAILS

Date	
Venue	The Victoria Stakes
Booking Reference	DMN-16934587852
Number of Guests	

TIMINGS

Start Time	
Finish Time	Close

MINIMUM SPEND - £

DEPOSIT - £

EVENT SPACE -

SECURITY - £

PA SYSTEM - £

LATE LICENCE - £

TERMS & CONDITIONS

1. Bookings

All bookings are considered provisional until the deposit is received.

Confirmation is only valid once the deposit and signed agreement have been submitted.

We reserve the right to release your booking if the deposit is not received within 24 hours of notice.

2. Deposits

Deposits are non-refundable if cancellation occurs within 30 days of the event.

Cancellations with over 30 days’ notice may transfer the deposit to a new date, subject to availability.

Date changes within 30 days of the original date will incur a £250 administration fee.

3. Final Payment

Full payment for all pre-orders is required no later than 72 hours before the event.

Failure to pay on time may result in cancellation and loss of deposit.

Menu pricing is subject to seasonal updates.

4. Conduct & Safety

Unacceptable behaviour including abuse, threats, or illegal activity will result in removal from the premises.

Smoking is prohibited inside and in the yard.

Children must remain under adult supervision.

No alcohol will be served to anyone under 18.

Fire exits are located at the front door and upper restaurant. The assembly point is on the main road.

5. Entertainment & Noise

All entertainment must be approved by management in advance.

Live music is not permitted in the yard.

Music in the yard must end by 22:45 and remain under 65 dB.

Music in the dining room must end by 23:30 and remain under 75 dB.

No fireworks, sparklers, or Chinese lanterns are permitted.

6. Decorations & Cleanup

All decorations and belongings must be removed at the end of the event, unless agreed otherwise.

Only pre-approved decorations are permitted.

Confetti is not allowed indoors unless approved—if used, a £150 cleaning fee will apply.

Unapproved use of confetti will result in a £200 charge.

7. Pre-Orders

Events with 15 or more guests require menu pre-orders 14 days in advance.

Events with 20+ guests will use a fixed 2/2/2 menu (2 starters, 2 mains, 2 desserts).

Allergies and dietary needs must be disclosed when booking.

8. Damage Cover

Any damage sustained by your party during the event will be assessed after the booking. Repair or replacement costs will be invoiced directly to the booking party. Victoria Stakes will not cover any damages caused by guests or third parties associated with your event.

9. Agreement

By paying the deposit, you agree to all terms and conditions stated above.

SIGNED BY CUSTOMER:
PRINT NAME:
DATE:

SIGNED BY VENUE:
PRINT NAME:
DATE:

On 1 Aug 2025, at 15:24, Oonagh Shiel

<[REDACTED]><mailto:[REDACTED]>

> wrote:

Dear Birke and Lewis,

Thank you for your reply. I remain concerned about the ongoing issues at the Victoria Stakes and feel it's important to continue documenting them in the hope they can be resolved collaboratively.

I was disappointed to learn that no records were kept of decibel levels during the events held in the pub yard on 5 July and 26 July. These were large events - a celebration of life and a wedding - that resulted in significant disruption to neighbouring properties. I have recordings from those evenings, as well as from 18 July (when the fire escape doors were left open during an event), showing sound levels that at times reached into the 90s and even 100s decibels, well in excess of your stated policy of 70 dB(A) LAeq, measured at the boundary of the nearest residential property. This raises concerns about how noise is being monitored or managed in practice.

I would appreciate clarification on what noise monitoring procedures were in place during these events and how you ensure compliance with your stated limits when no recordings are kept.

I would like to reiterate the persistent overnight noise caused by mechanical equipment, the extractor fan or similar. This equipment cycles on and off throughout the night, producing a loud whirring sound when active and a disruptive shunting noise as it starts up and shuts down. This pattern has persisted and was previously raised (to Jake Reynolds) by a neighbour who was told that the extractor fan will be serviced in early August.

Here is a detailed log from today (Friday, 1 August):

- * 12:02am-12:04am: On/off
- * 12:12am-12:14am: On/off
- * 1:57am: On
- * 3:32am-3:34am: On/off
- * 3:43am-3:45am: On/off
- * 3:53am-3:56am: On/off
- * 4:03am-4:05am: On/off
- * 4:13am-4:15am: On/off
- * 4:25am-4:28am: On/off
- * 4:36am-4:38am: On/off

- * 8:12am-8:15am: On/off
- * 8:44am - similar pattern until 10.06am at which time staff appear to have arrived.

As a result of this mechanical noise, I am unable to open my windows at night or in the early mornings or get a full night's sleep which is having a serious impact on my comfort and quality of life.

All of these items have been raised with both current and previous management and relevant documentation has already been shared.

I would be happy to arrange a meeting with Lewis, as suggested, but I believe it would be most productive once these matters have been acknowledged and some practical steps have been outlined. I look forward to hearing from you shortly.

Best regards,

Oonagh Shiel

On Wed, Jul 30, 2025 at 3:13 PM Birke Bassen

<[REDACTED]<mailto:[REDACTED]>> wrote:

Hi Oonagh,

Thank you for your message. I've looked into the points raised and can confirm the following:

1. Unfortunately, we do not have decibel readings recorded for the 5th or 26th of July.
2. The pub's current noise policy is as follows:

- * In the yard area, the decibel limits are:

- * 70 dB(A) LAeq between 12:00pm and 11pm with the music to be turned off by 10.45pm

- * These measurements are taken at the boundary of the nearest residential property.

- * This policy is under regular review.

1. While I cannot confirm the specific statement you referenced, I would like to reassure you that both Lewis and I take all complaints seriously and are committed to maintaining a positive relationship with our neighbours.

Additionally, I can confirm that our extraction fan is always

switched off at night, typically between 9:30pm and 10:00pm, and is not turned back on until after 10:00am when the kitchen team arrives. No one has accessed the building before 8:00am over the past week or so.

We'd very much welcome the opportunity for a fresh start. I suggest arranging a meeting with Lewis (cc'd here) at your earliest convenience to discuss matters further. Please do let us know your availability .

Regards,

[REDACTED]
[REDACTED]

Birke Bassen
Operations Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Oonagh Shiel

<[REDACTED]<mailto:[REDACTED]>>
>

Date: Wednesday 30 July 2025 at 12:52

To: Birke Bassen

<[REDACTED]<mailto:[REDACTED]>>
[REDACTED]>>

Subject: Re: Victoria Stakes

Can you give me a timeframe by which you'll respond Birke?
I am, at this stage, unable to sleep because of the faulty extractor fan going on and off every few minutes. That follows excessive noise from recent, rowdy events in the pub yard or by staff in the pub yard after 11pm and before 8am (loud talking, vaping). This is all affecting my ability to sleep, work, study and have quiet enjoyment of my home.

Best wishes

Oonagh Shiel

On Mon, Jul 28, 2025 at 1:45 PM Birke Bassen

[REDACTED]<mailto:[REDACTED]>
[REDACTED]>> wrote:

Hi Oonagh,

Thank you for your message and for outlining the concerns you have experienced recently.

I note the details you have provided and the points raised, including the screenshots and requests.

Please rest assured that I am reviewing this matter and will follow up shortly once I've had the opportunity to discuss it further with the relevant team, including Jake and the new manager, Lewis.

Regards,

Birke

[REDACTED]
[REDACTED]

Birke Bassen
Operations Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Oonagh Shiel

<[REDACTED]>[mailto:\[REDACTED\]](mailto:[REDACTED])
>

Date: Monday 28 July 2025 at 11:59

To: Birke Bassen

<[REDACTED]>[mailto:\[REDACTED\]](mailto:[REDACTED])
[REDACTED]>>

Subject: Re: Victoria Stakes

Good morning Birke,

I am writing to formally raise a number of ongoing concerns regarding the operation of the Victoria Stakes and the response from its current management team.

I no longer have confidence in the venue's management, specifically in engaging with Jake Reynolds, general manager. He has been unresponsive to me and to at least one other neighbour. He has also provided inaccurate information — for example, stating categorically that

heaters were not operating when they were. Additionally, I received a message from Jake Reynolds on Saturday evening that I found inappropriate and confrontational in tone.

For your and the incoming general manager's attention, I've attached screenshots of these exchanges. These highlight a pattern of disruption including:

- * Excessive noise from the premises at various hours
- * Early-morning construction work
- * Music playing in the yard during early mornings and after 11pm
- * An event on 5 July where guests were allowed to operate their own sound system (Jake Reynolds wrote: "sound system is down so weve had to let them use their own")
- * Electrical equipment operating overnight (including a noisy extractor fan, heaters and electric fan)
- * An event on 18 July during which the fire escape was left open, allowing loud music to carry into neighbouring properties — disrupting a property viewing and prompting a direct approach to the venue (Jake Reynolds was absent; we were told this by the supervisor, Zahrah)
- * Staff noise in the yard after 11pm (as detailed in my message to you on Friday)

A neighbour has informed me that Jake Reynolds advised the extractor fan will be serviced on 4 August. At present, the silencer does not appear to be working.

I am formally requesting the following:

1. Decibel meter readouts for the events on 5 July and 26 July
2. A copy of the pub's policy on decibel levels, including how these are monitored and enforced
3. Clarification of the record or statement indicating that "the music outside has been this loud many times"

I look forward to a meeting with the new manager.

Best wishes and thank you

Oonagh Shiel

On Fri, Jul 25, 2025 at 5:34 PM Birke Bassen

<[REDACTED]><mailto:[REDACTED]>

[REDACTED]>> wrote:

Hi Oonagh,

Thank you for getting in touch.

Yes, Jake will be leaving his role on Monday.
The new manager Lewis is the best point of contact.
Unfortunately, I won't be able to give out his private contact number.

I would be happy to arrange a meeting though if you wanted to voice any matters directly to him?

Thanks,

[REDACTED]
[REDACTED]

Birke Bassen
Operations Manager

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Oonagh Shiel

<[REDACTED]mailto:[REDACTED]>
>

Date: Friday 25 July 2025 at 12:53

To: Birke Bassen

<[REDACTED]<mailto:[REDACTED]>
[REDACTED]>>

Subject: Victoria Stakes

Hi there,

One of my neighbours told me that Jake Reynolds is no longer the General Manager of the Victoria Stakes and they passed along your email address. Are you now the primary contact for the Victoria Stakes?

I've had a bit of correspondence with Jake Reynolds on WhatsApp since the end of March about various matters. Do you have a number I can forward them to?

Best wishes

Oonagh Shiel

On Fri, Aug 1, 2025, 4:01 PM Lewis Johnson

[REDACTED] <mailto:[REDACTED]>

[REDACTED] > wrote:

Hi Oonagh,

Thanks for your email and for continuing to keep us informed. I really appreciate you taking the time to share your concerns in such detail. I've recently joined The Victoria Stakes as Chef Patron, and I'm keen to build a positive relationship with all of our neighbours from the outset.

I'm really sorry to hear how disruptive the events on 5 and

26 July were. They were larger events, and I completely understand your frustration, especially with the noise levels reaching those levels.

I understand your concern about the lack of decibel recordings on those dates. These events were arranged before my time here, but moving forward Birke and myself have put a formal system in place to monitor and log sound levels consistently. Five readings each day at 12pm, 5pm, 7pm, 9pm and 10:45pm will be recorded.

Please find attached a copy of our recording log for your reference.

I've also reminded the team to keep the fire escape doors closed during events unless they're being used for access or emergencies. It's something we'll keep reinforcing with staff.

As for the mechanical noise overnight - at the moment, we're honestly not sure where this is coming from. Our extraction system has been turned off and removed for the past week, and no equipment is left running when we're closed. It's possible the noise might be coming from elsewhere in the area, but we're going to keep monitoring things on our end to rule out anything we might be missing.

I'd still be happy to meet once we've made a bit more progress and have something concrete to show. Totally understand wanting to wait until that point. In the meantime, if anything else crops up or if you notice something specific, please feel free to reach out to me at anytime.

Thanks again for your time, looking forward to finding a way forward that works for everyone.

Kindest Regards,

Lewis Johnson

Chef Patron

Victoria Stakes

[REDACTED]

[REDACTED]

On 1 Aug 2025, at 23:59, Oonagh Shiel

████████████████████ wrote:

Quick question, when will the set up for the event tomorrow be finished? Lights on, raised voices and vaping in the yard plus very loud crashing and banging, metal chairs scraping on the floors and into each other by the sounds of things. Has been going on for hours. Music audible too. And the machinery is switching on and off.

Photos attached.

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On Sat, Aug 2, 2025 at 11:25 AM Lewis Johnson

<[REDACTED]> wrote:

Good morning Oonagh,

The yard was being set up for the wedding but this was completed before 11pm.

There is a strict no-smoking policy in the yard, so I will investigate who was vaping after hours.

As for the noise, I'm currently unsure who was responsible, but I will look into it further.

I'd really like to meet with you to discuss these matters in person so we can resolve them quickly and clearly. Please let me know a time that works well for you.

Best regards,
Lewis Johnson

Chef Patron
Victoria Stakes
[REDACTED]
[REDACTED]

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On 2 Aug 2025, at 13:18, Lewis Johnson [REDACTED] wrote:

Dear Oonagh,

I left the pub at 11:45pm last night, and at that time, the yard was clear.

The only possible explanation I can suggest is that the KP was taking rubbish out to the front of the pub.

As mentioned previously, I will be on-site all day to monitor all aspects of your concerns and will document my findings accordingly.

We have implemented the new recorded tracking sheets with the team today.

Please be advised that we have a large wedding taking place in the yard during the day, with dining room bookings this evening. We will continue to monitor the situation throughout.

As stated earlier, I remain available throughout the day should you wish to discuss these matters in person or seek clarification.

Kind regards,

Lewis Johnson

Chef Patron

Victoria Stakes
[REDACTED]
[REDACTED]

On 2 Aug 2025, at 11:36, Oonagh Shiel [REDACTED] wrote:

With respect Lewis, the set up was not complete before 11pm. That's why I emailed you at 11.56pm asking when it would be finished. The same thing happened last Friday night.

Best wishes

Oonagh Shiel

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On Sat, Aug 2, 2025 at 11:50 PM Lewis Johnson <[REDACTED]> wrote:

Dear Oonagh,

Please find attached our meter readings for the day.

The yard was closed from 10:00pm for cleaning and set-up, with lights off by 23:15. I also ensured the kitchen door was closed early.

Live music was brought to an end at 23:30, and all remaining music was turned off at 23:42.

I hope these steps reflect my commitment to addressing the concerns you've raised and to maintaining a respectful environment for all.

Kindest regards, Lewis

Lewis Johnson

Chef Patron Victoria Stakes
[REDACTED]

Yard.

Noise Decibel Log Sheet

Name: Magdalena Date: 02-08-25

Time	Decibel Reading (dB)	Location / Notes
12:00 PM	53	Piano
5:00 PM	48	Piano
7:00 PM	68	Piano
9:00 PM	54	Piano
10:45 PM	51	Piano

23:15 PM

55

Piano 3-

Signature: MagdalenaManager Signature: Johnson

Dining Room

Noise Decibel Log Sheet

Name: Magdalena Date: 02-08-25

Time	Decibel Reading (dB)	Location / Notes
12:00 PM	55	FIRE EXIT
5:00 PM	58	KITCHEN EXIT
7:00 PM	65	FIRE EXIT
9:00 PM	61	FIRE EXIT
10:45 PM	59	FIRE EXIT
23:30 PM	63	FIRE EXIT

Signature: Magda

Manager Signature: John

Name: _____ Date: _____

Time: _____

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From: Oonagh Shiel <[REDACTED]>
Sent: 03 August 2025 20:39
To: Lewis Johnson
Cc: Birke Bassen
Subject: Re: Victoria Stakes

Noted. Out of interest, could you let me know what noise monitoring equipment you're using?

The music playing in the covered dining area today has been extremely loud for several hours. It's clearly audible inside my home even with windows closed, along with raised voices from your staff. This is disrupting the quiet enjoyment of my property.

Oonagh Shiel

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EXHIBIT LJ8

From: Oonagh Shiel [REDACTED]
Sent: 04 August 2025 22:56
To: Birke Bassen; Lewis Johnson
Subject: Construction work at 10.20pm.

Very loud drilling, hammering and crashing around near the extractor fan/ back of pub. Seems to be two men working. They said the restaurant booked the job for 10pm.

From: Oonagh Shiel <[REDACTED]>
Sent: 04 August 2025 10:37
To: Lewis Johnson; Birke Bassen
Subject: Construction noise - covered dining area (Monday, 4 August 2025)

Hi Lewis and Birke,

I've noticed there's construction work happening again in the covered dining area. Could you please let me know what exactly is being done, how long it's expected to go on for and what the working hours are meant to be?

The noise this morning has been particularly disruptive. As I've raised before to Victoria Stakes management - Jake Reynolds and Stephen Kidd - I work from home and this kind of disturbance makes it very difficult to hold meetings or concentrate. This is now one of several occasions where early or daytime activity has had a serious impact on my ability to work and feel comfortable in my own home.

I'd appreciate a response with some clarity on what's planned and when it's due to end.

Oonagh Shiel

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On Tue, Aug 5, 2025 at 1:31 PM Lewis Johnson <[REDACTED]> wrote:

Dear Oonagh and Caitlin,

I hope you're both well.

The noise last night that was kept to a minimum, was due to essential extraction cleaning and repairs, carried out specifically to address the fan noise you've raised concerns about.

The scaffolding and work above the pub are part of necessary renovations designed to improve and streamline operations going forward.

Given the ongoing nature of these concerns, it's important that we meet in person at the pub to discuss them properly and ensure we are aligned moving forward. Please let me know a suitable time from tomorrow onwards.

I've only been with the company for 14 days and have inherited a number of unresolved issues, but I'm fully committed to dealing with them swiftly and transparently.

I look forward to confirming a time to meet.

Best regards,

Lewis Johnson

Chef Patron

Victoria Stakes
[REDACTED]
[REDACTED]

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On 16 Aug 2025, at 14:54, Oonagh Shiel <[REDACTED]> wrote:

Hi Birke, Lewis,

Can you please advise how long this afternoon's preparation will take? It's already been two hours of sustained loud noise, including loud talking and shouting, microphone use, piano use and the dragging of metal chairs across the stone floor.

This kind of disruption has become a regular occurrence and is having a serious impact on my ability to work and live in my own home. It's unacceptable that residents are repeatedly subjected to this level of noise in addition to the ongoing extractor fan disruption, lights being left on all night and the cleaner's loud vacuuming and habit of bashing into metal chairs and the wooden fence that is beside my home in the early morning hours.

I would appreciate it if you could remind your staff that this is a residential area and that people live and work here full time. Noise levels need to be kept to a minimum at all times, not just during official event hours.

Thank you,

Oonagh Shiel

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From: Oonagh Shiel [REDACTED]
Sent: 16 August 2025 16:46
To: Lewis Johnson
Cc: Birke Bassen
Subject: Re: Noise levels - covered dining area

Hi Lewis,

The level of noise this afternoon, including microphone testing, shouting and music, has made it very difficult to work from home. As the resident living closest to the covered dining area, I am particularly affected and it's becoming a regular problem that impacts my daily life. I understand you need to run your business, but this level of disruption is not reasonable for those living nearby.

I'd prefer to keep our communication in writing so there's a clear record of the issues and steps being taken. Noise, lights and equipment should be managed responsibly outside operating hours, and I'll continue to keep a record of any disturbances.

Thank you for your understanding.

Oonagh Shiel

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On Sat, Aug 16, 2025 at 3:21 PM Lewis Johnson [REDACTED] > wrote:

Dear Oonagh,

During normal operating hours, we are fully entitled to set up and prepare the outside area for events. We did not set up last night due to respecting your hours of rest.

Today, this includes microphone testing for speeches and a live band upstairs, which is necessary to ensure a smooth service for our guests.

I have already taken steps to minimise disruption, including closing the yard earlier than advertised over the past few weeks and I will remind staff to monitor lights and noise. Today, the yard will remain open until 11pm for the wedding, in line with advertised operating hours.

As previously mentioned, email is not the most effective way to manage ongoing concerns quickly. I am available to meet in person at any time today to discuss a practical approach to balancing residential living with our operations. I can arrange a witness to record our meeting for your records as know this is a concern for yours.

Next week, I will be moving into the flat next to the pub to personally monitor and manage the areas of concern you have raised. I have also spoken with close neighbours, none of whom have reported any disruption, which suggests that the measures we are taking are reasonable and effective.

Thank you for your understanding.

Kind regards,

Lewis

Lewis Johnson

Chef Patron

Victoria Stakes
[REDACTED]
[REDACTED]

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On Wed, Sep 3, 2025, 4:32 PM Lewis Johnson [REDACTED] wrote:

Dear Oonagh,

I hope this message finds you well.

I'm writing to let you know that we have two events scheduled for next week that will be operating under a late licence. As a result, the yard will remain open until 12:45am on both **Friday and Saturday** evenings.

I wanted to give you advance notice to ensure you're aware of the extended hours, and to reassure you that we'll be taking all the necessary steps to manage noise levels and ensure everything runs smoothly and respectfully for our neighbours.

If you have any questions or concerns, please don't hesitate to get in touch.

Kindest regards,
Lewis

Lewis Johnson

Chef Patron

Victoria Stakes
[REDACTED]
[REDACTED]

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From: Oonagh Shiel <[REDACTED]>
Sent: 05 September 2025 20:55:06
To: Lewis Johnson; Craig Bellringer
Subject: Re: Late Licence Notification for Next Week

Noted.

The noise levels in the yard are excessive this evening. I am able to Shazam the music inside my home. Every single room. This has gone on for hours. I'm recording decibel levels in the 90s.

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On Sat, Sep 6, 2025, 2:57 PM Lewis Johnson <[REDACTED]> wrote:
Hi Oonagh

THank you for your understanding.

I am back from leave today and reviewed the decibel recordings of 70.

I am here for all the events moving forward over the next few weeks and will be keeping a firm eye.

Kindest,
Lewis

Lewis Johnson

Chef Patron
Victoria Stakes
[REDACTED]
[REDACTED]

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From: Oonagh Shiel <[REDACTED]>
Sent: 06 September 2025 16:28
To: Lewis Johnson
Cc: Craig Bellringer
Subject: Noise Disturbance – Victoria Stakes, 5 September 2025

Hi Lewis,

Thank you for your note. The noise last night was extremely disruptive. I recorded levels over 90 decibels, and I could identify tracks from inside my home with all the windows closed. This continued for several hours, affecting every room and leaving me unable to work or relax. The ongoing noise issues are causing significant disruption to me and my family.

After several attempts to speak to someone at the pub, I spoke with Tonya. She confirmed that the party organisers were controlling the music last night. I invited her to my side of the fence to observe the noise levels; she then said she would ask the organisers to turn it down. This does not appear to show that noise levels were being actively monitored or controlled.

You mentioned you will be “keeping a firm eye” on events over the coming weeks. Please confirm what specific steps will be put in place to prevent any further noise disruption.

As advised by the Council, I have submitted evidence of the disturbance yesterday.

Oonagh Shiel

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From: Oonagh Shiel [REDACTED]
Sent: 24 September 2025 08:30
To: Lewis Johnson
Cc: Birke Bassen
Subject: Re: Lights left on after closing time in covered dining area - 12.15am Wednesday 24 September

They're still on, please see photo below. This is the second time this week they've been left on, after closing time. On Monday night they were on until 11.45pm. I called the pub at 11.35pm and told Jan (correct name / spelling?) that there was music playing and the yard was fully lit up.



Best

Oonagh Shiel.

On Wed, Sep 24, 2025 at 8:18 AM Lewis Johnson [REDACTED] > wrote:
Good morning Oonagh

I am on my way back from Cornwall and will address with staff as soon as I return.

Apologies for this from my end.

Kindest,
Lewis

Lewis Johnson

Chef Patron
Victoria Stakes
[REDACTED]

[REDACTED]

On 24 Sep 2025, at 00:20, Oonagh Shiel <[REDACTED]> wrote:

Good morning

The lights are on in the yard, flooding my property with light and preventing sleep. No answer when i called the pub.

Can you please turn off the lights?

Thank you

Oonagh Shiel

On Sat, Oct 11, 2025 at 12:03 PM Lewis Johnson <[REDACTED]> wrote:

Good morning Oonagh,

Birke no longer works for the company, so there's no need to include her in our email thread.

The speeches yesterday began around 18:30 and lasted approximately 30 minutes. We carried out a decibel check and confirmed that the sound levels did not exceed 70 decibels.

So you're aware, we have another function in the yard today starting from 6pm.

Once again, I would embrace the opportunity to sit down properly and resolve any outstanding issues before we move into a very busy Christmas period.

I have attached my recording sheet from yesterday which was filled out personally.

Kindest regards,

Lewis

Lewis Johnson

Chef Patron

Victoria Stakes
[REDACTED]
[REDACTED]

On 10 Oct 2025, at 19:34, Oonagh Shiel <[REDACTED]> wrote:

Hi there,

I've attached a recording of what I have been hearing inside my home with all doors and windows closed. It's clear that I can hear every single word from the amplified speech, which should not be the case. The noise levels are, once again, excessive. I have a child in the house and the content of these speeches every week are not suitable for a young girl. .

Oonagh Shiel

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From: Oonagh Shiel <[REDACTED]>

Sent: 17 October 2025 13:17

To: Lewis Johnson

Subject: Re: noise from covered dining area

Hi Lewis,

Thank you for your reply and apologies for the delay in getting back to you. Positioning the microphone at the other side of the covered dining area made a significant - and welcome - difference last Saturday evening. Happy to meet to discuss. Please let me know when you are free.

Best wishes

Oonagh

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From: Lewis Johnson

Sent: 05 November 2025 09:14

To: Oonagh Shiel

Subject: Re: Lights on in the covered dining area 11.50pm Tuesday, 4 November 2025

Good morning Oonagh,

Apologies for this. I am out of the country but I have informed the team.

Kindest,

Lewis

Lewis & Armelle

Chef Patron & Assistant General Manager

Victoria Stakes
[REDACTED]
[REDACTED]

On 4 Nov 2025, at 23:52, Oonagh Shiel [REDACTED] wrote:

Hi Lewis,

The lights are on in the covered dining area. They're flooding into two floors of my home and making sleep difficult.

Could you please turn off the lights in the yard?

Thank you

Oonagh Shiel.

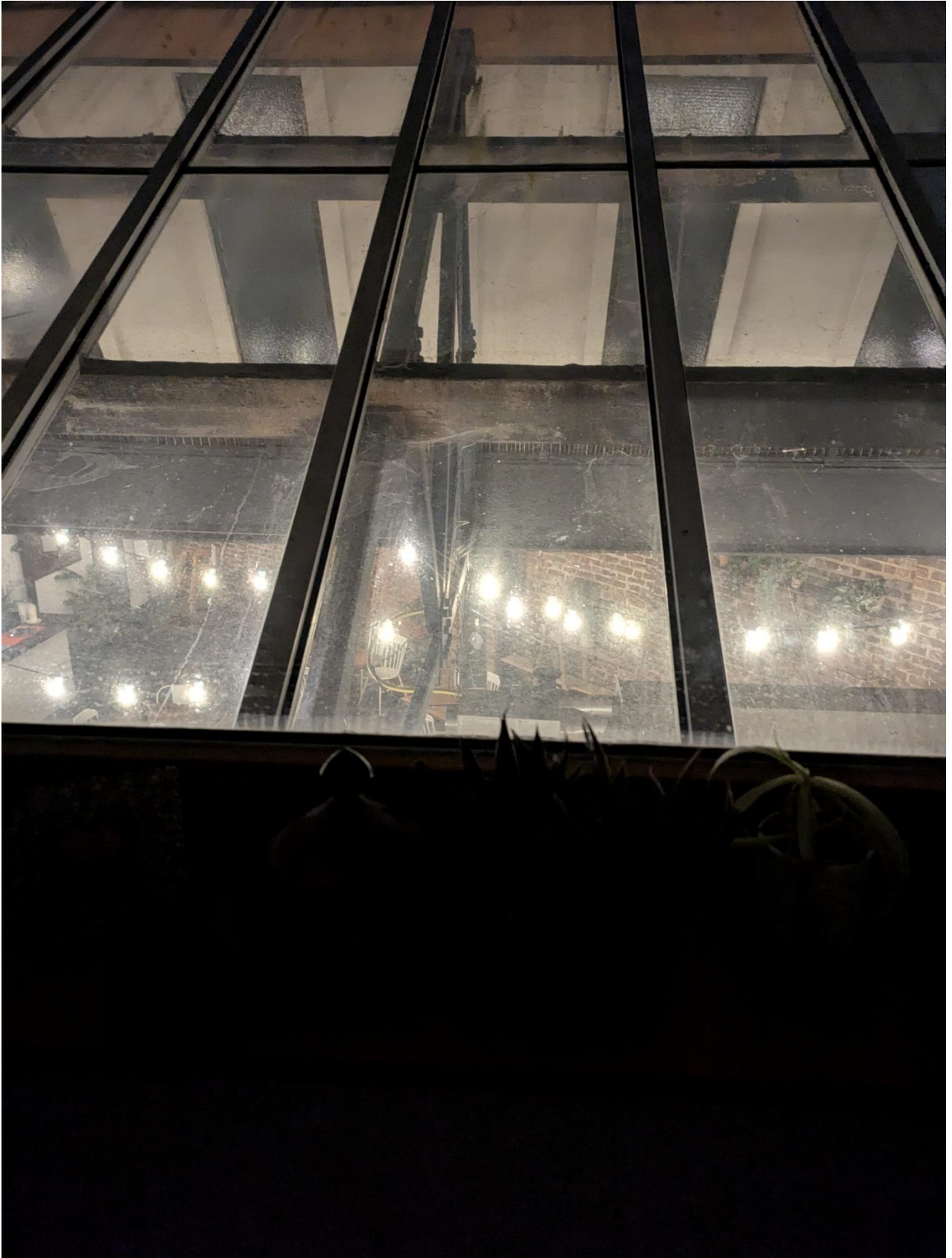


EXHIBIT LJ21

From: Oonagh Shiel <[REDACTED]>
Sent: 14 November 2025 08:20
To: Lewis Johnson
Subject: Did you have an intruder in the pub yard this morning?

Hi Lewis,

My daughter was leaving the house for school at 8.14am and a man climbed over the fence from the pub side (closer to 1B and 1C house) and walked off down the lane. There was a small blue van parked outside the pub. Don't know if this was expected behaviour from a delivery driver or other but I thought I should let you know.

Best

Oonagh

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Before the London Borough of Haringey's
Licensing Sub-Committee

Victoria Stakes
1 Muswell Hill, London N10 3TH

1st WITNESS STATEMENT OF JAMES WATSON
ON BEHALF OF PREMISES LICENCE HOLDER

1. I am the Finance Director of Premium Pubs 1 Ltd ("Premium"), the premises licence holder of The Victoria Stakes, 1 Muswell Hill, London N10 3TH (the "Premises"). Premium is principally owned by myself, my business partner Mr Peter McDonald and Mr Lewis Johnson. Mr McDonald would usually provide a witness statement as the Designated Premises Supervisor as well but, due to hospital commitments, he is unable to attend the licensing sub-committee hearing. I have read the review application of Ms Oonagh Shiel (the "Applicant"). Rather than repeat the observations in the witness statement of Lewis Johnson or the written submissions, this statement focuses upon the financial implications of adopting the entirety of the Applicant's requests.
2. The steps already carried out by Lewis Johnson and the further conditions proffered will have a financial impact on the business (as will, of course, the legal and professional fees incurred). That said, they are expenses which the business can (hopefully) absorb whilst staying solvent. As explained in the written submissions, it is financially crucial is to preserve the ability to have private functions in the backyard and first floor room in essentially the same form. This income makes up around a third of the total income of the business. The impact of cutting the hours of the backyard is more difficult to assess, but I would estimate that, even having to close an hour earlier would reduce turnover by £100,000 per annum, and at a time when the site is not current profit-making, this would be devastating.
3. In my opinion, Lewis Johnson and his staff have behaved in a professional manner and have done what they can to address the Applicant's concerns given that attempts to engage

further, until very recently, have been rebuffed. It is accepted that there have been occasional oversights, for example lights being left on, but given that the Applicant lives check-by-jowl to a pub which has existed for well over a hundred years I consider that any disturbance has been kept to a minimum.

4. I note that Lewis Johnson made numerous attempts to speak with the Applicant in person over the past few months before the review application was made. Had such a meeting, or meetings, taken place I believe that many of the Applicant's concerns could have been addressed and this review potentially avoided. That said, I am pleased that a Teams meeting took place just after Christmas between the Applicant, Councillor Brennan, our solicitor and Lewis Johnson. I look forward to seeing her comments on the proposed measures to be taken. Some of the requests made (for example boundary security improvements and fencing) potentially benefit both parties but are difficult discussions to have before a licensing sub-committee which has not necessarily been to the site and must make decisions in a legally enforceable way. For example, a condition cannot be added to the premises licence simply saying: 'boundary security improvements to be made' or 'fencing to be erected'.
5. I will be attending the hearing on 15 January 2026 to further assist the sub-committee.

STATEMENT OF TRUTH

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed:



James Watson

Dated: 05/01/26

Before the London Borough of Haringey's
Licensing Sub-Committee

Victoria Stakes
1 Muswell Hill, London N10 3TH

1st WITNESS STATEMENT OF LEWIS JOHNSON
ON BEHALF OF THE PREMISES LICENCE HOLDER

1. I am the Chef Patron of Victoria Stakes, 1 Muswell Hill, London N10 3TH (the "Premises"). I have been in post since 14 July 2025. I am a chef by profession having worked in numerous hotels and restaurants, including those recognised by the Michelin Guide. I make this statement in relation my interactions with Ms Oonagh Shiel (the "Applicant") up until the review application was made.

Correspondence with the Applicant

2. When taking the post I was advised by Ms Birke Bassen, the outgoing Operations Manager of Premium Pubs 1 Ltd (the premises licence holder) of ongoing sensitivities with the Applicant. After discussing the ongoing complaints with her and reading emails from the Applicant I could see that there were concerns, predominantly in respect of:
 - construction work;
 - music playing in the backyard;
 - loud events;
 - electrical equipment operating overnight;
 - a fire escape door being left open; and
 - staff noise in the yard after 23.00hrs.

Attached at **exhibit LJ1** is a copy of the correspondence I have seen between Ms Bassen and the Applicant prior to my arrival.

3. I could see that several of the issues raised could be irritants but ones which could easily be overcome with staff training and greater oversight. Anxious to build a positive relationship with the Applicant, I emailed her on 1 August 2025 (see **exhibit LJ2**) to introduce myself and explain that:
 - Noise levels in the backyard were to be recorded five times a day (midday, 17.00hrs, 19.00hrs, 21.00hrs and 22.45hrs).
 - Staff had been reminded to keep the fire escape doors closed during events.
 - The source of overnight noise was being investigated as the Premises had no equipment running when closed.
4. The same day the Applicant emailed me (see **exhibit LJ3**) just before midnight asking when set up for an event the following day would be finished. She complained about lights being on, noise from chairs being scraped along the ground, audible music and vaping. I responded the following morning (see **exhibit LJ4**) explaining that the setup had been completed before 23.00hrs, that I would investigate the allegation of vaping (as the backyard had a no-smoking policy) and the noise concerns. I specifically asked to have a face-to-face meeting at the Applicant's convenience as, from experience, I have found it far more beneficial to discuss problems face-to-face, rather than via email.
5. Rather than providing times for a meeting, the Applicant responded to say that the set-up was not complete by 23.00hrs and still ongoing at 23.56hrs. I replied a couple of hours later (see **exhibit LJ5**) to say that I had left the Premises at 23.45hrs and, at that time, the backyard was clear. The only explanation I could think of was the rubbish being taken out at the front of the Premises. I repeated the commitment to monitor sound levels and advised that there was a wedding in the backyard during the day with the upstairs dining room being used by the wedding party in the evening. Again, I reiterated my availability to speak in person. That night I emailed the Applicant the meter readings for the day (see **exhibit LJ6**) and explained that:
 - The backyard was closed from 22.00hrs to guests.

- The lights of the backyard were switched off by 23.15hrs.
 - The kitchen door was closed early.
 - Live music inside ceased at 23.30hrs.
 - All remaining music was turned off at 23.42hrs.
6. The Applicant responded the following evening (see **exhibit LJ7**) asking what noise monitoring equipment was being used because, in her opinion, the music playing in the backyard was 'extremely loud'.
7. On 4 August 2025 both in the morning and evening, the Applicant emailed me (see **exhibit LJ8**) to complain about construction work. Replying the following morning and including Ms Catlin Galster (another resident who had emailed me) (see **exhibit LJ9**) I explained that the works were specifically to address the fan/extraction noise. By this stage I was becoming increasingly concerned that I had still not met the Applicant in person and that, only two weeks into the job, I had insufficient time to address all the issues raised. Again, I asked to meet the Applicant in person (also see **exhibit LJ9**). There was no reply to this request.
8. The next contact from the Applicant was almost two weeks later. On 16 August 2025 she emailed me (see **exhibit LJ10**) to complain about microphone testing, shouting and music, explaining that it was difficult to work from home. She also explained that she preferred to keep communicating in writing (see **exhibit LJ11**). I found this frustrating and replied that preparation for an outside event had been done in the afternoon to avoid any sleep disruption with microphone testing outside for speeches and a live band playing in the upstairs room (see **exhibit LJ12**). I repeated the steps that I had already taken, namely closing the backyard sooner than advertised and reminding staff to minimise disruption and noise. My fear was that, without a meeting, there was nothing I could do to satisfy her concerns. I again asked if we could meet and I offered to bring a witness to make notes. I explained that I was going to be moving into the flat next to the Premises to personally monitor and manage the areas of concern.
9. I had no response from the Applicant to my email of 16 August 2025. On 3 September 2025 (see **exhibit LJ13**) I emailed the Applicant to explain that the Premises would be using a Temporary Event Notice ('TEN') and hence the backyard was going to remain open until 00.45hrs on the Friday and Saturday evening. This was a miscommunication on my part as I was unaware the TEN was for inside the Premises only, so guests were moved inside by

23:00hrs. Two days later she replied (see **exhibit LJ14**) saying that the noise levels were excessive and that she was recorded decibel levels in the 90s. I replied the following day (see **exhibit LJ15**) saying that I had reviewed the decibel levels which were recorded at 70. These recordings were taken at the front of the Applicant's property with our decibel monitor. Her response was that she had recorded levels over 90 decibels and that she had spoken with a member of staff called Tonya who had confirmed that the party organisers were controlling the music and that she had asked the organisers to turn the music down (see **exhibit LJ16**). The Applicant asked me to confirm what steps I was putting in place to prevent any further noise disruption. From this point onwards we made bookings aware they would need to connect their playlist through the Premises' Spotify account and hence they now have no control over the volume as this could only be done from inside the Premises on our reservations tablet.

10. During the early hours on 24 September 2025 (see **exhibit LJ17**) the Applicant contacted me to say that lights in the backyard had been kept on and flooding her property with light preventing her from sleeping. I did not see the email until the following morning because I had been away in Cornwall, but I apologised and explained that I would address with staff on my return. Twelve minutes later she replied saying that the lights were still on.
11. Having not heard from the Applicant for some time she emailed me on 10 October 2025 (see **exhibit LJ18**) attaching a recording of what she could hear, specifically complaining about the wedding speeches. I responded the following day stating that the speeches began at approximately 18.30hrs and lasted for approximately 30 minutes and that the recorded sound levels did not exceed 70 decibels. I also attached the recording sheet that I had personally prepared and offered to meet once more.
12. On 17 October 2025 (see **exhibit LJ19**) the Applicant welcomed my decision to move the portable speaker used for speeches to the other side of the backyard saying that it had made a big difference and saying that she was happy to meet. I was extremely heartened by this news and, at the time, thought this was a key turning point in our relationship. I did not reply to this email as we passed each other on the street and she again thanked me for the change.
13. The Applicant had a similar issue a few weeks later in respect of light pollution and emailed late on 4 November 2025 (see **exhibit LJ20**) to ask that the lights in the backyard are switched

off. I replied the following morning saying that I was out of the country, but I had informed the team. Since then, I have been informed that the Applicant had taken photos of myself inside the Premises dropping cases off on my return. I was still on annual leave at this time.

14. My final email from the Applicant was on 14 November 2025 (see **exhibit LJ21**) when she emailed me about a man climbing over the fence from the Premises. We saw each other that morning and, at her request, I showed her the CCTV footage. It shows the man climbing over the fence from her side onto the Premises' property. Our side of the fence is secured each night with a chain and lock.

Conclusion

15. Throughout my dealings with the Applicant, my team and I have endeavoured to communicate in a helpful and expeditious manner, doing our best to resolve any of her concerns. I accept that occasional mistakes have been made, such as forgetting to turn off the outside lights and failing to notify the Applicant of pending construction works. That said, I strongly believe that any issues could have been handled more effectively if the Applicant had agreed to meet with me. For example, we could have then undertaken joint sound recordings and discussed other possible steps.
16. As explained above, I now live above the Premises (I am its nearest neighbour). Despite my proximity and the fact that I suffer from sleep apnoea, I have never been disturbed by noise or light, even during busy periods and events. I do not accept the allegations made in respect of the playing of music in the backyard. There is a solitary fixed speaker in the backyard through which music is played. In my opinion, the music played outside through this speaker is incidental only and hence not regulated. There is a separate portable speaker connected to a microphone for wedding speeches. Since complaints were received this portable speaker is now only positioned at the end of the backyard furthest away from the Applicant's property (see above).
17. That said, I have reflected on the steps that the Premises can take unilaterally. Since receipt of the review application, I can confirm that:

- The festoon lights have been changed to dimmer, warmer lights and placed on a timer that automatically switches them off at 23:00hrs.
- I have been in regular contact with my waste collection company and had an additional general waste and glass bin delivered. I am also working out how to get a Sunday collection as well.
- I have added signage and advised staff that the stairs are emergency exit only and no smoking at the point, to keep the door clear of debris. This is explained to anyone booking an event in the dining room. They are also told this at the setup of their event and told that all windows must be completely closed by 22.00hrs. The window facing the yard is not to be open if music is being played.
- Cleaners have been informed not to clean the backyard before 8am.
- I have also installed two additional signs, one at the backyard entrance and one on the opposite side of the Premises, asking patrons to keep noise levels to a minimum whenever they are outside.

In addition, I note several new licensing conditions have been proffered which both confirm the above and go further to ensure that the licensing objectives are upheld.

18. I will be attending the hearing on 15 January 2026 to further assist the sub-committee.

STATEMENT OF TRUTH

I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.

Signed:

Lewis Johnson

Dated: 6/1/25

Premium Pubs 1 Ltd

(the “Respondent”)

Application for a review of a Premises Licence

Victoria Stakes, 1 Muswell Hill, London N10 3TH (the “Premises”)

Respondent’s Written Submissions

This statement is made in response to an application to review a premises licence with the intention of outlining the Respondent’s case. These submissions should be read in conjunction with:

- the witness statements of Lewis Johnson, James Watson and Ben Abrahams; and
- the report of Big Sky Acoustics.

Amplification of the points made below, together with further submissions, will be made orally at the licensing sub-committee hearing.

Background

The Premises is a beautiful former coaching inn which sits in the heart of the local community. The Respondent acquired the site on 20 June 2024 and refurbished it in 2025. The Premises comprises a ground floor bar and dining area, a first floor which is predominantly used for private hire functions but can operate as a dining area overflow and a walled backyard which is mainly used for dining and private events (mainly weddings – please see Haringey Council’s website for further details - <https://haringey.gov.uk/births-deaths-marriages-citizenship/marriages-civil-partnerships/venues-marriages-civil-partnerships-haringey/victoria-stakes>). A list of weddings and other events that took place in 2025 is at **exhibit 1**. These events normally take place in the late afternoon/early evening with background music only. Weddings which are to go on later into the night with music are moved to the first-floor function room after the wedding breakfast. Pictures of the various spaces and indicative menus are at **exhibit 2**.

As can be seen from the witness statement of the previous owner, Ben Abrahams, whilst the style of operation at the Premises has not changed since being acquired by the Respondent (with, if anything, use of the backyard for events decreasing), there has been a concerted effort to improve, what was already a good food offer.

The wider group of the Respondent, Mosaic Pub and Dining, has traded for over 10 years and has 25 premises. This is the first review application it has received and it has come as a shock. Whilst the Applicant has expressed concerns, the Respondent thought that they had either been addressed, or could be addressed, if a face-to-face meeting had been arranged. Before the review application, save for complaints from the single household, there have been no other issues or concerns expressed by either residents or any of the statutory authorities save for in respect of planning (see below). That said, to get specialist acoustic advice, the Respondent has engaged Big Sky Acoustics to produce a report which is lodged alongside these submissions.

Grounds of Review

The Applicant has reviewed the premises licence on all four licensing objectives. Divided into the individual licensing objectives (with the concern being addressed under the first of the four licensing objectives cited if raised multiple times), the Respondent's comments on each of her complaints are as follows:

Prevention of Public Nuisance

- Repeated late-night amplified music

Having amplified music in the backyard is not a breach of the premises licence. Planning conditions are not relevant to licensing proceedings (see below). As referenced in the report of Big Sky Acoustics, there is only a single speaker in the backyard through which music is played and the sound levels are extremely low – falling well within what is considered incidental music and hence not a licensable activity.

Given this, the Applicant is happy to have this conditioned on the premises licence that there can be no regulated live or recorded music and suggests the following condition:

‘There shall be no outdoor regulated entertainment’.

As explained above, when there is a wedding booking, the ceremony and wedding breakfast tends to take place in the backyard with the post-wedding breakfast festivities taking place inside on the first floor with regulated music playing up to 23.00hrs (or later if there is a temporary event notice in place). When Lewis Johnson arrived at the Premises, he noted that the fire exit door on the first floor would occasionally be opened by guests hoping to smoke or vape on the fire escape landing. This was causing noise to leak out. Lewis Johnson stopped this practice. There is now a warning sign on the door (see the report of Big Sky Acoustics) with any smokers having to exit the Premises by the main doors. To formalise this approach, the Applicant is happy to proffer the following condition:

‘The fire exit door on the first floor shall be kept closed at all times except in the event of an emergency’.

The first-floor room also has an obvious decibel reader (see report of Big Sky Acoustics) with music not permitted to go above 75 decibels. This has worked well, but the Respondent is happy to adopt the further recommendations of Big Sky Acoustics.

- Unmonitored outdoor events

All events in the backyard are closely monitored by members of staff and anyone wishing to have an event at the Premises must comply with a strict contract (please see attached at **exhibit 3**).

The Applicant is happy to add the following conditions to the premises licence:

‘The premises licence holder shall ensure that any patrons drinking in the backyard of the premises do so in an orderly manner and are properly supervised by staff so as to ensure that there is no public nuisance’.

'The premises licence holder shall give notice in writing of any pre-booked event for over 50 people in the backyard to any local resident that requests to be notified'.

'The premises shall have a Noise Management Policy which will be made readily available to any statutory authority upon request'.

A copy of the Noise Management Policy to be adopted forms part of the report of Big Sky Acoustics.

- Unmonitored fan noise

As detailed in the witness statement of Lewis Johnson, where there have been complaints of extractor noise they have been investigated. However, unless there is proper co-operation between the parties, it is very difficult to ascertain where such noise is emanating from in an urban environment. Such issues regularly crop up with licensed premises. They are solved through a series of trial and error – generally with the complainant being on the phone to the premises with machinery being turned off and on until the problem is isolated. At present there is no audible noise from any extraction or chillers – please see report of Big Sky Acoustics.

- Early morning cleaning

The cleaning contract has now been changed (see the witness statement of Lewis Johnson) and the Applicant is happy to proffer the following condition:

'No cleaning shall take place between close and 08:00hrs on the following day and all cleaning companies will be asked to instruct their staff to ensure that noise levels are kept to a minimum'.

- Construction noise

When the upper floor of the Premises was converted into management accommodation there was some construction noise. This is unavoidable and no different to residential renovations.

However, the vast majority of construction work took place during normal working hours with some scaffolding being erected and taken down early in the morning.

- Raised voices and staff shouting

The backyard is unusually quiet for a pub as it is used primarily for dining. The Respondent has been sent a video showing a noisy group in the backyard on 29 December 2025. This was during the World Darts Championship which takes place at Alexandra Palace once a year over the Christmas period and hence not indicative of a usually trading day. In any event, the group were asked to leave, which they did. If the Applicant ever has a concern about a noisy table, she is encouraged to phone the Premises and staff will take appropriate action. This is not the first time the Applicant has filmed the Premises. On numerous occasions the Applicant has been seen filming, whether this is simply staff or patrons having a coffee at lunchtime or when the backyard is being opened and set up.

Some events do require the use of a microphone (for example wedding speeches) but these are usually conducted in the early evening. To reassure the Applicant the Respondent is happy to proffer the following condition:

‘There will be no use of microphones in the backyard from 20.30hrs until the premises opens the following morning’.

- Excessive light pollution

Lewis Johnson accepts in his witness statement that there were occasional oversights in respect of keeping lights on. The backyard lights have now been put on a timer and the Respondent is happy to proffer the following condition:

‘All lights in the backyard will be switched off within 30 minutes of the terminal time that the area is permitted to be used by patrons’.

Public Safety

- Waste, broken glass and overflowing bins blocking access/fire escape routes

The Applicant accepts that overflowing bins are not only unsightly but also unhygienic. To ensure that this does not occur during busy times, as can be seen in Lewis Johnson's witness statement, he has contacted the Respondent's waste collection company and had additional general waste and glass bins delivered. He is also seeking to achieve a Sunday collection as well.

Prevention of Crime and Disorder

- Suspected intruders accessing covered dining area by climbing over fence

This is not an example of the Premises causing crime and disorder. It is an example of the Premises being the potential victim of crime and disorder from there being a right of way to the Applicant's property via a walkway. Whilst the Respondent is unaware of any burglary at the Premises, the security interests of the Applicant and Respondent are aligned and anything that can reasonably be done to prevent burglaries is welcome.

Protection of Children from Harm

- Swearing, drunken shouting

The Applicant does not accept that the Premises is a rowdy pub, as is confirmed by the representations in favour of the Respondent (see below). The Respondent prides itself on running a civilised establishment with a great food offer and, unless there is an event, the backyard operates as a dining room. Given that the space is so closely monitored by the Applicant it is inevitable that the odd swear word is overheard. This, in itself, is not evidence of harm to children.

Representations received

Residents in favour of the Respondent

The Respondent is overwhelmed by the level of support from the local community. Receiving in the region of 180 representations in support of the Respondent is extraordinary and very welcome. For brevity, these submissions will not comment on each representation. However, certain trends are obvious, namely:

- The Premises is a valuable community asset which local residents would like to see preserved.
- Even residents that live close to the Premises do not experience any noise disturbance.
- The staff of the Premises are considerate and helpful.
- There are no examples of antisocial behaviour.
- The outside areas are kept clean and tidy.
- The style of the Premises' operation has not changed since it was acquired by the Respondent.
- There are no examples of harm to children
- There are other licensed premises in the locality which disturb local residents.

Residents in favour of the Applicant

- Of the nine representations from the local residents, three are from family members of the Applicant.
- Regarding the remaining six, three strongly support the review, two have tempered criticism and one is essentially neutral.
- The Respondent's solicitor and Lewis Johnson have had a brief conversation with Councillor Brennan and the Applicant to discuss their concerns. It was agreed that the Applicant would consider any measures presented by the Applicant.

Representations from the Statutory Authorities

- The Respondent's solicitor and Mr Richard Vivian of Big Sky Acoustics have had an initial constructive conversation with Mr Craig Bellringer of Environmental Health. It is noted that there have been 55 reports of noise from the Premises (of which the vast majority are no doubt from the Applicant) and he has been sent videos taken by the Applicant which purport to show noise nuisance. Videos, especially those taken on mobile phones, are not an accurate record of noise nuisance as their software distorts noise. None of the complaints have been substantiated save

for officers witnessing 'people noise' (not music noise) from the garden area which is to be expected in any outside area of a licensed premises. If officers had witnessed a noise nuisance they would have served a noise abatement notice. Instead, the meeting with Birke Bassen and Lewis Johnson on 28 August 2025 was cordial with no further action being taken.

Several conditions are suggested, many of which are acceptable to the Respondent. The conditions which are agreed are as follows:

- (a) The premises shall install and maintain a comprehensive CCTV system as per the minimum requirements of the Haringey Police Licensing Team.**
- (b) All entry and exit points will be covered enabling frontal identification of every person entering in any light condition.**
- (c) The CCTV system shall continually record whilst the premises is open for licensable activities and during all times when customers remain on the premises and will include the external area immediately outside the premises entrance.**
- (d) All recordings shall be stored for a minimum period of 31 days with date and time stamping.**
- (e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.**

A staff member from the premises who is conversant with the operation of the CCTV system shall be on the premises at all times when the premises is open. This staff member must be able to provide a Police or authorised council officer copies of recent CCTV images or data with the absolute minimum of delay when requested

Management must ensure that patrons do not obstruct the public highway in any manner whilst outside the premises.

No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises nor vibration be transmitted through the structure of the premises which gives rise to a nuisance.

For the reasons cited above, the requested conditions in respect of speakers are not agreed but a condition has been proffered above which prevents any regulated live or recorded music in the backyard.

Planning

There are numerous references in both the review application and the representations to planning conditions. As confirmed by the Section 182 Guidance (the 'Guidance'), planning and licensing are separate regimes which involve different considerations. That said, as has been confirmed by Planning Enforcement, the Respondent has applied for a Lawful Development Certificate to remove the restriction on amplified music in the backyard as there has been amplified music in the backyard for over a ten-year continuous period.

Licensing Policy of Haringey Council (the 'Policy')

As there is no representation from the Licensing Authority – the 'gatekeeper' of the Policy, the Respondent submits that there are no specific policy concerns.

Paragraph 16.10 of the Policy outlines relevant considerations when considering applications for new licences, variations to existing licences and licence reviews. Some of these considerations are more relevant than others given that this is a review application as opposed to a new premises licence. That said, the Policy states that the authority will take into account the views of other persons (namely residents), the past compliance history (which has been exemplary), the type of customers likely to attend the Premises (with numerous representations praising the customers) and whether there is a high standard of management (which the Respondent submits there is). The Policy helpfully lists steps which can be taken to ensure that the four licensing objectives are upheld which have guided the conditions proffered by the Respondent above.

The Guidance & National Licensing Policy Framework for the Hospitality and Leisure Sectors (the 'Framework')

The Guidance has significant sections dealing with reviews and broader relevant points. In paragraph 11.20 it directs that:

‘licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review’.

As can be seen above and in the witness statements, the Respondent has tried to methodically identify each area of concern and has explained what remedial action has/will be taken to address the concerns raised, including instructing an independent expert to provide specialist assistance. Given this, it is the Respondent’s submission that to either add further conditions or fetter the premises licence further than proffered would be inappropriate and disproportionate. Paragraph 11.23 goes on to say that:

‘it will always be important that any detrimental financial impact that may result from a licensing authority’s decision is appropriate and proportionate to the promotion of the licensing objectives’.

Any steps which would prevent events such as weddings from happening in the backyard (for example by preventing the use of microphones for speeches) or stifle evening service (such as closing the backyard earlier than 23.00hrs) would, as explained in the witness statement of James Watson, have a crippling impact on the business which, again would be inappropriate and disproportionate. This is not a business which has been traded irresponsibly.

Finally, the Guidance incorporates the Framework at paragraph 1.18 when it states that:

‘when making licensing decisions, all licensing authorities should consider the need to promote growth and deliver economic benefits’.

The Framework talks at length about the importance of supporting hospitality businesses. It recognises ‘the significant contribution to local economies and communities’ that hospitality businesses make and states that licensing, ‘must be enabling as well as protective: deliver licences that are granted on the terms

sought, with conditions that are necessary and proportionate, ensuring they are fit for purpose and support the evolving needs of businesses and communities’.

Any steps taken which put the business at risk of insolvency or require redundancies would fly in the face of both the Guidance and the Framework.

Conclusion

The Respondent has carefully considered all the complaints of the Applicant and has sought to take a balanced approach. The steps undertaken and the additional conditions proffered/agreed are considerable and the Respondent looks forward to receiving the Applicant’s comments thereon.

However, there are two requests which, if accepted by the licensing sub-committee, would be extremely damaging to the Respondent, namely:

- having no amplification in the backyard whatsoever; and
- closing the backyard at 21.00hrs.

Without use of a microphone there cannot be events such as weddings and wakes in the backyard. The ability to have an outdoor wedding, albeit covered, is a significant selling point and far more attractive to couples than being restricted to the upstairs room. Also, closing the backyard at 21.00hrs would prevent the area from being used by diners in the evening as the last cover would effectively have to be 18.30/19.00hrs – too early for most wishing to eat. Such a restriction would require the backyard to be used for drinkers only which would generate more noise. This is the opposite of what this review is intending to achieve.

Regardless of the decision of the licensing sub-committee, the Respondent would like to have a constructive relationship with the Applicant and would welcome regular meetings to discuss any issues which can arise when living next to a licensed premises.

Niall McCann
Partner, Keystone Law

From: Paul Kokoa
Sent: 16 December 2025 21:43
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes, 1 Muswell Hill, London N10 3TH

Licensing Act 2003 reviews:

Victoria Stakes, 1 Muswell Hill, London N10 3TH

Ward – Muswell Hill

Failure to uphold the licensing objective of prevention of public nuisance.

Type of premises: Public House

End date: 17 December 2025

Dear Haringey

Thank you for giving us the opportunity to give our feedback on the above license

A conscientious neighborhood public house has become a hindrance since the new owners took it over earlier this year; with these aspects in particular

- Disregard for planning regulations by the playing of live or amplified music in the yard
- Disregard for hours of operation
- The 'Yard' is a designated dining area only but is being used for events such as weddings (100-200 people) with associated noise, traffic, loss of amenity
- Applying for late licence in one part of property but using it elsewhere
- Constant rubbish bins at front of property, not just at permitted times / days for collection
- Overflowing rubbish bins, leaving to the side for foxes and rodents (see image)
- Blocking of public pathway in front of property with bins, A boards, (see image)
- Uncontrolled designated areas for customers gathering in front property/blocking walkway for pedestrians
- Fire door propped open with fire extinguisher multiple occasions
- Poor control of music decibel levels exceed legal limits
- Excessive noise of music leading to loss of amenity

- No supervision or control when space booked by external operators
- Extraction fan left running out of hours
- Extraction fan poorly maintained high noise levels

Best regards

Paul

Image:



LICENSING ACT 2003
Sec 24

PREMISES LICENCE

Receipt: AG762999

Premises Licence Number: LN/00001124
LN/000003126

This Premises Licence has been issued by:

**The Licensing Authority, London Borough of Haringey,
4th Floor Alexandra House, 10 Station Road,
Wood Green, London N22 7TR**

Signature:

Date: 24th November 2005

DPS Variation: 29th September 2025

Part 1 – PREMISES DETAILS

Postal Address of Premises or, if none, Ordnance Survey map reference or description:

**VICTORIA STAKES
1 MUSWELL HILL
MUSWELL HILL
LONDON
N10 3TH**

Telephone: 020 8815 1793

Where the Licence is time limited, the dates:

Not applicable

Licensable activities authorised by the Licence:

Supply of Alcohol

The times the Licence authorises the carrying out of licensable activities:

Supply of Alcohol

Monday to Friday	1000 to 0000
Saturday	1100 to 0000
Sunday	1200 to 2330
Christmas Day & Good Friday	1200 to 2330

The opening hours of the premises:

Monday to Friday	1000 to 0020
Saturday	1100 to 0020
Sunday	1200 to 2350
Christmas Day & Good Friday	1200 to 2350

Where the Licence authorises supplies of alcohol whether these are on and/or off supplies:

Supply of alcohol for consumption **ON** and premises, as an ancillary to a meal.

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of Premises Licence:

Premium Pubs 1 Ltd
2 Exmouth Market
London
EC1R 4PX

Registered number of holder, for example company number, charity number (where applicable):

13899438

Name, address and telephone number of designated premises supervisor where the Premises Licence authorises the supply of alcohol:

Peter McDonald

Personal Licence number and issuing authority of personal licence held by designated premises supervisor where the Premises Licence authorises for the supply of alcohol:

Personal Licence:

Issued by: London Borough of Lambeth

Annex 1 –Mandatory Conditions

Supply of alcohol

1. No supply of alcohol may be made under the premises licence;
 - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.
 (2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—
 - (a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—
 - (i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or
 - (ii) drink as much alcohol as possible (whether within a time limit or otherwise);
 - (b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;
 - (c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;
 - (d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;
 - (e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. (1) The premises licence holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.
6. The responsible person must ensure that—
 - (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

Annex 1 –Mandatory Conditions

(c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.

7. Prohibition on Sale of Alcohol below Cost of Duty plus VAT

(1) A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.

(2) For the purposes of the condition set out in paragraph (1) —

(a) —duty^{ll} is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(6);

(b) —permitted price^{ll} is the price found by applying the formula —

$$P = D + (D \times V)$$

Where —

(i) P is the permitted price,

(ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and

(iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol

(c) —relevant person^{ll} means, in relation to premises in respect of which there is in force a premises licence —

(i) the holder of the premises licence,

(ii) the designated premises supervisor (if any) in respect of such a licence,
or

(iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;

(d) —relevant person^{ll} means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e) —valued added tax^{ll} means value added tax charged in accordance with the Value Added Tax Act 1994

(3) Where the permitted price given by Paragraph (b) of paragraph (2) would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.

(4) (a) Sub-paragraph (b) below applies where the permitted price given by Paragraph (b) of paragraph (2) on a day (—the first day^{ll}) would be different from the permitted price on the next day (—the second day^{ll}) as a result of a change to the rate of duty or value added tax.

(b) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Exhibition of films.

1. Admission of children to the exhibition of any film is to be restricted in accordance with the recommendations made by the specified film classification body.

2. Where —

(a) the film classification body is not specified in the licence, or

(b) the relevant licensing authority has notified the holder of the licence that this subsection applies to the film in question,

admission of children must be restricted in accordance with any recommendation made by that licensing authority.

Annex 1 –Mandatory Conditions

3. In this section –

—childrenll means persons aged under 18; and —film classification bodyll means the person or persons designated as the authority under section 4 of the Video Recordings Act 1984 (c.39) (authority to determine suitability of video works for classification).

Door supervision.

1. Any person(s) required to be on the premises to carry out a security activity must be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001 or be entitled to carry out that activity by virtue of Section 4 of that Act.

Annex 2 – Conditions consistent with the Operating Schedule

THE PREVENTION OF CRIME AND DISORDER

PUBLIC SAFETY

THE PREVENTION OF PUBLIC NUISANCE

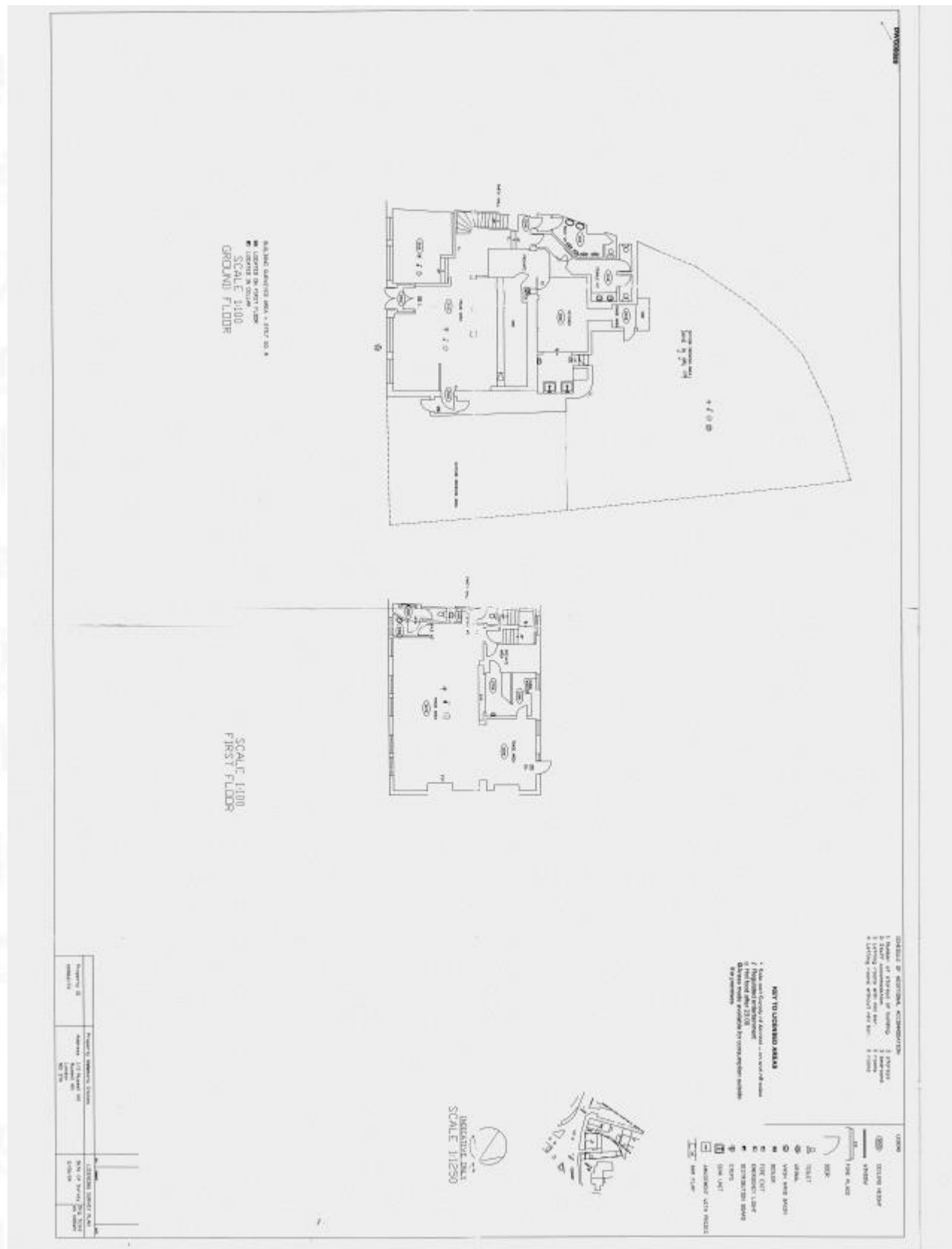
THE PROTECTION OF CHILDREN

Alcohol may only be sold to individuals over the age of 18 with valid proof of identification with one of the following:

- A valid passport
- A photo driving license issued in a European Union Country
- A proof of age standard card system
- A citizen card, supported by the Home Office

Annex 3 – Conditions attached after a hearing by the licensing authority

Not applicable



From: Oonagh
Sent: 12 January 2026 15:05
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>
Cc: Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>
Subject: additional evidence - Victoria Stakes N10 3TH

Dear Daliah,

I am writing to provide, for the Sub-Committee's consideration, a copy of a statutory declaration submitted by Mr Peter McDonald in support of a separate planning application (HGY/2025/3272) relating to the Victoria Stakes. I appreciate that planning and licensing are separate entities and I am not asking the Sub-Committee to determine any planning matter.

I am submitting this document (along with Mr Ben Abrahams' statutory declaration and the planning consent conditions) because it illustrates the type of factual inaccuracy and imprecision that I have experienced in evidence relied upon by the premises and which is also relevant to the weight that can be attached to assurances about management, control and impact in the licensing context.

Examples:

Mr McDonald states that he has "worked closely with neighbours to prevent disturbance". As the nearest residential neighbour to the covered dining area, I have never met Mr McDonald and have had no engagement with him.

The site plan attached to the declaration does not identify my home as a residential dwelling, despite it being directly adjacent to the covered dining area. This mirrors a wider pattern in which the sensitivity of immediately adjoining residential accommodation is understated.

The declaration refers to "small acoustic bands" performing in the rear covered dining area. I have never witnessed or heard an acoustic band performing in that space, despite my home being approximately three feet away and directly overlooking it.

The declaration also describes routine and continuous use of amplified music in the covered dining area for a wide range of events, including weddings, parties and community gatherings. This description mirrors statements made by the former owner, Mr Ben Abrahams, and sits uneasily with other representations suggesting that any music in this area is merely incidental or low-level.

Taken together, these sworn descriptions suggest that amplified sound in the covered dining area has been treated by successive operators as a normal feature of use, rather than an occasional or tightly controlled exception. I am not asking the Sub-Committee to make any findings on planning compliance. I raise this point because it bears directly on the reliability of the premises' evidence, the consistency of their narrative and the extent to which assurances about control can be relied upon in practice.

I ask that this material be taken into account when assessing the weight to be attached to the premises' evidence, particularly in relation to claims about neighbour engagement, management control and the nature and scale of activity in the rear covered dining area.

I'd be very grateful if you could acknowledge receipt of this email.

Best wishes and thank you.

Oonagh

HARINGEY COUNCIL

Environmental Services Directorate

Planning and Environmental Control Service

639 High Road, Tottenham, London, N17 8BD

Tel: 020 8489 0000

Fax: 020 8489 5220

Minicom: 020 8489 5549

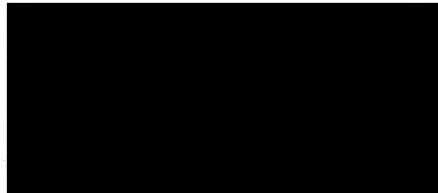
Your ref:

Our ref: HGY/2002/0915

Contact: Paul Cranfield

Telephone: 020 8489 5124

Date: 21/11/02



Dear Sir

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1995

Location: Victoria Stakes Public House 1 Muswell Hill N10

Proposal: Replacement of glazed roof over existing courtyard in connection with use as dining area.

With reference to the above planning application I am writing to inform you that after taking into consideration relevant planning policies and the comments of local residents the Council has on 12/11/2002, GRANTED planning permission subject to the following conditions:

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
 1. Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
 2. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.
3. The covered dining area hereby authorised shall not be used before 0800 or after 2300 hours on any day.
 3. Reason: In order to minimise loss of amenity to occupiers of adjacent properties.

DECGW
Informing of decision
West Team

DIRECTOR Peter Norton

ASSISTANT DIRECTOR - PLANNING AND ENVIRONMENTAL CONTROL SERVICE Shifa Mustafa

4. No live or amplified music shall be played within the covered dining area at any time.
4. Reason: In order to minimise any loss of amenity to occupiers of adjacent properties.
5. The roof structure hereby permitted shall not contain any openings or vents.
5. Reason: In order to prevent the transmission of airborne noise which would cause disturbance to occupiers of nearby residential premises.
6. The covered dining area hereby permitted shall not be used other than as an ancillary use to the Victoria Stakes public house.
6. Reason: In order to prevent the establishment of a separate restaurant business which by reason of intensification of use and attraction of traffic would be detrimental to the amenities of occupiers of nearby residential properties.
7. Details, including samples, of materials to be used in the cladding of the roof above the covered dining area, and detailed drawings showing the means of enclosure of the eastern elevation of the covered dining area, and the design of any gates on this eastern elevation, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
7. Reason: In order that the Council may be satisfied as to the external appearance of the development, which is within the Muswell Hill Conservation Area.
8. Detailed drawings showing the position and external appearance of any extract flue on the rear of the public house building shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
8. Reason: In order not to detract from the external appearance of the premises.
9. Detailed drawings of the method of affixing cladding on the north elevation of the site, at its junction with the existing two storey brick building on the north boundary, including means of sealing up any openings on this boundary, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
9. Reason: In order not to detract from the amenity of nearby residents.

Thank you for showing an interest in this matter.

Yours faithfully



Paul Tomkins
Head of Development Control West
Planning and Environmental Control Service

STATUTORY DECLARATION
OF
MR PETER MCDONALD

I, Peter McDonald of 32 Crystal Palace Park Road, London, SE26 6UG DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:

1. I have been owner and operator of The Victoria Stakes Public House, 1 Muswell Hill, London, N10 3TH since June 2024. Since that time I have operated the whole public house site including the covered dining area at the rear of the site.
2. A site plan of the public house with the covered dining area at the rear of the site outlined in red is attached as Exhibit 1.
3. Since taking over the ownership and running of The Victoria Stakes Public house in June 2024, I have operated the venue as a neighbourhood pub, using all available space including the pub, dining room and rear yard area to serve local residents and visitors. The rear yard is central to the general public house offer, providing a year-round, 65 cover area for dining and community events, supported by low-level background music and, on appropriate occasions, modest amplified sound for speeches and performances.
4. During my time operating the public house since June 2024, I have utilised the rear covered dining area continuously for the following purposes:
 - Dining and Drinking: with Continuous background music to create atmosphere for guests.
 - Weddings: We have 20+ weddings during my tenure. Each wedding typically includes amplified music and use of a PA for speeches.
 - Bar Mitzvahs-we have hosted at least 10 Bar Mitzvahs and all have had amplified music
 - Birthday Parties, we have also hosted lots of birthday parties which also have had amplified music and sometimes a small acoustic band
 - Community gatherings: The rear yard regularly hosts neighbours for national and local events, including:
 - England internationals and Champions league football matches
 - Rugby international fixtures.
5. Since June 2024, I have worked closely with neighbours to prevent disturbance. Music has played proportionately to the relevant occasion including background levels for dining and measured use of amplified sound for speeches, weddings and key community events.

AND I MAKE THIS DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED by Peter McDonald on: 14.11.2025

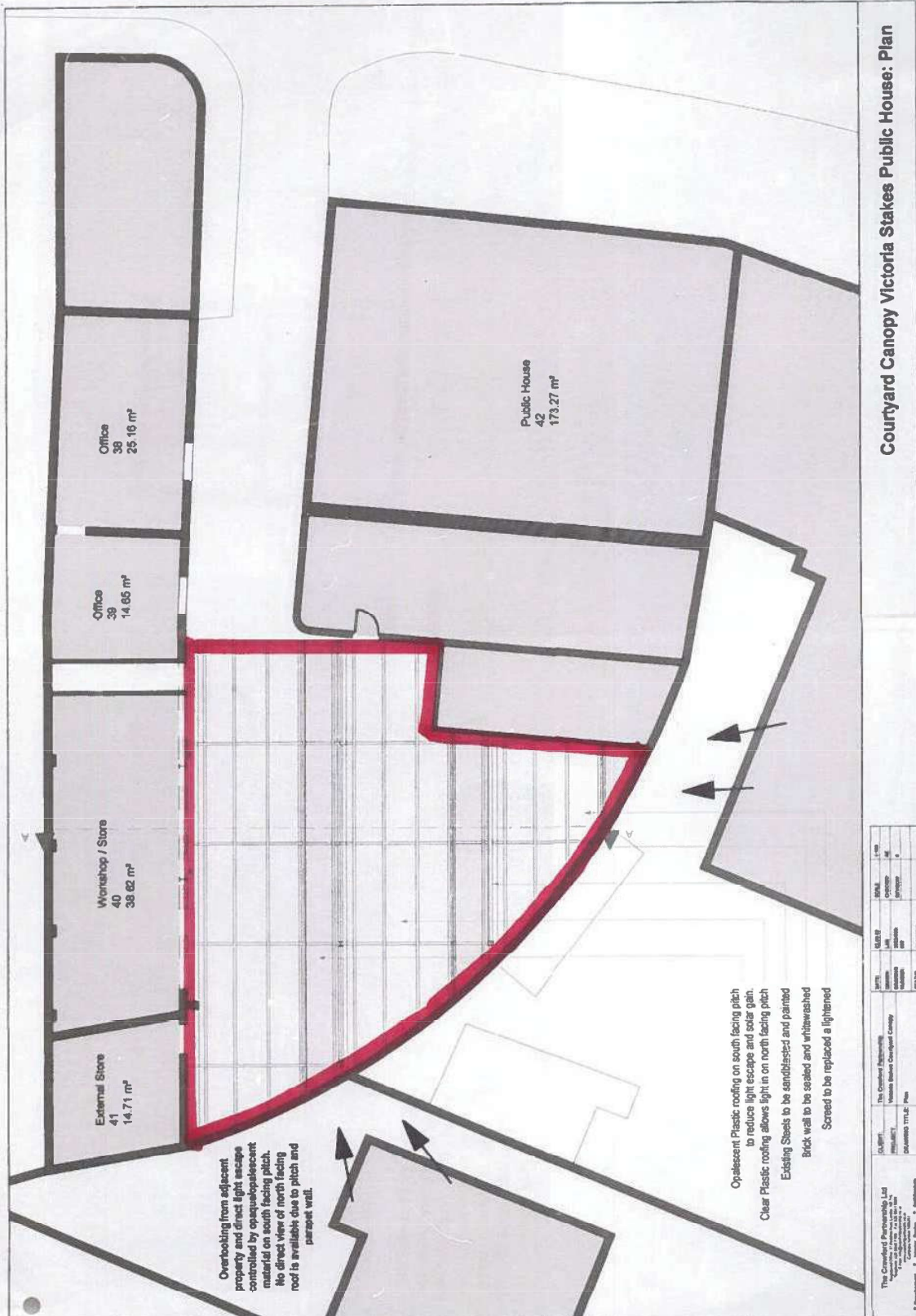
[Redacted Signature]

[Redacted Stamp]

List of Exhibits:

1. Site Plan with the covered dining area at the rear of the site outlined in red.

EXHIBIT 1



Courtyard Canopy Victoria Stakes Public House: Plan

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Dated: 21st November 2025

STATUTORY DECLARATION

OF

BEN ABRAHAMS

Relating to

The playing of background music within the rear covered dining area
At Victoria Stakes Public House
1 Muswell Hill
London
N10 3TH

STATUTORY DECLARATION
OF
MR BEN ABRAHAMS

I, Ben Abrahams of [REDACTED] SOLEMNLY AND SINCERELY DECLARE
AS FOLLOWS:

1. I was owner and operator of The Victoria Stakes Public House, 1 Muswell Hill, London, N10 3TH for 11 years from December 2013 to ~~5 Jan~~ 2024. During that time I operated the whole public house site including the covered dining area at the rear of the site.
2. A site plan of the public house with the covered dining area at the rear of the site outlined in red is attached as Exhibit 1.
3. Since taking over the ownership and running of The Victoria Stakes Public house in December 2013, I operated the venue as a neighbourhood pub, using all available space including the pub, dining room and rear yard area to serve local residents and visitors. The rear yard was central to the general public house offer, providing a year-round, 65 cover area for dining and community events, supported by low-level background music and, on appropriate occasions, modest amplified sound for speeches and performances.
4. During my time operating the public house for 11 continuous years, I utilised the rear covered dining area for the following purposes:
 - Dining and ambience: Continuous background music to create atmosphere for guests.
 - Weddings: I hosted 200+ weddings during my tenure. Each wedding typically included amplified music and use of a PA for speeches.
 - Community gatherings: The rear yard regularly hosted neighbours for national and local events, including:
 - England internationals at the FIFA World Cup and UEFA Euros (TVs and amplified sound).
 - Rugby World Cup fixtures.
 - National moments of celebration (e.g. Royal Weddings) and remembrance (e.g. the passing of HM The Queen).
 - Cultural & local programming: Art exhibitions, book launches, and filming (including crews from Jamie Oliver).
 - Seasonal music: Occasional acoustic artists (e.g., a gypsy trio on Boxing Day and New Year's Day) supported by a small PA.
5. Over the 11 year period I worked closely with neighbours to prevent disturbance. I was not made aware of any noise complaints related to operations in the rear yard. Music was played proportionate to the occasion throughout the 11 years including background levels for dining and measured use of amplified sound for speeches, weddings and key community events.

AND I MAKE THIS DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.



1. Site Plan with the covered dining area at the rear of the site outlined in red.

