

NOTICE OF MEETING

LICENSING SUB COMMITTEE

Thursday, 24th July, 2025, 7.00 pm - Microsoft Teams (watch the live meeting [here](#), watch the recording [here](#))

Members: Councillors Anna Abela and Nick da Costa and one more member to be named.

Quorum: 3

1. FILMING AT MEETINGS

Please note this meeting may be filmed or recorded by the Council for live or subsequent broadcast via the Council's internet site or by anyone attending the meeting using any communication method. Members of the public participating in the meeting (e.g. making deputations, asking questions, making oral protests) should be aware that they are likely to be filmed, recorded or reported on. By entering the 'meeting room', you are consenting to being filmed and to the possible use of those images and sound recordings.

The Chair of the meeting has the discretion to terminate or suspend filming or recording, if in his or her opinion continuation of the filming, recording or reporting would disrupt or prejudice the proceedings, infringe the rights of any individual, or may lead to the breach of a legal obligation by the Council.

2. APOLOGIES FOR ABSENCE

To receive any apologies for absence.

3. URGENT BUSINESS

The Chair will consider the admission of any late items of Urgent Business. (Late items will be considered under the agenda item where they appear. New items will be dealt with under item 9 below).

4. DECLARATIONS OF INTEREST

A member with a disclosable pecuniary interest or a prejudicial interest in a matter who attends a meeting of the authority at which the matter is considered:

(i) must disclose the interest at the start of the meeting or when the interest becomes apparent, and

(ii) may not participate in any discussion or vote on the matter and must withdraw from the meeting room.

A member who discloses at a meeting a disclosable pecuniary interest which is not registered in the Register of Members' Interests or the subject of a pending notification must notify the Monitoring Officer of the interest within 28 days of the disclosure.

Disclosable pecuniary interests, personal interests and prejudicial interests are defined at Paragraphs 5-7 and Appendix A of the Members' Code of Conduct

5. SUMMARY OF PROCEDURE

The Sub-Committee will first hear from the Licensing Officer. After that, the applicant will present their application and the Sub-Committee and objectors will have the opportunity to ask questions. Then, the objectors will present their case and the Sub-Committee and objectors will have the opportunity to ask questions.

All parties will then have the opportunity to sum up, and then the meeting will conclude to allow the Sub-Committee to deliberate and reach a decision. This decision will then be provided in writing within five working days of this meeting.

6. APPLICATION FOR A NEW PREMISES LICENCE AT BABY CAKES, 321 WEST GREEN ROAD, LONDON, N15 (ST ANN'S) (PAGES 1 - 34)

To consider an application for a new premises licence.

7. APPLICATION FOR A NEW PREMISES LICENCE AT HABESHA LOUNGE, 485A SEVEN SISTERS ROAD, TOTTENHAM, LONDON, N15 6EP (ST ANN'S) (PAGES 35 - 70)

To consider an application for a new premises licence.

8. APPLICATION FOR A NEW PREMISES LICENCE AT POST BOAT ON THE RIVER, RIVER LEA, TOTTENHAM HALE, N15 (TOTTENHAM HALE) (PAGES 71 - 120)

To consider an application for a new premises licence.

9. NEW ITEMS OF URGENT BUSINESS

To consider any items of urgent business as identified at item 3.

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

Thursday, 17 July 2025

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Report for: Licensing Sub Committee 24th July 2025

Item number: 6

Title: New Premises Application – Baby Cakes 321 West Green Road London N15 3PA

Report authorised by : Daliah Barrett-Licensing Team Leader – Regulatory Services.

Ward(s) affected: St Anns

Report for Key/ Non Key Decision: Not applicable

1. Describe the issue under consideration

- 1.1 This report relates to an application for a new licence submitted by Atakan Kartal. The application seeks the following:

Details of the application are as follows:

Late Night Refreshment
Monday to Sunday **1300 to 0200 hours**

Hours open to Public
Monday to Sunday **1300 to 0200 hours**

- 1.2 The application form and plan are attached as Appendix 1.

- 1.3 Representation have been received from:

Responsible Authorities –App 2 – Representations from Police and Noise RA
 Other Parties – App 3

2 Recommendations

In considering the representations received and what is appropriate for the promotion of the licensing objectives, the steps the Sub-Committee can take are:

- Grant the application as requested
- Grant the application whilst imposing additional conditions and/or altering in any way the proposed operating schedule.
- Exclude any licensable activities to which the application relates
- Reject the whole or part of the application

- 2.1 Members of the licensing sub committee are asked to note that they may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must be appropriate in order to promote the licensing objectives.

3. Background

- 3.1 The premises is situated along West Green Road. Mr Kartal is also the licence holder at Atakan Supermarket the adjoining property.

- 3.3** The Home Office Guidance issued under Section 182 Guidance places a requirement on applicants to demonstrate when setting out steps they propose to take to promote the licensing objectives that they understand the area in which they are wishing to operate.

4. Policy Implications

- 4.1** The decision should be made with regard to the Secretary of the State's guidance and the Council's Statement of Licensing Policy under the Licensing Act 2003. Where the decision departs from either the Guidance or the Policy clear and cogent reasons must be given. Members should be aware that if such a departure is made the risk of appeal / challenge is increased.

4.2 Equalities impact

At the time of writing this report there were no implications for equality and diversity. Any decision taken by the Licensing Sub-Committee will be in accordance with the four licensing objectives as prescribed by the Licensing Act 2003.

5. Other considerations

5.1 Human Rights

While all Convention Rights must be considered, those which are of particular relevance to the application are:

- Article 8 – Right to respect for private and family life.
- Article 1 of the First Protocol – Protection of Property
- Article 6(1) – Right to a fair hearing.
- Article 10 – Freedom of Expression

6 Use of Appendices

Appendix 1.

Responsible Authorities –App 2

Other Parties – App 3

Background papers: Section 82 Guidance

Haringey Statement of Licensing policy

Appendix 1

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Start

Are you an agent acting on behalf of the applicant?: No

Applicant: Applicant details

Full name: Atakan Kartal

Email: [REDACTED]

Phone/mobile: [REDACTED]

Which legal structure are you applying as: A business or organisation including as a sole trader

Is your business registered in the UK: Yes

Is your business registered outside the UK: No

Commercial register:

Registration number: 15989465

Business name: Kartal Cakes
Limited

Are you VAT registered?: No

VAT number:

Legal status: Private Limited Company

What is your position in the business?: Owner

Home country: Haringey

Address: 321, West Green Road, Tottenham, Haringey, London, N15 3PA

Premises details

Premises or Trading name: Baby Cakes Desserts

Please provide a postcode, OS Map Reference or description: Address

Premises OS Map reference:

Address Description:

Full address of the premises: 321, West Green Road, Tottenham, Haringey, London, N15 3PA

[REDACTED]

Plan of the premises: sandbox-files://681a0ea8a5e28303035250

Do you have a rateable value based on VOA?: No

Are you applying to only sell alcohol?:

Which of these options applies to you?: No rateable value displayed

NDR Fee to Pay: £100

Applicant 2: Application details

In what capacity are you applying for the premises licence?: Limited company / limited liability partnership

Confirm the following: I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities

Non-individual applicant details

Full name: Kartal Cakes Limited

Do you have a registration number?: Yes

Please enter your registration number: 15989465

Description of applicant: Kartal Cakes Limited application for a refreshments licence intended for shop to be open from 1pm to 2 am

[REDACTED]

[REDACTED]

[REDACTED]

Date of birth: N/A

Nationality: N/A

Operating Schedule

When do you want the premises licence to start?: 26/05/2025

When do you want the premises licence to end?:

Please give a general description of the premises: My shop is a desert based shop that doesn't contain any type of alcohol I have no seating in which people can stay inside it's takeaway and delivery based, the customer area is minimal.

Do you expect more than 5,000 or more people to attend the premises at any one time? No

How many people do you expect to attend the premises at any one time?:

Additional fee to be paid for over 5,000 capacity: £

Regulated entertainment

This section covers regulated entertainment

Provision of plays

Will you be providing plays?: No

Provision of films

Will you be providing films?: No

Provision of indoor sporting events

Will you be providing indoor sporting events?: No

Provision of boxing or wrestling entertainments

Will you be providing boxing or wrestling entertainments?: No

Provision of live music

Will you be providing live music?: No

Provision of recorded music

Will you be providing recorded music?: No

Provision of performance of dance

Will you be providing performance of dance?: No

Provision of anything of a similar description to live music, recorded music or performances of dance

Will you be providing anything similar to live music, recorded music or performances of dance?: No

Late night refreshment

Will you be providing late night refreshment?: Yes

Which days of the week do you intend the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 13:00
- End 1: 02:00
- Start 2:
- End 2:

Tuesday:

- Start 1: 13:00
- End 1: 02:00
- Start 2:
- End 2:

Wednesday:

- Start 1: 13:00
- End 1: 02:00
- Start 2:
- End 2:

Thursday:

- Start 1: 13:00
- End 1: 02:00
- Start 2:
- End 2:

Friday:

- Start 1: 13:00

- End 1: 02:00
- Start 2:
- End 2:

Saturday:

- Start 1: 13:00
- End 1: 02:00
- Start 2:
- End 2:

Sunday:

- Start 1: 13:00
- End 1: 02:00
- Start 2:
- End 2:

Will the provision of late night refreshment take place indoors or outdoors or both?: Indoors
State type of activity to be authorised, if not already stated, and give relevant further details.:

State any seasonal variations:

Non standard timings. Where the premises will be used for the supply of late night refreshment at different times from those listed above, list below:

Supply of alcohol

Will you be selling or supplying alcohol?: No

Adult entertainment

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises: No adult entertainment

Hours premises are open to the public

Which days of the week do you intend the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 13:00
- End 1: 02:00
- Start 2:
- End 2:

Tuesday:

- **Start 1: 13:00**
- **End 1: 02:00**
- **Start 2:**
- **End 2:**

Wednesday:

- **Start 1: 13:00**
- **End 1: 02:00**
- **Start 2:**
- **End 2:**

Thursday:

- **Start 1: 13:00**
- **End 1: 02:00**
- **Start 2:**
- **End 2:**

Friday:

- **Start 1: 13:00**
- **End 1: 02:00**
- **Start 2:**
- **End 2:**

Saturday:

- **Start 1: 13:00**
- **End 1: 02:00**
- **Start 2:**
- **End 2:**

Sunday:

- **Start 1: 13:00**
- **End 1: 02:00**
- **Start 2:**
- **End 2:**

State any seasonal variations:

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below:

Licensing objectives

a) General – all four licensing objectives (b,c,d,e): To promote the four licensing objectives, I will take the following steps:

1. Prevention of Crime and Disorder:

We will operate a CCTV system covering all customer-facing areas, entrance, and exits. CCTV footage will be stored for at least 31 days and made available to relevant authorities upon request. We will maintain a clean, well-lit premises to deter antisocial behavior. Staff will be trained to recognize and deal with potentially problematic or intoxicated individuals. Any incidents will be logged in an incident book and reviewed regularly.

2. Public Safety:

We will ensure all fixtures, equipment, and electricals are maintained to safety standards. A fire risk assessment has been conducted and fire safety equipment including extinguishers and alarms are regularly checked. Emergency exits will be clearly marked, unobstructed, and known to all staff. Capacity limits will be monitored to avoid overcrowding. First aid kits will be available and staff trained in basic first aid.

3. Prevention of Public Nuisance:

We will control noise levels by keeping doors and windows closed during busy hours and using soft background music. Waste will be disposed of responsibly and bins secured to prevent littering. Deliveries will take place during off-peak hours to minimize disruption. We will display signage asking customers to respect neighbors when leaving and monitor outside areas for loitering.

4. Protection of Children from Harm:

We operate as a family-friendly business and take the safety of children seriously. No alcohol or age-restricted items will be sold. Staff will be trained in safeguarding awareness. We will not tolerate inappropriate behavior on the premises and staff will be vigilant in identifying any concerns. Clear signage will prohibit the use of offensive language or conduct in areas where children may be present.

Together, these steps reflect our commitment to maintaining a safe, respectful, and community-friendly establishment.

b) The prevention of crime and disorder: We will operate a CCTV system covering all customer-facing areas, entrance, and exits. CCTV footage will be stored for at least 31 days and made available to relevant authorities upon request. We will maintain a clean, well-lit premises to deter antisocial behavior. Staff will be trained to recognize and deal with potentially problematic or intoxicated individuals. Any incidents will be logged in an incident book and reviewed regularly.

c) Public safety: We will ensure all fixtures, equipment, and electricals are maintained to safety standards. A fire risk assessment has been conducted and fire safety equipment including extinguishers and alarms are regularly checked. Emergency exits will be clearly marked, unobstructed, and known to all staff. Capacity limits will be monitored to avoid overcrowding. First aid kits will be available and staff trained in basic first aid.

d) The prevention of public nuisance: We will control noise levels by keeping doors and windows closed during busy hours. Waste will be disposed of responsibly and bins secured to prevent littering. Deliveries will take place during off-peak hours to minimize disruption. We will display signage asking customers to respect neighbors when leaving and monitor outside areas for loitering.

e) The protection of children from harm: We operate as a family-friendly business and take the safety of children seriously. No alcohol or age-restricted items will be sold. Staff will be trained in safeguarding awareness. We will not tolerate inappropriate behavior on the premises and staff will be vigilant in identifying any concerns. Clear signage will prohibit the use of offensive language or conduct in areas where children may be present.

Declaration

I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

Ticking this box indicates you have read and understood the above declaration yes I agree

Declaration

Full name: Atakan Kartal

Capacity: Director of the company

Date: 2025-05-06

Payment summary

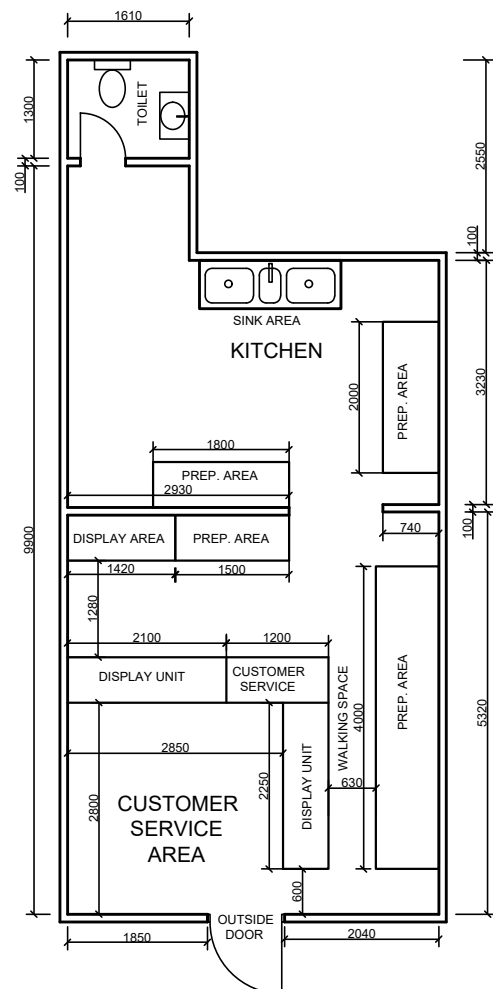
Amount: £100.00

Payment status: successful

Receipt number: [REDACTED]

ver2

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FLOOR PLAN
SCALE 1:100

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Appendix 2

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Licensing Authority
River Park House
Level 1 North
225 High Road
London
N22 8HQ

Licensing Unit
Tottenham Police Station
398 High Rd,
London
N17 9ES
HaringeyLicensing@met.police.uk
www.met.police.uk

APPLICATION FOR A PREMISES LICENSE- BABY CAKES DESSERTS, 321 WEST GREEN ROAD, TOTTENHAM, N15 3PA.

Dear Licensing Team,

This application is submitted by Atakan Kartal for a new premises license, with the following times requested.

Late Night Refreshment

Monday to Sunday **1300 to 0200 hours**

Hours open to Public

Monday to Sunday **1300 to 0200 hours**

Police agree with the requested timings. However suggest the following conditions be added to the operating schedule:

THE PREVENTION OF CRIME AND DISORDER

CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:

- (a) The premises will ensure that the system is checked on a regular basis to ensure that the system is working properly and that the date and time are correct.
- (b) There will be a camera on the entrance to the premises, to capture a clear image of anyone entering;
- (c) The system will provide coverage of the interior of the premises accessible to the public:
- (d) The system will record in real time and recordings will be date and time stamped:

- (e) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request;
- (f) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided to the police or other authorised officers on request (subject to the Data Protection Act 2018) within 24 hours of any request.
- (g) Signage stating that CCTV is in operation will be clearly and prominently displayed at the premises.

THE PREVENTION OF PUBLIC NUISANCE

Delivery drivers/ riders shall be given clear instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.

Prominent, clear and legible notices shall be displayed at all public exits from the premises requesting customers respect the needs of local residents and leave the premises area quietly. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.

Staff shall actively discourage patrons from congregating around the outside of the premises.

PUBLIC SAFETY

The premises license holder shall ensure that the area immediately outside the premises is kept clean and free from litter at all material times to the satisfaction of the Licensing Authority.

Regards,

PC Denham
North Area Licensing Officer

Appendix 3

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From: Mail >
Sent: Thursday, June 26, 2025 2:03:36 PM
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>
Cc: Licensing <Licensing@haringey.gov.uk>
Subject: Re: new business at 321 West Green Road, N15 3PA

Dear Daliah,

Many thanks for taking the trouble to highlight this. We saw the notice on their door a couple of weeks ago and sent an objection to the licensing email address.

This new application for serving late night refreshments at the property concerned is greatly worrying to us. If they are able to serve hot food and drink until 2am, seven days a week at their shop directly across the road from our bedroom window, then the noise and antisocial behaviour we experience will proportionally increase. Also once granted, the way would then be clear for someone to take over, say next year, and open any kind of a takeaway food outlet. This worries us greatly.

Thank you again for your help in this matter, and all the very best,

Max Duerden & Katja Klier

From: Ben

Sent: 30 June 2025 16:43

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

Subject: Objection to Premises Licence Application for 321 West Green Road, London, N153PA

To the Licensing Team at Haringey Council,

I would like to record my objection to the granting of a late night licence for Kartal Cakes Limited as described in the notice of application displayed at the premises at 321 West Green Road.

Local residents are already faced with the increased traffic and subsequent noise and affected air quality caused by the introduction of the LTNs as well as historical and regular instances of anti-social behaviour and littering.

The granting of this application can only add to this, whilst bringing no quantifiable benefit to the residents outside of social hours.

A late night licence could see queues of delivery drivers/couriers parked on the street and congregating, thus creating noise, the congregating of customers, again, creating noise and the potential for increased littering, all with little to no regard to how this may be affecting residents. These observations are based on experience of living in the directly affected area and experience of living within an affected vicinity of other business premises with late night licences.

Thank you for your consideration.

Kind regards,

Ben

From: santa
Sent: 26 June 2025 17:30
To: Licensing <Licensing@haringey.gov.uk>
Subject: objection facility open late

Hi

I am writing to OBJECT IN THE HIGHEST TERMS on the application by Baby Cakes, 321 West green Road.

Im s. This area:

- * Is a high crime area, with a number of people with support needs often in the area, from local supported housing schemes, making noise at all times of the day and night, people with mental health and drug/alcohol issues
- * The terrible idea and implementation of LTNs in the area mean that traffic and traffic noise is UP for us peasants who can't afford to live on the side roads. Noise and actual pollution has not gone down for us on the main road! It's UP.
- * the 24 / 7 Supermarket, Atakan Food Centre, although convenient again increases NOISE. There's cars and people hanging around late at night [often playing their rubbish music loud, as they feel it's needed] while they go into the shop. People park in front of the shop often which means buses can't get through, so they end up beeping all day and night. The staff here are working all day and night, making noise with deliveries and chat often at 0400AM
- * Tesco, which is very close to us, will often have shoplifting, begging and loud confrontations all times of the day and night. We also have a large loud fridge that is part of Tesco at the back of our flat.
- * Noise from the street travels up very easily to the flats in Strawbridge Court, sometimes I'm working from home and hear the guys in the Rose Cafe's conversation.

This is a nice[ish] colourful character area [there's worse] BUT we have enough noise already, we don't need more, for the mental well being of people that live in Strawbridge Court [there's many young kids here too] AND the flats above Atakan and Baby Cakes.

We have our living room at the front on the building on West Green road, and many of our neighbours sleep at this side of the building. We are leaseholders who work very hard for what we have. We really DO NOT need more noise than what we already have.

Since Baby Cakes has opened I've seen the people there; it's hardly busy, and there's not lots of kids queuing up for ice cream. Mostly young men hanging around. Not seen a single person buy a cake or ice cream.

WHY ON EARTH DO YOU NEED TO BUY A CAKE / ICE CREAM at 0200am? Even 23:00 is late for that. What "hot food" are they selling there or want to sell there? Kebabs and ice cream? It all sounds suspect to me, and I'm all for business men doing business, we all have to work but I need to be able to live in my home in peace and quiet too.

In my view:

Later hours for this store will ADD to high noise levels already in the area

Will increase ASB as people hang around and eat "hot food", noise, drunkenness, fights etc. possible other ASB related issues with people hanging around, drug dealing, sex work etc.

Will increase rubbish in the area, attracting rats and foxes.

I think to sell cakes at 0200AM in a cake shop is spurious suggestion at best. Please DENY their later licence application.

Baby Cakes Desserts

321 West Green Road, Tottenham, London, N15 3PA
Ward – St Ann's

Late night refreshment

- Friday to Saturday, 1pm to 2am

Hours open to public:

- Friday to Saturday, 1pm to 2am

Type of premises: Desert based shop

Type of application: New

End date: 30 June 2025

From: Yaseeur Rahman <Yaseeur.Rahman@haringey.gov.uk>

Sent: 27 June 2025 17:53

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

Cc

Subject: FW: Application for a Premises Licence- Baby Cakes Desserts, 321 West Green Road, Tottenham, London, N15 3PA (WK/629756)

Hi All,

The Licensing Team wish to make representation on this matter under the Prevention of Public nuisance objective.

And add in some proposed changes to opening hours of business including conditions.

If agreed by the applicant, I would withdraw my representations upon that agreement.

The premises has been the subject of complaints from residents impacted by the operation of the business until 2am in the morning.

Issues of people gathering outside under the fixed porch that has been put up outside the premises but is subject to Planning enforcement.



Customers standing in this area is likely to impact negatively on residents.

The area is very residential and it is important that the right balance is struck between the wish for the business to thrive and for residents to be able to have peaceful enjoyment of their home.

We propose the operating times and the ability for Late Night Refreshment:

Late Night Refreshment

Sunday to Thursday **13:00 to 00:00**

Friday to Saturday **13:00 to 02:00**

With regards to the proposed conditions, we propose the following:

No loitering of customers at the front of the premises after 2100pm

Two customers permitted to smoke at the front of the premises at any one time, no drink to be taken outside with the customer.

Prevention of Crime and Disorder:

1. The venue shall maintain a CCTV system. The CCTV system shall continually record whilst the venue is open for licensable activities and / or when customers remain on the premises. All recordings shall be time & date-stamped, maintained for a 31-day period and be made available to the Police or authorised officer of the licensing authority upon request.

The CCTV system shall:

- a. Cover all entry and exit doors both inside and outside and floor areas.
- b. Cameras shall give an overview of the whole premises
- c. Be capable of visually confirming the nature of the crime committed. Enable frontal identification of persons entering in any light condition.
- e. Operate under existing light levels within and outside the premises
- f. Be regularly maintained by a suitably qualified person to ensure continuous quality of image capture and retention.

2. Sufficient competent persons should be authorised by the premises licence holder to provide the Police with downloaded CCTV data (footage and / or images) in an

appropriate recorded format (usually to a disc, memory stick or data file sent electronically) when formally requested to do so. The authorised person(s) should be sufficient to enable such data to be obtained by the police or Authorised Officer of the Licensing Authority within a reasonably practical time of a formal request being made. If this format is non-standard (i.e. manufacturer proprietary) then the manufacturer should supply the replay software to ensure that the footage can be replayed by the police on a standard computer.

3. Sufficient competent persons should be authorised by the premises licence holder to ensure that at all times the premises is open to the public, a member of staff is available to show the Police, when formally requested to do so, any images / footage from CCTV system with a minimum of delay.
4. No alcohol shall be stored at the premises.

Public Safety:

5. We will ensure all fixtures, equipment, and electricals are maintained to safety standards.
6. A fire risk assessment has been conducted and fire safety equipment including extinguishers and alarms are regularly checked.
7. Emergency exits will be clearly marked, unobstructed, and known to all staff.
8. Capacity limits will be monitored to avoid overcrowding.
9. First aid kits will be available and staff trained in basic first aid.

Prevention of Public Nuisance: We will control noise levels by keeping doors and windows closed during busy hours and using soft background music. Waste will be disposed of responsibly and bins secured to prevent littering. Deliveries will take place during off-peak hours to minimize disruption. We will display signage asking customers to respect neighbours when leaving and monitor outside areas for loitering.

1. 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.
2. Telephone contact details for the premises shall be provided to residents and the Responsible Authorities on request.
3. Prominent, clear and legible notices shall be displayed at all public exits from the premises requesting customers respect the needs of local residents and leave the premises and area quietly. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.
4. All external doors to the premises shall remain closed after 23.00 except for entrance and egress, to prevent noise escaping from the premises.

5. All refuse and bottles shall be disposed of in bins quietly so as not to disturb local residents
6. Staff shall actively discourage patrons and delivery drivers from congregating outside after the hours of 22:00
7. Alcohol shall not be brought onto the premises by customers.

4. Protection of Children from Harm: We operate as a family-friendly business and take the safety of children seriously. No alcohol or age-restricted items will be sold. Staff will be trained in safeguarding awareness. We will not tolerate inappropriate behavior on the premises and staff will be vigilant in identifying any concerns. Clear signage will prohibit the use of offensive language or conduct in areas where children may be present.

Yaseeur Rahman

Noise and Nuisance Officer & Licensing Officer

Neighbourhoods & Environments

Environment & Resident Experience

From: marin

Sent: 26 June 2025 09:48

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

Subject: Objection to a late night opening for Kartal Cakes

Hi team

I hope you are well? I would like to add our objection to a late night opening licence for Kartal cakes ltd (aka baby cakes) on 321 West Green road N15 3PA.

The noise on the road is bad enough now since the side road closures which has made our living conditions worse as we are a flat above the Tesco store. With Baby cakes planning a late night license this is going to make our living conditions even worse with noise and customers spilling out into the road causing disruption and noise pollution!

Please do not allow this to proceed!

Yours gratefully

Sent from [Outlook for iOS](#)

From: Juli
Sent: 30 June 2025 22:29
To: Licensing <Licensing@haringey.gov.uk>
Subject: objection to licensing Act 2003 applications Baby Cakes Desserts

Dear Haringey Council,

I am writing to object to the late night refreshment application by; Kartal Cakes Limited (aka Baby Cakes), 321 West Green Road ,London N15 3PA.

I live just across the street from them and this street is noisy as it is. It is not unusual to be woken up in the middle of the night any day of the week due to the noise.

To have this establishment open until 2am will just aggravate the situation.

Kind regards,

Juli Favero

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From: Katy

30 June 2025 22:18

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

Subject: objection to Licensing Act 2003 applications: Baby Cakes Desserts

Dear Haringey Council,

I strongly object to the late night and hot food licensing request by Baby Cakes Desserts. Allowing them to remain open until 2am, with the ability to serve hot food, will cause a severe noise disturbance to those who live on West Green Road. Baby Cakes Desserts currently has no seating inside nor is there space for it to put tables. Additionally, there is already barely any foot traffic to the shop--especially after 8/9pm so keeping the shop open later doesn't make any sense.

As it stands, there is already a lot of noise at all hours on West Green Road due to people shouting, fighting, playing loud music from their cars, revving their engines, etc. We have been living on West Green Road for 6 years and cannot open our bedroom window at night due to the noise.

In short, to grant this license will greatly impact the quality of life for all surrounding residents.

I hope that you take the time to consider the necessity of this request and the objections of myself and other neighbors.

Best,

Katy

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From: N
Sent: 25 June 2025 22:46
To: Licensing <Licensing@haringey.gov.uk>
Cc: Con
Subject: OBJECTION Baby Cakes Desserts

Hi

I am writing to OBJECT IN THE HIGHEST TERMS on the application by Baby Cakes, 321 West green Road.

Im Mr N Ransom and I reside at . This area:

* Is a high crime area, with a number of people with support needs often in the area, from local supported housing schemes, making noise at all times of the day and night, people with mental health and drug/alcohol issues

* The terrible idea and implementation of LTNs in the area mean that traffic and traffic noise is UP for us peasants who can't afford to live on the side roads. Noise and actual pollution has not gone down for us on the main road! It's UP.

* the 24 / 7 Supermarket, Atakan Food Centre, although convenient again increases NOISE. There's cars and people hanging around late at night [often playing their rubbish music loud, as they feel it's needed] while they go into the shop. People park in front of the shop often which means buses can't get through, so they end up beeping all day and night. The staff here are working all day and night, making noise with deliveries and chat often at 0400AM

* Tesco, which is very close to us, will often have shoplifting, begging and loud confrontations all times of the day and night. We also have a large loud fridge that is part of Tesco at the back of our flat.

* Noise from the street travels up very easily to the flats in Strawbridge Court, sometimes I'm working from home and hear the guys in the Rose Cafe's conversation.

This is a nice[ish] colourful character area [there's worse] BUT we have enough noise already, we don't need more, for the mental well being of people that live in Strawbridge Court [there's many young kids here too] AND the flats above Atakan and Baby Cakes.

We have our living room at the front on the building on West Green road, and many of our neighbours sleep at this side of the building. We are leaseholders who work [1.5 jobs!] in a Notting Hill Housing Association flat. We really DO NOT need more noise than what we already have.

Since Baby Cakes has opened I've seen the people there; it's hardly busy, and there's not lots of kids queuing up for ice cream. Mostly young men hanging around. Not seen a single person buy a cake or ice cream.

WHY ON EARTH DO YOU NEED TO BUY A CAKE / ICE CREAM at 0200am? Even 23:00 is late for that. What "hot food" are they selling there or want to sell there? Kebabs and ice cream? It all sounds suspect to me, and I'm all for business men doing business, we all have to work but I need to be able to live in my home in peace and quiet too.

In my view:

Later hours for this store will ADD to high noise levels already in the area

Will increase ASB as people hang around and eat "hot food", noise drunkenness, fights etc. possible other ASB related issues with people hanging around, drug dealing, sex work etc.

Will increase rubbish in the area, attracting rats and foxes.

I think to sell cakes at 0200AM in a cake shop is spurious suggestion at best. Please DENY their later licence application.

Baby Cakes Desserts

321 West Green Road, Tottenham, London, N15 3PA
Ward – St Ann's

Late night refreshment

- Friday to Saturday, 1pm to 2am

Hours open to public:

- Friday to Saturday, 1pm to 2am

Type of premises: Desert based shop

Type of application: New

End date: 30 June 2025

Cheers

N Ransom

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Report for: Licensing Sub Committee 24th July 2025

Item number: 7

Title: New Premises Application – Habesha Lounge, 485A Seven Sisters Road, Tottenham, London N15 6EP

Report authorised by : Daliah Barrett-Licensing Team Leader – Regulatory Services.

Ward(s) affected: St Anns

Report for Key/ Non Key Decision: Not applicable

1. Describe the issue under consideration

- 1.1 This report relates to an application for a new licence submitted by : Dawit Fessahaye, trading as Habesha Lounge. The application seeks the following:

Details of the application are as follows:

Regulated Entertainment: Plays

Sunday to Tuesday	0900 to 2200 hours
Wednesday to Thursday	0900 to 2300 hours
Friday to Saturday	0900 to 0300 hours

Recorded Music

Friday to Saturday	2200 to 0300 hours
---------------------------	---------------------------

Late Night Refreshment

Friday to Saturday	2300 to 0300 hours
---------------------------	---------------------------

Sale of Alcohol

Sunday to Wednesday	1700 to 2200 hours
Thursday	1700 to 2300 hours
Friday to Saturday	1700 to 0300 hours

Supply of alcohol **ON** the premises.

Hours open to Public

Monday to Thursday	1700 to 2300 hours
Friday to Saturday	1700 to 0300 hours
Sunday	1700 to 2200 hours

- 1.2 The application form and plan are attached as Appendix 1.
- 1.3 Representation have been received from:

Responsible Authorities –App 2 – Representations from Noise RA
Other Parties – App 3

2 Recommendations

In considering the representations received and what is appropriate for the promotion of the licensing objectives, the steps the Sub-Committee can take are:

- Grant the application as requested
- Grant the application whilst imposing additional conditions and/or altering in any way the proposed operating schedule.
- Exclude any licensable activities to which the application relates
- Reject the whole or part of the application

2.1 Members of the licensing sub committee are asked to note that they may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must be appropriate in order to promote the licensing objectives.

3. Background

3.1 The premises is situated along Seven Sisters Road N15. The applicant has accepted the representation from the Noise RA and Police. Attempts have been made a number of times to make contact with the people that had made representations but to no avail.

3.3 The Home Office Guidance issued under Section 182 Guidance places a requirement on applicants to demonstrate when setting out steps they propose to take to promote the licensing objectives that they understand the area in which they are wishing to operate.

4. Policy Implications

4.1 The decision should be made with regard to the Secretary of the State's guidance and the Council's Statement of Licensing Policy under the Licensing Act 2003. Where the decision departs from either the Guidance or the Policy clear and cogent reasons must be given. Members should be aware that if such a departure is made the risk of appeal / challenge is increased.

4.2 Equalities impact

At the time of writing this report there were no implications for equality and diversity. Any decision taken by the Licensing Sub-Committee will be in accordance with the four licensing objectives as prescribed by the Licensing Act 2003.

5. Other considerations

5.1 Human Rights

While all Convention Rights must be considered, those which are of particular relevance to the application are:

- Article 8 – Right to respect for private and family life.
- Article 1 of the First Protocol – Protection of Property
- Article 6(1) – Right to a fair hearing.
- Article 10 – Freedom of Expression

6 Use of Appendices

Appendix 1.application

–App 2 - representations

Background papers: Section 82 Guidance

Haringey Statement of Licensing policy

Appendix 1

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Start

Are you an agent acting on behalf of the applicant?: No

Applicant: Applicant details

Full name: Dawit fessahaye

[REDACTED]

Phone/mobile: [REDACTED]

Which legal structure are you applying as: An individual

Address: 485a, Seven Sisters Road, Tottenham, Haringey, London, N15 6EP

Premises details

Premises or Trading name: HABESHA LOUNGE

Please provide a postcode, OS Map Reference or description: Address

Premises OS Map reference:

Address Description:

Full address of the premises: 485a, Seven Sisters Road, Tottenham, Haringey, London, N15 6EP

Premises phone: [REDACTED]

Plan of the premises: sandbox-files://68211ef2b2068434979294

Do you have a rateable value based on VOA?: Yes

What is the non-domestic rateable value band?: B (£4,301-£33,000)

Are you applying to only sell alcohol?:

NDR Fee to Pay: £190

Applicant 2: Application details

In what capacity are you applying for the premises licence?: Individual or individuals

Confirm the following: I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities

Individual applicant details

Applicant full name: Dawit fessahaye

Is the applicant 18 years of age or older?: Yes

Applicant residential address: [REDACTED]

Applicant email: [REDACTED]

Applicant phone or mobile number: [REDACTED]

Date of birth: [REDACTED]

Nationality: [REDACTED]

Proof of right to work: YES POSSPORT ATTACHED

Operating Schedule

When do you want the premises licence to start? 02/06/2025

When do you want the premises licence to end?

Please give a general description of the premises it's small cosy Coffe house and lounge serving food and drinks and hot drinks

Do you expect more than 5,000 or more people to attend the premises at any one time? No

How many people do you expect to attend the premises at any one time?

Additional fee to be paid for over 5,000 capacity. £

Regulated entertainment

This section covers regulated entertainment

Provision of plays

Will you be providing plays?: Yes

Which days of the week do you intent the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 09:00
- End 1: 22:00
- Start 2: 09:00
- End 2: 22:00

Tuesday:

- Start 1: 09:00
- End 1: 22:00
- Start 2: 09:00
- End 2: 22:00

Wednesday:

- Start 1: 09:00
- End 1: 23:00
- Start 2: 09:00
- End 2: 23:00

Thursday:

- Start 1: 09:00
- End 1: 23:00
- Start 2: 09:00
- End 2: 23:00

Friday:

- Start 1: 09:00
- End 1: 03:00
- Start 2: 09:00
- End 2: 03:00

Saturday:

- Start 1: 09:00
- End 1: 03:00
- Start 2: 03:00
- End 2: 03:00

Sunday:

- Start 1: 09:00
- End 1: 22:00
- Start 2: 09:00
- End 2: 22:00

Will the performance of a play take place indoors or outdoors or both? Indoors

State type of activity to be authorised, if not already stated, and give relevant further details

It's backdroud musics and unamplified will be playing

State any seasonal variations for performing plays: Some weekends and

Charismas and new year

Non standard timings. Where the premises will be used for the performance of a play at different times from those listed above, list below: Christmas's eve and new year

Provision of films

Will you be providing films?: No

Provision of indoor sporting events

Will you be providing indoor sporting events?: No

Provision of boxing or wrestling entertainments

Will you be providing boxing or wrestling entertainments?: No

Provision of live music

Will you be providing live music?: No

Provision of recorded music

Will you be providing recorded music?: Yes

Which days of the week do you intent the premises to be used for the activity? Friday,
Saturday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you

intend the premises to be used for the activity.:

Monday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Tuesday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Wednesday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Thursday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Friday:

- Start 1: 22:00
- End 1: **03:00**
- Start 2: 22:00
- End 2: **03:00**

Saturday:

- Start 1: 22:00
- End 1: **03:00**
- Start 2: 22:00
- End 2: **03:00**

Sunday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Will the playing of recorded music take place indoors or outdoors or both? Indoors
State type of activity to be authorised, if not already stated, and give relevant further details.: Play record musics and background music

State any seasonal variations for playing of recorded music:

Non standard timings. Where the premises will be used for the playing of recorded music at different times from those listed above, list below:

Provision of performance of dance

Will you be providing performance of dance?: No

Provision of anything of a similar description to live music, recorded music or performances of dance

Will you be providing anything similar to live music, recorded music or performances of dance?: No

Late night refreshment

Will you be providing late night refreshment?: Yes

Which days of the week do you intend the premises to be used for the activity?: Friday, Saturday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Tuesday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Wednesday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Thursday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Friday:

- Start 1: 23:00
- End 1: 03:00
- Start 2: 23:00
- End 2: 03:00

Saturday:

- Start 1: 23:00
- End 1: 03:00
- Start 2: 23:00
- End 2: 03:00

Sunday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Will the provision of late night refreshment take place indoors or outdoors or both? Indoors
State type of activity to be authorised, if not already stated, and give relevant further details.:

State any seasonal variations: Christmas's eve and new year eve

Non standard timings. Where the premises will be used for the supply of late night refreshment at different times from those listed above, list below: Indoor

Supply of alcohol

Will you be selling or supplying alcohol?: Yes

Which days of the week do you intend the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 17:00
- End 1: 22:00
- Start 2: 17:00
- End 2: 22:00

Tuesday:

- Start 1: 17:00
- End 1: 22:00
- Start 2: 17:00
- End 2: 22:00

Wednesday:

- Start 1: 17:00
- End 1: 22:00

- Start 2: 17:00
- End 2: 22:00

Thursday:

- Start 1: 17:00
- End 1: 23:00
- Start 2: 17:00
- End 2: 23:00

Friday:

- Start 1: 17:00
- End 1: **03:00**
- Start 2: 17:00
- End 2: **03:00**

Saturday:

- Start 1: 17:00
- End 1: **03:00**
- Start 2: 17:00
- End 2: **03:00**

Sunday:

- Start 1: 17:00
- End 1: 22:00
- Start 2: 17:00
- End 2: 22:00

Will the sale of alcohol be for consumption? On the premises

State any seasonal variations: Christmas's and new year eve

Non standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below: Christmas's and new year

Designated premises supervisor consent

Are you (as the applicant), the designated premises supervisor. Yes

How will the consent form of the proposed designated premises supervisor be supplied to the authority?:

Please upload the completed consent form for the designated premises supervisor

Do you know the reference number for the consent form

Please enter the reference number for the consent form 1

[Redacted]

[Redacted]

[Redacted]

[Redacted]

[Redacted]

Issuing licensing authority: Camden

Adult entertainment

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises: Age restrictions

Hours premises are open to the public

Which days of the week do you intend the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday, Not applicable

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 17:00
- End 1: 23:00
- Start 2:
- End 2:

Tuesday:

- Start 1: 17:00
- End 1: 23:00
- Start 2:
- End 2:

Wednesday:

- Start 1: 17:00
- End 1: 23:00
- Start 2:
- End 2:

Thursday:

- Start 1: 17:00
- End 1: 23:00
- Start 2:
- End 2:

Friday:

- Start 1: 17:00
- End 1: 03:00
- Start 2: 17:00
- End 2: 03:00

Saturday:

- Start 1: 17:00
- End 1: 03:00
- Start 2: 17:00
- End 2: 03:00

Sunday:

- Start 1: 17:00
- End 1: 22:00
- Start 2:
- End 2:

State any seasonal variations: Christmas's and new year

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below: Christmas and new year

Licensing objectives

a) **General – all four licensing objectives (b,c,d,e):** Staff Training and Education:

Comprehensive Training: Implement a robust training program for all staff, covering all four licensing objectives, including understanding their responsibilities, recognizing signs of intoxication, and enforcing age restrictions.

Regular Updates: Provide ongoing training and updates to ensure staff are aware of current policies and best practices.

Role-Specific Training: Tailor training to specific roles, such as door supervisors, bartenders, and managers, to ensure they are equipped with the necessary skills.

b) **The prevention of crime and disorder:** focus on situational, environmental, and social crime prevention strategies

c) **Public safety:** remain alert, keep belongings secure, and report any suspicious activity.

d) **The prevention of public nuisance:** To prevent public nuisance, focus on managing potential problems like noise, waste, and disturbances that could affect the community. This includes implementing sound control measures, ensuring proper waste disposal, and managing operations in a way that minimizes disruption. Additionally, train staff on nuisance prevention and consider using signs to remind customers to be quiet.

e) **The protection of children from harm:** To ensure the protection of children from harm within a licensed premises, premises should implement a robust safeguarding policy, display clear signage, and ensure staff are trained on child protection and recognizing potential harm. They should also have a "Challenge 25" policy, monitor areas of the premises, and understand their legal responsibilities under the Licensing Act 2003. Reporting concerns to local Children's Services and the Police is crucial, as well as utilizing resources like the NSPCC and Childline.

Declaration

I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

Ticking this box indicates you have read and understood the above declaration yes I agree

Declaration

Full name: Dawit FESSAHAYE

Capacity: 1

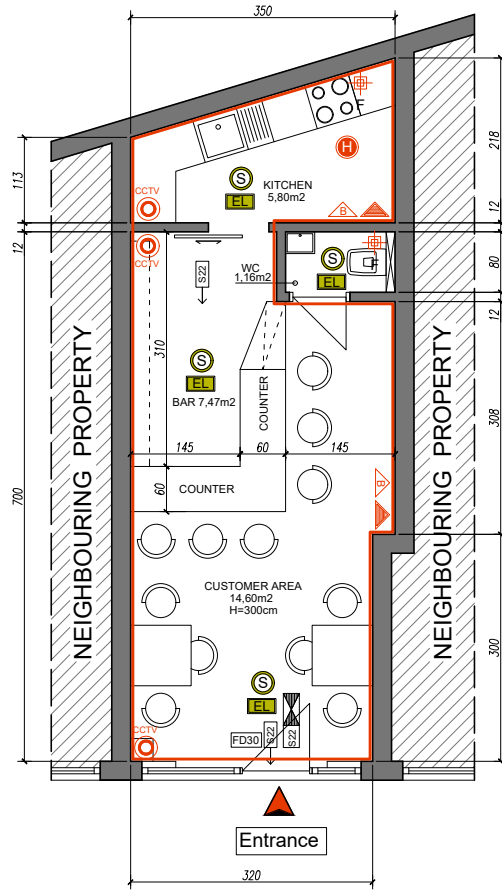
Date: 2025-05-22

Payment summary

Amount: £190.00

Payment status: successful

Receipt number: [REDACTED]



Existing Ground Floor Plan
1:100

EXISTING
TOTAL AREA - 29,80m²

LEGEND:

- EXISTING WALLS
- PROPOSED CAVITY WALLS
- PROPOSED STUD WALLS

Licensing Area highlighted in red

CCTV

30 Minutes Fire Door

- CARBON DIOXIDE FIRE EXTINGUISHER
- 9 LT. WATER FIRE EXTINGUISHER
- FIRE BLANKET
- Heat Detector
- Smoke Detector
- Emergency Light
- INTERNALLY ILLUMINATED FIRE ESCAPE SIGN (BS 5266)
- RUNNING MAN FIRE EXIT SIGN
- MECHANICAL EXTRACT MIN. 15l/s

NOTES: THIS DRAWINGS AND WORKS SHOWN ARE THE COPYRIGHT OF HALIT ERTAS AND MAY NOT BE REPRODUCED EXCEPT WRITTEN PERMISSION. ALL FIGURED DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION.

0 5m

London-Cambridge
Mob: +44 7706 720378
Email:
info@northpointuk.co.uk

PROJECT:
485A Seven Sisters Road
London N15

PROPOSAL / PROJECT:
Coffee shop License

DRAWING FOR:
Premises Licence Application

DRAWING:
Existing Ground Floor Plan

Scale: 1:100 A4	Drawn: H.E	Checked:	Date: 16.05.2025
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Drawing / JOB NO SEV-01	Revision: 1.0
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Licensing Objectives – 485A Seven Sisters Road

1. The Prevention of Crime and Disorder

- CCTV installed and operating in entrance and customer areas. Footage retained for 31 days.
- Challenge 25 policy in place for all alcohol sales. Valid ID required.
- Trained staff will manage alcohol sales and ensure responsible service.
- Incident/refusals log will be maintained and reviewed regularly.

2. Public Safety

- Premises limited to approx. 20–30 people due to its size (29.8m²).
- Emergency lighting, fire alarm, smoke and heat detectors installed.
- Fire-fighting equipment (extinguishers, fire blanket) on site.
- Staff trained in evacuation procedures and safety checks.

3. The Prevention of Public Nuisance

- Doors/windows closed after 22:00 to minimise noise leakage.
- Clear signage requesting patrons leave quietly and respect neighbours.
- Recorded music only, played at background level. No live music or DJ.
- Waste disposal managed during daytime hours to avoid disturbances.

4. The Protection of Children from Harm

- Challenge 25 strictly applied. No service of alcohol to underage persons.
- No children allowed on premises after 21:00.
- Staff trained to recognise and report safeguarding concerns.
- No adult entertainment or content that could cause concern for children.

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Operational Schedule – Habesha Lounge (485A Seven Sisters Road)

This document outlines how the premises will operate under the premises licence and manage compliance with all licensing objectives.

General Operation

- • Habesha Lounge is a small café-lounge with a seating capacity of approx. 20–30 people.
- • The venue serves hot drinks, light food, and alcohol in a calm, low-noise setting.
- • Main activity includes background music and casual food service – no shisha, no live music, and no dancing.
- • Customer base consists of regular locals and walk-ins. No promotional events or crowd-driven activities.

Staff Training & Management

- • All staff trained on Licensing Act 2003 responsibilities, especially alcohol sale and public safety.
- • Training includes Challenge 25, refusing service, and identifying signs of intoxication.
- • Incident log kept behind the counter and reviewed weekly by management.

Alcohol Service Policy

- • Alcohol served only for consumption on premises. After 22:00, the premises operates in a lounge-style format, not as a bar or nightclub.
- • No external areas are used for alcohol consumption or smoking.
- • Bar staff trained in responsible serving and how to deal with disorderly customers.

Noise & Nuisance Control

- • Music played at low background level only, through small in-ceiling speakers.
- • Sound limiter used to ensure levels never exceed set decibel thresholds.
- • Customers asked to leave quietly after 22:00 with signage at exits.
- • Deliveries and waste collections scheduled during daytime only.

Late-Night Operations (Fridays & Saturdays)

- • Venue remains open until 03:00 on Fridays and Saturdays to allow gradual dispersal of customers.
- • No new customers admitted after 01:30.
- • Lighting dimmed and music reduced after midnight to create a quieter atmosphere.
- • Extra staff available to help monitor and assist safe exit of patrons.

Appendix 2

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From: Charlene Thorneycroft <Charlene.Thorneycroft@haringey.gov.uk>
Sent: 11 June 2025 15:41
To: Licensing <Licensing@haringey.gov.uk>; Police <namailbox-haringeylicensing@met.police.uk>
Subject: RE: Application for a Premises Licence- Habesha Lounge, 485A Seven Sisters Road, Tottenham, London N15 6EP (WK/628752)

Dear Licensing Team

Application for a Premises Licence- Habesha Lounge, 485A Seven Sisters Road, Tottenham, London N15 6EP (WK/628752)

As a responsible authority for the Noise and Nuisance team, we provide the below representation for the above premises application which has been agreed to by the applicant. Please see attached email confirming conditions have been agreed to.

Please note the hours and we would like the additional conditions below added to any licence granted.

Regulated Entertainment

Friday and Saturday – 23:00 to 00:00

Late Night Refreshment:

Friday – Saturday - 23:00 – 00:00

Hours open to the Public

Monday to Thursday - 17:00 to 23:00

Friday and Saturday - 17:00 to 00:30 .

Sunday - 17:00 to 22:00

Supply of alcohol **ON** the premises only.

Conditions:

The Prevention of Crime and Disorder

1. A digital CCTV system must be installed in the premises complying with the following criteria:
 - (a) Cameras must be sited to observe the entrance doors from both inside and outside.
 - (b) Cameras on the entrances must capture full frame shots of the heads and shoulders of all people entering the premises i.e. capable of identification.
 - (c) Provide a linked record of the date, time of any image.
 - (d) Provide good quality images - colour during opening times.
 - (e) Have a monitor to review images and recorded quality.
 - (f) Be regularly maintained to ensure continuous quality of image capture and retention.
 - (g) Member of staff trained in operating CCTV at venue during times open to the public.
 - (h) Digital images must be kept for 31 days. The equipment must have a suitable export method, e.g. CD/DVD writer so that Police can make an evidential copy of the data they require. Copies must be available within a reasonable time to Police on request.

1. An incident log shall be kept at the premises, it will be in a hardback durable format handwritten at the time of the incident or as near to as is reasonable and made available on request to the Police, which will record the following:

- (a) all crimes reported to the venue
- (b) All ejections of patrons
- (c) Any complaints received
- (d) Any incidents of disorder
- (e) Seizures of drugs or offensive weapons
- (f) Any faults in the CCTV system or searching equipment or scanning equipment
- (g) Any visit by a relevant authority or emergency service

1. Minimum one SIA registered door supervisors will be engaged on Friday and Saturday nights at the entrance of the premises. They will be employed from 21:00 until the end of business until all patrons have vacated the premises. They will be engaged to monitor admission and re-admission to the premises, security and dealing with conflict.

Public Safety

1. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
2. Staff members will undergo comprehensive training in health and safety, fire safety and first aid.
3. Any ventilation, refrigeration or air conditioning units should be regularly serviced and maintained every year and records kept to up to date.
4. Prominent, clear and legible notices shall be displayed throughout the premises, including the toilets, warning customers that smoking within premises will not be tolerated.
5. Staff and management will actively monitor customers on the premises and will not supply customers who are intoxicated.
6. No alcoholic drinks or glasses will be taken out onto the public highway

Prevention of Public Nuisance

1. Prominent, clear and legible notices shall be displayed at all public exits from the premises requesting customers respect the needs of local residents and leave the premises area quietly. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.
2. If offering takeaway food delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.
3. Noise from any ventilation, refrigeration or air conditioning plant or equipment shall not cause nuisance to the occupants of any properties.
4. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
5. All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
6. No more than 4 persons shall be permitted to smoke outside the front of the premises at any one time. The area shall be adequately supervised to control the number and behaviour of patrons and to ensure that they do not block the highway or cause a noise nuisance.
7. All licensable activity shall conclude 30 before the premises is due to close to provide a 30-minute cool down period.
8. Any speakers within the premises will not be wall mounted and should be free standing and placed on anti-vibration mats.

9. The licensee/Designated Premises Supervisor (DPS) will ensure that no amplified sound is audible at or within the site boundary of any residential property. Regular checks will be conducted and documented around the perimeter of the premises
10. The licensee/DPS shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. If amplified sound is audible, immediate action will be taken to reduce the volume and bass levels.

PROTECTION OF CHILDREN FROM HARM

1. A 'Think 25' proof of age scheme will be operated and relevant material shall be displayed prominently within the Premises – including in a visible location:
 1. At the entrance to the Premises;
 2. Behind the bar;
 3. In any other area where alcohol can be purchased by a customer.
2. The only acceptable ID will be those with photographic identification documents, including passport, photo-card, driving license or proof of age card bearing the PASS hologram.
3. A refusal book shall be kept at the premises and updated as and when required and made available for inspection on request to a Licensing Officer, Police or other responsible authority and shall be kept for at least one year from the date of the last entry.
4. All staff involved in the sale of alcohol shall receive induction and refresher training regularly relating to the sale of alcohol in respect to the Licensing Act 2003 legislation and the times and conditions of the premises licence.
5. A sign stating "No proof of age – No sale" shall be displayed at the point of sale.
6. Persons under the age of 18 shall only be admitted to the premises if they are accompanied and supervised by an adult whilst on the premises

Kind Regards

Charlene Thorneycroft

Noise and Nuisance Officer



9th Floor, Alexandra House

10 Station Road

Wood Green, London, N22 7TY

Email - Charlene.Thorneycroft@haringey.gov.uk

From: Licensing

Sent: 11 June 2025 15:07

To: ASB.Enforcement@haringey.gov.uk; Charlene Thorneycroft ; Craig Bellringer

Subject: FW: Application for a Premises Licence- Habesha Lounge, 485A Seven Sisters Road, Tottenham, London N15 6EP (WK/628752)

Importance: High

Afternoon,

Please see attached, not sure if you received this.

Please send any correspondence to licensing@haringey.gov.uk. If it is sent to me directly there may be a delay in obtaining a response.

Kind Regards

Chanel Roye

Licensing Administrator



From: Licensing

Sent: 22 May 2025 12:41

To: Haringey Building Control <Control.HaringeyBuilding@haringey.gov.uk>; Planning Enforcement <Planning.Enforcement@haringey.gov.uk>; Frontline <Frontline@haringey.gov.uk>; 'TRACY.BROWN@london-fire.gov.uk' <TRACY.BROWN@london-fire.gov.uk>; Marlene D'Aguilar <Marlene.DAguilar@haringey.gov.uk>; Charley Osinaike <Charley.Osinaike@haringey.gov.uk>; Maria Ahmad <Maria.Ahmad@haringey.gov.uk>; 'FSR-AdminSupport@london-fire.gov.uk' <FSR-AdminSupport@london-fire.gov.uk>; Adam Browne <Adam.Browne@haringey.gov.uk>; Sarah Greer <Sarah.Greer@haringey.gov.uk>; Police <NAMailbox-.HaringeyLicensing@met.police.uk>; Ricardo Rocha <Ricardo.Rocha@haringey.gov.uk>; Ash Shah <Ash.Shah@haringey.gov.uk>; Francine Jackson <Francine.Jackson@haringey.gov.uk>
Cc: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; Noshaba Shah <Noshaba.Shah@haringey.gov.uk>
Subject: Application for a Premises Licence- Habesha Lounge, 485A Seven Sisters Road, Tottenham, London N15 6EP (WK/628752)
Importance: High

Dear RA's,

Please find attached an application for a Premises Licence.

As RAs you must consider the application in the context of the four licensing objectives:

- Prevention of crime & disorder
- Prevention of public nuisance
- Public safety
- Protection of children from harm.

Please note the last day of consultation will be on 18th June 2025.

Please keep the title or WK reference of this email in all your correspondence and forward all responses to licensing@haringey.gov.uk

Please send any correspondence to licensing@haringey.gov.uk. If it is sent to me directly there may be a delay in obtaining a response.

Kind Regards

Chanel Roye

Licensing Administrator



4th Floor, 10 Station Road, London N22 7TR

T. 020 8489 8232

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?](#)

www.haringey.gov.uk, [twitter@haringeycouncil](https://twitter.com/haringeycouncil), facebook.com/haringeycouncil

Please consider the environment before printing this email.

Dear **Charlene**

Good afternoon I really appreciate and thank you for your support .

I can confirm that I have accepted all terms and conditions.and I did agreed your suggestion time .

Thank you

Dawit

Sent from my iPhone

On 11 Jun 2025, at 14:16, Charlene Thorneycroft <Charlene.Thorneycroft@haringey.gov.uk> wrote:

Many thanks for the response. I am happy to give you till 00:00 for licensable activity to end and the premises close at 00:30. Please let me know if you agree to this.

Regulated Entertainment

Friday and Saturday – 23:00 to 00:00

Late Night Refreshment:

Friday – Saturday - 23:00 – 00:00

Hours open to the Public

Monday to Thursday - 17:00 to 23:00

Friday and Saturday - 17:00 to 00:30 .

Sunday - 17:00 to 22:00

Supply of alcohol **ON** the premises only.

Kind Regards

Charlene Thorneycroft

Noise and Nuisance Officer

<image001.jpg>

9th Floor, Alexandra House

10 Station Road

Wood Green, London, N22 7TY

Email - Charlene.Thorneycroft@haringey.gov.uk

www.haringey.gov.uk

twitter@haringeycouncil

facebook.com/haringeycouncil

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](#)

Please consider the environment before printing this email.

From: Dawit <dawit_nigussie@yahoo.com>

Sent: 11 June 2025 12:08

To: Charlene Thorneycroft <Charlene.Thorneycroft@haringey.gov.uk>; Licensing
<Licensing@haringey.gov.uk>

Subject: Re: premises licence application

Dear **Charlene**

Hop this email finds you well .

*thank you for your email and proposed conditions which I am happy on most of them
and same time I just want to ask you only for the following question*

*Related Friday and Saturday can you pls consider for me at list last serve alcohol
00:00 and closing time if you consider for me until 1am so custmer can drink and leav
the premises .*

*The reason I am asking this since this days business are struggling I am just bringing
new business idea and trying new things..and mainly the premises not hold many
people probably 20-25 people and it's not night club or loud music playing at all it's
just relaxing and more calm environment we are creating for the customers this who
is looking to have great time.so kindly if you consider for me this that would have
been great.*

*Other that this I am happy and willing to accept all the proposal condition and willing
to work with the licensing and police and environment very closely.*

Thank you

Dawit

Sent from my iPhone

On 11 Jun 2025, at 11:18, Charlene Thorneycroft <Charlene.Thorneycroft@haringey.gov.uk>
wrote:

Good Morning,

I am reviewing your premises licence application, whilst we do foresee any issues in principle with your application, we are express our concerns regarding the proposed terminal hour of 3 AM on Fridays and Saturdays. We are not willing to accept this extension due to significant concerns about potential public nuisance. We believe that extending the operating hours to such a late time could lead to increased noise, disturbances, and other issues that would negatively impact the local community we are willing to accept a terminal hour of 00:00 on Friday and Saturdays.

Please see our proposal below

Regulated Entertainment

Friday and Saturday – 23:00 to 00:00

Late Night Refreshment:

Friday – Saturday - 23:00 – 00:00

Hours open to the Public

Monday to Thursday - 17:00 to 23:00

Friday and Saturday - 17:00 to 00:00 .

Sunday - 17:00 to 22:00

Supply of alcohol **ON** the premises only.

Conditions:

The Prevention of Crime and Disorder

1. A digital CCTV system must be installed in the premises complying with the following criteria:
 - (a) Cameras must be sited to observe the entrance doors from both inside and outside.
 - (b) Cameras on the entrances must capture full frame shots of the heads and shoulders of all people entering the premises i.e. capable of identification.

- (c) Provide a linked record of the date, time of any image.
- (d) Provide good quality images - colour during opening times.
- (e) Have a monitor to review images and recorded quality.
- (f) Be regularly maintained to ensure continuous quality of image capture and retention.
- (g) Member of staff trained in operating CCTV at venue during times open to the public.
- (h) Digital images must be kept for 31 days. The equipment must have a suitable export method, e.g. CD/DVD writer so that Police can make an evidential copy of the data they require. Copies must be available within a reasonable time to Police on request.

1. An incident log shall be kept at the premises, it will be in a hardback durable format handwritten at the time of the incident or as near to as is reasonable and made available on request to the Police, which will record the following:

- (a) all crimes reported to the venue
- (b) All ejections of patrons
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- (d) Any incidents of disorder
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- (f) Any faults in the CCTV system or searching equipment or scanning equipment
- (g) Any visit by a relevant authority or emergency service

1. Minimum one SIA registered door supervisors will be engaged on Friday and Saturday nights at the entrance of the premises. They will be employed from 21:00 until the end of business until all patrons have vacated the premises. They will be engaged to monitor admission and re-admission to the premises, security and dealing with conflict.

Public Safety

1. The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.
2. Staff members will undergo comprehensive training in health and safety, fire safety and first aid.
3. Any ventilation, refrigeration or air conditioning units should be regularly serviced and maintained every year and records kept to up to date.
4. Prominent, clear and legible notices shall be displayed throughout the premises, including the toilets, warning customers that smoking within premises will not be tolerated.

5. Staff and management will actively monitor customers on the premises and will not supply customers who are intoxicated.
6. No alcoholic drinks or glasses will be taken out onto the public highway

Prevention of Public Nuisance

1. Prominent, clear and legible notices shall be displayed at all public exits from the premises requesting customers respect the needs of local residents and leave the premises area quietly. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.
2. If offering takeaway food delivery drivers shall be given clear, written instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.
3. Noise from any ventilation, refrigeration or air conditioning plant or equipment shall not cause nuisance to the occupants of any properties.
4. No fumes, steam or odours shall be emitted from the licensed premises so as to cause a nuisance to any persons living or carrying on business in the area where the premises are situated.
5. All windows and external doors shall be kept closed after 21:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
6. No more than 4 persons shall be permitted to smoke outside the front of the premises at any one time. The area shall be adequately supervised to control the number and behaviour of patrons and to ensure that they do not block the highway or cause a noise nuisance.
7. All licensable activity shall conclude 30 before the premises is due to close to provide a 30-minute cool down period.
8. Any speakers within the premises will not be wall mounted and should be free standing and placed on anti-vibration mats.
9. The licensee/Designated Premises Supervisor (DPS) will ensure that no amplified sound is audible at or within the site boundary of any residential property. Regular checks will be conducted and documented around the perimeter of the premises
10. The licensee/DPS shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. If amplified sound is audible, immediate action will be taken to reduce the volume and bass levels.

PROTECTION OF CHILDREN FROM HARM

1. A 'Think 25' proof of age scheme will be operated and relevant material shall be displayed prominently within the Premises – including in a visible location:
 1. At the entrance to the Premises;
 2. Behind the bar;
 3. In any other area where alcohol can be purchased by a customer.
2. The only acceptable ID will be those with photographic identification documents, including passport, photo-card, driving license or proof of age card bearing the PASS hologram.
3. A refusal book shall be kept at the premises and updated as and when required and made available for inspection on request to a Licensing Officer, Police or other responsible authority and shall be kept for at least one year from the date of the last entry.
4. All staff involved in the sale of alcohol shall receive induction and refresher training regularly relating to the sale of alcohol in respect to the Licensing Act 2003 legislation and the times and conditions of the premises licence.
5. A sign stating "No proof of age – No sale" shall be displayed at the point of sale.
6. Persons under the age of 18 shall only be admitted to the premises if they are accompanied and supervised by an adult whilst on the premises

If you agree to the above then please email me back confirm you agree to all hours and the conditions, if you do not agree then I will recommend that the case goes to committee, please can you respond by 16/06/2025 to allow me to get my representation into the licensing team

Kind Regards

Charlene Thorneycroft

Noise and Nuisance Officer

<image001.jpg>

9th Floor, Alexandra House

10 Station Road

Wood Green, London, N22 7TY

Email - Charlene.Thorneycroft@haringey.gov.uk

www.haringey.gov.uk

[twitter@haringeycouncil](https://twitter.com/haringeycouncil)

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Report for: Licensing Sub Committee 24th July 2025

Item number: 8

Title: New Premises Application – Post Boat on the river, River Lea, Tottenham Hale, N15

report authorised by : Daliah Barrett-Licensing Team Leader – Regulatory Services.

Ward(s) affected: Tottenham Hale

Report for Key/ Non Key Decision: Not applicable

1. Describe the issue under consideration

- 1.1 This report relates to an application for a new licence submitted by Ms M Brennan. The application seeks the following:

Details of the application are as follows:

Regulated Entertainment: Recorded Music
Monday to Sunday 1100 to 2100 hours

Sale of Alcohol
Monday to Sunday 1100 to 2100 hours

Supply of alcohol **OFF** the premises.

- 1.2 The application form and plan are attached as Appendix 1.

- 1.3 Representation have been received from:

Responsible Authorities – App 2 – Representations from Police and Noise RA
Other Parties – App 3

2 Recommendations

In considering the representations received and what is appropriate for the promotion of the licensing objectives, the steps the Sub-Committee can take are:

- Grant the application as requested
- Grant the application whilst imposing additional conditions and/or altering in any way the proposed operating schedule.
- Exclude any licensable activities to which the application relates
- Reject the whole or part of the application

- 2.1 Members of the licensing sub committee are asked to note that they may not modify the conditions or reject the whole or part of the application merely because it considers it desirable to do so. It must be appropriate in order to promote the licensing objectives.

3. Background

- 3.1 The boat is not officially moored at the proposed location on the River Lea. The LSC will note the various correspondence from the Canal River Authority making clear it is not giving permission for a secured location. The towpath is not viewed as public highway and is therefore not within scope to be considered for a pavement Licence application. A boat is considered "premises" under the Licensing Act 2003 when it's not permanently moored or berthed. This means even if the boat is moving and not tied to a specific location, it still needs a premises license to sell alcohol.

Home Port:

The "home port" for licensing purposes is typically the location where the boat is usually moored or berthed. This is where the application for the premises license should be submitted

- 3.2 The Home Office Guidance issued under Section 182 Guidance places a requirement on applicants to demonstrate when setting out steps they propose to take to promote the licensing objectives that they understand the area in which they are wishing to operate.

4. Policy Implications

- 4.1 The decision should be made with regard to the Secretary of the State's guidance and the Council's Statement of Licensing Policy under the Licensing Act 2003. Where the decision departs from either the Guidance or the Policy clear and cogent reasons must be given. Members should be aware that if such a departure is made the risk of appeal / challenge is increased.

4.2 Equalities impact

At the time of writing this report there were no implications for equality and diversity. Any decision taken by the Licensing Sub-Committee will be in accordance with the four licensing objectives as prescribed by the Licensing Act 2003.

5. Other considerations

5.1 Human Rights

While all Convention Rights must be considered, those which are of particular relevance to the application are:

- Article 8 – Right to respect for private and family life.
- Article 1 of the First Protocol – Protection of Property
- Article 6(1) – Right to a fair hearing.
- Article 10 – Freedom of Expression

6 Use of Appendices

Appendix 1.

Responsible Authorities –App 2

Other Parties – App 3

Background papers: Section 82 Guidance

Haringey Statement of Licensing policy

Appendix 1

This page is intentionally left blank



Start

Are you an agent acting on behalf of the applicant?: No

Applicant: Applicant details

Full name: Michela Brennan

[REDACTED]
[REDACTED]

Which legal structure are you applying as: An individual

[REDACTED]

Premises details

Premises or Trading name: Post Bar on the Water

Please provide a postcode, OS Map Reference or description: Description

Premises OS Map reference:

Address Description:

Premises Licence Proposal: De Zwann – Towpath Café/Bar Boat

Submitted to: Haringey Council

To Whom It May Concern,

We are applying for a **Premises Licence** to operate a small café/bar from our converted boat, **De Zwann (Registration Number: 524624)***, trading on the **Haringey Council-managed stretch of the River Lee** in **Tottenham Hale**.

This project aims to bring a high-quality, responsibly run refreshment point to the canal, aligning with Haringey's ongoing goals for regeneration, local business support, and activation of underutilised public spaces.

About Our Business

We are the team behind **The Post Bar**, a well-regarded venue on Tottenham High Road. We bring years of licensed hospitality experience and are committed to running De Zwann with the same attention to safety, community, and compliance.

About the Vessel – *De Zwann*

* **Registration Number**: 524624

* **Type**: Static trading boat for hospitality – **not for public transport or carrying passengers**

* **Cruising Licence**: The boat holds a current **continuous cruising licence** on the River Lea, with fees paid to the **Canal & River Trust**

* **Insurance**:

Fully insured through **Craft Insure**

* **Public Liability Insurance** with **Direct Line**, covering up to **£2,000,000**

* **Boat Safety Scheme Certificate**: Valid until **2nd September 2027**

* **Personal Licence Holder**: My partner is a certified **Personal Licence Holder**, ensuring legal and responsible alcohol sales

Proposed Operations

* **Service**: Sale of alcohol, non-alcoholic beverages, and light snacks

* **Facilities Onboard**:

* 4 x draught beer taps with integrated cooling

* 2 x fridges for drinks and perishable items

* A small preparation area for drinks and snacks

* **Trading Style**: Service from the boat only, either to towpath customers or at local canal-side festivals and pop-up events

* **No passenger service or on-board seating**

Requested Trading Hours

* **Summer Months (April–October)**:

* Regular service from **11:00am to 9:00pm**

* **Winter Months (November–March)**:

* **Occasional trading days only**, e.g.

* Apple Festival at Stonebridge Lock

* Christmas events, mulled wine stalls, etc.

Our Commitments

We are experienced licensees who understand the importance of operating responsibly. We will ensure:

* **Challenge 25** age verification and fully trained staff

* Clear waste disposal and recycling measures with First Mile.

* Noise kept to a minimum, with consideration for neighbours and wildlife

* Compliance with all alcohol and food safety regulations

* No risk to canal users, towpath visitors, or public health/safety

Supporting Tottenham Hale's Growth

We see De Zwann as more than a business – it's a community asset. Our aim is to:

- * **Encourage use of canal paths and public spaces**
- * **Bring vibrancy and footfall** to the River Lee area in Tottenham Hale
- * **Support local events** and enhance Tottenham's growing cultural offering

As Haringey locals ourselves, we are passionate about contributing to this area's positive transformation while running a responsible, safe, and sustainable service.

We appreciate your time and consideration of this application and would welcome the chance to speak further or provide any supporting documents needed.

****On behalf of The Post Bar & De Zwann** To trade as Post Bar on the River**

Full address of the premises:

Premises phone number: [REDACTED]

Plan of the premises: sandbox-files://6841dcf105637497542852

Do you have a rateable value based on VOA? No

Are you applying to only sell alcohol?:

Which of these options applies to you?: No rateable value displayed

NDR Fee to Pay: £100

Applicant 2: Application details

In what capacity are you applying for the premises licence? Individual or individuals

Confirm the following: I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities

Individual applicant details

Applicant full name: Michela Brennan

Is the applicant 18 years of age or older? Yes

Applicant residential address: 316, High Road, Tottenham, Haringey, London, N15 4BN

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

Operating Schedule

When do you want the premises licence to start? 15/06/2025

When do you want the premises licence to end?

Please give a general description of the premises Use of Towpath Space

Where space permits—and without obstructing pedestrians or cyclists—we would like to set up a small number of tables and chairs near the boat during trading hours. For example, at locations such as:

The Hale Wharf rusty bridge area, where the towpath widens and there is natural public space available

This will be kept to a minimal and flexible footprint, allowing customers a place to relax without impacting other towpath users. We will take full responsibility for managing these spaces and ensuring all furniture is cleared away at the end of each trading day.

Do you expect more than 5,000 or more people to attend the premises at any one time? No

How many people do you expect to attend the premises at any one time?

Additional fee to be paid for over 5,000 capacity. £

Regulated entertainment

This section covers regulated entertainment

Provision of plays

Will you be providing plays?: No

Provision of films

Will you be providing films?: No

Provision of indoor sporting events

Will you be providing indoor sporting events?: No

Provision of boxing or wrestling entertainments

Will you be providing boxing or wrestling entertainments?: No

Provision of live music

Will you be providing live music?: No

Provision of recorded music

Will you be providing recorded music?: Yes

Which days of the week do you intend the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 11:00

- End 1: 21:00
- Start 2: 11:00
- End 2: 21:00

Tuesday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Wednesday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Thursday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Friday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Saturday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Sunday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Will the playing of recorded music take place indoors or outdoors or both? Outdoors
State type of activity to be authorised, if not already stated, and give relevant further details.: Small speaker playing a Spotify playlist , not very loud just atmospheric background music
State any seasonal variations for playing of recorded music:
Non standard timings. Where the premises will be used for the playing of recorded music at different times from those listed above, list below:

Provision of performance of dance

Will you be providing performance of dance?: No

Provision of anything of a similar description to live music, recorded music or performances of dance

Will you be providing anything similar to live music, recorded music or performances of dance?: No

Late night refreshment

Will you be providing late night refreshment?: No

Supply of alcohol

Will you be selling or supplying alcohol?: Yes

Which days of the week do you intent the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Saturday, Sunday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Tuesday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Wednesday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Thursday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Friday:

- Start 1:
- End 1:
- Start 2:
- End 2:

Saturday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Sunday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Will the sale of alcohol be for consumption? Off the premises

State any seasonal variations:

Non standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below:

Designated premises supervisor consent

Are you (as the applicant), the designated premises supervisor. Yes

How will the consent form of the proposed designated premises supervisor be supplied to the authority?:

Please upload the completed consent form for the designated premises supervisor

Do you know the reference number for the consent form

Please enter the reference number for the consent form: n/a

Name of designated supervisor: Michela Brennan

Address of designated [REDACTED]
[REDACTED]
[REDACTED]

Enter the personal licence number [REDACTED]

Issuing licensing authority: Lambeth

Adult entertainment

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises: None

Hours premises are open to the public

Which days of the week do you intent the premises to be used for the activity? Monday,

Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday, Not applicable

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Tuesday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Wednesday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Thursday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Friday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Saturday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Sunday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

State any seasonal variations: We do not necessarily intend to trade every day most likely weekends and bank holidays but have put each day in case

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below:

Licensing objectives

a) **General – all four licensing objectives (b,c,d,e):** We are experienced operators in the hospitality industry (running The Post Bar in Tottenham) and are committed to upholding all four licensing objectives through responsible trading, clear staff procedures, and thoughtful community engagement.

We will take the following general steps to ensure our business operates lawfully and safely:

All staff will be trained in licensing laws, responsible alcohol sales, and customer care.

A Personal Licence Holder will be present whenever alcohol is being sold.

We will maintain up-to-date risk assessments for the boat and towpath setup.

Signage will be displayed to encourage respectful behaviour, including reducing noise, disposing of litter, and not drinking beyond designated areas.

We will work closely with local authorities and police to ensure our activities complement community safety and well-being.

Alcohol will only be served in suitable containers (e.g. plastic, cans, or cups) to prevent danger to the public or wildlife.

Our public liability insurance (£2m) covers our towpath operations, and our Boat Safety Scheme certificate is valid until 2027.

Our setup (static boat, small-scale seating) is designed to complement and not disturb the local environment or other towpath users.

We take pride in running a welcoming and well-managed space that encourages responsible social interaction, supports local events, and respects the neighbourhood.

b) **The prevention of crime and disorder.** To prevent crime and disorder, we will implement the following measures:

We will operate a Challenge 25 policy and train staff to check valid photo ID (passport, driving licence, PASS cards).

No alcohol will be sold to individuals who are visibly intoxicated or causing a nuisance.

Staff will be trained in conflict management and how to report or defuse anti-social behaviour.

We will display signage stating that we do not tolerate abuse or aggression and reserve the right to refuse service.

Alcohol will only be sold within permitted hours, with all sales recorded and overseen by a Personal Licence Holder.

CCTV will be in use onboard and at The Post Bar; where appropriate, we may use portable CCTV for towpath trading locations.

We will work collaboratively with local police and community safety officers if any concerns arise.

As a mobile/static trading unit, we are able to move or pack down quickly if required to address any incidents or avoid gathering hotspots.

c) **Public safety:** We take public safety very seriously and have structured our operations to prioritise the well-being of customers and the general public. Key steps include:

The boat holds a valid Boat Safety Certificate until 2nd September 2027 and is insured under Craft Insure.

Public Liability Insurance is in place (£2 million cover).

The trading area is entirely separate from operational boat areas; customers will not board the vessel.

All seating/tables will be placed in areas that do not obstruct the towpath, keeping clear access for pedestrians, cyclists, and emergency services.

Equipment such as gas and electricity (where used) (Solar Panels & Battery) will be tested and maintained in line with safety standards.

Staff will be trained in basic health and safety, including manual handling, hot drink service, and first aid procedures.

Fire extinguishers and first aid kits will be available onboard at all times.

We will complete a full risk assessment for each site we trade from and adapt our layout based on local conditions.

d) The prevention of public nuisance: To avoid causing nuisance to the local community and towpath users, we will take the following precautions:

We will use quiet and respectful trading methods – no loudspeakers, amplified music, or generators that cause noise disruption.

Alcohol will be served in cans or plastic – no glass will be used in public areas.

Trading hours will be restricted to 11am–9pm in the summer and occasional daytime events in winter, avoiding late-night activity.

We will not allow loitering or disorderly behaviour around the towpath and will encourage customers to disperse quietly.

Waste will be managed carefully: bins will be available, and staff will regularly clear litter in and around the service area and we will never leave any area without a clean sweep.

We will engage with local residents, event organisers, and Haringey Council to ensure our presence complements the wider area and does not disturb wildlife or nature reserves along the canal.

e) The protection of children from harm: We will put the following safeguarding measures in place to ensure children are protected from harm:

We will operate a strict Challenge 25 policy and never serve alcohol to anyone under 18.

Alcohol will only be served by staff trained in age verification procedures.

Clear signage will advise that children must be accompanied by an adult at all times near the boat.

No age-inappropriate marketing or promotional materials will be displayed.

Staff will be trained to report safeguarding concerns to appropriate authorities.

The café/bar will operate in a family-friendly manner during daytime hours, serving soft drinks and snacks suitable for all ages.

No adult entertainment, gambling, or inappropriate material will ever be featured as part of our business model.

Declaration

I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

Ticking this box indicates you have read and understood the above declaration yes I agree

Declaration

Full name: Michela Brennan

Capacity: DPS

Date: 2025-06-05

Payment summary

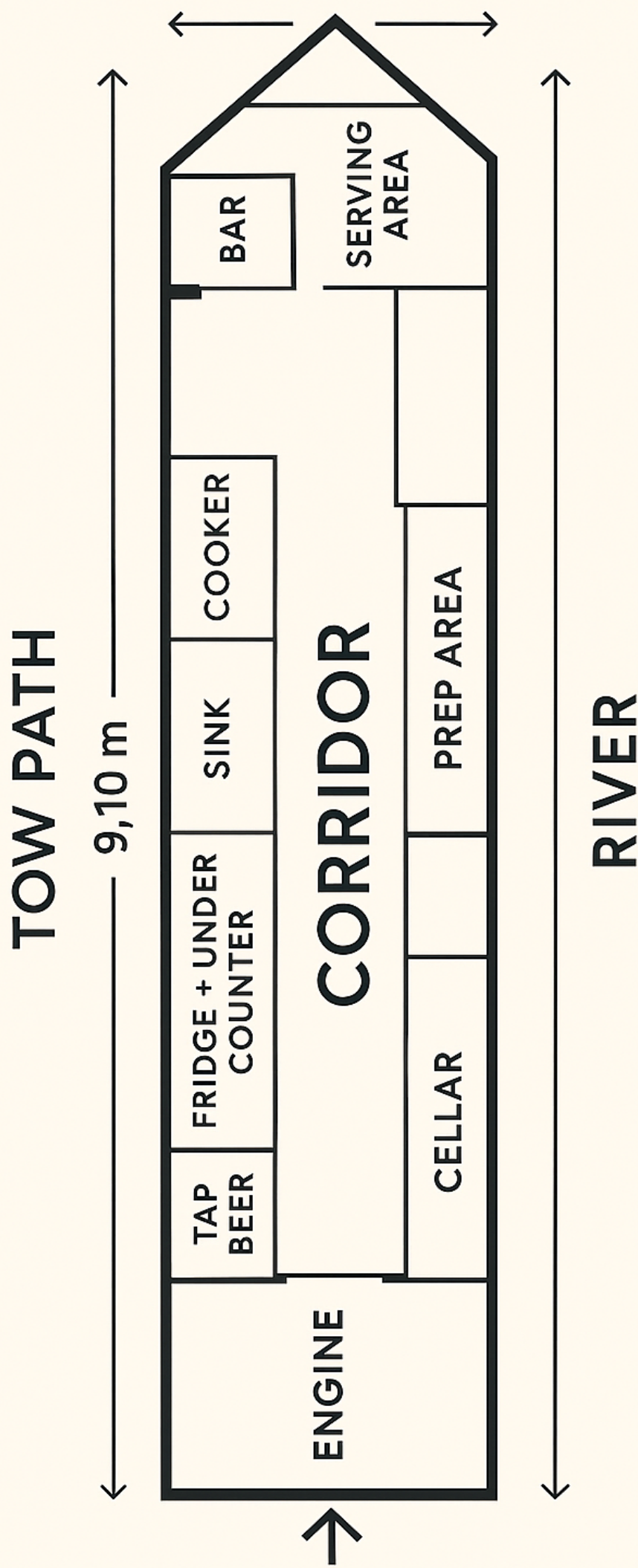
Amount: £100.00

Payment status: successful

Receipt numb



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A BAR/CÁFÉ PLAN 9,10 m × 2,10 metres

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Appendix 2

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Licensing Authority
River Park House
Level 1 North
225 High Road
London
N22 8HQ

Licensing Unit
Tottenham Police Station
398 High Road,
London
N17 9ES

PC Adriana Costache 1404NA
[NAMailbox-
HaringeyLicensing@met.police.uk](mailto:NAMailbox-HaringeyLicensing@met.police.uk)
www.met.police.uk

26th JUNE 2025

POLICE REPRESENTATION

APPLICATION FOR A PREMISES LICENCE - POST BAR ON THE WATER, LOCK 17 DEVELOPMENT SITE HALE WHARF, FERRY LANE, TOTTENHAM, LONDON N17 9NF

Dear Licensing Team,

This application is submitted by Michela Brennan a new premises licence with the operating times requested are as follow:

Regulated Entertainment: Recorded Music

Monday to Sunday **1100 to 2100 hours**

Sale of Alcohol

Monday to Sunday **1100 to 2100 hours**

Supply of alcohol **OFF** the premises.

Hours open to Public

Monday to Sunday

1100 to 2100 hours

Police agree with the suggested timings. Police request the following to be added to the operating schedule under the licensing objectives.

THE PREVENTION OF CRIME AND DISORDER

Digital CCTV conditions.

Cameras must be positioned to observe the entrance doors from outside.

Cameras on the entrances must capture full frame shots of the heads and shoulders of all people capable of identification.

Provide a linked record of the date, time of any image.

Be regularly maintained to ensure continuous quality of image capture and retention. Member of staff trained in operating CCTV at venue during times open to the public.

Digital images must be kept for 31 days. The equipment must have a suitable export method, e.g. CD/DVD writer so that Police can make an evidential copy of the data they require. Copies must be available within a reasonable time to Police on request.

An incident logbook shall be kept at the Premises and made available on request to a police officer or authorised officer of the Licensing Authority. The logbook shall record the following:

(a) All crimes reported to the venue

(b) Any complaints received

(c) Any incidents of disorder

(d) Any faults in the CCTV system or searching equipment or scanning equipment.

(e) Any visit by a relevant authority or emergency service.

All staff will be given refresher training every twelve months on the legislation relating to the sales of alcohol to underage persons and drunken persons.

PUBLIC SAFETY

Alcohol must be stored securely and in compliance with fire safety and navigation safety regulations. Proper temperature control and secure storage to prevent access by unauthorized persons or minors. Alcohol's capacities will be carefully monitored and managed. Staff will be trained in the use of fire extinguishers.

The vessel must be permanently moored by obtaining permission from Canal River Trust.co.uk and operating within UK inland waterways.

THE PREVENTION OF PUBLIC NUISANCE

The volume of the music audibles at the perimeter of the premises to be at the conversation level.

Premises will not sell alcohol to those who are already intoxicated.

The alcohol sold for consumption off the premises to be in sealed in containers not consumed on the boat/vessel. A member of staff shall ensure the area immediately outside the premises is free from groups gathering to drink alcohol, from litter, including cigarette butts/packets etc, periodically throughout the premises opening hours and specifically at the end of trading hours.

A sign will be placed at the entrance requesting all customers to be aware of sale of alcohol off the premises only.

No customers shall be allowed to stand and consume alcohol on the public towpath or the green area right in front of the premises and no tables or chairs will be permitted to be set up on the green area. Furthermore, it was brought to police's attention by Area Operations Manager, East – Mr Howard Clark from Canal & River Trust that any use of the towpath for commercial purposes, such as placing tables and chairs on Trust land, is wholly inappropriate. The towpath is a heavily trafficked public right of way, and such obstructions present a clear and unacceptable trip hazard to pedestrians and cyclists.

PROTECTION OF CHILDREN FROM HARM

The premises will operate the 'Challenge 25' proof of age scheme requiring anyone who appears under 25 to show ID proving they are at least 18.

- (a) All staff will be fully trained in its operation and record of this be kept on site and made available to police or an authorised officer.
- (b) Only suitable forms of photographic identification, such as passport or UK driving licence, or a holographic marked PASS scheme cards, will be accepted and any other ID approved by the Home Office.

All training relating to the sale of alcohol and the times and conditions of the premises licence shall be documented and records kept at the premises. These records shall be made available to the Police and/or Local Authority upon request and shall be kept for at least one year.

A written record of refused sales shall be kept on the premises and completed when necessary. This record shall be made available to Police and/or the Local Authority upon request and shall be kept for at least one year from the date of the last entry.

If agreed by the applicant, we would **withdraw** our representations contingent upon that agreement. I reserve the right to provide further information to support this representation.

Regards,

PC Costache 1404NA

North Area Licensing Officer

Appendix 3

This page is intentionally left blank

From: Tom ivertrust.org.uk>
Sent: 02 June 2025 12:45
To: Licensing <Licensing@haringey.gov.uk>
Cc: business boating <business.boating@canalrivertrust.org.uk>
Subject: Illegal Bar - Tottenahm - Stonebridge

Hi,

As discussed please find attached information received of an illegal bar serving alcohol on the River Lee between Stonebridge and Tottenham Lock.

The vessel doesn't have permission from the Trust, and I believe it doesn't hold the appropriate licencing from Haringey.

The vessel is linked to The Post Bar to n15 4bp

Please let me know if you require further information.

Thanks

Tom Jackson

Regional Moorings Manager (South)

E: Thomas.jackson2@canalrivertrust.org.uk

W: <https://www.watersidemoorings.com/>

Keep in touch

Sign up for the Canal & River Trust e-newsletter <https://canalrivertrust.org.uk/newsletter>

Become a fan on <https://www.facebook.com/canalrivertrust>

Follow us on <https://twitter.com/canalrivertrust> and <https://www.instagram.com/canalrivertrust>

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based upon them; please delete without copying or forwarding and inform the sender that you received them in error. Any views or opinions expressed are solely those of the author and do not necessarily represent those of The Canal & River Trust.

Canal & River Trust is a charitable company limited by guarantee registered in England & Wales with company number 7807276 and charity number 1146792. Registered office address National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.

Cadw mewn cysylltiad

Cofrestrwch i dderbyn e-gylchlythyr Glandŵr Cymru <https://canalrivertrust.org.uk/newsletter>

Cefnogwch ni ar <https://www.facebook.com/canalrivertrust>

Dilynwch ni ar <https://twitter.com/canalrivertrust> ac <https://www.instagram.com/canalrivertrust>

Mae'r e-bost hwn a'i atodiadau ar gyfer defnydd y derbynnydd bwriedig yn unig. Os nad chi yw derbynnydd bwriedig yr e-bost hwn a'i atodiadau, ni ddylech gymryd unrhyw gamau ar sail y cynnwys, ond yn hytrach dylech eu dileu heb eu copïo na'u hanfon ymlaen a rhoi gwybod i'r anfonwr eich bod wedi eu derbyn ar ddamwain. Mae unrhyw farn neu safbwynt a fynegir yn eiddo i'r awdur yn unig ac nid ydynt o reidrwydd yn cynrychioli barn a safbwyntiau Glandŵr Cymru.

Mae Glandŵr Cymru yn gwmni cyfyngedig drwy warant a gofrestrwyd yng Nghymru a Lloegr gyda rhif cwmni 7807276 a rhif elusen gofrestredig 1146792. Swyddfa gofrestredig: National Waterways Museum Ellesmere Port, South Pier Road, Ellesmere Port, Cheshire CH65 4FW.





Post Bar River 9 May

Morgan Heritage · Down... >

Follow



The Post Bar on the Water



TOTTENHAM LOCK

@th

all day Sat & Sun
Between Tottenham lock and
Stonebridge lock



11:48



THEPOSTBARTOTTENHAM
Posts

Follow

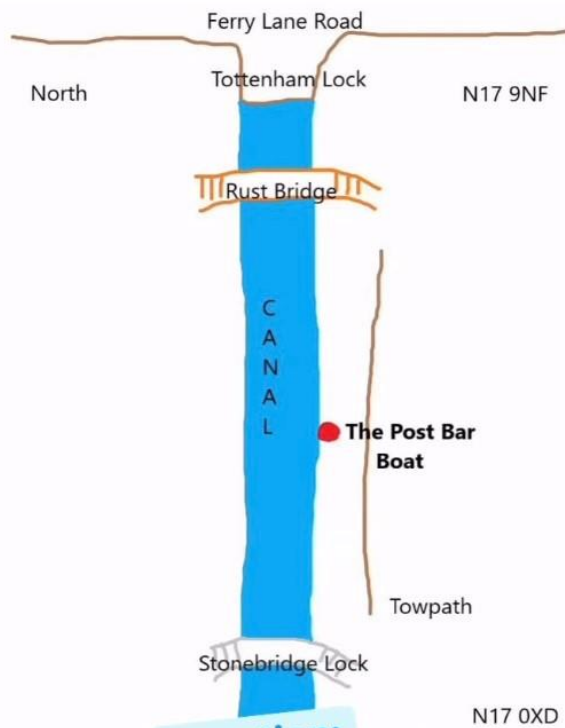


thepostbartottenham

🎵 Jambao · La Barca



The Post Bar on the River



Location:
Between Tottenham Lock
and Stonebridge



242



7



5



thepostbartottenham The Post Bar on the Water

From: Howard Clark <canalrivertrust.org.uk>

Sent: 23 June 2025 11:07

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

Cc: Tom Jackson <canalrivertrust.org.uk>

Subject: RE: Application for a Premises Licence- Post Bar on the Water, Lock 17
Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF (WK/630427)

Dear Dalilah,

As Area Operations Manager for the Canal & River Trust in East London, I wish to formally object to the proposed premises licence at this location. This objection is based on serious safety concerns, the known prevalence of anti-social behaviour in the area, and the operational and regulatory issues associated with this vessel.

Safety Concerns

This application proposes the sale of alcohol in close proximity to lock infrastructure and the riverfront – both of which present inherent dangers. A significant proportion of incidents on our waterways occur around locks, which are high-risk zones. Introducing alcohol into this environment drastically increases the likelihood of accidents, including those of a fatal nature.

Furthermore, any use of the towpath for commercial purposes, such as placing tables and chairs on Trust land, is wholly inappropriate. The towpath is a heavily trafficked public right of way, and such obstructions present a clear and unacceptable trip hazard to pedestrians and cyclists.

Anti-Social Behaviour

This area already suffers from persistent issues with anti-social behaviour, particularly around Stonebridge Lock. The addition of an alcohol-licensed venue – especially one operating from a boat – will predictably exacerbate these problems. It is well established that alcohol consumption near vulnerable infrastructure contributes directly to disorder, nuisance, and increased demands on emergency services.

Unlicensed and Potentially Unsafe Craft

We understand that the vessel in question is currently unlicensed. Unlicensed boats present significant management and safety challenges for the Trust. They are disproportionately associated with poor maintenance, higher risk of sinking or fire, and typically lack adequate (or any) insurance, including public liability cover. In the event of an incident, this poses an unacceptable risk both to the public and to emergency responders.

Navigation and Mooring Regulations

Only vessels with an appropriate private or permitted mooring licence from the Trust are permitted to remain in already established locations. All others are required to move regularly in line with continuous cruising guidelines. We are currently dealing with widespread non-compliance and overstaying in this area through active enforcement. A risk assessment for one specific mooring cannot simply be applied elsewhere, and we have no confidence that the operator intends to comply with movement requirements.

In summary, this application raises multiple red flags from a safety, operational, and regulatory perspective. The Canal & River Trust strongly advises that this licence be refused.

Kind regards

Howard

Howard Clark

Area Operations Manager, East

E Howard.Clark@canalrivertrust.org.uk

Canal & River Trust

Enfield Lock,

Ordnance Road,

Enfield,

Middlesex

EN3 6JG

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

Sent: 23 June 2025 08:55

To: Tom Jackson <Thomas.Jackson2@canalrivertrust.org.uk>; Howard Clark <Howard.Clark@canalrivertrust.org.uk>

Subject: RE: Application for a Premises Licence- Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF (WK/630427)

You don't often get email from daliah.barrett@haringey.gov.uk. [Learn why this is important](#)

Morning Tom, I did look this up and I read that they could still apply for the location if it is where they are 'usually moored' it did not seem to have to be permanently moored. We will take the matters below as a representation however and

Morning Tom,

I did look this up and I read that they could still apply for the location if it is where they are 'usually moored' it did not seem to have to be permanently moored.

We will take the matters below as a representation however and share with the applicants so that they can address these matters.

It is noted that the operators are saying that they place furniture out on the footpath for their customers, we are making clear that we will not be authorising that as part of this process.

I will call to discuss but please bear with me as I am in festival season with various events planned across the borough.

Regards

Daliah Barrett

From: Tom Jackson <[Thomas](#)>

Sent: 23 June 2025 08:38

To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; Howard Clark <[Howard](#).>

Subject: RE: Application for a Premises Licence- Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF (WK/630427)

Good Morning Daliah,

From the Canal & River Trust's perspective, we have several concerns regarding this premises licence application:

- The applicant does not have permission to be permanently moored at this location.
- They lack the appropriate business licence and necessary insurances to operate legally on our waterways.
- Granting a premises licence could create a misleading expectation that permanent mooring is permitted, which it is not.

Additionally, we are concerned about off-sales near the water, which may lead to littering, public drinking on both Canal & River Trust and council land, and safety issues due to a lack of appropriate security measures.

We therefore recommend that this premises licence be declined.

As previously mentioned, the Canal and River Trust would be happy to join a call to discuss this further and supply further information about how commercial vessels should operate on our waterways.

I have also copied in [@Howard Clark](#) as Area Operational Manager for this section. [@Howard Clark](#) feel free to give me a call to discuss this one directly.

Thanks

Tom Jackson

Regional Moorings Manager (South)

E: Thomas.jackson2@canalrivertrust.org.uk

W: <https://www.watersidemoorings.com/>

From: Amir Darvish <Amir.Darvish@haringey.gov.uk>

Sent: 26 June 2025 14:12

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

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

Subject: FW: Application for a Premises Licence- Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF (WK/630427)

Importance: High

Dear Licensing Team,

On 20th June, I visited the named premises regarding the above application. Following the inspection, we have identified the following:

- **Public Safety:** There is a significant safety concern regarding the gap between the vessel and the edge of the footpath where the vessel is moored. This is the area where customers are expected to place their orders (please see the attached photo).
- **CCTV Cameras:** The submitted plan does not include any CCTV cameras. There are no CCTV cameras covering the area where customers will interact with staff at the front of the vessel.

In addition, there are further concerns regarding the operational and regulatory issues associated with using such a vessel as a licensed premises. We believe the applicant must obtain all necessary licenses from the relevant authorities to meet the requirements for using the vessel as a licensed premises.

Furthermore, we have received an objection from the Canal & River Trust. Their representation highlights several issues, including safety concerns, the potential rise in anti-social behaviour in the area, and operational and regulatory issues associated with this vessel.

Given these concerns, we recommend the refusal of the above application until further notice.

The applicant must resolve the issues mentioned above, particularly the concerns raised by the Canal & River Trust, before applying again.

Yours sincerely,

Amir DARVISH

Noise & Nuisance Officer

Neighbourhoods & Environments



Amir.darvish@haringey.gov.uk

M. 07967 442 446



PLEASE KEEP IN DATE ORDER

From: Tom Jlrivetrust.org.uk>
Sent: Friday, July 11, 2025 8:50:14 AM
To: Camilo Asuncion <>
Cc: Daliah Barrett <uk>
Subject: Re: [CASE:1505474] Re: CANAL RIVER TRUST REPRESENTATION: Application for a Premises Licence- Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF (WK/630427)

Hi Michela & Camilo,

Thank you for your email and for taking the time to provide additional context.

To clarify your query, if your intention is to operate as a roving trader, then you would need to apply for a roving trader licence with the Canal & River Trust. If you also wish to serve alcohol, you would then require a premises licence from each local authority for each individual location where you plan to trade. This is a key constraint of trading in this way, as alcohol licences are location-specific, and boats must be at a fixed, licensed point to sell alcohol legally.

This presents a significant practical challenge. As you're aware, our network already has limited opportunities mooring, due to the number of vessels in this area, particularly for boats moving every 14 days as required by roving trader terms. It is not feasible to secure over 20 individual alcohol licences at different locations along the canal network, nor to guarantee that the boat would be in a precise spot each time – as an alcohol licence requires.

For these reasons, we cannot support this application as a roving trader selling alcohol. From our perspective, the only viable model for your proposed use would be as a fixed location trade boat, where the vessel remains moored at a designated and approved business mooring with all necessary permissions in place.

Unfortunately, we currently do not have any available moorings suitable for this type of operation.

I appreciate this may not be the answer you were hoping for, but I want to make sure you have all the relevant information before committing further time or money to the vessel. Please let me know if you'd like to discuss any other potential options.

Thanks

Tom Jackson

Business Boating Manager

E: Thomas.jackson2@canalrivertrust.org.uk

From: Camilo Asuncion <

Sent: 08 July 2025 09:41

To: Tom Jackson <

Cc: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; Michela Brennan <Howard Clark <[H](#)>; Graham Philpot <; Amir Darvish <Amir.Darvish@haringey.gov.uk>; Police <namailbox-haringeylicensing@met.police.uk>; business boating <

Subject: Re: CANAL RIVER TRUST REPRESENTATION: Application for a Premises Licence- Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF (WK/630427)

You don't often get email from camiloasuncion80@gmail.com. [Learn why this is important](#)

Hi Tom, Thanks very much for your email and for taking the time to respond in detail. We just wanted to clarify that we have no intention of trading permanently from that position — our goal has always been to operate as roving traders. When

Hi Tom,

Thanks very much for your email and for taking the time to respond in detail.

We just wanted to clarify that we have no intention of trading permanently from that position — our goal has always been to operate as roving traders. When our application for a roving trader licence was declined, we were advised that we would need to approach the relevant local councils directly. That's why we applied for a premises licence in that area as a first step, with the intention of then applying to Hackney and Enfield councils as we moved through the network.

It looks like we may have misunderstood the type of licence required. Should we have applied for a Street Trader Licence and a Roving Boat Trader Licence instead?

We're really keen to get this right and to operate in full compliance with both CRT and local council requirements. Is there anything we can do to move forward with Haringey and CRT to make this happen?

We appreciate your time and guidance on this.

Warm regards,

Michela & Camilo

Sent from my iPhone

Camilo Asunción

On 8 Jul 2025, at 09:31, Tom Jackson <Thomas.Jackson2@canalrivertrust.org.uk> wrote:

Dear Michela and Camilo,

Thank you for your recent email and for taking the time to outline your position regarding your application for a premises licence.

However, I must clarify that several of the points raised in your message do not accurately reflect the Canal & River Trust's position or previous communications. At no point have we advised that you should obtain an alcohol licence before securing the necessary permissions from the Trust. Our position has always been that no form of trading activity may take place on our waterways without a valid Canal & River Trust boat licence, an approved operating proposal, and, where relevant, permission to trade from land managed by the Trust.

Importantly, your business has been operating without **any** Canal & River Trust licence in place – we have screen shots of the vessel selling alcohol and this being advertised via social media – not just for set up as per your latest email. Your previous leisure licence was declined due to lack of movement, and our Licensing Support Team wrote to advise that we would be unable to offer a further licence unless a valid home mooring was secured. Without this, the vessel was no longer eligible to licence as a continuous cruiser. As such, your

business licence to become a Roving Trader could not be considered and was therefore declined.

We understand that you have now secured a mooring at Stonebridge South. While this enables you to apply for a leisure licence, it does not permit commercial activity. Your alcohol licence application refers not to your mooring but to a specific location along the towpath near Lock 17 – this area is for public use and is not able to be reserved. This area is also not a defined business mooring, and I would be unable to allow you to trade permanently from this area. While in your email you have identified that other traders have operated from this area they do so on a Roving Trader bases – moving every 14 days along our network and not serving alcohol - [Roving Trader Licence](#). Thanks for highlighting the use of tables and chairs by other operators we will review internally. You have submitted an alcohol licence for you to permanently be based from this area which again would not be approved.

Moving the vessel from Stonebridge South mooring to the towpath for the purpose of trading is also not acceptable under the Trust's policies or licence terms.

The Canal and River Trust would be unable to support a permanent business mooring at this location.

Thanks

Tom Jackson

Business Boating Manager – London and South East

E: Thomas.jackson2@canalrivertrust.org.uk

From: Camilo Asuncion <

Sent: 08 July 2025 08:42

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

Cc: Michela Brennan <Howard Clark <Tom Jackson <Graham Philpot <Amir Darvish <Amir.Darvish@haringey.gov.uk>; Police <namailbox-.haringeylicensing@met.police.uk>

Subject: Re: CANAL RIVER TRUST REPRESENTATION: Application for a Premises Licence- Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF (WK/630427)

You don't often get email from camiloasuncion80@gmail.com. [Learn why this is important](#)

Dear Daliah, Thank you for your response. I would like to clarify a few points. On Thursday 5th June at 8pm, I received your text message advising us to stop selling alcohol. However, we were not operating at that time—the boat was secured in

Dear Daliah,

Thank you for your response.

I would like to clarify a few points. On Thursday 5th June at 8pm, I received your text message advising us to stop selling alcohol. However, we were not operating at that time—the boat was secured in a different location and not in use and we were at home.

The photos we provided were from a setup done the previous weekend to show your team how the space would be presented. We submitted our licence application before your message was received, and we have been doing our best to follow the correct procedures throughout.

To confirm again: we are not proposing to operate on the towpath, but on the grass verge behind it. We hope this addresses one of the concerns raised. I included Howard in the email to ask why another business is allowed to do the exact set up we would like on the grass verge.

It's disheartening to receive this feedback when we've tried to be transparent and cooperative from the beginning. We're committed to working with the council and addressing any issues raised.

Could you please advise on the specific concerns you are referring to, so we can respond to them properly and make any necessary adjustments?

I would also like to request a meeting—either in person or online—to discuss these matters further and find a constructive way forward.

Thank you for your time.

Kind regards,

Michela & Camilo

Camilo Asunción

Sent from my iPhone

Camilo Asunción

On 7 Jul 2025, at 23:46, Daliah Barrett <Daliah.Barrett@haringey.gov.uk> wrote:

Dear Michela,

Thank you for the email.

I am not in agreement with your summary. The Council had to issue you with a warning due to you selling alcohol without a license.

You cannot say "from the outset you committed to work collaboratively" as you were doing something that you knew to be illegal without the correct authorisation.

There are various concerns with the application and I am seeking a legal steer in readiness for the application being placed before the Licensing Sub Committee for determination.

The sales of alcohol takes place outside of the boat itself as the customer is on the towpath. This brings into question street trading considerations.

A Pavement Licence

A boat cannot apply for a pavement licence for a towpath. Pavement licences are specifically for businesses to place furniture on public footpaths for the purpose of serving or selling food and drink. Towpaths, while sometimes used by pedestrians, are primarily for canal or river access and are not considered highways for the purposes of pavement licensing regulations.

Baltic Sea Food is of no interest with regard to your application. It is not within Haringey.

The application will be taken to a Licensing Sub-Committee, you will be advised of the details.

Regards

Daliah Barrett

Licensing Team Leader

Sent from [Outlook for Android](#)

From: Michela Brennan
Sent: Monday, July 7, 2025 9:28:49 pm
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; Howard.Clark@canalrivertrust.org.uk
<Howard.Clark@canalrivertrust.org.uk>; Thomas.Jackson2@canalrivertrust.org.uk
<Thomas.Jackson2@canalrivertrust.org.uk>
Cc: Graham Philpot <Graham.Philpot@haringey.gov.uk>; andrea.takacs@met.police.uk
<andrea.takacs@met.police.uk>; Amir Darvish <Amir.Darvish@haringey.gov.uk>; Camilo
Asuncion <camiloasuncion80@gmail.com>
Subject: Re: CANAL RIVER TRUST REPRESENTATION: Application for a Premises
Licence- Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane,
Tottenham, London N17 9NF (WK/630427)

Dear Daliah and Howard,

I hope you're both well.

Thank you for your message and for forwarding the Canal & River Trust's formal objection. I'd like to take this opportunity to respond and clarify our current position.

We initially applied for a business boat licence and were advised that a premises licence would be required before the application could proceed. Based on this guidance, we began engaging with our local council to understand the necessary steps.

Since then, we've had two very positive meetings—one with PC Andrea and another with Licensing Manager Amir. During our discussion with PC Andrea, she raised valid concerns regarding anti-social behaviour in the area. I proactively suggested installing CCTV, which she welcomed. She also noted that our presence on Hale Wharf Bridge could act as a deterrent and have a positive impact on the surrounding area.

With this in mind, it is both disappointing and somewhat unfair that anti-social behaviour has been cited in the formal objection. From the outset, we have committed to working collaboratively with the police and licensing authorities to support community safety.

The matter of not yet holding a river licence has also been raised. However, this presents a clear catch-22. As CRT were aware, the Canal & River Trust required us to have a home mooring in place before a river licence can be issued. Despite the limited availability of moorings in the area, I'm pleased to confirm that we successfully secured a mooring at Stonebridge South today. Once this is reflected on the system, we will proceed immediately with the river licence. We are actively engaging with the process and taking all necessary

steps to comply. Please also note that the boat has a valid BSS certificate (until October 2027) and is fully insured.

We had arranged to meet Amir on 27th June following a very constructive initial conversation and were looking forward to demonstrating the measures we've implemented based on his advice, including:

1. CCTV installation
2. Required signage (Challenge 25, CCTV in operation, and private signage to the rear)
3. A physical barrier and controlled access to prevent customers from placing a foot between the towpath and the boat counter

All of these are now in place, and photos are attached for reference. We were disappointed to receive his objection by email prior to this meeting, especially given the positive and solution-focused nature of our earlier discussions.

Regarding the tables and chairs licence: Amir advised us of the need to apply, and I followed up by email. The response from Daliah mentioned an objection from a land-owning organisation. I was surprised to read Howard's comment that such use is "wholly inappropriate"—particularly considering that the Baltic Sea Fish Boat has been granted similar permissions for comparable activity in the same location. Our proposed set-up would not obstruct public access, and customers would remain seated in a clearly designated area. We are committed to maintaining a clean and safe environment—indeed, we would leave the space cleaner than we found it, which unfortunately has not always been the case during recent boat rides for local schoolchildren Ferry Lane Primary, as shown in the attached photos from 28th June.

As responsible licence holders and local business owners, we are deeply committed to the Tottenham Hale area. Far from encouraging anti-social behaviour, we are fostering a safe, well-managed environment that contributes to the area's vibrancy and regeneration. As experienced boaters, we fully understand the risks associated with alcohol near locks and would not allow or encourage that behaviour. Again, our presence would serve as a preventative measure, not a risk.

It is frustrating to feel penalised despite our ongoing, constructive engagement with your teams. We hold full public liability insurance, and I am a qualified personal licence holder with a strong track record of responsible business management.

I would also like to confirm that we have a refusal book in place to comply with the trading standards condition for the protection of children from harm.

In light of all this, I kindly ask that you reconsider the objection. I would welcome the opportunity to meet—either online or in person—to discuss any outstanding concerns and demonstrate our full compliance.

As requested, I am again including the newspaper publication notice from Haringey Press.

Attached are the following:

1. A photo of the wooden attachment to the serving area (as recommended by Amir)
2. A photo of the area where we would like to apply for a tables and chairs licence, also showing the Baltic Sea Fish Boat trading with similar provisions
3. A photo of rubbish left behind by CRT workers/volunteers on 28th June

4. A copy of our new mooring agreement
5. A photo of the advert in the local paper
6. A photo of our full set-up prepared for Amir and PC Andrea

Thank you again for your time and consideration.

Warm regards,

Michela Brennan & Camilo Asuncion

.....**From:** Licensing
<Licensing@haringey.gov.uk>.....**Date:** 26 June 2025 at 15:32:27 BST
To:
**Subject: CANAL RIVER TRUST REPRESENTATION: Application for a Premises
Licence- Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane,
Tottenham, London N17 9NF (WK/630427)**

Dear Sir/Madam,

Please find below a representation from the Canal River Trust.

Please advise your course of action.

Please send any correspondence to licensing@haringey.gov.uk. If it is sent to me directly there may be a delay in obtaining a response.

Kind Regards

Chanel Roye

Licensing Administrator

<image001.jpg>

4th Floor, 10 Station Road, London N22 7TR

T. 020 8489 8232

**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?](#)**

www.haringey.gov.uk, [twitter@haringeycouncil](https://twitter.com/haringeycouncil), facebook.com/haringeycouncil

Please consider the environment before printing this email.

From: Howard Clark <Howard.Clark@canalrivertrust.org.uk>

Sent: 23 June 2025 11:07

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

Cc: Tom Jackson <

Subject: RE: Application for a Premises Licence- Post Bar on the Water, Lock 17
Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF (WK/630427)

Dear Dalilah,

As Area Operations Manager for the Canal & River Trust in East London, I wish to formally object to the proposed premises licence at this location. This objection is based on serious safety concerns, the known prevalence of anti-social behaviour in the area, and the operational and regulatory issues associated with this vessel.

Safety Concerns

This application proposes the sale of alcohol in close proximity to lock infrastructure and the riverfront – both of which present inherent dangers. A significant proportion of incidents on our waterways occur around locks, which are high-risk zones. Introducing alcohol into this environment drastically increases the likelihood of accidents, including those of a fatal nature.

Furthermore, any use of the towpath for commercial purposes, such as placing tables and chairs on Trust land, is wholly inappropriate. The towpath is a heavily trafficked public right of way, and such obstructions present a clear and unacceptable trip hazard to pedestrians and cyclists.

Anti-Social Behaviour

This area already suffers from persistent issues with anti-social behaviour, particularly around Stonebridge Lock. The addition of an alcohol-licensed venue – especially one operating from a boat – will predictably exacerbate these problems. It is well established that alcohol consumption near vulnerable infrastructure contributes directly to disorder, nuisance, and increased demands on emergency services.

Unlicensed and Potentially Unsafe Craft

We understand that the vessel in question is currently unlicensed. Unlicensed boats present significant management and safety challenges for the Trust. They are disproportionately

associated with poor maintenance, higher risk of sinking or fire, and typically lack adequate (or any) insurance, including public liability cover. In the event of an incident, this poses an unacceptable risk both to the public and to emergency responders.

Navigation and Mooring Regulations

Only vessels with an appropriate private or permitted mooring licence from the Trust are permitted to remain in already established locations. All others are required to move regularly in line with continuous cruising guidelines. We are currently dealing with widespread non-compliance and overstaying in this area through active enforcement. A risk assessment for one specific mooring cannot simply be applied elsewhere, and we have no confidence that the operator intends to comply with movement requirements.

In summary, this application raises multiple red flags from a safety, operational, and regulatory perspective. The Canal & River Trust strongly advises that this licence be refused.

Kind regards

Howard

Howard Clark

Area Operations Manager, East

E Howard,

Enfield Lock,

Ordnance Road,

Enfield,

Middlesex

EN3 6JG

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