

## ADDITIONAL PAPERS 2

# 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), Makbule 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 - 14)**

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](mailto:nazyer.choudhury@haringey.gov.uk)

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

Wednesday, 14 January 2026

This page is intentionally left blank

**From:** Niall McCann <  
**Sent:** 14 January 2026 15:18  
**To:** Nazyer Choudhury <[Nazyer.Choudhury@haringey.gov.uk](mailto:Nazyer.Choudhury@haringey.gov.uk)>  
**Cc:** Daliah Barrett <[Daliah.Barrett@haringey.gov.uk](mailto:Daliah.Barrett@haringey.gov.uk)>; Marilyn Gayle <>; Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Licensing Sub-Committee - The Victoria Stakes (Muswell Hill)

Afternoon

Please see attached:

- email from Cllr Brennan;
- response prepared by Big Sky Acoustics; and
- all our proposed conditions in a single word document for ease of reference.

Finally, I note that all our evidence thus far is in the supplemental bundle but in a slightly strange order. It goes:

- witness statement of Ben Abrahams;
- report of Big Sky Acoustics;
- exhibit 1 to the written submissions;
- exhibit 2 to the written submissions;
- exhibit 3 to the written submissions;
- exhibits LJ1 to LJ21 of Lewis Johnson's statement;
- witness statement of James Watson;
- witness statement of Lewis Johnson; and
- written submissions.

I should be most grateful if the committee could be made aware of the order to avoid any confusion.

Many thanks.

Kind regards,

**Niall McCann | Partner**

**Recognised by Chambers for Licensing & The Legal 500 as a 'Leading Individual' for Betting, Licensing & Gambling 2026**

**t: +442033193700 | m: +447968841297**

48 Chancery Lane, London WC2A 1JF, United Kingdom



**KEYSTONE LAW**



Dear Niall,

I received this recording from Oonagh Shiel on the day after our online meeting with yourself and the pub owner/manager. I do not think this is quiet behaviour. The recording was taken from upstairs, above the glass canopy. It must have been much louder in Ms Shiel's house below the canopy, with only air between the noise and the living rooms. I do not immediately understand why no effort is being made to keep the noise at a liveable level.

Ms Shiel has made 60 noise complaints since the change of ownership and made none previously. She made none previously because there wasn't at that time this level of noise. Now there is. I send this to make sure you are aware of Ms Shiel's situation.

Do you consider it acceptable to ask Ms Shiel to live with this?

With kind regards,

Cathy Brennan

I welcome any comments that you have.

Sent from [Outlook for Android](#)

---

**From:** Oonagh Shiel <  
**Sent:** Thursday, January 8, 2026 4:02:05 PM  
**To:** Cllr Cathy Brennan <[Cathy.Brennan@haringey.gov.uk](mailto:Cathy.Brennan@haringey.gov.uk)>  
**Subject:** Re: Loud music

Hi Cathy,

Here it is, video fully blurred.

I really want to comment on the lawful development certificate application. Thank you for your representation to Mark Chan. I have not received any response from the email I sent to Planning Support (and they flagged for his attention) earlier this week.

Best wishes

Oonagh

On Thu, Jan 8, 2026, 3:08 PM Cllr Cathy Brennan <[Cathy.Brennan@haringey.gov.uk](mailto:Cathy.Brennan@haringey.gov.uk)> wrote:

Hi please edit your video of 29th December by putting a blur on the faces.

And send to me ASAP.

Cathy

Sent from [Outlook for Android](#)

---

**From:** Oonagh Shiel <  
**Sent:** Thursday, January 8, 2026 1:04:20 PM  
**To:** Cllr Cathy Brennan <[Cathy.Brennan@haringey.gov.uk](mailto:Cathy.Brennan@haringey.gov.uk)>  
**Subject:** Fwd: Loud music

FYI. I received this email from the then manager of the pub related to very loud music that was playing in the yard and loud enough in my home to identify clearly every song. There were repercussions for the staff members who played music in the yard. This was during the time Ben Abrahams owned the pub and I would be surprised if he was not aware.

----- Forwarded message -----

From: **Jess Brennan** <  
Date: Thu, Jan 5, 2023 at 8:08 PM  
Subject: Loud music  
To: <

Hi Oonagh,

My apologies for the delay in getting back to you, I have been off for the last few days.  
I was passed along your email by another one of the team.

I firstly want to apologise about what took place the other evening- There is no excuse for it and I am incredibly sorry that this happened. It seems like from your video, that the speakers were connected in the Yard without the knowledge of the staff. Again, this is inexcusable.

All the staff on site that evening have been reprimanded, and have all received a written warning.

I apologise again profusely about this.

My mobile number is below- Please contact me at any time should the music be too loud or if there is excessive noise.

Please do not hesitate to contact me if you would like to discuss this further.

Kind regards,

--

Jessica Brennan

*General Manager*

This page is intentionally left blank

**TECHNICAL MEMORANDUM**

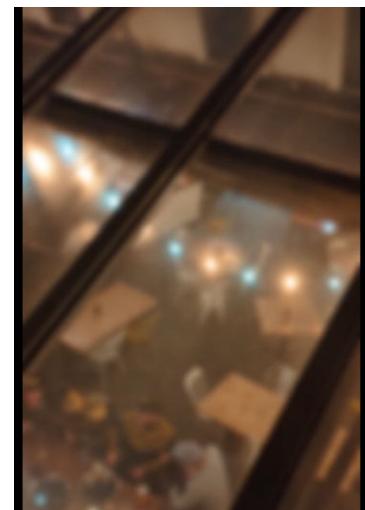
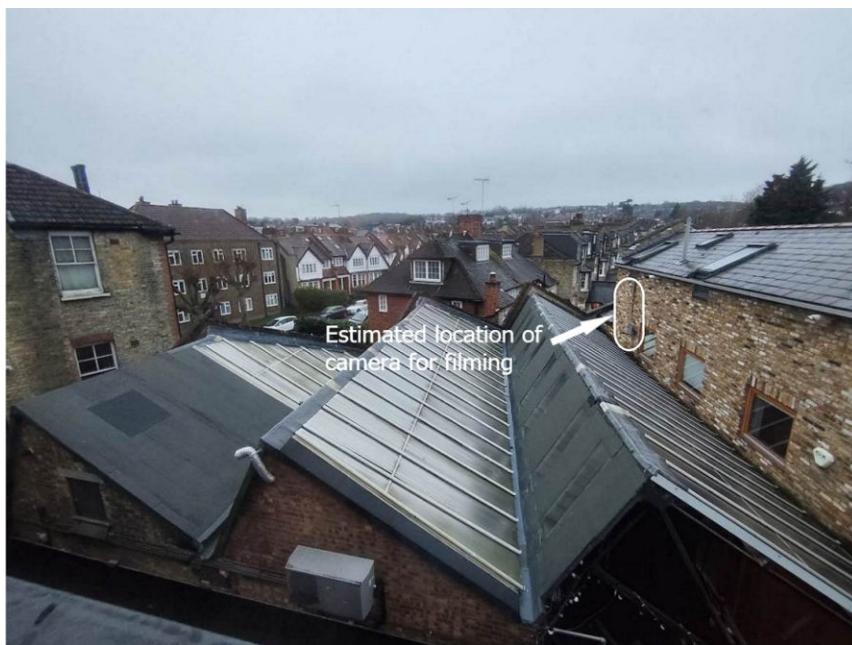
Project:	Victoria Stakes additional evidence: 29 <sup>th</sup> December 2025 mobile phone video recording and email from Councillor Brennan time-stamped at 08 January 2026 23:05		
Reference:	26011317	Date:	14 <sup>th</sup> January 2026
To:	Niall McCann, Keystone Law	From:	Richard Vivian, Big Sky Acoustics Ltd.

**Filename: 29 December 2025 blurred VS noise above glass canopy.mp4**

This is an MP4 file with duration of 00h01m07s.

The audio track is 2-channel and has a bit rate of 219kbps and a sample rate of 44.1kHz.

The video footage appears to be taken from above the rear glass canopy at a position that would correlate to approximately the location shown in the image below:



**Figure 1: Estimated location of camera/phone for video recording**

There is no external amenity space (e.g. garden, roof-terrace, balcony) at this location and so no reason why a resident, or a member of the general public, would be above the glass canopy and observing people below.

Analysis of the sound-track of the recording indicates low-level audio noting that an *absolute* level cannot be determined from simple mobile phone video footage: for a more detailed explanation of the technical shortcomings of mobile phone recordings see the notes at the end of this document.



**Figure 2: 2-track audio as supplied. Audio tracks are very low level.**



**Figure 3: Audio normalised (boosted). Note track is muted momentarily at 00m45s**

It is evident that the audio recording is muted for short period in the middle of the recording. This may have been another much louder noise incident (e.g. a vehicle pass, the person holding the phone coughing/sneezing, handling noise, etc) that has been manually edited from the track, or it may simply be an artefact of the uncalibrated and inconsistent audio processing in a conventional domestic mobile telephone. The total recording length is just over one minute.

### **Email from Councillor Brennan time-stamped at 08 January 2026 23:05**

Cllr Brennan sent an email to Niall McCann of Keystone Law on 08.01.2026 with the video recording detailed above provided as an attachment. In that email Cllr Brennan states "*Ms Shiel has made 60 noise complaints since the change of ownership and made none previously. She made none previously because there wasn't at that time this level of noise*".

That email thread starts (at the bottom of the thread) with an email that Ms Shiel received from a previous General Manager of the Victoria Stakes in January 2023. Ms Shiel explains this email to Cllr Brennan thus: "*FYI. I received this email from the then manager of the pub...*".

Ms Shiel also states on the second page of her representation: "*My children and I have lived in this property for several years and had no significant issues with the pub's operations under its former management.*"

It is important that historic complaints made by Ms Shiel are not misrepresented to the Licensing Sub-Committee.

**From:** Oonagh Shiel <[oonaghshiel@gmail.com](mailto:oonaghshiel@gmail.com)>  
**Sent:** Thursday, January 8, 2026 1:04:20 PM  
**To:** Cllr Cathy Brennan <[Cathy.Brennan@haringey.gov.uk](mailto:Cathy.Brennan@haringey.gov.uk)>  
**Subject:** Fwd: Loud music

**FYI. I received this email from the then manager of the pub** related to very loud music that was playing in the yard and loud enough in my home to identify clearly every song. There were repercussions for the staff members who played music in the yard. This was during the time Ben Abrahams owned the pub and I would be surprised if he was not aware.

----- Forwarded message -----  
**From:** Jess Brennan <[jessica@victoriastakes.co.uk](mailto:jessica@victoriastakes.co.uk)>  
**Date:** **Thu, Jan 5, 2023 at 8:08 PM**  
**Subject:** Loud music  
**To:** <[oonaghshiel@gmail.com](mailto:oonaghshiel@gmail.com)>

Hi Oonagh,

My apologies for the delay in getting back to you, I have been off for the last few days.  
I was passed along your email by another one of the team.

I firstly want to apologise about what took place the other evening. There is no excuse for it and I am incredibly sorry that this happened. It seems like from your video, that the speakers were connected in the Yard without the knowledge of the staff. Again, this is inexcusable.

All the staff on site that evening have been reprimanded, and have all received a written warning.

I apologise again profusely about this.

My mobile number is below- Please contact me at any time should the music be too loud or if there is excessive noise.

Please do not hesitate to contact me if you would like to discuss this further.

Kind regards,

--  
Jessica Brennan  
General Manager

**Figure 4: Extract from email sent to Niall McCann of Keystone Law on 08.01.2026**

### **Uncalibrated noise evidence from mobile phones**

The video file detailed above is the last of a large quantity of video recordings submitted by the Applicant. It is important that the correct weight is put on such evidence. As an expert in noise measurement, I have analysed video evidence recorded from cameras, mobile phones, webcams and CCTV over many years. The technical limitations of these types of recording equipment must

be understood and the sound recordings must not be relied upon as evidence of the actual sound level at the time of recording.

It would only be possible to rely on video soundtracks as indicative of actual sound levels if details are given about the camera type, microphone type, fixed recording gain setting and the calibration procedure used for the soundtrack. Even then that soundtrack must be recorded in a lossless format and be replayed on a calibrated viewing system with a flat frequency response as it will sound different on a laptop, on headphones, or through a portable speaker system which may artificially boost or cut different frequencies. Without calibration the absolute level of noise observed is unknown and so no conclusion can be drawn as to how loud a particular sound was when it was recorded.

Variances in the hardware in consumer electronic equipment and the way that sound is processed by the internal circuitry will result in inconsistent and unreliable variations in the recorded soundtrack which is not a true representation of what was actually heard at the time of the recording. For example, it is sometimes observed that there is a loud buffeting sound of wind on soundtracks but this sound would not have been heard by an observer at the time of the recording; it is merely an artefact of the low-cost microphone design in the recording device. Similarly, handling sound (from the operator holding the camera or phone) can often be heard on video soundtracks but this sound is not heard in the room at the time of the recording.

Some devices have specific cut-filters that automatically switch in to eliminate all low-frequency sound and therefore reduce the wind buffeting effect, but these also reduce other low-frequency sounds such as steady state noise from plant or distant road traffic. The result is an effective emphasising of mid-range sounds (typically voice) and elimination of background sounds resulting in an unrealistic recording.

All these processing effects are inconsistent, not just from device to device, but even more crucially from scene to scene, as the digital signal processing circuitry within the camera or phone automatically boosts some sounds and cuts others, and continuously adjusts the gain, depending on the noise conditions during the recording. The signal processing in consumer electronics equipment is therefore unsuitable for the accurate representation of actual noise levels as it is specifically designed to enhance some sounds, to attenuate others, and will continue to do this in real-time throughout the recording. This is an understandable commercial feature of a consumer product which is designed to capture as much as possible from filming social events and that generally means enhancing human speech sound (in the mid-frequency bands) whilst cutting background noise. All mobile phones feature an automatic gain control (AGC) circuit which makes quiet sounds louder and attenuates loud sounds, effectively 'normalising' all sounds to a listening level where every sound, even the faintest bird song or the breathing of the camera operator, can be heard when no other sound is present. Equally the same device can also be used to record loud music at a concert yet requires no adjustment from the operator as the recording gain is automatically reduced. This is of benefit when capturing social occasions but of no help in realistically representing the true and accurate sound in a given location at the time of recording.

iPhones have an AGC function and other microphone input processing including high-pass filtering and microphone selection. iPhone models have multiple microphones (up to 4 depending on the model) which are used in different configurations and are automatically selected by the phone software.

Cameras and phones also have a device-specific and undefined microphone pick-up pattern making them more sensitive to sounds from some directions, and this is further modified by the way the device is held by the user. All sound recordings, unless professionally recorded using a fixed gain control and calibrated omnidirectional microphone, are therefore not representative of the visual scene that they accompany.

The specification for sound level meters suitable for the assessment of environmental noise is detailed in BS EN 61672-1:2003 and any recordings made on equipment that does not conform to this standard should not be considered to be a fair, accurate or calibrated representation of the actual sound levels experienced at the recording position shown in any accompanying video footage.

In 2019 Big Sky Acoustics Ltd commissioned a report on iPhone accuracy<sup>1</sup>. The report was prepared by a company that designs and manufactures sound and vibration instrumentation and therefore has specialist knowledge regarding compliance with the relevant International Standards for sound measurement equipment. This report concludes that recordings made via the Apple camera video app on an iPhone can increase the sound level by 15-20 dB which is effectively a *quadrupling* of the perceived sound level. The effect is automatic and embedded within the camera operation and therefore there is no way of telling what level a file should be played back in order to be representative of the actual sound levels at the time of recording.

The report goes on to recommend that because of the significant enhancement that is applied by the Apple AGC, and the absence of source calibration, there should be no reliance on iPhone recordings to identify nuisance.

**Conclusion:** Video recordings made on a mobile phone provide no reliable indication of the actual sound levels and there is no mechanism to play them back, via loudspeakers or headphones, at a calibrated level representative of the noise actually experienced at the time of the recording.



Richard Vivian BEng(Hons) MIET MIOA MIOL  
Director, Big Sky Acoustics Ltd

---

<sup>1</sup> iPhone Audio – Acoustic Linearity and Performance, Report Reference: R8275-1 Rev 0, 24 Acoustics Ltd, 20<sup>th</sup> November 2019

This page is intentionally left blank

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

---

**PROPOSED CONDITIONS TO PROMOTE THE LICENSING OBJECTIVES**

---

There shall be no outdoor regulated entertainment.

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

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.

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.

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

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.

- (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.