

NOTICE OF MEETING

LICENSING SUB COMMITTEE

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

Councillors Anna Abela (Chair), Makbule Gunes and Nick da Costa

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 8 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 REVIEW OF A PREMISES LICENCE AT THE VICTORIA STAKES,¹ MUSWELL HILL, LONDON, N10 (MUSWELL HILL) (PAGES 1 - 282)

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

7. TOTTENHAM POST OFFICE, 824-828 HIGH ROAD, TOTTENHAM, LONDON, N17 0EZ (NORTHUMBERLAND PARK) (PAGES 283 - 340)

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

8. NEW ITEMS OF URGENT BUSINESS

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

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

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

Wednesday, 07 January 2026

Report for: Licensing Sub Committee 15th January 2026

Item number: 6

Title: Application for a Review of a Premises Licence at: The Victoria Stakes
,1 Muswell Hill London N10

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

Ward(s) affected: Muswell Hill

Report for Key/

Non-Key Decision: Not applicable

1. Describe the issue under consideration.

- 1.1 The application is submitted by Ms Shields a local resident due to the prevention of public nuisance objectives being impacted from noise which was affecting nearby residents. The review application and supporting documents are at App A.

1.2 The application currently permits the following:

Licensable activities authorised by the Licence:

Supply of Alcohol

Monday to Friday 1000 to 0000

Saturday 1100 to 0000

Sunday 1200 to 2330

Christmas Day & Good Friday 1200 to 2330

The opening hours of the premises:

Monday to Friday 1000 to 0020

Saturday 1100 to 0020

Sunday 1200 to 2350

Christmas Day & Good Friday 1200 to 2350

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

A copy of the Premises Licence is attached at App B.

1.4 Representations have been received from:

Haringey Noise & Nuisance Team – App C
Representation from Residents in support of the review – App D
Representation from residents in support of the venue – App E
Informative email from Planning Officer – App F

1.5 Recommendation

Before determining the application, the authority must hold a hearing to consider it and any relevant representations.

(3) The authority must, having regard to the application and any relevant representations, take such of the steps mentioned in subsection (4) (if any) as it considers appropriate for the promotion of the licensing objectives.

(4) The steps are—

- (a) to modify the conditions of the licence;
- (b) to exclude a licensable activity from the scope of the licence;
- (c) to remove the designated premises supervisor;
- (d) to suspend the licence for a period not exceeding three months;
- (e) to revoke the licence;

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.

2 Background

2.1 The premises is situated in a residential area that faces onto a main road. It comprises of A cellar, ground floor and first floor dining area. There is an outside drinking area with a glass covered roof to the rear and an outside drinking area to the side of the premises. The venue advertises the first floor and external rear glass covered seated area as both being able to accommodate up to 80 capacity in each area. The existing Planning Permission contains safeguards to prevent both music and people noise being a problem and states the following in relation to the external rear glass covered area:

. The covered dining area hereby authorised shall not be used before 0800 or after 2300 hours on any day. Reason: In order to minimise loss of amenity to occupiers of adjacent properties.

. No live or amplified music shall be played within the covered dining area at any time. Reason: In order to minimise any loss of amenity to occupiers of adjacent properties.

The roof structure hereby permitted shall not contain any openings or vents. Reason: In order to prevent the transmission of airborne noise which would cause disturbance to occupiers of nearby residential premises

A copy of the Planning permission is attached at App G.

2.2 Records show that in May 2016 a resident submitted a written complaint relating to what

they termed the creeping effect of the premises 'pushing the envelope' to use the area for amplified regulated entertainment that was having an impact at the time. The Noise representation states that there has been 55 complaints relating to noise emanating from the rear and side area.

- 2.3 The review process yielded 7 representations from residents living close to the venue in support of the review and 186 representations in support of the venue.
- 2.4 Ms Shiel, Cllr Brennan and the representatives from Victoria Stakes had a meeting to discuss the review and the operation of the premises on Monday 29th December. Following that meeting Ms Shiel submitted an email setting out her view of the meeting. App H. A further email was sent with a recording attached of customers in the pub and the people noise that could be heard. The pub is frequented by people attending events at Alexandra Palace, at this time of the year the World Darts Championship was taking place. The pub must ensure that all alcohol sales are ancillary to a meal. App J.
- 2.5 Planning have informed that there is an application for a Certificate of Lawful use under consultation for the rear covered dining area. The original PP granted established this area as a dining area. The conditions imposed also refer to the covered dining area, which could be used between 0800 and 2300 hours on any day. No live or amplified music shall be played within the covered dining area at any time. In order to minimise any loss of amenity to occupiers of adjacent property.
- 2.6 The certificate of lawfulness now submitted is seeking the ability to play background music and amplified sound within the rear covered dining area.

3 Licensing Policy

- 3.1 In reviewing a licence the Licensing Sub-Committee will consider, and take into account, the complaints history of the premises and all other relevant information.
- 3.2 A number of reviews may arise in connection with crime that is not directly connected with licensable activities. The Sub-Committee does not have the power to judge the criminality or otherwise of any issue. The Sub-Committee's role is to ensure the promotion of the crime prevention objective
- 3.3 Where reviews arise in respect of these criminal activities and the Sub-Committee determines that the crime prevention objective is being undermined, It is expected that revocation of the licence – even in the first instance – should Be seriously considered.
- 3.4 This Licensing Authority, in determining what action to take, will seek to establish the cause of concern and any action taken will be directed at these causes. Any action taken to promote the licensing objectives will be appropriate and proportionate. App K– Review section 182 Guidance.

3.5 Other considerations

- 3.6 Section 17 of the Crime and Disorder Act 1998 states: 'Without prejudice to any other obligation imposed on it; it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those function on, and the need to do all that it reasonably can prevent crime and disorder in its area'.

3.6 Human Rights

3.7 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 Other considerations

Section 17 of the Crime and Disorder Act 1998 states:

“Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those function on, and the need to do all that it reasonably can prevent crime and disorder in its area”.

6.1 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

7 Use of Appendices

Review application and supporting documents from Ms Sheils – App A

Copy of Premises License – App B

Noise & Nuisance Representation – App C

Representation from Resident in support of review - App D

Representation from Cllr Brennan – APP D1

Representation in support of venue – App E

Informative email from Planning –App F

Copy of Planning permission for rear glass roof space – App G

Copy of Ms Shiels email following meeting with Pub – App H

Copy of email from Ms Shiels and audio/visual recording – App I

Section 182 Review Guidance - App K

Background papers: Section 82 Guidance – New version November 2025

[Revised guidance issued under section 182 of Licensing Act 2003 - GOV.UK](#)

Haringey Statement of Licensing policy

New National Licensing Policy framework - [National Licensing Policy Framework for the hospitality and leisure sectors \(web version\) - GOV.UK](#)

Appendix A

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London Borough of Haringey, Licensing Team, River Park House, Level 1, 225 High Road, Wood Green, London, N22 8HQ

Application for the review of a premises licence or club premises certificate under the Licensing Act 2003

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.

If you are completing this form by hand please write legibly in block capitals. In all cases ensure that your answers are inside the boxes and written in black ink. Use additional sheets if necessary.

You may wish to keep a copy of the completed form for your records.

I **Oonagh Shiel**

(Insert name of applicant)

apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)

Part 1 – Premises or club premises details

Postal address of premises or, if none, ordnance survey map reference or description

Victoria Stakes

Post town

Muswell Hill

Post code (if known)

N10 3TH

Name of premises licence holder or club holding club premises certificate (if known)

Premium Pubs1 Ltd

Number of premises licence or club premises certificate (if known)

Part 2 - Applicant details

I am

Please tick ☒ yes

1) an individual, ☒ body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)

2) a responsible authority (please complete (C) below)

3) a member of the club to which this application relates
(please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Please tick ☒ yes

Mr

Mrs

Miss

☒ No

Other title
(for example, Rev)

Surname

Shiel

First names

Oonagh

Please tick ☒ yes

I am 18 years old or over

**Current postal
address if
different from
premises
address**



Post town

[Redacted]

Post Code

[Redacted]

Daytime contact telephone number

[Redacted]

**E-mail address
(optional)**

[Redacted]

(B) DETAILS OF OTHER APPLICANT

Name and address

Telephone number (if any)

E-mail address (optional)

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address
Telephone number (if any)
E-mail address (optional)

This application to review relates to the following licensing objective(s)

- 1) the prevention of crime and disorder ✓
- 2) public safety ✓
- 3) the prevention of public nuisance ✓
- 4) the protection of children from harm ✓

Please tick one or more boxes ☐

Please state the ground(s) for review (please read guidance note 2)

Licensing Objective: Prevention of Public Nuisance. Evidence from Log: Repeated late-night amplified music in breach of restrictive clause 4 of planning conditions, unmonitored outdoor events, extractor fan noise cycling through the night, early-morning cleaning, construction noise, raised voices and shouting (staff), and excessive light pollution. These activities frequently take place late into the evening or early morning. The lack of any acoustic barrier or sound-limiting equipment significantly worsens the escape of noise into my home and represents a foreseeable management failure. The operation of the outdoor areas late at night is a primary source of the disturbance. The issues described are not isolated incidents but form a consistent, repeated and escalating pattern, representing a cumulative impact on residential amenity. Impact on Residents: Chronic sleep disturbance, inability to work or study, significant stress and disruption to family life.

Licensing Objective: Public Safety. Evidence from Log: Waste, broken glass and overflowing bins blocking access / fire escape routes; construction and cleaning activities very early morning and late at night. Electrical equipment running unnecessarily in early hours. Given that this narrow pathway is the only access route for 1C and that the area directly in front of the pub is the only access route towards Crouch End or Muswell Hill, safe passage should be guaranteed. Current arrangements do not meet that standard. These obstructions occurred most often during busy events, which appear to be insufficiently staffed to manage crowd and waste flow safely. Impact on Residents: Unsafe and obstructed access to property, risk to pedestrians and children, hygiene issues (attracting vermin).

Licensing Objective: Prevention of Crime and Disorder. Evidence from Log: Lack of supervision at events, partygoers controlling music, confrontational responses from management. Suspected intruder accessing covered dining area by climbing over fence and exiting in front of 1B / 1C as child was leaving for school (14 November 2025), raising fears of a burglary. I am also aware that in 2023 two intruders accessed the premises via the same fence line, stealing alcohol on that occasion. This demonstrates an established vulnerability in this area which has not been mitigated by current management. These repeat incidents demonstrate that the premises has not implemented effective security measures or safeguarding practices for boundary areas that directly affect neighbouring properties. Impact on Residents: Anti-social behaviour, lack of control over noise and guest conduct. The emotional impact on my daughter has been significant. She expressed fear about leaving the house alone and I supervise her departure because of this incident. I am also fearful about further incidents - whether or not this individual returns or other opportunistic intruders access the covered dining area via the fence.

Licensing Objective: Protection of Children from Harm. Evidence from Log: Exposure to swearing, drunken shouting, loud music into early hours, bright lights preventing rest, broken glass on path outside home. Early-morning and late-nights incidents where loud activity in the yard caused concern of a potential intruder. An individual climbed over the fence from the pub side at 8.14am on 14 November 2025 as daughter was leaving for school, raising fears of a burglary. This caused immediate fear for my daughter's safety as she was leaving the house (reported to Met Police, receipt number: BCA-84831-25-0101-00) Impact on Residents: Disrupted sleep, stress during exam period, inability to concentrate or study. Fear for safety of children and self.

Please provide as much information as possible to support the application (please read guidance note 3)

Please see the documents submitted.

Please tick ☐ yes

Have you made an application for review relating to the premises before

If yes please state the date of that application

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

If you have made representations before relating to the premises please state what they were and when you made them

Please tick ☐ yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 3 – Signatures (please read guidance note 4)

Signature of applicant or applicant’s solicitor or other duly authorised agent (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature *Donagh Shiell*
.....

Date 18 November 2025
.....

Capacity
.....

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 6)	
Post town	Post Code
Telephone number (if any)	
If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)	

Notes for Guidance

1. A responsible authority includes the local police, fire and rescue authority and other statutory bodies which exercise specific functions in the local area.
2. The ground(s) for review must be based on one of the licensing objectives.
3. Please list any additional information or details for example dates of problems which are included in the grounds for review if available.
4. The application form must be signed.
5. An applicant’s agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
6. This is the address which we shall use to correspond with you about this application.

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Appendix: Noise and Nuisance Log – July to 17 November 2025

Address of Concern: 1 Muswell Hill, N10 3TH (The Victoria Stakes)

Resident Name and Address: Oonagh Shiel, 1C Muswell Hill, N10 3TH

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First alerted to change in management on 31 March 2025 when the burglar alarm was running all night. I told Kasia, previous general manager. She said Jake Reynolds was general manager and gave me his details.

Noise complaints: WK633316

Planning Enforcement: ENF/2025/0670

Date	Time	Description of disturbance
5 July (Sat)	Afternoon to late evening.	Large and rowdy gathering, funeral after party, large number of guests in yard, partygoers in charge of music. Music playing from laptop on pub table with two large speakers on either side. Music and dancing, music loud enough to identify inside my home. Children left house due to noise. (I have video)
11 July (Fri)		First report to council submitted
12 July (Sat)	Overnight	Electrical equipment running overnight from Saturday until Sunday (12-13 July) behind fence, close to my kitchen / living room, providing a loud humming noise clearly audible inside my home. Video captured at 7.37am (13 July).

14 July (Mon)	After closing time (11pm)	Loud music playing in the pub yard after closing (11pm) until 11.30pm when I rang the pub and spoke to "Zara". I messaged the general manager; no response.
18 July (Fri)	<p>7.17am</p> <p>Afternoon to evening</p>	<p>Two men working in the yard. Loud construction noise.</p> <p>Fire escape doors open and very loud music playing from the Events Room to the pub yard, clearly audible inside the house and outside. Neighbour from Etheldene Avenue called at door as music disturbed a house viewing. He and I went to the pub and spoke to the Supervisor Zahrah (at 7.15-7.30pm) (Jake Reynolds, General Manager, not available) who said the air conditioner was not working and they opened the doors. We outlined recent issues with the excessive noise and nuisance. Zahra apologised and said she would escalate to management. She gave me her number and I later made contact with her so she could update us. Neighbour outlined that music should never be played in the pub yard, that the fire escape should not be open when it conflicts with licensing and noise obligations. She said</p>

		<p>equipment (decibel checker) has gone missing and that previous management had been much more "on it".</p> <p>(Addition, 23 July - nobody has been in touch with me about the noise issues.)</p>
19 July (Sat)	<p>5am</p> <p>3.30pm</p> <p>Overnight</p>	<p>Cleaner in pub yard, dragging equipment across stone floor, bashing into metal chairs and against wooden fence.</p> <p>Loud music playing in yard. Extractor fan running all night. Space heaters on at 5.30am (Sun). Messaged Jake Reynolds who told me space heaters were not running; I have video showing the space heaters were running and pumping hot air into yard and onto front of my home.</p>
20 July (Sun)	All day.	<p>Music playing all day. Loud enough to Shazam inside my home. I sent Jake Reynolds and Zahrah the clause 4 and also messaged Zahrah at 6.30pm about the noise. No response from management.</p>
21 July (Mon)	Overnight	<p>Extractor fan cycling on and off all throughout night.</p>
22 July (Tues)	8pm to 10.45pm. After closing time to midnight and overnight.	<p>Excessive noise from football game shown on two large TV screens until 10.45pm.</p>

		<p>Music playing in yard (Video recordings available)</p> <p>Extractor fan running late into the night.</p>
23 July (Wed)	4.11am	<p>Space heaters running. Loud droning sound inside my home. Waking me up. Cannot open windows. All three space heaters still running at 5.11am. Space heaters still running at 5.55am.</p> <p>Cleaner crashing and banging, loud cleaning noises (vacuum noises, bashing into metal chairs). Cleaner and other man having loud conversation at 5.54am. Audible inside home.</p> <p>Staff meeting at 10.30am. Loud talking.</p> <p>I basically cannot now open my front door and expect quiet (or just traffic noise from the road). Extractor fan running as usual.</p>
24 July (Thu)	4:52am, 10:14am, various	Noisy extractor fan running. Clearly audible, 'chuddery' sound. Suspected missing muffler.
25 July (Fri)	4:25am–6:50am	Extractor fan cycling on/off, audible indoors. Cleaner banging vacuum cleaner into metal chairs from 6am. Music at high volume throughout day.

	11:00pm–12:00am+	<p>Staff preparing wedding event: loud talking (multiple accents), clattering cutlery/chairs.</p> <p>Called pub at 11.30 and guy with Eastern European accent said he would fix but no abatement in noise levels. Rang and spoke to bar man Billy. Noise continuing until past 12am. Recordings available. (Photos available). Lights left on until 1:16am, flooding property with light and preventing sleep.</p>
26 July (Sat)	5:24am	<p>Cleaner creating noise in yard. Extractor fan cycling.</p> <p>Staff talking loudly at 10:10am.</p>
27 July (Sun)	3:46am on. 4.41am on. Off 4.43am. Back on 4.50am. 5.11am on. 5.24 off. On 5.31am. Off 5.34am. On and switched off again at 8.27. Back on 8.35. off at 8.37am. 8.44am on. 9.04am on. And running throughout day (as expected for opening hours)	Extractor fan repeatedly cycling. Disruptive to sleep. Cannot open windows due to noise. Recording available.
28 July (Mon)	5:20am–6:48am and on and on.	<p>Extractor fan on/off frequently. Cleaner banging chairs and fence, even playing piano.</p> <p>Food waste left exposed on pavement that I walk along to leave and return to</p>

		<p>home. Visual blight and a health risk.</p> <p>Wrote to Birke Bassen, Operations Manager, regarding pub. Extract below:</p> <p>“I am writing to formally raise a number of ongoing concerns regarding the operation of the Victoria Stakes and the response from its current management team.</p> <p>I no longer have confidence in the venue’s management, specifically in engaging with Jake Reynolds, general manager. He has been unresponsive to me and to at least one other neighbour. He has also provided inaccurate information - for example, stating categorically that heaters were not operating when they were.</p> <p>Additionally, I received a message from Jake Reynolds on Saturday evening that I found inappropriate and confrontational in tone.</p> <p>For your and the incoming general manager’s attention, I’ve attached screenshots of these exchanges. These highlight a pattern of disruption including:</p>
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		<ul style="list-style-type: none"> • Excessive noise from the premises at various hours • Early-morning construction work • Music playing in the yard during early mornings and after 11pm • An event on 5 July where guests were allowed to operate their own sound system (Jake Reynolds wrote: "sound system is down so weve had to let them use their own") • Electrical equipment operating overnight (including a noisy extractor fan, heaters and electric fan) • An event on 18 July during which the fire escape was left open, allowing loud music to carry into neighbouring properties — disrupting a property viewing and prompting a direct approach to the venue (Jake Reynolds was absent; we were told this by the supervisor, Zahrah)
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		<ul style="list-style-type: none"> • Staff noise in the yard after 11pm (as detailed in my message to you on Friday) <p>A neighbour has informed me that Jake Reynolds advised the extractor fan will be serviced on 4 August. At present, the silencer does not appear to be working.</p> <p>I am formally requesting the following:</p> <ol style="list-style-type: none"> 1. Decibel meter readouts for the events on 5 July and 26 July 2. A copy of the pub's policy on decibel levels, including how these are monitored and enforced 3. Clarification of the record or statement indicating that "the music outside has been this loud many times" <p>(Received no answer until 30 July, chased for an update)</p>
29 July (Tue)	3:00am–7:39am+	Extractor fan noise. Music playing in yard. Burglar alarm at 7:27am. Crashing sounds at 7:31am.

30 July (Wed)	4:10am–10:00am+	<p>Extractor fan cycling. Cleaner creating yard noise. Music throughout day. Yard lacks soundproofing.</p> <p>Response from Birke Bassen – no decibel readings recorded for 5th or 26th July. The pub's current noise policy is as follows: "In the yard area, the decibel limits are: 70 dB(A) LAeq between 12:00pm and 11pm with the music to be turned off by 10.45pm. These measurements are taken at the boundary of the nearest residential property."</p> <p>ALL EMAILS IN APPENDIX</p>
31 July (Thu)	11:10am–11:56am	<p>Extractor fan cycling in short intervals. Recordings available.</p>
1 August (Fri)	<p>On 12.02am. Off 12.04. On 12.12, off 12.14. On at 1.57am. Then off. On at 3.32, off at 3.34. (Recording available.) On at 3.43, off at 3.45. On at 3.53, off at 3.56, on at 4.03, off at 4.05. on 4.13 and off at 4 15. On at 4.25am, off at 4.28. On at 4.36, off at 4.38. ... 8.12am to 8.15am on. (Recording available.) 8.44am on. Off for about 10 minutes and on and off again by 8.57am. On 9.04am. On and off again 9.25-9.30. On 9.38am. On at 9.47am. off at 9.50am On at 10.06 but presume this is due to kitchen staff arriving for work</p>	<p>Extractor fan cycling throughout early morning. Loud mechanical "shunting". Staff noise and music in yard. Event setup underway past closing time. Light pollution until after midnight.</p> <p>Email contradiction</p> <p>Birke Bassen, Operations Manager Premium Pubs, claims fan is off at night and no early access; contradicted by noise log and recordings.</p> <p>Email contradiction</p>

		<p>Lewis Johnson, Chef Patron, claims fan removed for a week; contradicted by recordings and active kitchen use.</p> <p>Loud shunting noise when switching on and off, excessive whirring noise while on. Unable to open windows. This has been the case for the past couple of months.</p> <p>Excessive noise setting up for an event, music playing in the yard, employees loud talking and vaping. Yard in use post 11pm. Movement in yard and lights on until 12 o'clock causing light pollution.</p> <p>Lewis Johnson said: "Our extraction system has been turned off and removed for the past week, and no equipment is left running when we're closed. It's possible the noise might be coming from elsewhere in the area, but we're going to keep monitoring things on our end to rule out anything we might be missing."</p> <p>How can a kitchen be operational and safe without a working extractor fan?</p> <p>Cannot open windows or front door due to the excessive whirring and</p>
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		shunting sounds as the equipment turns on and off.
2 August (Sat)	Example: 5:38am–5:44am	<p>Extractor fan cycling.</p> <p>Cleaner banging chairs for wedding setup (81 chairs in yard). Signage board partially blocking access to my home.</p>
3 August (Sun)	<p>3pm-6pm</p> <p>6pm to 11.12pm at earliest</p>	<p>Wedding Fair in covered dining area, music playing throughout. (Printed brochures available marketing covered dining area as event space. Believe this to run counter to their planning permission.)</p> <p>Excessive noise, music playing, staff talking loudly while working loudly with no regard for neighbours. (Sounds of cutlery and plates crashing, machinery)</p> <p>NOISE APP UPLOAD</p>
4 August (Mon)	Early morning to 11am	<p>Usual, ongoing disruption from extractor fan – shunting noise and whirring on and off (8.07-8.09, 8.17-8.19, 8.29-8.31 and on to 10am but don't know if it's operational or working or if staff are present and extractor fan should be working.</p> <p>Large, white construction-company van parked on kerb, blocking access to laneway, Cannot manage to</p>

		<p>get bicycle out. Have to manoeuvre between flower pots, the road, large signage board and overflowing bins. Broken glass, cigarette butts and bathroom waste clearly visible on path. Have photographs.</p> <p>Music playing in covered dining area. Nobody there. Music is loud enough to Shazam inside home.</p> <p>Two men working near the extractor fan at the back of the pub - beside the pub yard. The noise - drilling, banging, crashing, loud shouting - is excessive. Construction work 10pm to past 11.15pm. Video recording available. I went out to speak to the men. They said "the restaurant booked the job for 10 o'clock".</p>
5 August (Tues)	Early morning to past 7pm constuction work. Music playing throughout day and until closing time.	<p>Construction work until 7pm. Incredibly loud banging, drilling, shouting, unable to hold a work call.</p> <p>Music playing in covered dining area.</p>
6 August (Wed)	All day	<p>Extractor fan on and off as usual. Shunting on and off throughout the night. Example 7.31-7.33, 7.47-7.49. 8.11-8.13, 8.24-8.26.</p>

	8pm	<p>music playing in covered dining area.</p> <p>Third day of after-hours construction work. Loud drilling / mechanical grinding noise. Video available. Cannot have windows open for ventilation.</p> <p>Emailed Lewis Johnson and asked for scope, duration and extent of construction work. No response. Lewis Johnson suggested a meeting. Told him I preferred written communication to keep accurate records.</p> <p>NOISE APP UPLOAD</p>
7 August (Thurs)	<p>All day to closing time</p> <p>7am-7.30am</p>	<p>Extractor fan running late at night and into early hours - 11.18-11.20. 11.25-11.27. 11.33-11.36. 11.42-11.45. 11.51-11.53.</p> <p>Cleaning at 7am – cleaner dragging machinery across stone floor, knocking into metal chairs and against wooden fence. Cleaner also playing death metal music while he works. Trying to work during early morning hours and cannot concentrate.</p> <p>Music playing in covered dining area.</p> <p>NOISE APP UPLOAD</p>

8 August (Thurs)	All day to closing time and throughout night	<p>Extractor fan running: 7.06-7.09, 7.15-7.18, 7.37-7.39, 7.48-7.50 and on to opening hours.</p> <p>Music playing in covered dining area.</p>
9 August (Sat)	Early morning, to closing time and throughout night.	<p>Cleaner cleaning loudly, knocking into metal chairs and against wooden fence with vacuum cleaner. 7am. Extractor fan running on and off as usual. 7.06-7.09, 7.15-7.18, 7.37-7.39, 7.48-7.50.... 8.21-8.23 ... 8.41-8.44... Cannot have windows open for ventilation on hot day.</p> <p>NOISE APP UPLOAD FROM LANDING ON HOT, SUNNY MORNING.</p>
10 August (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area. Loud enough to Shazam. Trying to relax at home at end of week and cannot.</p> <p>NOISE APP UPLOAD</p>
11 August (Mon)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area. All day. Can't have front door or windows</p>

		open for ventilation on hot day.
12 August (Tues)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Very loud music playing in the covered dining area from early afternoon to 10.14pm. Contacted pub, No response. Submitted two recordings via the Noise app. Very difficult to work, study, concentrate or have any quiet time in my own home.</p>
13 August (Wed)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Cleaner at 7.40am. Vacuuming sounds, bashing into furniture. Playing loud death metal music as he plays. Woke me up after another disrupted night's sleep due to the extractor fan.</p> <p>Large funeral party, afternoon. Excessively loud music playing in covered dining area. Noise levels are in the 90 decibels range and appear to be unmonitored. Has been going on since early afternoon. I have tried to contact management and they have not answered my last message.</p> <p>I have uploaded this on the Noise App as well and</p>

		<p>spoke to Mark in Council office who heard the loud music.</p> <p>I am unable to work, study, concentrate or sleep; it is very oppressive. I have video too, as well as Noise App uploads.</p> <p>I had to leave my own home because of the noise. I couldn't remain in my own home. The noise levels excessive. House vibrating.</p>
14 August (Thurs)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Loud music playing in covered dining area.</p>
15 August (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Loud music playing in covered dining area. Mother and toddler group 10.30am. Cannot work, study, concentrate due to loud music, people singing and loud voices.</p> <p>NOISE APP UPLOAD</p>
16 August (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Lights in yard left on overnight. Flooding ground and first floor of home with lights. Cannot sleep.</p>

	<p>2pm onwards</p> <p>11pm – 11.30 and beyond.</p>	<p>Cleaner at 7am bashing around yard. Can't study with this noise.</p> <p>Excessive set up noise – workers shouting to each other, using microphone and playing piano in covered dining area. Amplified music playing too. Trying to study and cannot.</p> <p>Loud event in Events Room (upper floor of pub) with fire escape doors left open and music playing loud across yard.</p> <p>Loud, raised voices in yard. Loud crashing and banging kitchen equipment, swearing and offensive language used. Manager said yard would be open to 11pm – yard in use until 11.30pm.</p> <p>Lights left on in covered dining area past closing time, flooding the ground and first floors of my home with light and preventing sleep.</p> <p>NOISE APP UPLOAD</p>
17 August (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Loud music playing in covered dining area.</p>

		<p>Power washing pub yard at 8pm-9pm on Sunday night. Very, very loud. Rang Council.</p> <p>NOISE APP UPLOAD</p>
18 August (Mon)	<p>Early morning, to closing time and throughout night</p> <p>Late evening.</p> <p>10pm</p>	<p>Extractor fan running on and off example 4.09am-4.12am.</p> <p>Cleaner at 7.30am.</p> <p>Construction work at 6.21am (reported on Noise App). Drilling up to 8pm and beyond. Workers seem to have left at 9.38pm. Hot day and couldn't have bedroom windows open.</p> <p>Loud music playing in covered dining area throughout the day.</p> <p>Loud voices, shouting, cleaning up noise in yard, clearly audible inside living room. Impossible to rest with family.</p> <p>Cannot sleep. Noise is incessant.</p> <p>NOISE APP UPLOAD</p>
19 August (Tues)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night. Examples: 6am-6.03am; 6.10-6.13; 6.20-6.23; 6.30-6.33; 6.40-6.43 and so on. Comes on every 10 minutes for about three minutes.</p>

		<p>Loud music playing in the yard. Clearly audible inside kitchen / living room, struggling to rest.</p> <p>NOISE APP UPLOAD</p>
20 August (Wed)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night. Noise App upload.</p> <p>Loud music playing in covered dining area.</p>
21 August (Thurs)	<p>Early morning, to closing time and throughout night.</p> <p>12.30pm, 2pm</p>	<p>Extractor fan cycling on and off during the night. loud cleaning at 7.30am.</p> <p>Usual bashing and clanging from the cleaner. Noise woke me up. Cannot open ground floor window for ventilation.</p> <p>Loud music clearly audible at my kitchen table, preventing me from working and being able to concentrate. Music and bass notes creating a disturbance. I can Shazam the songs inside my home. I can't work.</p> <p>Lights left on after closing time, flooding into property and preventing sleep.</p>
22 August (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Loud music playing as usual in the covered dining</p>

		<p>area. Cannot get any fresh air into home and I can Shazam the songs inside my house and get the right answer. Cannot relax or have quiet enjoyment of my own home at the end of the week. I've submitted two Noise App recordings.</p> <p>Music playing until 12.28pm. Tried to call pub to ask them to turn off the noise after closing time. No answer from pub. I cannot open windows for ventilation due to noise.</p>
23 August (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Usual cleaning noises – bashing, dragging vacuum cleaner across stone floor and into metal chairs, also bashing machinery into wooden fence in front of house. Always early morning. Before 8am.</p> <p>NOISE APP UPLOAD</p>
24 August (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Cleaner in early hours dragging machinery across stone floor and bashing into metal chairs and into wooden fence that separates pub from my home.</p>

		<p>Loud music playing throughout the day. Cannot open front door, windows. Cannot work and concentrate. At 7.30pm, more vacuuming! Bar worker now dragging machinery across stone floors and against wooden fence.</p> <p>Excessive noise levels – music.</p>
25 August (Mon)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Cleaner again with usual noisy work practices – dragging vacuum cleaner across stone floors, knocking metal chairs about, knocking into wooden fence. It's a bank holiday! Have reasonable expectation of quiet. Yard was cleaned last night!</p> <p>Loud music, audible inside home.</p> <p>NOISE APP UPLOAD</p>
26 August (Tues)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Loud music playing. Able to identify each song inside home.</p> <p>NOISE APP UPLOAD</p>

27 August (Wed)	Early morning 7am, to closing time and throughout night	<p>Extractor fan cycling on and off during the night. Usual timings. On for three minutes, off for 10 minutes. On and on. Cannot have windows open during hottest summer on record!</p> <p>Cannot work at kitchen table before children wake up.</p> <p>NOISE APP UPLOAD</p>
28 August (Thurs)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Scaffolding removed from side of pub at 4am. I was woken up by the noise of the van parked and sound of scaffolding poles and planks taken down. I thought there was a break in and was going to call the police. I looked out and saw the van parked on the street. I felt unsafe. Pub has CCTV I'm sure. I have photo of scaffolding erected and gone now.</p>
29 August (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Loud music playing in covered dining area. Lights off. No customers. Loud music playing at 11.36pm.</p> <p>NOISE APP UPLOAD</p>
30 August (Sat)	Early morning, to closing time and throughout night	<p>12.11am music still playing from night before. Cannot</p>

		<p>sleep. too much! Cannot go to bed because I don't know if music will continue all night and disturb children. Pub unresponsive. Don't know how to contact anyone to turn off the music.</p> <p>Extractor fan cycling on and off during the night.</p> <p>Cleaner! Loud dragging, bashing, clanging... woke me up at 7am after late night and broken night's sleep.</p> <p>Event with loud music playing at excessive levels in the covered dining area. People's voices, loud, talking and shouting. Cannot rest and relax. Have uploaded to Noise App.</p>
31 August (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Cleaning noises. Cannot open windows or 1st floor landing windows due to loud noise.</p> <p>Music levels in covered dining area excessive. Able to identify each track.</p> <p>NOISE APP UPLOAD</p>
1 September (Mon)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p>

		<p>Usual nuisance of cleaner – dragging heavy machinery over stone floor while playing heavy metal music in the yard. Seriously. Do they NOT know they have neighbours?! Trying to work before children get up and cannot.</p> <p>NOISE APP UPLOAD</p>
2 September (Tues)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Burglar alarm sounding at 7.20am.</p> <p>NOISE APP UPLOAD</p>
3 September (Wed)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Usual music playing. Just have to keep doors and windows closed or leave my home for extended periods of time.</p> <p>In an email Lewis Johnson tells me that TENS have been obtained for covered dining area until 12:45am on both Friday and Saturday evenings (12 and 13 September). I responded “noted” and asked what measures would be taken to prevent excessive noise levels. No response to my question.</p>
4 September (Thurs)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p>

		<p>Cleaner at 7am. Bashing into metal chairs, dragging vacuum across the bare stone floors. Woke me up. Not sleeping due to extractor fan disturbance and impossible to try to sleep in the mornings now.</p> <p>NOISE APP UPLOAD</p>
5 September (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Cleaner at 7am. Usual loud noise, bashing and charging around with vacuum cleaner, dragged across hard stone floors, metal chairs moved noisely, vacuum cleaner bashing up against wooden fence in front of home. Clearly audible from every part of home (ground floor, 1st and 2nd floor).</p> <p>Mother and toddler group in pub yard 10-11am (pub not even open... had to ring off work call because of sound of music and musical instruments and mothers and babies clearly audible inside my home – Wheels on the Bus song and other toddler favourites). How is a mother-and-toddler group appropriate for a pub and considered ancillary to pub use?</p>

		<p>Excessive music noise during opening hours caused migraine.</p> <p>Trying to work and have work calls and had to ring off due to noise. Finding it impossible to work in my own home.</p> <p>8.55pm Noise Levels from yard (music, loud voices) excessive for prolonged period of time. Emailed Lewis Johnson (and ccd in Haringey Noise Officer).</p> <p>Tried to get Noise Officers out to witness. Unable to; think there was no service that weekend. Finally got hold of someone in pub by phone. Woman. Said partygoers were controlling the music with their phones. Controlling playlist and volume. I invited her to come around to my side of the fence and see if she thought the noise levels were acceptable. She said she would try to ask the partygoers to turn down the music. This did not have any impact on noise levels. Very ill with this and could not attend an event the following day; too upset and with migraine headache. Children upset by noise. Nowhere to escape to in house. House virtually vibrating from the excessive noise levels.</p>
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		<p>VS has now been told by Antony Fenner (Planning Enforcement) "I have notified the occupiers of the pub about condition 4 and recommended to them to ensure compliance with it."</p> <p>NOISE APP UPLOAD</p>
6 September (Sat)	Early morning, to closing time and throughout night- 2.47. 3am. 3.47, 3.50, 4.12-4.15 and on	<p>Extractor fan cycling on and off during the night. Cannot sleep . Burglar alarm sounding.</p> <p>Music and loud voices. Music increasing in volume during night. Able to Shazam tracks inside home with all windows closed.</p> <p>Emailed Lewis Johnson about noise levels and told him that I was able to Shazam the tracks inside my home. LJ said he was back from leave and reviewed the decibel recordings of 70. Said he was "here for all the events moving forward over the next few weeks and will be keeping a firm eye."</p> <p>I have no idea what this means considering all the recent excessive noise levels. Cannot get any firm</p>

		<p>information from management.</p> <p>NOISE APP UPLOAD</p>
7 September (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Usual music playing in covered dining area.</p>
8 September (Mon)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Burglar alarm at 2am.</p> <p>Usual music playing in covered dining area.</p> <p>NOISE APP UPLOAD</p>
9 September (Tues)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Usual music playing.</p>
10 September (Wed)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music as usual.</p>
11 September (Thurs)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music.</p>
12 September (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music.</p>

13 September (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Large event in covered dining area all afternoon. Noise App recordings submitted & video available. Loud music and loud voices. Live band in the events room clearly audible inside my home. Couldn't remain on ground floor and have dinner with family. Noise also excessive on 1st floor and on top floor. Can Shazam tracks inside every part of house. Tried to get Noise Officers out to witness. Unsuccessful.</p> <p>NOISE APP UPLOAD</p>
14 September (Sun)	Early morning, to closing time and throughout night	<p>Very loud noise and music playing in the covered dining area. Loud talking. Piano playing by children in yard. No noise mitigation. Everything audible inside home. Cannot have Sunday lunch with children. Music playing despite restrictive clause in planning permission. No staff visible. All since 12pm.</p> <p>Loud cleaning noise at 7pm after hellish weekend. I cannot have a Sunday evening sitdown with my children! Amir Darvish said at 7.50pm that there was nothing they could do. I</p>

		believe this is, by now, statutory nuisance. Usual noise - extractor fan cycling on and off during the night.
15 September (Mon)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Usual music.
16 September (Tues)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Cleaner at 7am. Music playing.
17 September (Wed)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing. Lights left on in yard, flooding into property and making it impossible to sleep.
18 September (Thurs)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Cleaner at 7am. Lights in the covered dining area were left on until after 12.35am this morning. Light shining into my ground floor. I was trying to sleep on the sofa bed - guests over - and light flooding in made it impossible to sleep. This is another example of the pattern of disorganisation and inadequate management of the Victoria Stakes pub.

		<p>PLUS - cleaner in covered dining area at 7am. Usual bashing and knocking around, making it difficult to work this morning. Uploaded to Noise App.</p>
19 September (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Usual loud music playing in the covered dining area. Lights off, no customers. Music playing, clearly audible inside my home.</p> <p>Lights left on in covered dining area until after midnight. Photos available. The lights flooded into home where I was trying to sleep, preventing me from resting. This is latest example of lights being left on, shining into neighbouring property and disturbing my sleep.</p>
20 September (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Cleaner at 7am.</p> <p>Music and loud voices from about 100 people in covered dining area. Wedding event. Amplified music, loud voices, some shouting. Video available. Clearly audible inside my home. Cannot rest, cannot open windows or door for ventilation. I have video.</p>

21 September (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night. Cleaner and usual loud cleaning noises.</p> <p>Music playing in the covered dining area.</p> <p>NOISE APP UPLOAD</p>
22 September (Mon)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in the covered dining area until after closing time.</p> <p>Lights on in the covered dining area after closing time. Cannot sleep due to lights shining in.</p>
23 September (Tues)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p> <p>Lights left on in yard past closing time. Called the pub at 11.35pm and told Jan (correct name / spelling?) that there was music playing and the yard was fully lit up.</p>
24 September (Wed)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>

		<p>Covered dining area / yard fully illuminated all night. First complaint made about 12.30am. Light flooded into my property all night, disturbing my sleep. Light flooded ground floor and 1st floor landing. Pictures available. I called the pub several times, no answer. I emailed the owner Lewis Johnson (who apparently lives on site) and operations manager Birke Bassen - no answer. Lights left on all night, illuminated at 8.30am. Lewis Johnson emailed from off site and said he was on way back to pub.</p>
25 September (Thurs)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
26 September (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
27 September (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
28 September (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>

29 September (Mon)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Lights on in the covered dining area/ yard after closing time. Flooding ground floor and first floor landing with light. Making it impossible to rest at end of the day.</p>
30 September (Tues)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night.
1 October (Wed)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night.
2 October (Thurs)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night.
3 October (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Cleaner at 7.15am. Usual loud noises.</p> <p>Contacted Councillor Cathy Brennan about this in effort to pull together strands of noise and nuisance plus planning enforcement. She emailed as a "MemberEnquiries" on same day.</p> <p>Drinkers in yard after 11pm (breaking the VS own sound policy.) Cannot rest in living room at end of week!</p>

4 October (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Wedding event. Large and rowdy crowd. Loud voices and amplified music in yard. Can hear them clearly inside home and it is impossible to work! Woman using microphone to shout out quiz questions; guests shouting back at her. Clear, very audible inside my home. Impossible to rest. This is at 5pm! Had to leave home for some peace.</p> <p>NOISE APP UPLOAD</p>
5 October (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Industrial cleaning in covered dining area. Yet again, clearly audible inside my home as the workers drag equipment across stone floors, bashing into metal chairs and wooden tables and against thin wooden fence that separates the yard from my home. Cannot work. Cannot have windows open. Noise too disruptive to be able to concentrate. Latest in a pattern of anti-social behaviour from this pub. Uploaded to Noise App.</p> <p>Rubbish outside pub, kitchen waste, food waste including meat, piled up</p>

		<p>beside sign outside VS pub, partially blocking access to pedestrians towards Park Road or up Muswell Hill. Two big purple bins overflowing and bags of rubbish and cardboard boxes piled up beside it. On street at 8am. By 1.30pm pub moved it to the top of my lane where I access and exit my home. It now blocks access to Park Road / Muswell Hill. Went into pub and spoke to Lewis Johnson. He said Council had not picked it up and that he would ask his staff to move it to back of pub. Photographs in appendix. Reported to council as environmental hazard. (WK640170)</p> <p>Large event. Loud amplified speeches by partygoers with microphone. Clearly and loudly audible inside my home. Disturbing work and home life. Far, far above background noise. Every word clearly audible. I have video, photos and noise app uploaded.</p>
6 October (Mon)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
7 October (Tues)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night.

		Music playing in covered dining area.
8 October (Wed)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
9 October (Thurs)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
10 October (Fri)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Usual large, rowdy, music event in covered dining area. Can hear loud voices, individual conversations inside home. Amplified speeches, poor language that I do not want to hear and I don't want my young daughter to hear from the living room.</p> <p>Reported to Council and Noise Officer called at 7.23pm. Attended home. Noted loud voices.</p>
11 October (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area. Large event.</p>

12 October (Sun)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area.
13 October (Mon)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area.
14 October (Tues)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area.
15 October (Wed)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area.
16 October (Thurs)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area.
17 October (Fri)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area. Large event with many guests but microphone positioned on far side of yard (furthest away from my home), made a difference and told Lewis Johnson by email. Offered to have a chat and asked for availability – no response.

18 October (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p> <p>Reported and two Noise Officers called at 8.22pm and attended premises. Noted loud voices.</p>
19 October (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p> <p>Waste outside put, partially blocking access to path (blocking exit).</p>
20 October (Mon)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
21 October (Tues)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
22 October (Wed)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p> <p>Music playing in covered dining area.</p>
23 October (Thurs)	Early morning, to closing time and throughout night	<p>Extractor fan cycling on and off during the night.</p>

		Music playing in covered dining area.
24 October (Fri)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area.
25 October (Sat)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area.
26 October (Sun)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area.
27 October (Mon)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing in covered dining area. Piled up rubbish and waste on pavement
28 October (Tues)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Usual music in covered dining area.
29 October (Wed)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing.
30 October (Thurs)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night.

		Music playing.
31 October (Fri)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Loud music. Recorded.
1 November (Sat)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Music playing.
2 November (Sun)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night. Loud music playing in covered dining area.
3 November (Mon)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night.
4 November (Tues)	Early morning, to closing time and throughout night	Extractor fan cycling on and off during the night.
5 November (Wed)	Early morning, to closing time and throughout night	Usual extractor fan running intermittently during night. Lights left on in covered dining area, long after closing time, flooding my home with bright light and making it difficult to sleep. Emailed Lewis Johnson. No response until afternoon of following day, Said he was out of the country yet saw him in the pub that morning. Photos available. Music playing.

6 November (Thurs)	Early morning, to closing time and throughout night	Extractor fan, usual cycling on and off.
7 November (Fri)	Early morning, to closing time and throughout night	Extractor fan. Intermittant shunting and switching on and off.
8 November (Sat)	Early morning, to closing time and throughout night	<p>Extractor fan. Turning off and turning on every 10 minutes or so for about 3 minutes.</p> <p>Music playing in covered dining area and loud voices clearly audible inside home with windows closed. Disturbing restful time with child.</p> <p>Later on, lights off but music still playing in covered dining area.</p>
9 November (Sun)	Early morning, to closing time and throughout night	<p>Extractor fan. As above.</p> <p>Lights off in covered dining area, no customers, music still playing.</p>
10 November (Mon)	Early morning, to closing time and throughout night	Extractor fan. As above.
11 November (Tues)	Early morning, to closing time and throughout night	Extractor fan. As above.
12 November (Wed)	Early morning, to closing time and throughout night	Extractor fan. As above.
13 November (Thurs)	Early morning, to closing time and throughout night	Extractor fan. As above.
14 November (Fri)	Early morning, to closing time and throughout night	Extractor fan. As above.

	8.14am	<p>Individual climbs over fence from pub at 8.14am as daughter is leaving for school. Was in covered dining area and walks off down lane to waiting van (small, blue) and drives off in direction of Alexandra Palace.</p> <p>Loud set up of wedding event and loud voices plus music playing. All clearly audible inside home.</p>
15 November (Sat)	<p>Late night / Early morning</p> <p>From 6pm to 10.30pm</p>	<p>Extractor fan</p> <p>Wedding event – 100 people in yard – speeches on microphone, photographer with white screen and flood light in corner of yard, closest to my living room and incredibly bright. Loud voices and shouting. 100 people's voices and noise.</p>
16 November (Sun)	<p>Early hours</p> <p>All day</p>	<p>Usual extractor fan.</p> <p>Rubbish on street. Bins on path all day, from Saturday night/Sunday morning to Sunday night (photographed at 8pm).</p>
17 November (Mon)	<p>Early hours</p> <p>7.17am</p>	<p>Extractor fan shunting on and off.</p> <p>Two men working in covered dining area, lights on, men climbing ladders, appear to be working on glass canopy.</p>

Related Enforcement Activity:

Planning Enforcement Officer Antony Fenner confirmed in early September that the premises has been advised to comply with Condition 4 (no amplified outdoor music).

Ongoing correspondence with Planning Enforcement regarding continued use of covered dining area for events.

Representation by Oonagh Shiel

Resident of 1C Muswell Hill, N10 3TH

Concerning: The Victoria Stakes, 1 Muswell Hill, N10 3TH

(Planning Enforcement case number ENF/2025/0670)

(Noise and anti-social behaviour complaint reference (WK633316) and Noise App

1. Summary

I live beside The Victoria Stakes Pub (1 Muswell Hill, N10 3TH). I live at 1C, the third of three units, which is directly beside the covered dining area. The covered dining area operates directly against my property boundary with no meaningful sound insulation. All that separates my home from the covered dining area is a thin, garden-type wooden, slatted fence that is about 6ft 5in high, gappy and in poor repair in parts. My front door and kitchen / living room is 3ft from the covered dining area. The covered dining area has stone floors, brick walls and a high glass canopy. To my knowledge, it is not soundproofed or in possession of any noise limiters. The fence is inadequate as a sound barrier.



My children and I have lived in this property for several years and had no significant issues with the pub's operations under its former management. However, since a change of management in 2024, there has been an ongoing and severe pattern of excessive noise, intensification of use and traffic, disturbance, light pollution and management practices that have made it extremely difficult for me and my children to live, study, work and rest in our home.

I first became aware of a change in management in March 2025 when the burglar alarm rang out all night. I told my usual pub contact and she told me that she was no longer

manager; Jake Reynolds was the name I was given. Noise levels have escalated significantly and persistently from early July onwards with loud amplified music (breaching Condition 4 of their Planning Permission), mechanical noise and disruptive behaviour from regular large, rowdy events. Despite repeated attempts to engage with the pub's management and good support from Haringey Council, the situation has not improved materially.

I am experiencing a severe loss of amenity: cannot have front door or windows open on ground floor, have regularly not been able to have any windows open, have regularly not been able to work, study or live freely in my own home. This is also an unpredictable way to live as I do not know what is coming up, what will be happening on my doorstep effectively and I have no opportunity to plan for loud, large, rowdy events.

The excessive noise levels and nuisance over the past several months has affected my work, health, my children's ability to study for school and university exams, and our right to quiet enjoyment of our home. Summer 2025 was the hottest summer on record in London (confirmed by Met Office) and I was not able to ventilate my home due to the excessive noise levels and disturbances.

The severity, frequency and cumulative effect of these issues represent a clear public nuisance and a failure of adequate management controls, engaging several of the Licensing Act 2003 objectives.

2. Licensing Objectives and Evidence Summary

Licensing Objective	Evidence from Log	Impact on Residents
Prevention of Public Nuisance	Repeated late-night amplified music in breach of restrictive clause 4 of planning conditions, unmonitored outdoor events, extractor fan noise cycling through the night, early-morning cleaning, construction noise, raised voices and shouting (staff), and excessive light pollution. These activities	Chronic sleep disturbance, inability to work or study, significant stress and disruption to family life.

	<p>frequently take place late into the evening or early morning. The lack of any acoustic barrier or sound-limiting equipment significantly worsens the escape of noise into my home and represents a foreseeable management failure. The operation of the outdoor areas late at night is a primary source of the disturbance.</p> <p>The issues described are not isolated incidents but form a consistent, repeated and escalating pattern, representing a cumulative impact on residential amenity.</p>	
Public Safety	<p>Waste, broken glass and overflowing bins blocking access / fire escape routes; construction and cleaning activities very early morning and late at night. Electrical equipment running unnecessarily in early hours.</p> <p>Given that this narrow pathway is the only access route for 1C and that the area directly in front of the pub is the only access route towards Crouch End or Muswell Hill, safe passage should be guaranteed. Current arrangements do not meet that standard.</p>	<p>Unsafe and obstructed access to property, risk to pedestrians and children, hygiene issues (attracting vermin).</p>

	<p>These obstructions occurred most often during busy events, which appear to be insufficiently staffed to manage crowd and waste flow safely.</p>	
Prevention of Crime and Disorder	<p>Lack of supervision at events, partygoers controlling music, confrontational responses from management. Suspected intruder accessing covered dining area by climbing over fence and exiting in front of 1B / 1C as child was leaving for school (14 November 2025), raising fears of a burglary.</p> <p>I am also aware that in 2023 two intruders accessed the premises via the same fence line, stealing alcohol on that occasion. This demonstrates an established vulnerability in this area which has not been mitigated by current management.</p> <p>These repeat incidents demonstrate that the premises has not implemented effective security measures or safeguarding practices for boundary areas that directly affect neighbouring properties.</p>	<p>Anti-social behaviour, lack of control over noise and guest conduct.</p> <p>The emotional impact on my daughter has been significant. She expressed fear about leaving the house alone and I supervise her departure because of this incident. I am also fearful about further incidents - whether or not this individual returns or other opportunistic intruders access the covered dining area via the fence.</p>

Protection of Children from Harm	Exposure to swearing, drunken shouting, loud music into early hours, bright lights preventing rest, broken glass on path outside home. Early-morning and late-nights incidents where loud activity in the yard caused concern of a potential intruder. An individual climbed over the fence from the pub side at 8.14am on 14 November 2025 as daughter was leaving for school, raising fears of a burglary. This caused immediate fear for my daughter's safety as she was leaving the house (reported to Met Police, receipt number: BCA-84831-25-0101-00)	Disrupted sleep, stress during exam period, inability to concentrate or study. Fear for safety of children and self.
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3. Summary of Nuisance and Management Issues

Amplified Music and Outdoor Events

From July 2025 onwards, there were numerous events where music was played in the yard or covered dining area at excessive volume, often well past closing time. On multiple occasions I was able to identify songs using the Shazam app from inside my home with all windows closed. Events such as weddings and funerals involved guests using sound systems and microphones, in breach of planning conditions (Condition 4). Noise carried through open fire escape doors and across the yard, making it impossible for me and my family to rest. Noise Officers attended on two occasions. I contacted Noise Officers on several other occasions for support and received callbacks. They were unable to attend due to competing issues or noise had dissipated by the time they called back. These problems are compounded by the absence of a sound limiter and the lack of any acoustic barrier. Music escapes directly over and through the inadequate fence into my home.

Extractor Fan and Mechanical Noise

A persistent issue throughout the period is the extractor fan running or cycling on and off during night hours. The loud mechanical shunting noise has made it impossible to sleep with windows open, even during hot weather. Management repeatedly claimed the fan was not operating or suggested it was some other piece of equipment elsewhere, despite my recordings proving otherwise. This is a dominant source of nocturnal disturbance.

Early-Morning Cleaning and Construction Work

Cleaners routinely began work around 5–7am, dragging equipment / vacuum cleaners across the stone floor, knocking into or moving metal chairs and knocking against the wooden fence in front of my kitchen / living room, often while playing loud music. Cleaning staff do not appear to be supervised and they seem to be unaware of the impact their practices have on neighbouring homes. There were also several instances of construction work late at night and very early mornings, including drilling and power tools operating at 10pm or later. Pub management told me all work was occurring within “Council hours” but my own video recordings show work was taking place outside normal hours. The unpredictable timing of these activities (sometimes beginning before 6am) demonstrates a lack of management oversight and the need for enforceable conditions on permitted hours of outdoor operations.

Light Pollution

Lights in the covered dining area are frequently left on overnight, flooding my home with bright light and making sleep extremely difficult. This was especially distressing when my children were preparing for exams. This is not incidental lighting; these are full overhead lights (old-fashioned white-light bulbs strung across the yard) illuminating my home (ground floor and first floor). The operation of external lighting without restriction into the night directly undermines residents’ ability to sleep and impacts the Public Nuisance objective.

Waste, Obstruction and Environmental Issues

Rubbish, including food waste and broken glass, was often piled up or left on the pavement, sometimes blocking the narrow access route to my home. On one occasion (5 October), the waste posed a direct obstruction to my only access route. This created unpleasant and unsafe conditions and posed a risk to pedestrians. It also encourages pests and raises fears of unsafe practices elsewhere in the premises (I witnessed a mouse leaving the pub yard under the gappy fence in front of my home; another reason why I am now fearful of having the front door or floor to ceiling windows open). The location of waste directly also increases the risk of odour, vermin activity and makes the only access route unsafe.

Management Conduct and Response

I made repeated attempts to contact the general manager, Jake Reynolds, and later the operations manager, Birke Bassen, plus chef / patron Lewis Johnson. I repeatedly sought collaborative dialogue, asking management for clear policies, decibel readings and mitigation measures, but these were not provided. I requested written communications in all cases in attempts to keep accurate, written records for both parties. My communications were often ignored or met with dismissive responses. The Victoria Stakes sound policy I received is regularly breached – by them. I do not know what their dispersal policy is. They do not follow their own standard operating procedures. Decibel monitoring has not been consistent. I believe the sound policy to be incorrect and does not measure from the source of the music or measure the impact on closest neighbouring property (mine). I have observed staff measuring to the brick wall at the back of the covered dining area (Etheldene Avenue side where the closest property is several feet away from the brick wall) rather than taking account of the nearest property that is divided by a wooden fence. I also contacted Planning Enforcement and a local councillor for assistance.

4. Attempts to Resolve Issues

- Direct discussions with on-site supervisors and managers, construction workers.
- Numerous emails to the general and operations managers (copies provided).
- Reports submitted via Haringey Council's Noise App with audio and video uploads.
- Formal complaint to Planning Enforcement regarding breaches of Condition 4 (no amplified outdoor music). Antony Fenner has written to the pub at least once to remind them of their conditions and to recommend compliance. The pub has indicated they believed the condition had not been enforced for many years and the condition is unenforceable. Ownership changed in 2024 and it is not clear to me how they can speak to a time when they did not own the pub. It's also unclear to me how they can admit breaching their planning conditions and have no enforcement action taken against them.
- Contact with Councillor Cathy Brennan to escalate the ongoing issues.

Despite all these actions, the noise, nuisance and disregard for neighbours have continued. Breaches of planning Condition 4 have directly resulted in noise escaping into neighbouring properties, demonstrating the need for licensing conditions to reinforce compliance.

On a couple of occasions recently Lewis Johnson sited the microphone on the side of the yard that is furthest from my home. This had a material impact (if the speaker is speaking in a low tone of voice or has a soft voice). This was following representations by me (by email and in person (on 16 November)). I cannot discern meaningful or lasting mitigation as there appear to be a few members of staff who are in charge of events. I do not know if this is now standard operating policy. I believe this demonstrates that enforceable licence conditions are now required.

5. Statement of Impact

The cumulative impact of these disturbances has been profound. My family and I have endured months of disrupted sleep, constant background noise and light flooding into our home at night. During the hottest summer on record (in London, [confirmed by Met Office](#)) I was not able to open my front door and ground floor windows for ventilation (there is no back yard). On many summer days, noise occurred from early morning (around 5am) until closing time and beyond.

My children were studying for university exams and struggled to concentrate and rest properly.

Frequently, I was not able to concentrate on work. I sometimes had to leave a work call due to the noise from the covered dining area.

Family meals were disrupted by loud music and loud voices from the covered dining area.

I now dread the weekends because I do not know what is going to happen and what noise levels I'll be dealing with and how I can mitigate the effects of a large, rowdy event taking place 3ft from my home.

Weekends routinely involve several hours of loud voices or amplified music, leaving us unable to use our living room. Increasing the volume on TV or computers so that the noise inside drowns out the noise from outside is not a reasonable expectation for a resident living next to a licensed premises.

I am fearful of what the Christmas period will be like especially with the Darts fans who assemble in the covered dining area before going to Alexandra Palace (in retrospect, the noise from last Christmas was probably excessive however, overall, the previous general management of the pub was strong and door staff had been employed at events so I felt reassured and safe).

I no longer feel comfortable or secure in my own home. I sometimes had to leave my home due to the noise and continue to do so.

I have priced in the idea of not being at home on Saturdays and Sundays and I have found myself changing routines to try to cope with the running of the Victoria Stakes rather than living my life in my own home. I do not feel like I can invite people to my home. I'm embarrassed at living beside a pub. The stress, uncertainty and lack of quiet have affected our wellbeing, mental health and daily routines. These disturbances amount to a sustained loss of amenity.

The impacts described go far beyond what could reasonably be expected in a mixed residential area adjacent to a pub.

The impact on our wellbeing and daily functioning demonstrates that the premises, under its current operating model, cannot be relied upon to prevent public nuisance without enforceable restrictions.

6. Request to the Licensing Authority

I respectfully ask Haringey Council's Licensing Team to review the premises licence for The Victoria Stakes in light of the evidence provided, and to take appropriate steps to ensure that the operation of the premises complies fully with the licensing objectives, particularly the prevention of public nuisance. I respectfully request the following licensing conditions be imposed:

- Prohibition of music in covered dining area, in full alignment with Planning Condition 4.
- Earlier closing time for all outdoor areas, with outdoor seating cleared by 9pm.
- Mandatory tamper-proof sound-limiter for all indoor music (calibrated with Environmental Health).
- Installation of an appropriate, effective acoustic barrier/fencing with sound-insulating properties.
- Restriction on events in the covered dining area, prohibiting use of microphones, PA systems or speakers.
- SIA-registered door staff at high-risk events, including Alexandra Palace event days and large private functions.
- Professional cleaning contractors, operating only after 8am and trained in noise-sensitive practice.
- Lighting curfew, requiring outdoor lights to be turned off by a set time.

- Boundary security improvements, including anti-climb measures or secure fencing to address repeated intruder incidents.

7. Appendices

Appendix A – Visual Evidence: Noise & Nuisance

- A1: State of fence
- A2: Amplified music and outdoor events (photos and video recordings)
- A3: Early-morning cleaning and machinery noise
- A4: Extractor fan operation and proximity to residential property
- A5: Light pollution (yard and dining area illumination)
- A6: Waste and obstruction on public path

Appendix B – Correspondence & Council Reports

- Copies of messages and emails to pub management (Jake Reynolds, Birke Bassen, Lewis Johnson)
- My email to Councillor Cathy Brennan and her Member Enquiry

Submitted by:

Oonagh Shiel

Resident of 1C Muswell Hill, N10 3TH

Date: 18 November 2025

Appendix A – Visual and Audio Evidence: Noise & Nuisance

A1: Fence in poor repair











Glass from breakage at event on 14 September under gappy fence outside front door and left on ground, no effort made by pub to clean up, below:



A2: Music and large outdoor events (photos and video recordings) set up and events

[July 5 funeral party ground floor window open partygoers controlled music.mp4](#)

[25 July window open on ground floor.mp4](#)

[26 July all windows closed.mp4](#)

[26 July top floor bedroom.mp4](#)

[26 July inside home windows closed.mp4](#)

[26 July ground floor window open.mp4](#)

[29 July ground floor window open.mp4](#)

[30 July 1pm ground floor window open.mp4](#)

[1 August ground floor window open.mp4](#)

[1 August ground floor window open 1.mp4](#)

[2 August front door, window open.mp4](#)

[2 August wedding from living room.jpeg](#)

[3 August ground floor window open 1.mp4](#)

[3 August 3pm ground floor window open.mp4](#)

[3 August 3pm ground floor window open.mp4](#)





[3 August ground floor window open.mp4](#)

[8 August ground floor window open.mp4](#)

[9 August ground floor window open.mp4](#)

[13 August ground floor window open.mp4](#)

[13 August ground floor all windows closed funeral party.mp4](#)

[15 August ground floor window closed.mp4](#)

[15 August toddler group ground floor window open before opening hours.mp4](#)

[16 August set up for event piano ground floor window open and closed.mp4](#)

[16 August ground floor window open.mp4](#)

[17 August music no lights no customers ground floor window open.mp4](#)

[19 August lights off ground floor window closed.mp4](#)

[21 August ground floor window open.mp4](#)

[21 August ground floor window closed.mp4](#)

[22 August ground floor window open.mp4](#)

[25 August ground floor window open.mp4](#)

[27 August ground floor window open.mp4](#)

[29 August ground floor window closed.mp4](#)

[29 August lights off ground floor window closed.mp4](#)

[29 August 11.36pm ground floor window closed.mp4](#)

[30 August ground floor window closed.mp4](#)

[31 August ground floor window open.mp4](#)

5 September (partygoers controlling music)



[5 September. Partygoers in charge of music.mp4](#)

[5 September ground floor window open.mp4](#)

[6 September ground floor closed windows.mp4](#)

[8 September no customers lights off music playing ground floor window closed.mp4](#)

13 September [8 Items](#) (please contact me if you cannot access these or any of the files)

14 September [3 Items](#)

[19 September music ground floor window closed.mp4](#)

20 September [2 Items](#)

[28 September ground floor window open noise.mp4](#)

4 October large event:



Wedding speech foul language: [10 October foul language ground floor window closed.mp4](#)

Several other examples of excessive noise levels from October events are in this folder. Please let me know if you cannot access these or any other files.

https://1drv.ms/f/c/5ac4666604246e32/EqP_RxsEpa1MkWXpluHVjMEBniDT4Q2T4pGYH0d0_0q0OQ?e=wFgZwq

[8 November ground floor window closed.mp4](#)

[9 November ground floor window closed.mp4](#)

[16 November window closed.mp4](#)

[16 November window open.mp4](#)

Planning Support department has uploaded several examples of music being played in the covered dining area in breach of Condition 4 of Victoria Stakes Planning Permission. Please contact me if you require these as well, as part of your investigation.

A3: Early-morning cleaning, machinery and other noise including construction after hours

[July 13 7.37am electrical equipment running close to home overnight.mp4](#)

[July 20 space heaters running early morning.mp4](#)

[July 23 space heaters running early hours - noise inside home.mp4](#)

[28 July cleaner.mp4](#)

[29 July 7am burglar alarm.mp4](#)

[4 August ground floor window closed cleaner.mp4](#)

[5 August construction noise ground floor window closed.mp4](#)

[17 August cleaning 9pm.mp4](#)

[18 August construction after hours.mp4](#)

[1 September 7.28am cleaning.mp4](#)

[14 September loud cleaning at 7pm.mp4](#)

More examples available. Please let me know if you require any more evidence. Craig Bellringer is in receipt of several videos from July (construction noise; he showed these to pub management in a meeting (I do not have the date of this meeting).)

A4: Extractor fan operation and proximity to residential property

[27 July extractor fan from bedroom.mp4](#)

[1 August 3.34am extractor fan from bedroom.mp4](#)

More examples available. Please let me know if you require any other evidence.

A5: Light pollution (yard and dining area illumination)

16 August:





21 August:









17 September:







18 September:



19 September:



22 September:





23 September:







29 September:











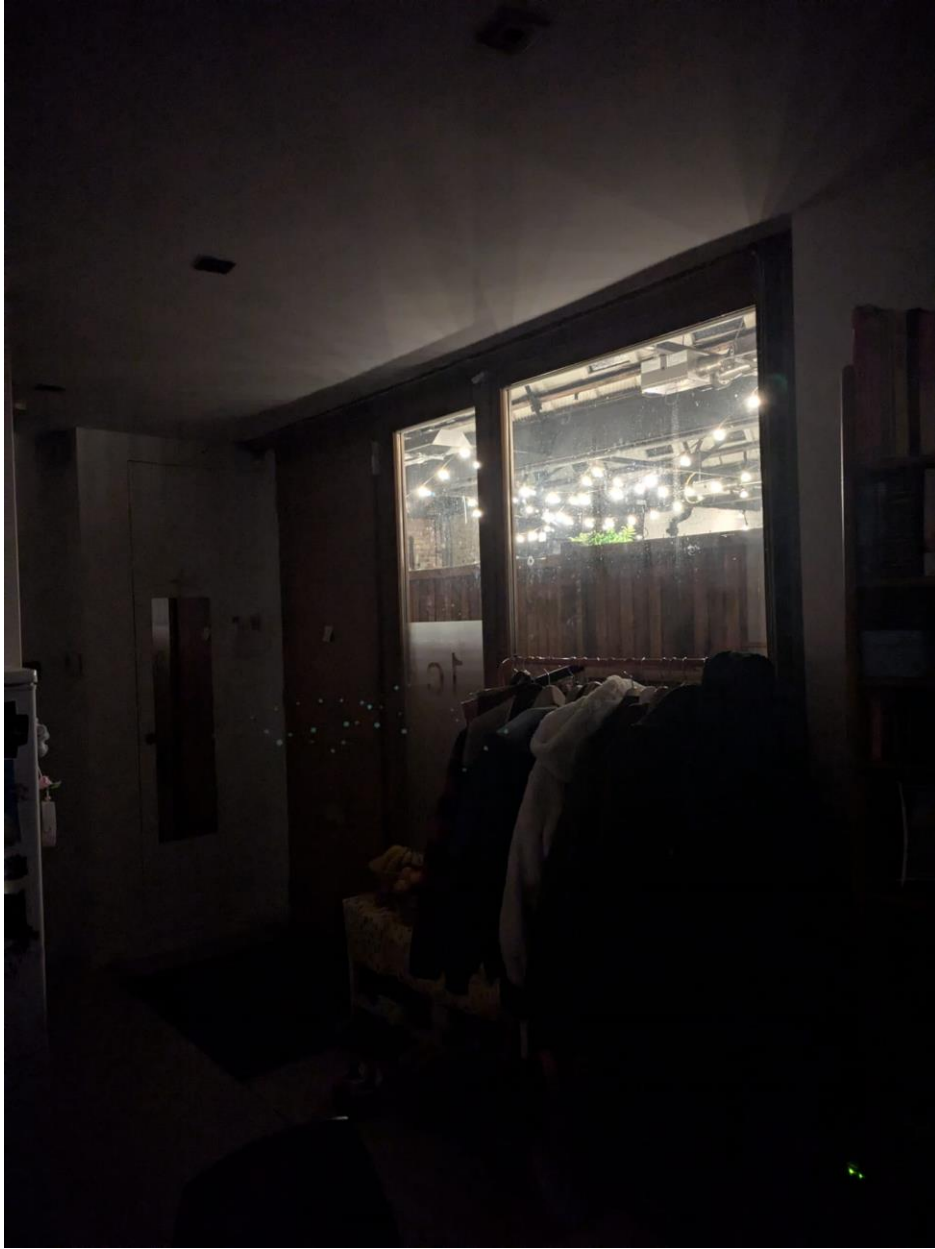




4 November:













A6: Waste and obstruction on public path

28 July:



5 October:













19 October:





27 October:



16 November (11.10am):



16 November (8.06pm):



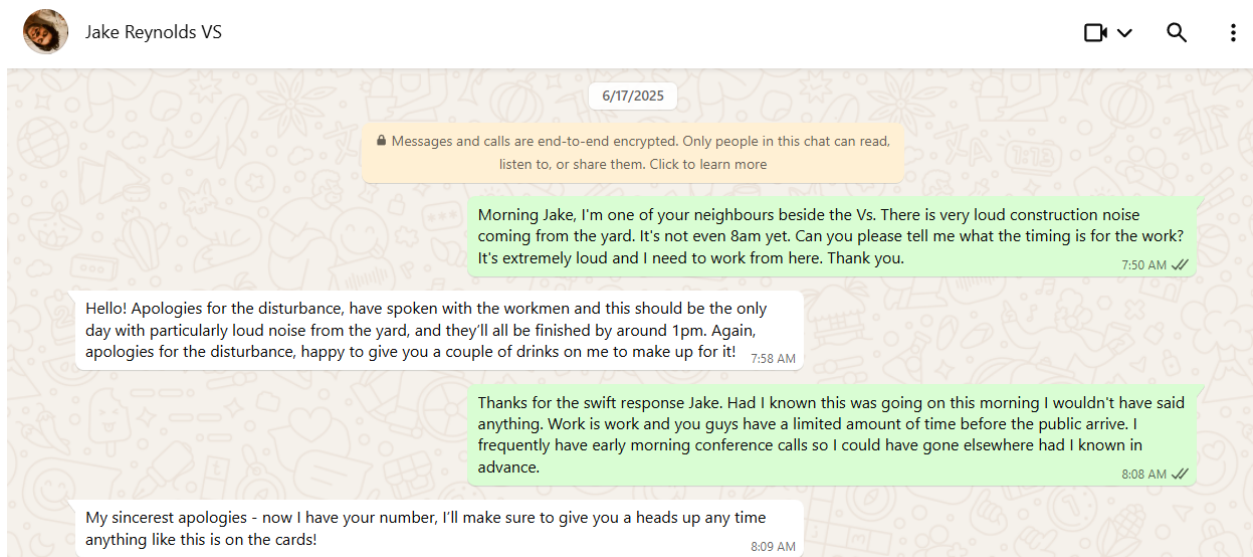
Appendix B

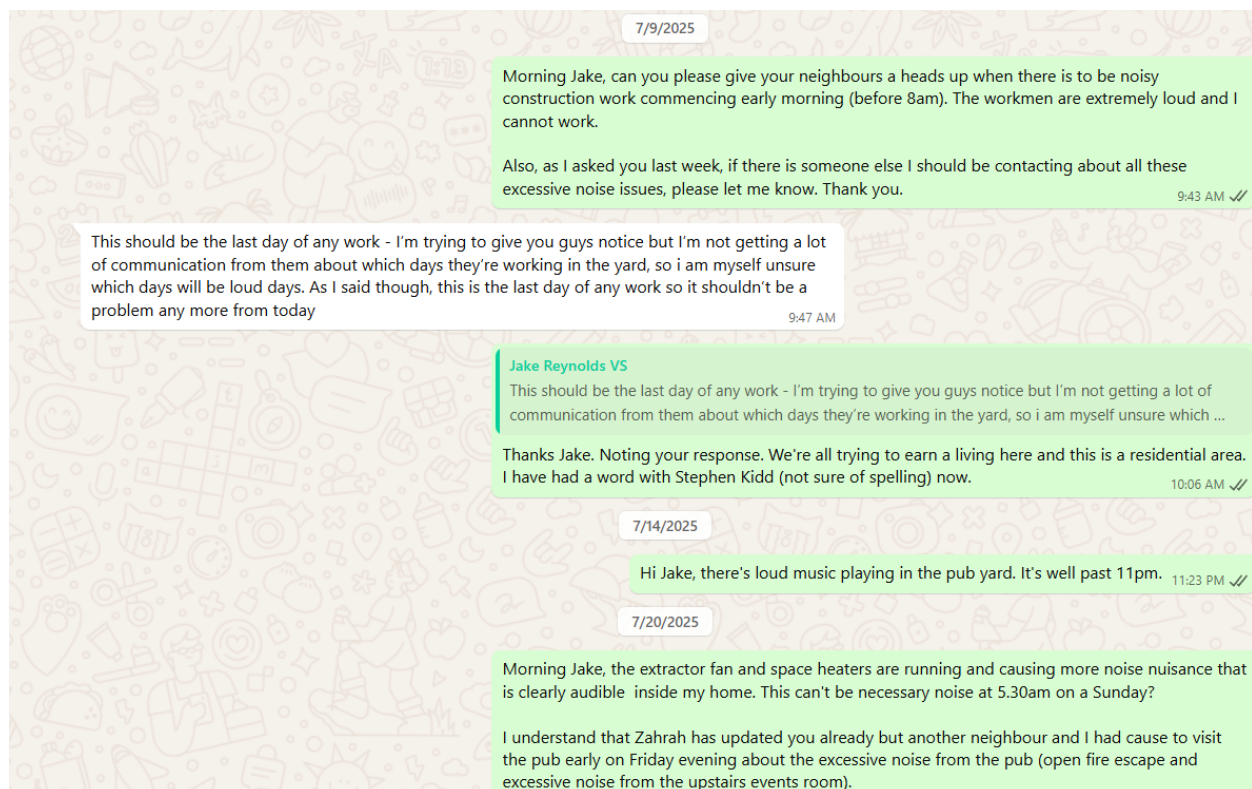
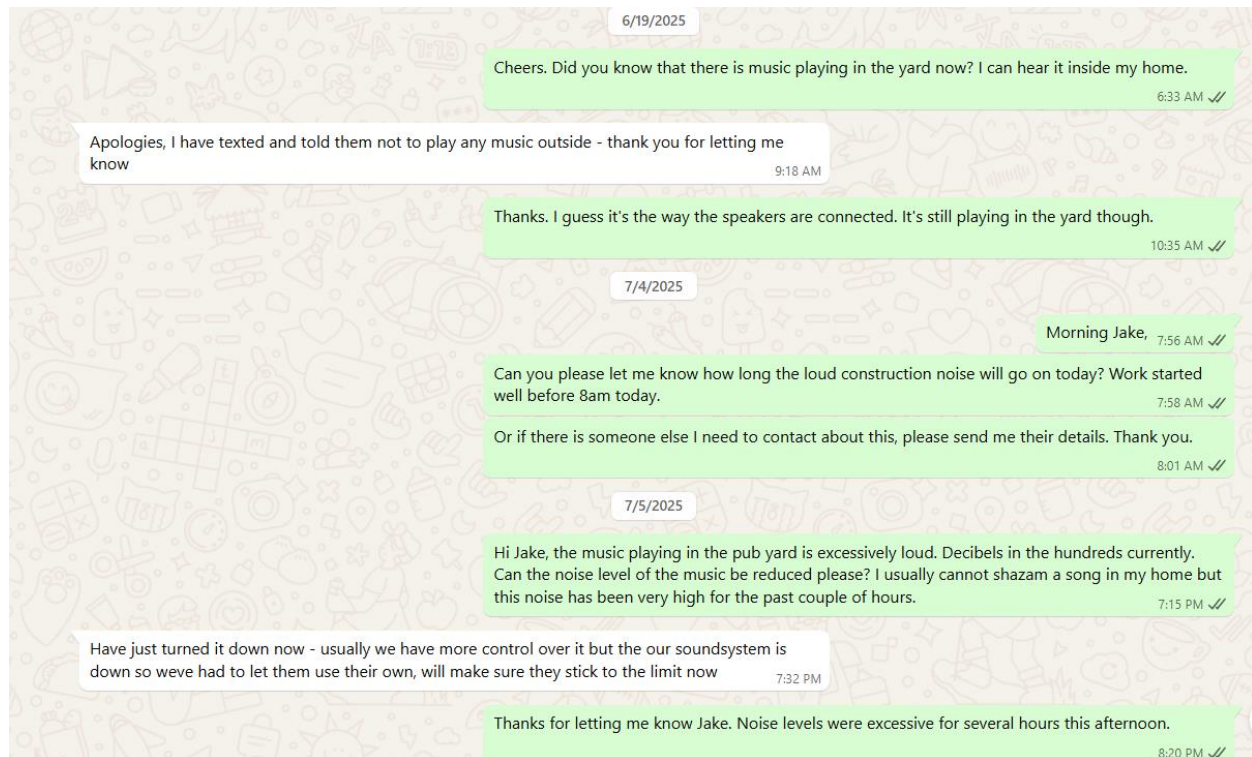
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Appendix B – Correspondence & Council Reports

- Copies of messages and emails to pub management (Jake Reynolds, Birke Bassen, Lewis Johnson)
- Councillor Cathy Brennan's Member Enquiry
- Haringey Council has all noise and anti-social behaviour and environmental reports.
- Planning Enforcement Team has all correspondence and examples of music playing (Condition 4 breaches).

Communication with pub manager starts 17 June:





These incidents are becoming more frequent and are having a negative effect on the neighbourhood.

If there is someone else I should be contacting about all these noise and nuisance issues please send me their details. Thank you.

5:55 AM ✓

The space heaters will not be running currently, it's just the extractor fan, and we did have to get some additional prep work done early in the morning today. I am currently on annual leave, but if you would like to come in and discuss noise levels I will be back on Thursday from 4pm and we can talk about how to ensure noise levels stay acceptable for you.

9:44 AM

Thanks. Enjoy your leave and i will pop in on Thursday. By the way, some other residents have shared this with me. Clause 4.

5:55 PM ✓

7/26/2025

Hi there, the music from the pub yard is excessively loud and not background music as defined in your event brochure.

4:57 PM ✓

Can you reduce the noise level please?

4:58 PM ✓

On my decibelometre it's only around 70 decibels today - it's not amplified, nor live. It is not excessively loud and I can quite clearly hear conversations in the yard, which to me would indicate that is indeed background noise. Apologies, but I believe we are currently well within our limits - we've had it this loud plenty of times before with no complaints. If you would like to take this further, I believe you have been in contact with my colleague Birke who would be the next person to speak to.

5:12 PM

Can you send me your limits?

5:18 PM ✓

Your sound policy?

5:18 PM ✓

And I don't understand what you mean by this: "we've had it this loud plenty of times before with no complaints"

5:18 PM ✓

You

Your sound policy?

Our policy is as you outlined above - no live or amplified music, which we aren't currently using.

5:25 PM

You

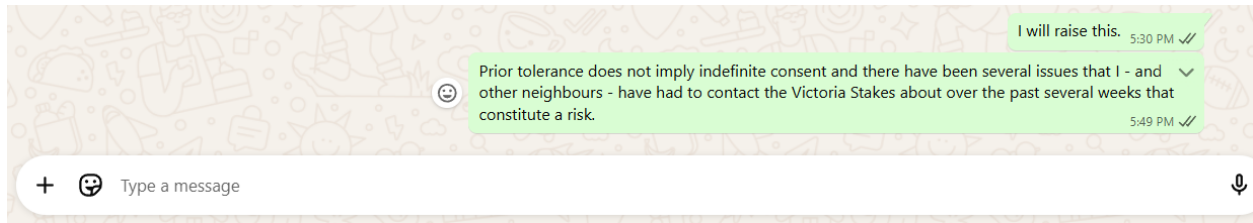
And I don't understand what you mean by this: "we've had it this loud plenty of times before with no complaints"

Since I've been working here, starting in October, the music outside has been this loud many times - with no complaints from you or any other neighbours previously. I know this because it's our system and I'm aware of how loud it can go. We will have this music running at the same level we have always been playing it until 11pm tonight, when it will be promptly turned off. If you'd like to take this further you can speak with Birke as I stated earlier. I sincerely apologise for any disturbance.

5:30 PM

And your decibel levels?

5:30 PM ✓

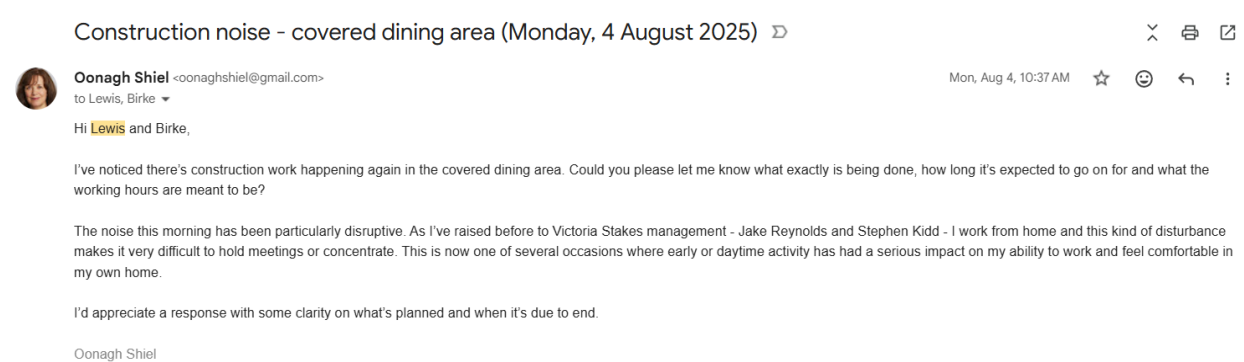


Jake Reynolds left the Victoria Stakes.

I then communicated with Birke Bassen and Lewis Johnson:

[Birke Bassen and Lewis Johnson emails August 2025.pdf](#)

Email sent on 4 August – no response.



Email on 5 August:

[5 August Lewis Johnson.pdf](#)

Email on 16 August regarding noise levels in covered dining area:

[16 August Lewis Johnson.pdf](#)

Email on 5 September in response to message from Lewis Johnson about TENs in mid September. I asked what steps he would be taking to minimise noise levels and disruption. **(No response)**

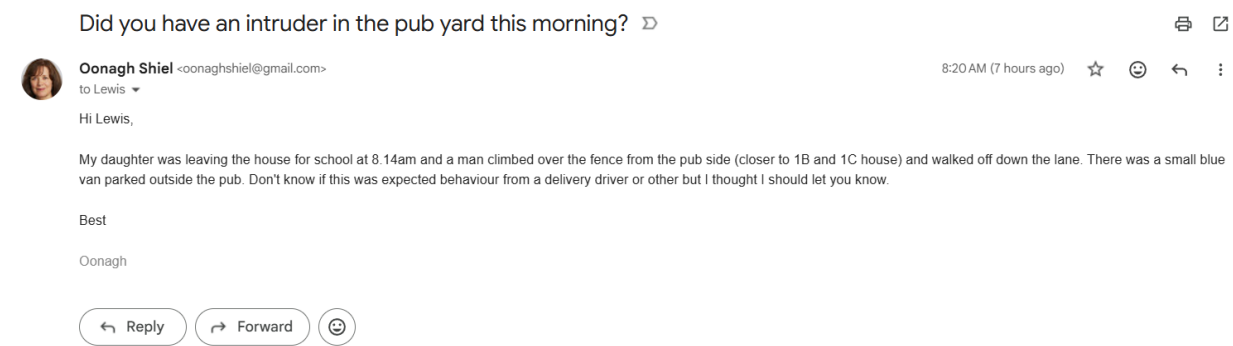
[5 September Lewis Johnson plus C Bellringer.pdf](#)

Email on 10 October with recording of “wedding” speech that was clearly audible inside my home.

[10 October Lewis Johnson.pdf](#)

Birke Bassen has left.

14 November, email asking about individual in yard (8.14am, Friday). **No response. I saw Lewis Johnson outside the pub on Saturday morning and he told me he saw the CCTV and the individual entered the covered dining area by climbing over the fence and exited the covered dining area by climbing back over the fence.**



Email to Councillor Cathy Brennan and her member enquiry to Haringey Council.

[Councillor Brennan October.pdf](#)

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Appendix C

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APP C

From: Craig Bellringer <Craig.Bellringer@haringey.gov.uk>
Sent: 05 December 2025 17:21
To: Licensing <Licensing@haringey.gov.uk>
Subject: PREMISES LICENCE REVIEW APPLICATION – BY Local Resident - Victoria Stakes, 1 Muswell Hill, London N10 3TH (WK/642822)

Hi,

I would like to make a representation in regard to this review.

I have been sent a lot of videos of noise nuisance from residents and met with Birke Bassen the Operations Manager and Lewis Johnson for the pub on the 28th August 2025 to discuss the issues reported to us. I also sent them the planning conditions about the outside space.

Condition 4 of **HGY/2002/0915** states:

- 4. No live or amplified music shall be played within the covered dining area at any time.
- 4. Reason: In order to minimise any loss of amenity to occupiers of adjacent properties.

We have received 55 reports of noise from business. Visits made by noise officers have witnessed people noise from the garden area.

I would like to add the below conditions which would help mitigate the issues.

THE PREVENTION OF CRIME AND DISORDER

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

(e) Viewing of recordings shall be made available immediately upon the request of Police or authorised officer throughout the entire 31-day period.

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

3. Patrons shall be limited to 10 at any one time outside the premises to smoke.

4. Drinks Not Permitted Outside - Drinks will not be permitted to leave the premises at any time, including for those leaving for the purpose of smoking.

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

THE PREVENTION OF PUBLIC NUISANCE

6. 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.

7. Loudspeakers shall not be located in the entrance and exit of the premises or outside the building.

8. No live or amplified music shall be played within the covered dining area at any time.

9. No speakers to be used in the covered dining area

Appendix D

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Representations **FOR** Victoria Stakes Review

From: XXXXXXXX

Sent: 14 December 2025 12:04

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

Subject: License review- Victoria Stakes N10 3TH

Dear Licensing Team,

My name is Caitlin Galster. I am 23 and I am studying at the University of East Anglia. I stay at XXXXXXXX with my family when I am not in Norwich during term time.

Over the summer of 2025 (and up until late September) I was working in a nearby Pharmacy and studying for university assessments. Construction noise, loud music and regular outdoor events at the Victoria Stakes made it very difficult to concentrate at home. On several occasions I had to leave the house to revise because the noise from the rear yard was simply too disruptive to work through.

Also, during the summer, I often noticed that the pub's extractor fan and its mechanical noise (turning on and off throughout the night) were clearly audible outside and in my bedroom. This continuous background noise added to disturbance and made it harder to rest properly.

The heat this summer made things worse. I was frequently unable to open my window for ventilation because even a small opening meant letting in music, crowd noise or mechanical sound. I changed my study and sleep routines to try to avoid peak noise times, but this wasn't always possible as I was working and preparing for exams. It had a real effect on my ability to rest and prepare for university work.

When I came home, time with family often felt overshadowed by events at the pub. Meals were sometimes interrupted or moved because of noise, and it was disappointing especially after being away for long periods at university. I was also aware that the disruption was affecting other family members, which added to the feeling of instability at home.

I raised my concerns with the management during the summer, but Lewis Johnson grouped my message together with someone else's rather than addressing what I had said individually. I had hoped for a direct conversation about the impact but it didn't leave me feeling fully heard.

Based on my experience, the situation clearly relates to the licensing objective of Prevention of Public Nuisance. The level and unpredictability of noise, both music and mechanical, made studying, resting and even ordinary family time very difficult while I was at home.

Thank you for taking the time to read my representation.
Please acknowledge receipt of this email.

Yours sincerely,

Caitin Galster

XXXXXXX

Resident when in London: XXXXXXXX

From: XXXXXXXX >

Sent: 15 December 2025 14:08

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

Subject: Representation – Victoria Stakes Licensing Review

Dear Licensing Team,

My name is Thomas Galster and I lived at XXXXXXXX from early June 2025 until late September 2025, during which time I was applying for part-time work, attending interviews, and preparing for university exams.

During this period, loud amplified music and large outdoor events at the Victoria Stakes regularly disrupted my ability to study at home. On several occasions I had to leave the house to prepare for exams because the noise from the rear yard was too intrusive to work through. I experienced similar disruption when completing job applications and interview preparation.

Family meals and quiet evenings were frequently affected when events were taking place. I often felt unable to relax in my own home and sometimes left purely because the noise became too loud and overwhelming. Social time with friends was also cut short or abandoned due to the disturbance. It genuinely felt like we were being pushed out of our living space.

Even now, when I return home from university, I find it difficult to know whether I will be able to rest or work due to the unpredictable level of music and crowd noise from the pub. This uncertainty has made me reluctant to come home, as I cannot predict what level of disruption I am returning to.

I hope this representation is helpful to your review. I am no longer living permanently at 1C, but my experience from June to September 2025 was consistently affected by noise from the premises, which I believe clearly engages the licensing objective of Prevention of Public Nuisance.

Yours sincerely,

Thomas Galster

Former resident, XXXXXXXX

P.S. Please respond to indicate this email has been received.

From: XXXXXXXX

Sent: 15 December 2025 21:35

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

Subject: Regarding License Review of Victoria Stakes Pub-N10 3TH.

To whom it may concern,

I wasn't planning on emailing about the Victoria Stakes Pub but I thought it was only right considering I live next to the pub year round and it is escalating each day to have a bad effect on me.

I have had a front row seat to all of the challenges my mother has faced regarding the pub and I know the toll it has taken on her both emotionally and physically.

I am currently a year 12 student but I had to endure the constant noise and disruptions due to the pub throughout my GCSE exams earlier in the summer, this resulted in me having to go

to the library daily and stay out of the house for long stretches of time in order to get any effective revision done. We have lived in this house for a few years now and I had no problem revising for end of topic tests in year 9 etc but I have found it to be unbearable with the noise in recent months. At the beginning of my GCSE exams I couldn't even afford to open the window in my bedroom (despite it being so warm) as I had to sacrifice comfort for the quieter conditions. I could not have both, with the windows open. I am not aware of the finer details of what my mother has formally informed the council of but I felt particularly threatened when one evening I was leaving my house to go and meet a friend when there was a man outside my door visibly drunk and disorientated. I ended up being around half an hour late as I had to wait for the man to move further away from my door so I could slip past. Another altercation happened when I was leaving for school one morning last month and I saw a man using the fence directly outside the front door climbing into the pub garden. Truthfully, I didn't feel very safe leaving my mum home alone in the house and the fact that the man saw my face and me wearing my school lanyard which revealed both where I lived and went to school. It seems obvious to me that the fence being relatively low gives any thieves an opportunity to access the pub at any time, this threatens my sense of safety.

I also am embarrassed to have any of my friends over as they will have to be subject to the unpredictable noise and disruption of the pub.

In the past few weeks I've been studying for end of term assessments and found myself in the same predicament as earlier this summer where I found the noise unbearable and it increasingly difficult to focus completely.

I also have found it hard in the evenings entering the lane to my house as there are often groups of drunk men loitering around the entrance to the lane and I have had to bypass them which also revealed where I live to drunk strangers.

I hope that this email gives you clarity on the situation within my house and while I am considered lucky to be in school most days so I am not always constantly surrounded by the noise, my mum works from home which leaves me worrying and constantly checking in with her throughout the day.

I hope this is useful for your review being carried out, please let me know you have received this or if you need any other information on my experience of things.

Thank you,
Julia Galster

From: XXXXXXXX
Sent: 16 December 2025 13:01
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Licensing renewal

I understand the new owners of Victoria Stakes are under a review to renew their license. It is a wonderful community based pub.

But, I will say the new owners have pushed the boundaries of their license and had loud parties in their "beer garden" space that have severely impacted the quality of life for those living at the bottom of Etheldene Avenue. The music is extremely loud at times. As our garden is almost shared space (we are at XXXXXXXX), it would be appreciated if limits could be put onto their license about the loudness music could be played and the hours it must be

brought inside. At times, during hot summer months, the windows are flung wide open, as is the back door. This almost acts as a broadcasting loud speaker. I have been at events in the pub where loud music is played and honestly it is too much. Please, please add some limitations to their sound levels.

With all of that said, it is a lovely pub and it would be good to renew their license.

Michele Wyckoff Smith
XXXXXXX
XXXXXXX

Sent from my iPhone

From: XXXXXXXX
Sent: 16 December 2025 13:58
To: Licensing <Licensing@haringey.gov.uk>
Subject: comments on licence review at Victoria Stakes public house

Regarding: Victoria Stakes (1 Muswell Hill, London N10 3TH, Ward – Muswell Hill)

Good afternoon,

I would like to express my opinion on the licence review of the public house above.

As a resident of Etheldene Avenue, it's great to have a nice local pub nearby. At the same time, Etheldene Avenue is a quiet residential street with a calm character, and the comfort of its residents should be amongst the top considerations.

As the garden of Victoria Stakes borders with gardens of nearby houses and opens into the street, it should continue to be restricted to no music (live or amplified) rule. And further measures should be taken to reduce the noise levels at the back of the house: e.g. kitchen extractor exhaust operation limited to kitchen open time.

Kind regards,
Alexander Evdokimov,
XXXXXXX

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

Licensing Act 2003 reviews:

Victoria Stakes, 1 Muswell Hill, London N10 3TH

Ward – Muswell Hill

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

Type of premises: Public House

End date: 17 December 2025

Dear Haringey

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

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

- Disregard for planning regulations by the playing of live or amplified music in the yard
- Disregard for hours of operation
- The 'Yard' is a designated dining area only but is being used for events such as weddings (100-200 people) with associated noise, traffic, loss of amenity
- Applying for late licence in one part of property but using it elsewhere
- Constant rubbish bins at front of property, not just at permitted times / days for collection
- Overflowing rubbish bins, leaving to the side for foxes and rodents (see image)
- Blocking of public pathway in front of property with bins, A boards, (see image)
- Uncontrolled designated areas for customers gathering in front property/blocking walkway for pedestrians
- Fire door propped open with fire extinguisher multiple occasions
- Poor control of music decibel levels exceed legal limits
- Excessive noise of music leading to loss of amenity
- No supervision or control when space booked by external operators
- Extraction fan left running out of hours
- Extraction fan poorly maintained high noise levels

Best regards

Paul

Image:



From: XXXXXXXX
 Sent: 17 December 2025 12:16
 To: Licensing <Licensing@haringey.gov.uk>
 Subject: Victoria Stakes Pub

Dear Haringey Team,

I understand there is a licensing review in progress for the Victoria Stakes.

I have lived for the past 20 year at XXXXXXXX and until recently the Victoria Stakes had been an excellent neighbour.

Under the new ownership that has changed, and loud music intrudes into our lives from the covered dining-area at the back of the pub.

I previously thought this was just a case of an inconsiderate new management team moving in, and we had not recourse.

However, I now understand that the covered area at the back of the pub, from where the music blasts out, was actually approved by the authorities on the condition that no music (live or recorded) was to be played in that area.

I would therefore
 ask that any new licensing decision reinforces the previous no-music condition,
 and would also ask who we should notify if it is violated in future

Richard Nichols

From: XXXXXXXXXXXX
Sent: 17 December 2025 09:04

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

Subject: Licensing Act 2003 Review VICTORIA STAKES PUBLIC NUISANCE

I am alarmed to hear that my neighbours on Etheldene Avenue are experiencing very loud music from the yard dining area of the Victoria Stakes.

The pub is violating the 'no music' condition which was part of their recent planning permission agreement and seem to feel that they can flout this agreement without any action being taken by Haringey.

The yard is now being used as a new place to hold events and this inevitably is seen to include loud music for the celebrations. As I understand it, the yard was meant to simply be an extension of their existing dining area., not a new place to hold Events.

The new pub owners seem to feel that they can do as they wish without regard to the terms of the planning permission they have received from Haringey. This is clearly the 'thin edge of the wedge' and the new pub owners feel that nothing will be done to stop them from making a great deal of anti-social noise in a residential area.

Whilst we are further down the road, I have been shocked by the noise when I have been out and if it continues I dread to think of how we will be affected on warm summer evenings when the noise will inevitably carry. We have also found parking on our road to be a problem when there has been an event.

This unlicensed change of use of the yard section of the pub, is creating a public nuisance which will increase if not acted on now.

Please can you properly enforce the 'no music' part of the planning permission, and if this is not upheld, withdraw the planning permission altogether.

Sincerely,

Monica Lanyado Rodin

XXXXXXXXXX

Sent: 17 December 2025 09:45

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

Subject: Licensing Act 2003 reviews - Victoria Stakes

Dear Licensing team,

I am writing as a resident of Etheldene Avenue to raise ongoing concerns about noise disturbance from the Victoria Stakes pub following the change in ownership.

Throughout this year there has been a noticeable increase in loud music, amplified noise, and late-night activity, particularly from the pub's external areas. These spaces are frequently being used as a party area well into the evening, with little regard for how sound carries to nearby homes. The noise is loud, persistent, and disruptive, especially at night. Whilst we only hear the very loud parties from our house up the street, it is very loud as you walk to the end of the road and, during the summer, is much worse.

My understanding is that the pub has specific licensing conditions regarding noise levels, hours of operation, and the use of outdoor areas. Based on our experience as local residents, these conditions do not appear to be being respected by the current owners. The level and

frequency of disturbance is having a significant impact on residents' ability to enjoy their homes and gardens.

We fully appreciate the role the pub plays in the local community and do not object to its operation. Indeed the previous owners were always very respectful of their neighbours. However, there needs to be a reasonable balance between the business and the wellbeing of nearby residents, which currently feels absent.

I would be grateful if the Council could investigate whether the Victoria Stakes is operating within the conditions of its licence and advise what steps can be taken to ensure noise is properly managed, particularly in the evenings and in outdoor areas.

Please let me know if you require any additional information from me. I am happy to assist.

Thank you for your attention to this matter.

Kind regards,

Judith Neill

XXXXXXXXXX

D1 (A)

From: Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>
Sent: 06 December 2025 12:02
To: MemberEnquiries <MemberEnquiries@haringey.gov.uk>
Subject: License Review and Lawful Development Certificate Application

Dear Sir/Madam,

This a follow on from an earlier members enquiry. Ms Shiels has also been in contact on this matter.

The Victoria Stakes Pub in Muswell Hill is situated close to residential properties. In particular an outside sheltered area is immediately adjacent to a neighbour's fence, which is in turn only 3 feet from her front door. The pub changed hands in 2024 and the new owners are frequently holding loud music events in this outside area.

In the planning permission it was clearly stated that no amplified music should be played in this outside area. The new owner however advertises the venue for weddings, parties and other events and music is almost always played at these events. This is impinging on Ms Oonagh Shiel's amenities and ability to carry on her normal life. She frequently had to keep her windows shut in the hot summer. Her childrens have not been able to carry out university studies at home, due to the noise!!!!

I request that someone from the planning department comes and visits Ms Shiel's property to see quite how close it is - i have seen it myself!

Noise from inside the pub is acceptable but the noise from entertaining outside is wholly unacceptable.

This has only been a recent issue. There was no noise issue with the previous owners of the pub. These problems have occurred since the new owners took over in 2024.

I understand there is a License Review in progress. Ms Shiels has been informed that the current license has no conditions attached to it, although the planning consent specified no amplified music outside. Can I ask that conditions are now placed on the license to make

sure the owners keep the noise in that area acceptable for Ms Shiels? If this is not possible could I ask what else can be done?

I understand that the owners have also put in an Application for Lawful Development suggesting that the music has been in place for 10 years, but Ms Shiels says that the noise is only recent and therefore this application is being made on false grounds. **The current owners have only been in place for one year they cannot have knowledge of what happened previously.**

The pub owners are also claiming that the planning permission is unenforceable because they claim that amplified music has been played at that location for 10 years. I do not agree that the planning permission is unenforceable because the above grounds do not seem.

However the license and/or Lawful Development is agreed, it must ensure that Ms Shiels can live her life in peace. Therefore some stipulation is needed to prevent loud gatherings 3 feet away from Ms Shiels' door.

Please could I ask that urgent attention is given to this matter.

With thanks,

Cathy Brennan

Labour Councillor for Muswell Hill

Cathy.brennan@haringey.gov.uk

Vice-Chair of Audit Committee

Planning Committee Member

Adults Health and Social Care Scrutiny Panel Member

Sent from [Outlook for Android](#)

From: Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>
Sent: Monday, December 15, 2025 12:52:56 AM
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>
Subject: Re: MEM/4137

Dear Daliah,

Thank you for this. I must emphasize that the community most definitely do NOT want to lose the pub the Victoria Stakes. The pub is much loved and used.

I would ideally like a condition to be put on the license to ensure that the noise from the outside yard is not excessive to close neighbours and to enable proper enforcement to take place if needed.

With kind regards,..

Cathy Brennan

Labour Councillor for Muswell Hill

Cathy.brennan@haringey.gov.uk

Vice-Chair of Audit Committee

Planning Committee Member

Adults Health and Social Care Scrutiny Panel Member

Sent from [Outlook for Android](#)

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Appendix E

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From: XXXXXXXX

Sent: 27 November 2025 16:38

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

Subject: Victoria stakes

Dear Licensing Team,

I am writing to show my support for The Victoria Stakes in Muswell Hill. I live nearby and run a hairdressing business close to the pub, which means I hear a great deal from local residents about what's happening in the area.

The feedback is consistently positive — the community genuinely values and supports The Victoria Stakes.

When Lewis took over, he personally visited my business to introduce himself, which immediately set the tone for a respectful and open relationship. Since then, we have maintained a strong professional connection, and I have always found him approachable, responsible, and committed to running the premises to a high standard.

The staff as a whole are attentive, well-organised, and considerate of both neighbours and nearby businesses.

They manage the venue responsibly and ensure customers behave appropriately. Their presence contributes to the safety and order of the area rather than causing any concern.

In all the years I've lived and traded here, I've never witnessed crime, disorder, or antisocial behaviour linked to the pub. Even at busy times, the team remain in control and handle situations calmly.

The function room at The Victoria Stakes has become a valuable asset to the community, hosting many local events that are supported professionally and smoothly by the staff.

Inside, the atmosphere is warm and welcoming, and the pub provides good food, good service, and a dependable space for people to gather.

As both a resident and a business owner who speaks daily with members of the community, I can confidently say The Victoria Stakes is well-run, well-regarded, and an important part of the local area. I fully support the continuation of its licence.

iPhone'umdan gönderildi

From: XXXXXXXX

Sent: 02 December 2025 12:14

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

Subject: Victoria stakes

Dear Council,

I am a neighbour of The Victoria Stakes and pass the pub frequently as part of my day-to-day life

As a dog walker, I am out early in the mornings and again later in the evenings, and I have never noticed any issues coming from the pub during these times. The outside area is always kept as tidy as possible, and anyone sitting outdoors is clearly monitored by the staff.

From what I see, the pub is managed with care and due diligence.

In my work, I speak with many locals who regularly use the yard and dining room at The Victoria Stakes for all kinds of celebrations. It has become a key part of our community, and it would be a real shame to see anything change.

I completely disagree with this appeal and fully support The Victoria Stakes.

Kind regards

Sent from my iPhone

From: XXXXXXXX

Sent: 02 December 2025 18:52

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

Subject: The Victoria Stakes

> Dear Council,

> We have lived in Haringay all our lives, and The Victoria Stakes has always been an important part of the community and culture here.

> We have been going to the pub for many years and have used the yard at the back for various celebrations ourselves, this year using it for my mums wake which everyone said was perfect , It is a lovely hidden gem within the neighbourhood, and it is respected and appreciated by so many local people.

> The management have always done their best to honour guests' needs while also making sure that neighbouring houses remain comfortable and undisturbed.

> We also know they make a real effort to hire locally, with many of our son's friends having taken part-time jobs there during the summer and Christmas periods. This has been a great opportunity for young people in the area and another example of how the pub supports the community.

> We fully support The Victoria Stakes and the positive role it plays in our neighbourhood.

> It is a pub that tries very hard to respect neighbours and make sure rules are adhered to for the people who use it . I know management personally now as our son has been working there for 3 months , this is his first job while studying for his A levels . Everyone on the staff and management have gone out of their way to make it a safe and happy work environment and our son loves working there . He is learning a lot he will take with him in future work.

> Kind regards

> Tina & Paul Reed.

> Sent from my iPhone

From: XXXXXXXX
Sent: 05 December 2025 12:17
To: Licensing <Licensing@haringey.gov.uk>
Subject: The Victoria stakes

Me and my family have lived in haringey for many generations and have always had the Victoria stakes for special events including the wake of my grandmother were the staff were accommodating and welcoming, I also have many friends who live close to the pub who say the same that the pub is a great environment and a pivotal part of the local community, never posing as a disturbance or causing any nuisances, for this reason I highly oppose the complaints made and will continue to support the Victoria stakes throughout my time in haringey.

In addition I have gone to school very close to the pub for seven years and have seen it grow and improve through the new owners Kindest regards Beau Reed

From: XXXXXXXX
Date: 4 December 2025 at 20:06:35 GMT
To: licensing@haringey.goc.uk
Subject: Licensing Act 2003 Review - Victoria Stakes

To whom it may concern:

The current owners of this public house have little or no regard for their neighbours.

The licensing objective is prevention of public nuisance. In breach of the objective that there was to be no live or amplified music and the area was to be used for dining the owners are allowing such music and are allowing the area to be used for large weddings etc.

They clearly care little about the effect on residents and as such they should not be allowed to continue to have the benefit of the licence as they are in breach.

Stephen White

XXXXXXX

Sent from my iPhone

From: XXXXXXXX
Sent: 15 December 2025 18:31
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

Hi there

Re the licensing review for the Victoria Stakes pub at 1 Muswell Hill.

This is a pub that is very close to my heart having enjoyed many times there over the years, milestone birthdays and family celebrations.

It is a much loved and valued hub for the local community and I was shocked and surprised to see the words "crime and disorder" on the notice. I have never known

any crime/ disorder/ public nuisance or issues with public safety to have arisen at the pub over the 10+ years we have been frequenting it.

It is very much a family pub so the fact that the notice said it has "failed to uphold the licensing objectives of the protection of children from harm" is truly shocking and I find this very hard to believe.

I believe the review application should be dismissed outright and the premises license should absolutely be allowed to continue on its current terms. It would be a huge loss to the local community if this pub were to forced to close.

Many thanks for considering my objection to this notice.

I look forward to your reply and to our local pub staying open.

Regards,

Michelle Kirschner-Grant

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 19:06

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

Cc: XXXXXXXX

Subject: Victoria Stakes

I have been made aware of the concerns about the Victoria Stakes and while I don't know the details, what I do know is that the pub is a vital part of our community, not least the every two weeks quiz, Sunday lunches and then the parties for friends and family upstairs.

If it were to close, it would be a huge loss to the community so I hope closure can be avoided and sensible measures taken to address any concerns from those who live closest to this great pub. Best, Colin

Colin Peacock

XXXXXXX

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 19:11

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

Subject: Victoria Stakes

It comes as a surprise that anyone would make negative comments about the Victoria Stakes.

That the Victoria Stakes is a valued hub of the local community and is regularly used by locals on our street and in the surrounding area. We have never experienced the pub causing crime, disorder, public nuisance, or issues with public safety: in fact the pub attracts families and friends.

We live on Redston Road and have been here for over 25 years - the Victoria Stakes is a pillar of the local community.

The believe the review application should be dismissed and the premises licence should continue as is.

With kind regards

Tim Cowen

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 19:19

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

Subject: Victoria Stakes pub

Hello

I have been informed that my local pub, the Victoria Stakes, is under licensing review.

I live at XXXXXXXX and visit the pub approximately twice per month to enjoy the pub quiz. I also meet friends there for supper approximately once per month.

I consider this pub to be a vibrant and important part of the local community. It has a wonderful and welcoming atmosphere and is very comfortable for people of my age group (61years) as it's generally calm, well managed, and not noisy.

I would be greatly saddened if this historic local community resource lost its licence and heartily support it staying open in its current form.

With kind regards

Catherine Shaw

Sent from my iPhone

From: XXXXXXXX

Sent: 15 December 2025 19:29

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

Subject: Victoria Stakes pub

Dear sir/madam

I would like to say I'm unhappy that there has been a notice given to the above mentioned pub!

I'm a local resident and use the pub weekly. It caters for all types and is the heart of our community.

I can honestly say I haven't encountered any trouble or noise that would be deemed as excessive and feel that the review application should be dismissed and the premises continue its licence.

XXXXXXX

Look forward to hearing from you, many thanks Deborah Peacock

Sent from my iPhone

From: XXXXXXXX

Sent: 15 December 2025 19:43

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

Subject: Victoria Stakes Licence

To whom it may concern,

I am writing to urge you to dismiss the review of the licence of Victoria Stakes Pub.

I have been a resident local resident for the last year, and local to the area for nearly 50 years. The Victoria Stakes has been a lovely family pub, respectful of its community and its local residents.

Now that I live around the corner, I visit the pub weekly for dinner or a drink. It has such a lovely, safe feel, and is a hub for families.

I have not once witnessed any kind of disorderly behaviour or ever been made to feel unsafe when there with my children or friends.

I feel that it is a travesty that this pub should be under review, as The Victoria Stakes and its staff has only ever displayed friendliness, community and pride for its local area.

I strongly believe that the review licence should be dismissed and that the Victoria Stakes should continue under its current licence.

Many thanks,

Julia Ahrell

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 19:57

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

Cc: Tom Cassels <tom.k.cassels@gmail.com>

Subject: The Victoria Stakes Pub licensing review

To whom it may concern,

We learnt with sadness, that our local pub, The Victoria Stakes is having its license reviewed due to a complaint about anti social behaviour.

As a long standing residents of XXXXXXXX - we have lived here for 23 years we are writing to support the pub. The Victoria Stakes is a fantastic community pub that has hosted two of our children's christenings , Christmas Day for a number of years

when I was too tired to cook and also given all three of my now adult children, valuable work experience when they worked as waiters / bar tenders.

It is an iconic and historic pub - my grandfather drank in The Victoria Stakes in the 1950's before watching the horse racing at Ally Pally. It is also a place where my husband and I can have a quiet drink after work. We appreciate the community in the pub which is a rare commodity in London nowadays.

Redston Road is close to Alexandra Palace which is a huge venue. I have never been aware of any anti social behaviour coming from pub patrons - it is the Palace that can cause issues . However, this area is a bustling and social hub and to choose to live here is to accept that there are many visitors and as a result it is a fantastic place to live!

I hope that you consider mine and my husband's support of The Victoria Stakes pub when you are reviewing the licensing. We live at -

XXXXXXX

XXXXXXX

XXXXXXX

XXXXXXX

XXXXXXX

XXXXXXX

Helen Ryan and Tom Cassels

From: XXXXXXXX

Sent: 15 December 2025 20:03

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

Subject: Victoria Stakes Pub.

Dear Sirs,

I was deeply distressed to see a notice in my local pub this evening, when I popped in for a bite to eat.

The Vicotria Stakes, is not just one of the best in the borough—it is the heart of our community. I find it almost impossible to believe that anyone could make a complaint against such a well-run, welcoming, and responsible establishment. I have been a regular there since I moved to the area 18 years ago, and in all that time I have never once witnessed antisocial behaviour, seen children put at risk, or observed anything that would justify putting its licence in jeopardy.

Over the years, this pub has been the setting for so many important moments in my life and the lives of others in the community. I have attended weddings there, enjoyed comedy nights, shared Christmas lunches, and celebrated countless milestones. Most memorably, I even managed to celebrate my 60th birthday there—legally and responsibly—during lockdown with a small group of friends.

We live in a very neighbourly community, and this pub is central to how we connect—particularly through its hugely popular quiz nights. For many of our young people, it has been their very first place of employment, helping them take their first steps into working life.

We are losing pubs at a devastating rate—around one every day—and with each closure we lose a piece of our social fabric and local heritage. While I understand that action must sometimes be taken against establishments where genuine issues exist, for example the N8 (formerly the Hornsey Tavern) this pub is a highly respectable venue and bears no resemblance to those that warrant such scrutiny.

If someone chooses to live near a pub, they must surely accept that there may be inconveniences. It seems unreasonable to expect a long-standing, much-loved community institution to be threatened as a result.

As a woman, I have always felt completely comfortable and safe going there alone, which is something that cannot be said for every public space. That sense of safety, inclusivity, and belonging is invaluable and rare.

We cannot afford to lose this pub. I urge you, with absolute sincerity, not to revoke its licence. Doing so would not only be unjustified—it would be heartbreaking.

Yours sincerely,

Lindsay Fowler

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 20:04

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

Subject: Support for the Victoria Stakes

My name is Elena Carofyllakis and I live at XXXXXXXX, XXXXXXXX

I am writing in support of the Victoria Stakes pub as I understand its licence is currently being reviewed. I have lived on Redston Road for over 12 years and have never experienced the pub causing crime, disorder or noise disturbance. On the contrary, it is a place where families are welcomed and we take our children regularly. They love it. We have celebrated many occasions at the Victoria stakes - weddings, birthdays, bar mitzvah's as have many others and there has never been any disturbance. It is an important venue for many of the local community.

I believe that the licensing should continue unchanged and believe it would be hugely negative if it were to be restricted in any way.

This is a great pub and is an asset to the neighbourhood.

Regards,

Elena Carofyllakis

From: XXXXXXXX

Sent: 15 December 2025 20:05

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

Subject: Victoria Stakes license review

I live at 43 Redston Rd and am a regular at the pub. I believe it be a very well run pillar of our community and have never had cause for complaint or concern.

Dan Douglas

Sent on the move. Please excuse typos!

From: XXXXXXXX

Sent: 15 December 2025 20:08

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

Subject: Review of the license for the Victoria Stakes

I have lived near to this public house for over 25 years and I have never seen or heard any disturbance or public disorder of any kind.

I am quite frankly shocked by the review of the license. I have had my 60th birthday there and the reception after my mother's funeral. I have attended many lovely family parties there too, all without any problems, complaints, public nuisance or safety issues at all.

I find it incomprehensible that renewing the license is under consideration. The pub is such an important part and centre of our lovely community. They hold a weekly quiz which many of us attend, show live screenings of major sporting events, have comedy nights and many other special occasions. The food is good and it's a great local place for lunch or dinner.

I believe the review of the pub license should be dismissed and the Victoria Stakes should stay open. We would all be lost without it as the centre of our community.

Karen Kelner

XXXXXXX

XXXXXXX

Sent from my iPhone

From: XXXXXXXX

Sent: 15 December 2025 20:18

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

Subject: Support

I'm writing in support of the licensing application for the Victoria Stakes public house.

It's a wonderful local amenity that embraces the local community extremely well, aside from serving a great pint and a good plate of food.

The number of times it is referenced on local social media sites as a great place to host a family event is commendable, and the atmosphere is always friendly, welcoming and respectful of the local community.

I write in support of the licensing application.

Sally Walker

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 20:22

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

Subject: Representation in Support of Victoria Stakes, Muswell Hill – Premises Licence Review

Dear Sir or Madam,

I am writing in response to the notice regarding the review of the premises licence for Victoria Stakes, 1 Muswell Hill, London N10 3TH.

I live locally at Warner Road, and I would like to formally state that I am not disturbed by the operation of the pub. I have not experienced issues related to noise, disorder, public nuisance, or any other concerns mentioned in the notice.

From my perspective as a nearby resident, Victoria Stakes is a positive part of the local community. It is a well-used, well-managed venue that contributes to the character and vitality of the area. I believe it would be a loss to the neighbourhood if the pub were forced to close or have its operations significantly restricted.

Based on my personal experience, I do not consider the premises to be causing ongoing problems, and I therefore support the pub remaining open and continuing to operate under its current licence.

Thank you for taking my representation into consideration.

Kind regards,

Fredrik Harrling

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 20:30

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

Subject: VICTORIA STAKES LICENSING REVIEW

Dear Haringey Licensing

I was concerned to hear that the Victoria Stakes pub was facing a review of its licence.

I have never witnessed any criminal or anti social behaviour in the pub and it is well managed in my view.

As a neighbourhood local it provides excellent service particularly with its great food offering.

In common with all pubs the Vikki Stakes is facing a difficult trading environment and I applaud its attempts to attract new customers by putting on events. It also provides a range of jobs in the hospitality trades at a time of rising unemployment.

Its tucked away position at the foot of Muswell Hill means it has few neighbours who are likely to be troubled by the comings and goings at the pub.so any complaints made about it, that have given rise to a review, should be treated with some scepticism.

Please leave the pub's current licence in place. I am sure any current complaints are vexatious and unfounded.

Yours sincerely

Mr N Allaway

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 20:44

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

Subject: Victoria Stakes

Hi Team,

It has come to my attention that the Victoria Stakes is under some sort of review.

I genuinely have no idea why or how this could possibly be the case. I have lived in the WERA area my entire life and the Victoria Stakes has been our local since I can remember. My family immigrated here in the 50's and have always been welcome - it would be devastating to the community if their license was revoked.

It's unbelievable people in the community can be so hell bent on taking away local enjoyment.

Ricky Bains

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 21:01

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

Subject: The Victoria Stakes — a valuable community asset

Dear local licensing authority,

I hear that the license of The Victoria Stakes is under review.

As a local resident, I value this pub and believe it to play an important role in the community.

In my opinion, unless there are serious reasons to the contrary — which should be made public — the premises should be given leave to continue to trade and to enrich the neighbourhood.

Regards,

Steven Buckley

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 21:14

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

Subject: Victoria stakes

I am a local resident and my name is

Patricia Morris

XXXXXXX

XXXXXXX

XXXXXXX

I am writing to you concerning the Victoria Stakes pub. This is an historical pub which has been here for some decades and is part of our cultural heritage. As a local resident, we visit the pub regularly for parties and social events. We have never been aware of any untoward events and love socialising there with all generations of our family - grandparents, grandchildren and adults.

We celebrated our civil partnership there and would use it again whenever we can.

This pub is very important to our community and should remain a valued part of our lives.

With all good wishes

Patricia Morris and Audrey Henning

Sent from my iPhone

From: XXXXXXXX

Sent: 15 December 2025 21:37

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

Subject: Victoria stakes

I understand that the licence arrangements for the Victoria Stakes is under review.

I have lived on XXXXXXXX to this pub for 20 years and frequented this pub on many many occasions. I have never witnessed any anti social behaviour, nor have I been disturbed by noise from the pub, or people leaving the pub.

I dont believe there's an issue with public safety or that children are in any way endangered.

I believe it's a positive impact on the community. It's been a pub for a very long time, families are welcome there, we've eaten there many times with our children and I've never witnessed any rowdy behaviour in this pub.

I hope that you take this into consideration when reviewing your decision

Yours sincerely

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 21:43

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

Subject: Vlctoria Stakes - licensing review

I would like to add my support to the Victoria Stakes as I understand they have received a complaint.

The Victoria Stakes is a fantastic local pub and community space which supports a number of important groups meeting there. They welcome everyone who comes in to their doors with a great team of staff and I have never heard a single negative voiced about the pub- indeed, it is often cited as the best pub in the area. I have loved it for many years and they were brilliant and so professional over Covid times.

Please feel free to contact me if you have any queries

Kind regards

Lizzy Emery

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 21:51

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

Subject: Victoria Stakes pub

Dear sir or madam, I've been living on XXXXXXXX for 20 years and have been made aware if a recent complaint regarding the Victoria stakes pub. As a local resident I have nothing but the highest regard for our local pub and restaurant and regularly recommend it to visitors to the area as a focal point and asset to the area. The pub is a landmark to the area and has always been well managed and never have I witnessed any anti social or nuisance behaviour connected to the pub or it clientele.i have never in my time in the area had any concerns , felt threat or disturbance from this well established local asset. I would hope that all the above is taken into consideration when your review of the licence takes place. King regards Sean McGrail XXXXXXXX

[Sent from AOL on Android](#)

From: XXXXXXXX
Sent: 15 December 2025 21:57
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria stakes

I understand that the license for the Victoria Stakes is under review. I am a local resident who has been a customer of the Victoria Stakes over more than 40 years. I have never had any problems there, no criminal activity, no concern about children, or any public nuisance.

I cannot understand why the license for this local community pub is being reviewed.

I urge that the existing licence should continue.

John Weatherby

XXXXXXX

XXXXXXX

Sent from my iPhone

From: XXXXXXXX
Sent: 15 December 2025 22:12
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

To whom it may concern

I am disturbed that the Victoria Stakes is facing a review of its licence.

The Victoria Stakes is a significant, well loved resource for our community. In the 8 years that I have lived in Redston Road, the Victoria Stakes has greatly enhanced my enjoyment of the area, and that of my late wife. I cannot recall any incidents of crime, disorder, public nuisance, or issues with public safety that could be attributed to the presence or operation of the Victoria Stakes.

I regard the Victoria Stakes as, and have used it as, a family pub, with a child-friendly environment. It is a place I turn to without any hesitation for a friendly, family meal, as well as for its regular Tuesday night quiz nights, which are well-behaved, and never rowdy.

Since I live in Redston Road, I live very close to the Victoria Stakes, and I have never been disturbed by its presence.

In view of the points I have made above, I am unequivocally of the view that the licence review application should be rejected and that the licence should continue on its current terms.

Best regards

Denis Linford

XXXXXXX

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 22:20

To: Licensing <Licensing@haringey.gov.uk>; Jennifer Williams
<jfg.williams@gmail.com>

Subject: Representation Regarding the Victoria Stakes Licensing Review

Dear Sir/Madam,

My name is James Cahill, and I live at XXXXXXXX with my partner, Jennifer Williams. I am writing in relation to the licensing review of the Victoria Stakes pub 1 Muswell hill.

We have lived in the area for over ten years, during which time the Victoria Stakes has been an important community hub, well-used and valued by local residents. We have never experienced any issues with noise or anti-social behaviour. The pub is popular, but never rowdy, and has always maintained a welcoming, family-friendly atmosphere.

We regularly visit with friends and family, and we consider it an important local institution. For these reasons, I strongly believe that the premises licence should continue on its current terms. I would be very disappointed if this were not the case.

Kind regards,
James Cahill
XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 22:38

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

Subject: Victoria Stakes Pub Review/application

Hello

I understand there is an application to close my local pub (of 30 years standing) based on nuisance and anti social behaviour.

I want to defend the pub which, in my experience over decades, has never been anything other than a joy for me and my family. The pub supported the local Food Bank and community groups including the University of the third age and Hornsey Petanque club - both central to making this community work, especially for seniors.

I have NEVER witnessed a disturbance of any kind in or around the pub.

I worry that the application may be malicious and orchestrated by one person with a grudge.

The Victoria Stakes is a positive and vital part of the local community.

Yours sincerely

John Trampleasure

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 22:52

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

Subject: Victoria stakes pub

To whom it may concern,

As a local resident of over 10 years XXXXXXXX I was shocked to learn the licensing of Victoria Stakes pub was under review.

Over the years this pub has been a great asset to the community. I've done antenatal classes there and made friends for life, I've used the dining room for birthday parties for my kids, I've had countless family meals and even more catch ups with friends and neighbours over drinks and the occasional pub quiz.

I strongly support keeping this valuable community asset and sincerely hope you agree.

Many thanks,

Martina Rossi

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 22:59

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

Subject: Fwd: Victoria Stakes Pub

Corrected email address.

Begin forwarded message:

From: Penelope Chalmers XXXXXXXX

Subject: Victoria Stakes Pub

Date: 15 December 2025 at 22:56:47 GMT

To: licensing@haringey.gov.uk

Dear Sir,

I am distressed to hear that a complaint has been made about the pub recently. I live just up the road in XXXXXXXX and we have had large family celebrations there as well as being regular users of the pub for 20 years. Moreover the pub has provided pop-up bars for us in our Rookfield street parties for some years.

I have never experienced the pub as rowdy - busy yes and maybe noisy when

punters are having fun. But there is no harm in that. The idea that the pub causes crime or public disorder is a fantasy in my mind. I definitely support the new management in their hard work to provide a welcoming community hub and hope that this complaint can be seen as one person's miserable approach to life.

I believe that the review application should allow the premises licence to continue on its current terms. I wish the management well.

Yours sincerely

Penny

Penny Chalmers

XXXXXXX

XXXXXXX

XXXXXXX.

From: XXXXXXX

Sent: 15 December 2025 23:02

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

Subject: Victoria Stakes

I was astonished to hear that this quiet local pub is being threatened with closure. This is a much valued community asset, which serves the local area with friendliness. I am not aware of any noise issues, let alone dangers to children. What malicious nonsense.

Ian Crofton

XXXXXXX

XXXXXXX

From: XXXXXXX

Sent: 15 December 2025 23:06

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

Subject: Representation for Victoria Stakes

To Whom it May Concern

I have lived in the area since 2008 and did not frequent the local pubs. The local WhatsApp group would often mention the Victoria Stakes as a place for the locals to congregate. I would often drive past the Victoria Stakes and noted that it looked like a traditional pub but never seemed overcrowded. The entrance is at a busy junction where there is plenty of noise from the traffic.

A year ago a colleague from outside the area advised me that the 'Vicky Stakes' was one of the best pubs in the area and we arranged to meet on a Friday evening. I was pleasantly surprised that there was plenty of seating and a warm and friendly environment with families and groups of friends, all ages – nothing like the heaving crowded pubs and bars of the City where I work.

Since then I have visited the Victoria Stakes with my 18 year old son on Friday evenings, just for 1 drink and some snacks to go with it. More often than not it is

relatively quiet and welcoming. I have not experienced the pub causing crime, disorder, public nuisance, or any issues with public safety.

I am very saddened to hear that the license may be revoked after so many years of supporting the local community. I believe the review application should be dismissed/rejected and that the premises license should continue on its current terms.

Yours sincerely,

Alex Seale

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 23:09

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

Subject: Subject: Representation in Support of The Victoria Stakes – Premises Licence Review

Dear Licensing Team,

I am writing to offer my full support for The Victoria Stakes and to make a positive representation regarding the current premises licence review.

My family and I have been regular patrons of The Victoria Stakes for many years. For three years we lived at Hollybank on Muswell Hill, literally a one-minute walk from the pub, and during that time we never experienced any disturbance, noise issues, or negative impact, despite the very close proximity.

We now live on Linzee Road, which is a short walk away, and we continue to frequent The Victoria Stakes regularly. It remains an important and much-valued part of our local life. We have enjoyed countless Sunday lunches there, regularly meet friends for drinks, and it has become a much-loved tradition for us to visit every Christmas Eve. This year we have also booked Christmas lunch, something we very much look forward to.

Throughout all the time we have spent at The Victoria Stakes, I have never experienced or witnessed any issues relating to crime, disorder, public nuisance, or public safety. The pub is responsibly managed, welcoming, and family-friendly, and in my experience it does not negatively impact the neighbourhood or endanger children.

The Victoria Stakes is a valued hub of the local community, providing a safe, welcoming place for people to gather, socialise, and celebrate. Establishments like this play an important role in maintaining community cohesion and local character.

Based on my long-standing and consistently positive experiences, I do not believe the concerns raised reflect the reality of how the pub operates or the contribution it makes to the area. I therefore respectfully request that the review application be dismissed and that the premises licence be allowed to continue on its current terms.

Thank you for taking the time to consider my representation.

Yours sincerely,

Gill Girdlestone

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 23:13

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

Subject: Victoria Stakes pub

I understand there is to be a licensing review on the Victoria Stakes pub.

This is hugely distressing. The pub is an anchor for the local community welcoming all local families. I have never experienced a bad atmosphere, violence or any form of aggravation & am shocked at that suggestion.

It would be a huge loss to the community to close the pub.

Gay

Gay Briggs

XXXXXXX

XXXXXXX

XXXXXXX

From: Helen Hamnett <helenhamnett@hotmail.com>

Sent: 15 December 2025 23:14

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

Subject: Licensing Review for Victoria Stakes pub

Dear Licensing Team,

I am writing to make a personal representation in support of The Victoria Stakes pub.

I have been visiting the pub regularly for many years and have always found it to be exceptionally well run. It is a calm, welcoming and respectful environment, and I was genuinely surprised to learn that it is being reviewed on the grounds of an alleged failure to uphold the licensing objective of preventing public nuisance.

In my experience, The Victoria Stakes is a valued hub of the local community. It provides a friendly and inclusive space for people to meet and socialise, and it contributes positively to the wider neighbourhood. I have never witnessed behaviour associated with crime, disorder or public nuisance, nor have I experienced any issues relating to public safety.

Although I do not live immediately next to the premises, I have never observed, when visiting, noise or behaviour spilling out into the street in a way that would cause disturbance.

Based on my long-standing and consistent experience of The Victoria Stakes, I do not believe there is justification for the review, and I respectfully ask that the premises licence be allowed to continue on its current terms.

Thank you for taking the time to consider my representation.

Yours faithfully,

Helen Froggatt

XXXXXXX

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 15 December 2025 23:31

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

Subject: Victoria Stakes pub

I have just seen the notice referring to the Victoria Stakes. I just can't equate the items, mentioned to this pub.

I assumed it was a mistake at first.

I use the pub occasionally and have never seen anything but a correct gentle public house.

I walk by very often living so close, frequently late at or near closing time. I have never seen nor heard anything untoward There are pubs, even nearby that I would avoid. This is not one of them.

I still think this must be a mistake.

I am a 78 year old man who likes a well run, pleasant pub, this is the local one I would choose.

There must be an ulterior motive somewhere. It just doesn't make sense.

Public safety. Children from harm, just bizarre

Yours

Michael Lee

XXXXXXX

XXXXXXX

Sent from my iPad Mike

From: XXXXXXXX

Sent: 15 December 2025 23:53

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

Subject: Victoria Stakes pub

Hello,

I live in XXXXXXXX and my nearest pub is the Victoria Stakes at the bottom on Muswell Hill.

I have lived here for 25 years and in that time have regularly visited the Victoria Stakes to eat, have a drink or attend events. We have taken our relatives there when they visited London. I was only there the other day upstairs where the space had been hired for an excellent talk for local creative businesses. I also had a lovely social evening recently when I met lots of my neighbours there to say goodbye to a couple who were moving away from our road.

I also exhibited my art in the space which I was grateful for.

In all this time, I have never seen any unruly behaviour or seen anyone drunk. To me, its a lovely local asset to our neighbourhood. I was really shocked to hear that it is facing a licensing review.

Regards

Jocelyn Angell

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 00:44

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

Cc: XXXXXXXX

Subject: Victoria Stakes

To whom it may concern

We are reaching out in support of The Victoria Stakes local pub. We understand that the pub is currently facing a licensing review, prompted by someone in the local community. If so, this voice does not reflect the community as a whole.

We are Caroline Kracke and Ivan Sivukha and we live around the corner at XXXXXXXX where we live with our two young children.

The Victoria Stakes is a treasured hub of the local community. We regularly dine here as a family and am proud to host other family friends from across London. It is such a unique and convenient place to meet and make memories. Have been proud to call Victoria Stakes as our genuine 'local' / go-to pub. Almost as if it is an extension of our living room.

We have not experienced the pub causing crime, disorder, public nuisance, or issues with public safety

It does not endanger children (otherwise we wouldn't take them) or negatively impact the neighbourhood.

In fact the pub has donated their time and goods to neighbourhood events on a regular basis over the years. The spirit of the Victoria Stakes management to give back to the community has been a charming reminder to us all that supporting local, independent businesses adds more than economic value. It builds social capital.

We are not disturbed by the pub management / staff or the customers despite living very nearby.

We believe strongly that the review application should be dismissed/rejected and that the premises licence should continue on its current terms.

With kind regards,

Caroline Kracke and Ivan Sivukha

From: XXXXXXXX

Sent: 16 December 2025 03:20

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

Subject: Victoria stakes licence assessment

To who it may concern

I understand there is a current reassessment of the Victoria Stakes licence. Please can you consider my wholehearted support for a pub I have known for over 30 years. In addition I held my marriage celebrations there.

Pubs like the Victoria stakes are part of the fabric of our local community and it should be fully supported by Haringey. The pub has always been there and anyone buying properties near by were fully aware of the location and should not be allowed to subsequently get the licence changed so as to increase their property value.

We trust in your support to this institution.

Rees Brislin

XXXXXXX

XXXXXXX

XXXXXXX

Sent from my iPhone

From: Helen Rushworth <hrushworth@gmail.com>

Sent: 16 December 2025 05:08

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

Subject: Victoria Stakes

Dear Sir/Madam,

I have been shocked to see only this evening a notice suggesting the Victoria Stakes is threatened by losing its licence.

This pub has the best reputation in the area. There is never any disruption or disturbance either inside or outside. It is a lovely family facility serving great food to the community and is a great place to take children.

Ironically there are two pubs in the vicinity that do cause disruption especially N8 which seems to keep its license in spite of being a public nuisance.

I wonder if there is some malice in whatever complaint you have received about the Victoria Stakes as to me this exactly the sort of facility that a local community needs.

Nothing you identified in your list of reasons for reviewing the license has ever been apparent.

I live at 26 Clovelly Road N8.

Kind regards,

Helen Rushworth

Sent from my iPhone

From: Patricia Duggan <duggan950@gmail.com>

Date: 16 December 2025 at 05:03:50 GMT

To: XXXXXXXX

Subject: License renewal

To whom it may concern

I believe the Victoria Stakes pub is in danger of having its license revoked because of some individuals bad notice! I have been a patron of this pub for 40 years and have never witnessed bad behaviour/ noise etc. This is a shameful slur on this amazing pub and I am writing to put my absolute disgust that the license should even be under review! During the past few years I have attended art classes in the upstairs room and have been made very welcome then and at all subsequent visits.....do not allow this haven of fun and community to close!

Yours Patricia Duggan

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 06:57

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

Subject: Victoria Stakes Pub

Dear sirs

I am writing to support our wonderful local community pub. I cannot understand how it is under review.

It is a hub for our area, with a very rich history. We have lived here since 2004 and got married there in 2016.

We have never experienced any anti social behaviour of any kind and we live very nearby.

To be honest I am astonished by this review, and wholeheartedly believe it should be dismissed.

Kind regards

Miranda Barrett

68 Redston Road

London N8 7HE

Sent from my iPhone

From: Kerk Davies <Kerk@kerkdavies.co.uk>

Sent: 16 December 2025 07:00

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

Subject: Victoria Stakes

Dear Haringey

I understand that the Victoria Stakes pub, licence is under review.

The pub has been providing a great meeting place for me and my family for many years. We have found it to be welcoming for us and our children and grandchildren. It has always given the impression of being a local community hub.

The environment of the pub feels safe and the staff are kind and attentive.

I honestly can't understand why the licence needs to be under review.

In hopes of a continued Victoria Stakes.

Kerk Davies

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 07:03

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

Subject: Victoria Stakes - Licence

I do not think the licence at Victoria Stakes needs to be reviewed.

My husband and I have been regular visitors since 1979.

I go there regularly with my children and young grandchildren.

I have never found it to be noisy.

The staff are friendly and helpful and the garden is very pleasant and the whole venue is clean and tidy.

We have been to events in the upstairs room and it's never been particularly noisy.

The food is good, the drinks are fine and the atmosphere is friendly and neighbourly.

Our local Crouch End U3A groups often meet there - the staff are very receptive to this.

This pub is an asset to our neighbourhood and should be kept going.

Julia Davies

XXXXXXX

XXXXXXX

Sent from my iPhone

From: C Scarlett | RareBasic <chloe@rarebasic.co.uk>

Sent: 16 December 2025 07:20

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

Subject: Victoria Stakes Pub N10 Licensing Review

Dear Licensing Team,

I am writing to make a representation in support of The Victoria Stakes public house.

I have lived in this area my entire life, for over 40 years, and during that time the Victoria Stakes has been a constant part of the local community. In my experience, the pub has only improved over the years and is now a lovely, friendly and well-run establishment that is a real asset to the neighbourhood.

I live very close to the pub and, despite this proximity, I have never experienced any issues relating to noise, disorder, anti-social behaviour, or public nuisance. I have not seen any problems with crime or public safety, and the pub has never caused disturbance to my home or the surrounding area.

My family and I regularly visit the Victoria Stakes, particularly for Sunday roasts, and we also attend events such as their quiz nights. The pub is welcoming, family-oriented, and inclusive, and it provides a safe and enjoyable space for local residents of all ages. In addition, the Victoria Stakes actively supports local community events, further demonstrating its positive role within the area.

The pub is a valued hub for the local community, and it would be a travesty for it to lose its licence. Based on my long-term experience of living nearby and using the premises, I strongly believe that the review application should be rejected and that the premises licence should continue on its current terms.

Thank you for taking the time to consider my representation.

Yours faithfully,

Chloé

Chloe Scarlett Coats

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 07:23

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

Subject: Victoria Stakes Issue

Dear Council member,

The Victoria Stakes is an institution of our area. Please do not let one person's unfounded complaints cause an issue for their license. It is part of the heritage of this area, named after taking the "stakes" for the original Alexandra palace race track.

As a community member, I can vouch for its value add as a social space, community hub and centre of life and memories for us all.

My name is Alexander Petrides, I live at XXXXXXXX

Please dismiss this case and allow the premises to continue with its license on the current and proper terms.

Best wishes,

Alex

Alex Petrides

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 07:23

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

Subject: The Victoria Stakes

Dear Sir/Madam

I am writing as a local resident and customer of the Victoria Stakes pub in support of their license renewal.

I was surprised to hear that objections have been submitted. This pub is a local institution and very much part of community life. As well as fulfilling the usual functions of a pub - drink and food - it has hosted many community events. For example my local choir sang at an event raising money for the food bank. I strongly support their license renewal on it's current terms

Kind regards

Barbara Babic

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 07:43

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

Cc: Carolyn Whittaker <carolynwhittaker133@gmail.com>

Subject: Victoria Stakes licensing review

I understand there is a current review of this. As a very local resident (approximately 2 minutes walk away) I strongly support the renewal of the license. The pub plays a key role in the local community and the local economy. I and my family and friends have made use of its facilities for a number of years.

I'm not aware of any anti social behaviour there - rather it is a well run establishment attended by predominantly local people, who behave respectfully to others in the neighbourhood.

I trust you will take this into account in the review.

Jonathan Card

XXXXXXX

XXXXXXX

Sent from my iPhone

From: XXXXXXXX

Sent: 16 December 2025 07:52

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

Subject: Victoria Stakes

Hi, I heard that there's a concern about the Victoria Stakes on Park Road, with a licensing review taking place. I just want to convey that as a neighbour, I've been very happy to have the pub nearby. There's little nuisance, I go there with my family frequently, and it's a great addition to the neighbourhood. I very strongly hope this is sorted out, it would be a huge loss to the neighbourhood if anything were to happen.

Thank you,

John

From: XXXXXXXX

Sent: 16 December 2025 07:58

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

Subject: The Victoria Stakes

I am writing in support of the current licensing situation of The Victoria Stakes. Nothing should be changed. This is a much-loved community hub and has been never in my experience been any danger whatsoever to children or to its surroundings. Its owners are respectful and responsive and much aware of their responsibilities to the local surroundings. It is deeply shocking (and frankly unbelievable) that such an important and beloved part of our friendly community should be under threat. I know that very many local people think as I do.

Laura Fransella

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 08:02

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

Subject: Victoria Stakes licensing Review

Hi

I am emailing as I have heard that the Victoria Stakes pub at the bottom of Muswell Hill is having its licensing reviewed due to an unhappy neighbour.

Please take the whole community into account, I have been going to that pub, an important and historic part of our community, for 30 years. I have never experienced

any disturbance of the peace, any criminal activity, anything but people gathering to spend time with friends and family.

I also live very nearby and only consider it an asset to the community. In this day and age of hate, cancel culture, and fear, it is so important we take care of the things that give back to the community as a whole, and don't just listen to one noisy group who don't see the pub as a personal benefit to themselves.

The Victoria Stakes is a part of our history, our culture, our community, our local lives and it must be protected. Not only that but it is incredibly well kept and picturesque and elevates the area aesthetically. When pubs are closing and being turned into flats, we should be celebrating the ones that are still thriving.

Please tread lightly with this decision and think about the community you serve,

Catherine Baker

XXXXXXX

XXXXXXX

XXXXXXX

Sent from my iPhone

From: XXXXXXXX

Sent: 16 December 2025 08:19

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

Subject: Victoria Stakes

Good morning,

I wanted to send you a quick note voicing my complete support for Victoria Stakes. We really enjoy having a pub/restaurant nearby that we feel comfortable bringing our young children to for the occasional weekend dinner. Victoria Stakes provides a nice, calm environment with upscale food and I have never witnessed any rowdiness or heard a noise disruption from the pub. The staff are really kind to our kids and we love being able to "support local" for a dinner out.

Please let me know if you have any questions.

Kind regards,

Lauren Nimmons

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 08:30

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

Subject: Victoria Stakes pub

Dear LB Haringey

I understand the Victoria Stakes pub is facing a licensing review. I am a local person who values the pub enormously- and have often booked it for weddings and birthday parties. I have never witnessed any trouble there in the 30 years I have been going - and it is an integral part of the community. It is well used by people

attending events in Ally Pally including the farmers market- and a good employer of young people.

Please 🙏 let it continue to operate as it currently is. It has businesses on either side of it and is next to a busy junction only local people understand ergo people are always hooting at the drivers who don't spot the filter / those who don't know who has priority. It causes no more noise than the drivers.

Paul Conroy - XXXXXXXX

Sent from my iPhone

From: XXXXXXXX

Sent: 16 December 2025 08:30

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

Subject: Review of licence of Victoria Stakes pub

Dear team,

The Victoria Stakes pub is my local. I live just up the road in the XXXXXXXX. In the 21 years we have lived here we have never been bothered by excessive noise coming from the pub, which always closes on time.

The pub is valued within our community and most of our neighbours drink /eat there regularly. It would be a serious loss if it were to close down as it is especially welcoming to guests and has an excellent friendly atmosphere.

I hope this review will have a positive outcome

Yours

John Hayward

XXXXXXXX

XXXXXXXX

Sent from my iPhone

From: XXXXXXXX

Sent: 16 December 2025 08:35

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

Subject: Victoria Stakes pub

I understand the council are reviewing the license for the Victoria Stakes pub

1 Muswell Hill N10

following a complaint.

I am dismayed to hear this... as a local, having lived on XXXXXXXX for over 30 years, I have visited this pub many, many times & never heard of any nuisance . It has been a friendly, welcoming friendly, family pub in all those 30 years and is a welcome part

of our local community. It would be very sorely missed were it to have to close down

.

R Tyndall

XXXXXXX

XXXXXXX

Sent from my iPhone

From: XXXXXXXX

Sent: 16 December 2025 08:39

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

Subject: Victoria Stakes Pub

I am emailing to register my support for the continued licensing of the Victoria Stakes pub. This delightful hostelry is an ornament to the neighbourhood and greatly valued by me and other local residents. It is well run and the clientele are well-behaved. I can think of no basis on which their licence should be revoked.

Cortland Fransella

XXXXXXX

XXXXXXX

Resident since 1978.

From: XXXXXXXX

Sent: 16 December 2025 08:41

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

Subject: Victoria Stakes, Muswell Hill

Like many local residents I am shocked to hear that the Victoria Stakes could lose its license. I live near the pub and have regularly visited it over many years and have never seen or been told about any problems to do with crime, public safety, nuisance or harm to children.

For about 20 years I was secretary of the Warner Estate Residents Association (and I'm still on the WERA committee) and I have been active in other community groups across the borough.

I hope that the review application will be dismissed.

Joyce Rosser

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 08:45

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

Subject: Victoria Stakes

I am shocked to hear that Victoria Stakes is under threat of having its licence revoked. Everyone I know in the local area regards this pub as a truly valuable community hub. It is used by many local groups, my choir included, as a friendly

meeting place. I have attended birthday parties and anniversary celebrations at Victoria Stakes. We all love it and would urge the licensing authority to allow it to continue just as it is.

Dinah Marmery

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 08:56

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

Subject: Victoria Stakes - Support for license renewal

Dear Licensing Team

I write in reference to the review of the license being undertaken of the Victoria Stakes pub.

My family and I are regular users of this pub and it's an incredible community asset. We regularly attend with our children to use the "yard" as well as attending for sports events, local events at Ally Pally and for socialising with other members of the community.

Any change to the current license will be detrimental to the pubs function and I suspect ultimately lead to closure.

We hope you find in support of the renewal.

Many thanks

Tom

Thomas Ellis

XXXXXXX

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 09:05

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

Subject: Victoria Stakes, 1 Muswell Hill, N10

I am a resident who lives in close proximity to the Victoria Stakes pub and I am advised that there is a proposal to close the pub.

I wish to express my shock and disbelief at the allegations of noise, public nuisance, crime and issues with public safety and cannot see how this endangers children and negatively impacts the neighbourhood. It's ridiculous to suggest this.

I have lived here for over 18 years and have never experienced any of this during that time and I have been a regular customer too.

Please accept this email as my strong objection to this proposed closure. The Victoria Stakes is and has been a local institution since Victorian times and has been the hub of the community and we will suffer negatively from its closure.

Please reconsider.

Kind regards

Eve Wilder

XXXXXXX

XXXXXXX

XXXXXXX

From: Jacqueline Sawford <japsawford@yahoo.co.uk>

Sent: 16 December 2025 09:12

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

Subject: Victoria Stakes Licensing

I am very distressed to see that my 'local pub' is under a licensing review. This is an extremely important hub to this community. In the 47 years that I have lived in close proximity (40 years in XXXXXXX and 7 years prior to that in Hollybank (almost next door to The Victoria Stakes) I have not been disturbed or been aware of any form of disturbance from this public house. The landlords, previous and current have played a very important role; hosting charity events, funeral wakes, family parties, weddings and the like. All this together with being a local friendly safe public house serving food and being a happy meeting place to enjoy a drink with friends and family.

This review application should be rejected and dismissed on the grounds that The Victoria Stakes has so much to offer this area and in my view none of the reasons given in the 'notice' are accurate or true.

My name is Jacqueline Sawford of XXXXXXX

Sent from my iPad

From: XXXXXXX

Sent: 16 December 2025 09:18

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

Subject: VICTORIA STAKES, 1 MUSWELL HILL, LONDON N10 3TH - Licencing Review

I am writing to you regarding the above Licencing Review - to be clear I am supportive of the establishment and I believe that the Licence should be maintained by the Victoria Stakes and that I disagree with the basis of the review.

I am a resident of the area (address below) and have been for almost 30 years.

I have attended the pub on a casual basis and also for specific communittee events over the years. Focussing specifically on recent years I have found the establishment continues to be a valuable hub for the local communittee.

The suggestion that it has attracted an increase in Crime and Public Safety I personally find to be nonsense. I have never felt threatened by staff or clientelle and I have felt safe in the area when ever leaving the premises.

Children are regularly around and passing through the area at the weekend and early evening and I have never seen anyone behave in a way that would threaten harm, intimidation or discomfort for children.

It is the only pub in the immediate area that I have regularly brought friends and family to, suitable alternatives being at the top of Muswell Hill or in Crouch End.

I have no vested interest in the ownership of the Premises either personally or through friend or family connections.

I am happy to expand on the above if required to do so.

Peter Newcombe

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 09:22

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

Subject: The Victoria Stakes license review - pls reject

To whom it may concern

I am writing to express my genuine support for the Victoria Stakes pub, a valued hub of the local community. Whilst large chains are now part of the small parade of shops a very short distance from our house, we value the independent, friendly, family run institutions, of which few remain. The Victoria Stakes in particular has been here way longer than we have, which is almost 29 years!

We have never experienced any issues with public safety. It doesn't endanger children or negatively impact the neighbourhood. Conversely we have celebrated significant events there and, as neighbours, meet there for a drink from time to time.

Living at 153 Priory Road, we have never experienced any disturbances. If there are any, it is the large delivery trucks offloading to the Co op and the cages filled with cardboard that take up space on the pavement.

I understand there is a licensing review and I very much hope that for once, the council will listen to local residents and dismiss the review application and the pub is left to continue on its current premises terms. We need local venues and shops to be run by local people for the local community.

Tali Krikler

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 09:24

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

Subject: Victoria Stakes pub licence review

Dear Haringey Licensing Team,

I'm writing to you regarding the review of the Victoria Stakes' licence.

The Victoria Stakes is a proper community gastro pub - it's long established, welcoming and friendly, where people come together. Losing it would be a genuine blow to the community spirit around here.

I live within a 2-3 minute walk of the Victoria Stakes and I've never witnessed any trouble, dodgy behaviour, or anything that's made me feel unsafe. There's never disorder and no issues with public safety that I'm aware of. The noise levels are perfectly reasonable. It's always been well-run and responsible.

The pub doesn't cause problems for families or negatively impact the neighbourhood in any way. If anything, it enhances our area. It's doesn't make life difficult for residents in any way.

Personally, I've had nothing but positive experiences at the Victoria Stakes. We regularly eat there, pop in for a drink and organise meeting friends there.

I really hope you'll take these points into consideration. The Victoria Stakes is a valued part of our community, and I believe and hope its licence should be maintained.

Thank you for taking the time to read my opinion.

Yours sincerely,

Sarah Berman,

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 09:27

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

Subject: Re : Victoria Stakes pub, Hornsey

To whom it might concern :

I am astonished that the license of the Victoria Stakes pub is under threat. It is a really important local venue with a long history within the area. It is a great place to meet up/ eat and meet community members. No-one should be complaining of noise - this is a city and it is a pub !!

It never makes a noise that would be annoying.

Rowan Dawkins

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 09:28

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

Subject: Licence review - Victoria Stakes

Hello

My name is Sadia malick, XXXXXXXX

I believe the review application should be rejected and the premise licence should continue on its current terms.

The victoria stakes is a local pub and community and a hub for me and my family and my neighbours to meet, there is a friendly atmosphere and it has always been a safe pub to visit,

There should not be a review as there have never been any issues in my 10 years of visiting the pub.

kind regards

Sadia

From: XXXXXXXX

Sent: 16 December 2025 09:30

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

Subject: Victoria Stakes public house

To whom it may concern

I am writing to you as a long time customer and a long time supporter and user of the Victoria Stakes pub.

I have lived here since 1991 and have always used the Victoria Stakes pub not only for drinks, many many meals but also for large parties of celebration which has also included our children and lately our 5 grandchildren.

We have also used the pub for a very dear friend's life celebration event which was huge and needed both upstairs and the yard to be fully catered and supported with efficient and professional staff.

The Victoria Stakes got us through COVID times and managed to support customers with many safe space ways to be part of the community and find a moment of joy.

Not once have I ever experienced any doubt as to their level of professionalism and efficiency to ensure the safety of their customers at all times.

I have on many occasions taken my grandchildren there and they have always ensured they are happy and safe.

I have been there having a meal when the pub has been full serving customers on their way to Ally Pally for an event and they have seamlessly managed that number of people and I haven't experienced any form of disruption at closing time.

The outside yard has been such a bonus to have to entertain small and larger groups and we are asked to leave at the correct time.

I would be grateful if you would consider these points I have made and I hope I have conveyed the importance of this very much loved local public house.

My name is Kim Staniland

XXXXXXX

Yours faithfully

Kim Staniland

Sent from my iPhone

From: XXXXXXXX

Sent: 16 December 2025 09:31

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

Subject: The Victoria Stakes , Muswell Hill London N10

I am writing as a long term customer to offer my absolute support for the licence renewal for the Victoria Stakes pub .

I have lived in Linzee Road since 1991 and The Vicky Stakes has been the pub I have used more than any others around Crouch End , Hornsey and Muswell Hill. I had drunk there before moving to Hornsey and "upstairs" was the venue for my 60th Birthday and more recently for the very memorable wake of local resident , Roger Pratt , the Oscar nominated Cinematographer a long term customer whose family like all of mine have been regulars as customers and behind the bar .

On Monday 22nd I will be attending an annual Crouch End Christmas dinner for 22 long standing residents and customers at "The Stakes" . It's an annual institution.

Over the years the pub has changed to survive Covid , a fire and licensing hours and customer expectations. It has had a long tradition of experienced and expert owners , tenants and managers and all have offered great beer , excellent food , comedy , music and community .

I have watched and heard with horror the shenanigans at the old Hornsey Tavern (now N8) which has become a blight on the community yet still miraculously keeps it doors open despite apparent attempts by the police and its neighbours to get it shut down .

The idea that the Stakes is being lumped into a similar discussion because of the objections of a very small minority is inconceivable.

No doubt the appearance of customers coming down from the Darts at Ally Pally during December changes the vibe and numbers but as far as I have seen has never resulted in anything other than enjoyment .

The licenced industry has enough economic headwinds to fight without the nimbyish views of few residents who have probably lived locally , for less time than many of the locals and for considerably less time than the pub, even in its current guise .

I would urge the licensing committee to ensure the licence for the pub is continued /renewed and perhaps focus on real problem licenced facilities in the Borough (pubs , takeaways and restaurants) whose purpose is very often little to do with Community provision and more to do with facilitating unneighbourly activities .

Sincerely

Will Staniland

XXXXXXX

XXXXXXX

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 09:34

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

Subject: Victoria Stakes

Dear Sir or Madam

I am writing about the review being undertaken concerning the Victoria Stakes pub at the foot of Muswell Hill.

My wife and I have been customers of the Victoria Stakes, particularly for meals out as a treat, for many years.

In all that time we have regarded the venue as welcoming , civilised and comfortable.

Nothing has taken place in our experience which would constitute a breach of the licensing objectives.

The Victoria Stakes is a valuable community pub and I support its license being continued.

Regards

James Jenks

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 09:41

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

Subject: Victoria Stakes 1 Muswell Hill

Dear Sirs,

I am writing to support our local pub The Victoria Stakes, 1 Muswell Hill as I understand the license is being reviewed.

I live at XXXXXXXX where I have been for over 20 years.

The pub has been an important meeting place for many years, we held our wedding reception there 13 years ago and it has remains a place where my husband and I go to remember that happy day.

I have also attended art classes in the upstairs room and continue to meet my friends from the classes in the pub. I notice when I am there that it is used by other friendship groups brought together to learn other languages.

The pub particularly important to me these days as I am now disabled and it is convenient for me to get there using my mobility scooter. All the staff have always been very helpful and respectful of my condition.

I have always found the pub well managed during my visits and I do not recognise the complaints stated in the public notice.

Yours faithfully

Lucy Fuller

From: XXXXXXXX

Sent: 16 December 2025 09:41

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

Subject: Review of the Premises Licence - The Victoria Stakes, Haringey

Dear Sir/Madam,

I am writing to express my strong support for the continuation of the premises licence for The Victoria Stakes public house in Haringey. I'm a local resident and live at 7 Wood Vale

The Victoria Stakes is a long-established and highly valued focal point for the local community. It plays an important role not only as a licensed premises, but as a social and cultural hub where residents come together, build relationships, and maintain a sense of neighbourhood cohesion. I recently held my own birthday celebration at the pub, which is just one example of how the venue is used responsibly for positive community occasions.

At a time when many local pubs are under threat, it is vital that well-run, community-minded venues such as The Victoria Stakes are supported rather than penalised. Public houses contribute significantly to local identity, the evening economy, employment, and community wellbeing. Their loss often results in a diminished sense of place and fewer safe, supervised spaces for people to socialise.

While I recognise that the licensing process must take complaints seriously, it is also important that decisions are balanced and proportionate. In many cases, objections arise from a small number of individuals whose expectations may not reflect the realities of living in a vibrant, mixed-use urban area. The presence of a pub necessarily involves a degree of activity, and this should be viewed in context rather than treated as inherently problematic.

From my experience, The Victoria Stakes is responsibly managed and makes clear efforts to operate in a way that respects both patrons and local residents. Maintaining its licence would support the broader public interest by preserving an inclusive, well-used community space rather than contributing to the continued decline of local pubs.

I therefore urge the Licensing Sub-Committee to take into account the strong community support for The Victoria Stakes and to allow the premises licence to be maintained.

Thank you for considering this representation.

Luca

From: XXXXXXXX

Sent: 16 December 2025 09:49

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

Subject: support for Victoria Stakes

I have recently been informed that the Victoria Stakes (1 Muswell Hill) is currently facing a licensing review. I, Liane Thakur, live at XXXXXXX, and have never had anything other than positive experiences with them and around them. They close at the time they are meant to close, ask that any who enter are respectful to the neighbours and see it as a fabulous local. I have never heard of any of its patrons being anything other than respectful. They have never had a problem asking anyone who is belligerent or out of control to leave, and I've never felt it was unsafe in any way. I truly don't understand anyone having an issue with the pub. It would be a HUGE loss to the community if they were to close - many of us, including my neighbours on Farrer Rd, go there to meet with friends, have wedding receptions and parties, etc. I believe the review application should be dismissed/rejected and that the premises licence should continue on its current terms.

Kind regards,

Liane Thakur

XXXXXXX

XXXXXXX

From: Laura Archer XXXXXXX
Sent: 16 December 2025 09:56
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Pub Licensing Review

Dear Haringey Licensing Team,

I recently found out that Victoria Stakes is undergoing a licensing review. My family and I live down the road from the pub and the venue is a valuable asset to the area and a pub that we frequent regularly. Our two young children go to the nursery opposite the pub and now the school at the top of Muswell Hill and Victoria Stakes has been an important part of our community in meeting friends there at the end of a nursery or school day.

We have lived in the area since 2019 and had our first child during Covid in 2020. We made some strong connections with other families from the nursery and to keep us sane during those post Covid times, it was invaluable to have a welcoming friendly pub in the form of Victoria Stakes for us to go to and decompress after busy weeks or on weekends. Our children have had numerous Birthday meals there. Our son's 1st Birthday party was hosted there and we have such fond memories from that time, it was the first time a lot of people had got together post Covid.

It has always been an incredibly safe environment and very family friendly. I have never seen any issues with noise or rowdiness, even with the darts crew that are currently inhabiting the local area. They are polite and Victoria Stakes are very wary about the locals so don't allow any rowdy or loud noises. We have even noticed that it closes much earlier than other pubs in the area, which makes it a quieter place for the neighbours. We walk past the pub daily and never have we felt unsafe or threatened by those in the pub. Our son has had to have many quick wee stops on the way down the hill from school and they've always been very family / welcoming. Seeing it all lit up for Christmas at the moment it's a real asset to the area.

In summary I believe the review application should be dismissed/rejected and Victoria Stakes should be allowed to continue in its current form. Please find below my details so that my view can hopefully go towards keeping the pub going.

Laura Archer

XXXXXXX

XXXXXXX

Many thanks,

Laura

From: XXXXXXXX

Sent: 16 December 2025 09:57

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

Subject: Victoria Stakes Crouch End

We are local residents – living in Warner Road for the last 35 years.

We regularly use the Victoria Stakes pub and want to support the renewal of their license.

This is a friendly, quiet, local amenity – used by all ages.

Please do not dismantle amenities for our community.

Carol Edwards

From: XXXXXXXX

Sent: 16 December 2025 09:58

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

Subject: Victoria Stakes Pub licensing review

I am astonished to hear that the licence for th Vicky Stakes pub is under review because of complaint

I have no idea what the complaints are but I wish to say that the Vicky Stakes has been an important feature of the local community for over 30 years. We have visited the pub many times, we sometimes eat there with our family. There has never been any trouble or complaint and th atmosphere is always happy and family friendly. I cannot think of a pub less likely to have problems than the Vicky Stakes. I do hope that any attempt to withdraw its licence will be dismissed. Any complaints must surely be malicious. I strongly support continuation of the licence.

Chris and Barbara Hamnett

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 10:03

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

Subject: Appeal for Victoria Stakes pub

Hello, I have just been informed that the Victoria Stakes is under threat. As regular visitors, my family and I are shocked at this news.

This pub is the heart of our community and in over 15 years I have never experienced any issues that would warrant the complaints stated. The staff are so friendly and helpful making this one of the most family friendly pubs in the area and it's loss would be devastating.

As well as being our local friendly pub it has also been the venue for so many great celebrations with family & friends. And there is a serious shortfall of such venues in this area.

I strongly feel that the review application should be dismissed and that the licence should be allowed to continue on its current terms.

I hope you will consider my views.

Many thanks - Fran Carrigan, XXXXXXXX.

Sent from [Outlook for Android](#)

From: XXXXXXXX

Sent: 16 December 2025 10:03

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

Cc: Jane Stokes <janeyjane2@yahoo.com>

Subject: Victoria Stakes

Good morning,

I have just been made aware of the licensing notice against the Victoria Stakes public house in Muswell Hill.

I have lived in Crouch End for almost 20 years and class the Victoria Stakes as my local pub. We regularly attend and always have a great time there with friends.

I am shocked to hear of this notice and can only speak highly of the past and new owners and their staff. We have never had an issues at all and frequently stay till closing time or bring the whole family for Sunday lunches.

It is a solid part of our community and I have never heard a bad word said against the place or heard any form of disruption.

Please reconsider this complaint immediately as changing the existing licence would have a detrimental effect on the local community.

Yours sincerely,

Jane Stokes

XXXXXXX

XXXXXXX

XXXXXXX

Sent from my iPhone

From: XXXXXXXX

Sent: 16 December 2025 10:05

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

Subject: The Victoria Stakes

This is just to say that I have enjoyed visiting the Victoria Stakes public house for many many years as my sister lived in XXXXXXXX. It has always been a most friendly pub full of families I have never seen it as a threat no sign of danger just people enjoying themselves. My sister uses it regularly and even has attended art classes there over the years it is an essential part of the community. Jacqueline Squires XXXXXXXX XXXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 10:10

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

Subject: Victoria Stakes Licensing Review

Hi there

I understand there is an ongoing licensing review for the Victoria Stakes Pub.

I am aware of a serial complainer nearby for some years. And also very much aware of the steps the pub has since taken to minimise noise (including installing a decibel meter to monitor the volume of events upstairs).

The pub is the beating heart of the local community. I am a neighbour. So I'm sure I'm biased, but I have never seen any evidence of crime or disorder there, or issues of child or public safety.

Instead, I have seen a well-run establishment (with these owners and the previous), which not only takes into consideration the views of close neighbours, but in fact goes out of its way to consult on them.

Like all pubs with a long history, I would hate to see the views of a vocal minority curtail the pleasure of thousands of people.

I would be very happy to provide more evidence, should you need it, of how the Victoria Stakes supports the local community. I feel very strongly that the review should be dismissed and that the licence should continue on its current terms.

Chris Reed

XXXXXXX

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 10:13

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

Subject: Victoria Stakes

Dear Haringey

I am completely flabbergasted that the Victoria Stakes has been issued with a notice regarding nuisance, harm to children and crime and disorder.

Nine of these things happen at the Victoria Stakes It is a warm friendly community hub with polite customers.

Where have these accusations come from.

I have lived in the area for over 20 years and I have never seen anything that would even be close to what the notice refers to.

As for harm to children absolutely ridiculous.

Please go and visit the pub for yourselves instead of taking a complaint at face value.

I am horrified.

I wholeheartedly support the Victoria Stakes as a community pub with high standards.

Regards

Irene Pratisides

XXXXXXX Sent from my iPhone

From: chrisjbarker46@gmail.com <chrisjbarker46@gmail.com>

Sent: 16 December 2025 10:18

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

Subject: Victoria Stakes

I was amazed to her that the Victoria Stakes is facing a licensing review because of complaints from one local resident. I am a local resident, sometimes use the pub, and often pass by at all hours of the day and evening. There is a general calm atmosphere and I have never witnessed any bad behaviour or loud noise emanating from the premises. The Victoria Stakes is a valuable local amenity and I sincerely hope the review will not result in negative consequences for the pub.

Yours sincerely

Chris Barker

XXXXXXX

From: XXXXXXXX

Sent: 16 December 2025 10:22

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

Subject: Victoria Stakes?

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

I live at XXXXXXXXXX and have lived there for 20+ years. The Victoria Stakes is a local institution and is widely regarded as one of the nicest establishments in the area. The idea that it causes public nuisance is absurd. It is a community asset of the highest order. Our sons' football club hosts year end parties there, we have attended birthdays and funeral receptions there, spent New Years there, watched World Cup matches there, and it is our annual dinner choice on fireworks night. Its also in our regular Friday pub night rotation. In those 20 years, I have never seen so much as a shouted altercation in or around the Stakes. I have never even seen a

crowd form outside at closing, making noise. Further, I have never in all that time heard tell of any issues with the pub or its patrons, and that includes a Wood Vale whatsapp group that registers complaints about all things great and small.

The pub deserves to survive and thrive, and the community is the better for it.

Thank you,

Brian Murphy

XXXXXXXXXX

From: XXXXXXXXXX

Sent: 16 December 2025 10:22

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

Subject: Representation in support of The Victoria Stakes – Gibbs Burke, Crouch End Resident

Dear Haringey Licensing Team,

I am writing to you today to submit a formal representation in strong support of The Victoria Stakes pub, regarding the current licensing review.

I wish to state clearly that The Victoria Stakes is a valued community hub, and I strongly object to any measures that would restrict its operation. In my experience, this establishment is the very definition of a community asset, not a public nuisance.

My support is based on the following grounds:

The Victoria Stakes is **not** a rowdy drinking den; it is a safe, family-oriented environment that is unique in our area. It is one of the few places where families feel genuinely welcome. The provision of coloring menus and board games creates a wholesome atmosphere where children are safe and entertained. It is a rare "gem" of a pub that prioritizes a gentle, inclusive vibe over loud late-night drinking.

The layout of the pub, specifically the upstairs and the back areas, serves as essential space for community events and gatherings. There is simply no other establishment in the immediate vicinity that offers this kind of facility for residents to come together. Losing this, or restricting it, would be a detriment to the local social fabric.

I understand this review has been prompted by a neighbor complaint. I wish to go on record stating that I have never witnessed crime, disorder, or public nuisance caused by the venue. The management runs the pub responsibly. To penalize a thriving, well-loved community hub based on the grievances of a single individual would be unjust and unrepresentative of the wider neighborhood's view.

The Victoria Stakes does not endanger children or disturb the peace; quite the opposite, it provides a safe haven for the former and contributes positively to the latter.

I therefore urge the Licensing Sub-Committee to dismiss the review application and

allow the premises license to continue on its current terms.

Yours sincerely,

Gibbs Burke
XXXXXXXXXXXX

From: XXXXXXXXXXXXXXXX
Sent: 16 December 2025 10:22
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

Good morning

I understand that the licensing for the Victoria Stakes is coming up for review.

I live on the Rookfield estate close by and really value the good service this community pub has to offer. Staff are polite, food and drink are good and it is a great place to visit with families.

The pub supports our community events by setting up much appreciated drinks tents.

I am attending a Christmas function tonight and look forward to the great atmosphere and good food this pub has to offer.

I urge that the licence continues .

Yours sincerely,

Gillian Weale

Home owner: XXXXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 16 December 2025 10:23
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Pub

Dear Sir or Madam

I want to register my objection to removal or restrictions to the current licensing conditions.

I use the pub regularly and more importantly they ran a fanatic event for my 60th birthday in April 2025.

My experience of the team is that they were very aware of local neighbours and noise and enforced the relevant conditions.

I believe this is a well run pub and am highly qualified to make this judgement as for 8 years ending in July 2021 I sat on the Board of Mitchells and Butlers Plc - one of the UK's biggest operators.

It is a pub with huge local history and it would be terrible if its licence was withdrawn.

Imelda M Walsh

XXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX

Sent: 16 December 2025 10:28

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

Subject: Victoria Stakes, Park Rd., N8

I understand there are objections to the renewal of the license for the Victoria Stakes based upon it causing disturbance in the area. Whilst I do not live close enough to the premises to be directly affected by it, I use the pub and pass it many times during the day and throughout the evenings. I have never noticed anything untoward happening in or in the immediate area associated with the pub. Inside, the pub is welcoming to adults and children. I regard it as a positive contributor amenity and character to the local area. I can see no reason to curio the license for the premise and would support license renewal.

Tony Hetherington

XXXXXXXXXX

Sent from my iPad

From: XXXXXXXXXXXX

Sent: 16 December 2025 10:43

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

Subject: Victoria Stakes Licensing Review

Good morning ,

I am writing g to support the on going licence for the Victoria Stakes.

Myself and my wider family have used the Victoria Stakes over a number of years for meals with friends and many family celebrations.

They have been a cohesive presence in the community for many years and I cannot believe they are a danger to anyone.

I would like to know how many people have complained to Haringey for it to carry out this review and I sincerely hope that they are allowed to continue their business as normal.

Chris Beskin

XXXXXXXXXX

Sent from my iPad

From: XXXXXXXXXXXX

Sent: 16 December 2025 10:43

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

Subject: Victoria Stakes

Dear Team at Haringey Council,

I have just heard that the Victoria Stakes is subject to the licensing review. As a local neighbour I wanted to express my support for the pub. It's a lovely place, a real local asset. I have lived around the corner for 20 years and I have never experienced or heard of any issues.

I hope that any objections will be dismissed, allowing the pub to continue on its current terms.

Kind regards,

Julie Harris

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 10:55

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

Subject: Victoria Stakes

We are emailing our support for the licence for Vic Stakes. It is a great pub and meeting place for the community and we have never seen anything which would cause its licence to be revoked or not renewed. Please support these local hospitality places Isabel Manley and Jim Duke

XXXXXXXXXX

Sent from my iPad

From: XXXXXXXXXXXX

Sent: 16 December 2025 10:58

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

Subject: Victoria Stakes Pub

Good morning

It has been brought to my attention that there is a licensing review of the Victoria Stakes. This has raised some serious concerns as the Stakes is our local pub and a key part of our community and particularly a good meeting place for friends, neighbours and family.

We live on XXXXXXXXXXXX Road and the Victoria stakes is our local pub, which is a very relaxed place to visit, meet, have a drink and often eat food. It is part of the reason why we moved here in 2020 as it is a 2 minute walk for us and has proved to be exactly what a local pub should be.

The Stakes is a brilliant local pub, with the majority of clients being older people, 30+ with the majority being 40 - 60. It caters perfectly for those of us that do not want to be in a noisy pub with loud music. The choice of drinks are vast and varied (not generic), the food is excellent and the pub is definitely aimed at a more established local client.

I am struggling to see why there is a licensing review on this pub considering that:

1. I have never seen or experienced any signs of disorder or unruly behaviour, either in the pub, or around the pub at any time,

2. I occasionally come home late from work and the area around the top of Park Road is extremely quiet and very orderly. People leaving the pub do so quietly and without fuss. The roads around the Victoria Stakes are always clean and calm.
3. I live on XXXXXXXXXXXX Road with my wife and we have never been disturbed by noise and we certainly have never encountered people leaving the pub being disruptive to the local community in anyway.
4. Even as an events venue, we never encounter any disruption to the local area.

As someone in his 50s, this is a respected local venue for residents and particularly those of us that want a relaxed location to meet, have a drink and eat. My best friend recently had his wedding reception at the Stakes which was a fabulous experience and resounding success. I cannot see a reason why this should change and would negatively affect the community.

I believe that this review should be dismissed and the pub should be allowed to continue on the current license.

Best regards

Royinder Thakur

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 11:00

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

Subject: Victoria Stakes. 1 Muswell Hill. N10. Licence Review

I am shocked to see notification that the license for the Victoria Stakes is under review which could lead to the closure of the Pub that I have known for many years. This is a piece of local history, I can even remember the Pub when horse racing was at Alexandra Palace, when a lorry lost control down Muswell Hill and crashed into the Pet Shop opposite and pub staff helping out (I lost my Saturday job in the pet shop then!). My Dad attended meetings in the rooms upstairs. Family reunions held upstairs. My son's school friends worked there. My daughters Mothers and Toddlers group met upstairs. I've attended local quizzes, comedy nights, had many many meals, met friends, watched sport, attended weddings and wakes. This is truly a "Local" community public house.

Over the years I have seen many reincarnations as ownership and landlords change, even closure due to a fire.

I was brought up in XXXXXXXXXXXX for 16 years and lived in Crouch End since, and for the last 12 years in XXXXXXXXXXXX Road so the pub is my local. I do not understand the four allegations stated and never experienced any issues that would necessitate a licence review.

I object strongly to a review.

Clive Haworth

Lesley Johns

XXXXXXXXXX

Hello,

Just in case it is required, for the representation to be acknowledged, my address is
XXXXXXXXXX.

KR,
Ewan

From: XXXXXXXXXXXX

Sent: 16 December 2025 10:55

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

Subject: Review of Victoria Stakes' Premises Licence

Hello,

I am writing to make a formal representation in support of the Victoria Stakes public house in relation to the current review of its premises licence, specifically regarding the allegation that it has failed to uphold the licensing objective of the prevention of public nuisance.

I have lived in the vicinity of the Victoria Stakes for over 20 years, and my wife has lived locally for over 30 years. During that time, the pub has been a long-standing and valued part of the local community. Based on our extensive experience living nearby, I do not recognise the characterisation of the premises as a persistent or unreasonable source of public nuisance. I regularly frequent and pass by the pub at various times of the day, evening, and late night, and I see no evidence that would justify a review in respect of public nuisance.

In our experience, noise levels associated with the Victoria Stakes are entirely consistent with what one would reasonably expect from a well-run public house, particularly one located in a mixed residential and commercial area of London. Any occasional noise from patrons or music should be viewed in the wider context of urban living, especially given that the premises is situated at one of the busiest road junctions in Haringey, where background traffic and general city noise are a constant feature.

Importantly, the pub has historically demonstrated a responsible approach to its operation, including the management of customer behaviour and adherence to appropriate closing times. Over many years of residence, we have not experienced sustained or excessive disturbance that would support the conclusion that the licensing objectives are being undermined as part of the premises' day-to-day operation.

I am concerned that the complaint prompting this review may reflect an isolated or subjective experience rather than a pattern of behaviour or a systemic failure by the premises. In my view, it would be disproportionate to penalise a well-established local venue, one that has coexisted with nearby residents for decades, on the basis

of a single or limited complaint, in the absence of clear evidence of persistent nuisance or failure to engage constructively with residents.

The Victoria Stakes contributes positively to the local area both socially and economically and plays an important role in community life. I respectfully urge the Committee to give due weight to the views of long-term residents such as myself, whose lived experience suggests that the premises has operated responsibly and in a manner consistent with the licensing objectives.

For these reasons, I ask that the review be approached with proportionality and balance, and that the premises licence be allowed to continue without unnecessary restriction.

Kind regards,

Ewan Dunn

From: XXXXXXXXXXXX

Sent: 16 December 2025 11:33

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

Subject: Victoria Stakes licensing review

To whom it may concern

It has been brought to my attention that the Victoria Stakes' license is under review. As a local resident at XXXXXXXXXXXX I would like to say that I greatly treasure the Victoria Stakes. Apart from the fact we often go as a family because of its lovely atmosphere, delicious food.. as a wheelchair user it is one of the very few accessible venues in the area.

Whether I've been for a drink there or wheeled past it coming home from somewhere else I've never witnessed or heard any disturbances. As a disabled, 53 year old woman and potentially vulnerable out on my own, I feel very safe going by at anytime of day or night. It's just the sort of place I would go into for help if I ever did feel threatened. The staff and the clientele are always great.

I'm born and bred in the area and over the years have been a barmaid there, held various birthday parties there, we now go for family meals and I often pop in for a cheeky glass of wine with my dog after we've been for a walk.

I honestly believe the premises licence should continue as it is. It provides such a positive, safe and welcoming space for families and friends. If there were any changes it would be a massive loss to the community.

For your records:

Kate Chesser

XXXXXXXXXXXX

Thank you for taking the time to read this.

Kate Chesser

Mental Performance Coach
London Bees Football Club

From: XXXXXXXXXXXX

Sent: 16 December 2025 11:52

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

Subject: Victoria Stakes review

We understand that the Victoria Stakes, 1 Muswell Hill, N10 3TH is subject to a Review under the Licensing Act 2003. We wish our experience and views to be considered as part of this review.

We have lived close to the Victoria Stakes for over thirty years and have frequented it quite often over that period. In all that time, we have never experienced any public nuisance, disorderly or criminal conduct, or any safety concerns associated with the premises. Though it has changed ownership in recent times, we have not noticed any difference in terms of customer behaviour or management oversight.

The pub's clientele is well-behaved and compliant with rules. In fact, the pub attracts an older, more mature age group who express themselves with less exuberance than the younger clientele of many other pubs locally, which creates a calm, and frankly, rather staid atmosphere. In our experience, it is never loud and boisterous.

We don't object in the least to events at Alexandra Palace, but it should be noted that these create most of the noise, traffic congestion and crowd issues in this locality; the Victoria Stakes is insignificant in comparison.

It is a positive feature of the locality, providing a convenient and accessible space for nearby residents. For the many elderly people who live in the vicinity there is nowhere else for them to meet, eat and socialise in congenial surroundings within walking distance (other pubs and cafes either cater for a different demographic or don't open in the evenings). Most importantly, it has been generous in providing support and facilities for several voluntary community groups.

We should state that we have no financial or other interest in the Victoria Stakes; we don't know the owners or the complainants, and we are writing to you solely in the interests of preserving a valued community facility and resource.

We have no knowledge of the specific complaints that have given rise to this licensing review, but from our experience, we can only assume they are vexatious and should be dismissed.

Seán Boyle & Anne Conoulty

XXXXXXXXXXXX

Mobile XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 11:59

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

Subject: Victoria Stakes - Licensing Review

To whom it may concern,

I am shocked to learn that the Victoria Stakes is facing a licensing review. This pub is of great benefit to the local community. The pub provides a wonderful site for socialising, a safe premises for those with infants and toddlers to go, hosts child/baby events & classes and has never been linked to any crime or disorder as far as I am aware.

The Victoria Stakes also benefits the local economy and employs numerous people.

It would be a massive loss should the pub not be able to continue to operate as it does currently.

Yours faithfully,

Cai Pearce

From: XXXXXXXXXXXX

Sent: 16 December 2025 12:03

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

Subject: Victoria Stakes License review

Hello,

I would like to voice my support to continue the license for this pub on its current terms. I have been using the Victoria Stakes for the past twenty years and have found them to be most considerate to neighbours. I live down the road. Whenever we use the covered outside area we are always asked to move into the main building earlier than closing time to minimise noise to neighbours.

I know the darts at Alexandra Palace is on right now and there are hoards of drunk men roaming around the foot of Muswell Hill and that must be noisy for those affected but it is a separate issue to how the Victoria Stakes is run, so if the complaint that has been made is due to recent noise, please do not confuse fallout noise from the darts with the pub itself.

To my knowledge and direct experience children have not been negatively impacted by the pub and I have no knowledge or experience of the pub causing crime, disorder, public nuisance or public safety.

The Victoria Stakes is a valued part of our community. Please dismiss the review application.

Many Thanks

Hilary Tailor

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 12:15

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

Subject: Victoria stakes

I have lived near the Victoria Stakes for almost 40 years and in that time, it has never caused a nuisance through noise disturbance.

I would regard any complaint on these grounds as entirely frivolous. I believe any such complaint should be dismissed

Gerald Kennally

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 12:17

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

Subject: The Victoria Stakes Pub

Good Afternoon,

It has come to my attention that some local residents, or possibly one in particular, have made complaints about The Victoria Stakes pub. I have always had a wonderful time at this pub. They serve great food, have been very helpful and accommodating when we've brought our family and friends with children. It's a great spot that we visit regularly for meals as well as taking a break while our children attend activities at the church. I'm not sure what the complaint is that was lodged but I would strongly argue in favour of keeping this community pub open as it adds character and a unique place for people to gather in the community for all types of events. Thank you for your time and I hope you'll consider all viewpoints from the community as a whole rather than just one, negative.

Kind Regards,

Alex Calderwood

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 12:31

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

Subject: Victoria Stakes support

Hello -

I'm writing to you as a local resident to support The Victoria Stakes.

I wanted to send this in because the pub is a genuinely important part of our neighborhood. It's not just a place for a pint; it serves as a real hub for the community. It's a friendly, grounded spot where locals actually catch up with each other.

It's also great to see how they use the space for things other than just the bar. They let local groups use the venue at really reasonable rates - for example, the weekly life drawing class. It's rare to find spaces that support local hobbies and groups like that, and it makes a big difference to the area.

I live nearby, and I can honestly say I've never had any issues with them regarding crime or disorder, public nuisance or noise.

In my experience, the pub is well-managed and the customers are respectful. I've never felt unsafe walking past, and I've never been disturbed by the venue. It has a positive impact on the local community, and I'd hate to see that change.run, safe, and culturally enriching establishment that deserves the council's full support.

Thank you for considering my representation.

Kind regards,

Tami Hoffman

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 12:34

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

Subject: Victoria Stakes - licensing review.

To whom it may concern:

I believe one individual has voiced disquiet with regard to the Victoria Stakes Pub at the bottom of Muswell hill. I was astonished to hear this. I live in close proximity to the pub (XXXXXXXXXXXX) and pass it most days - often during pub opening hours. I have never (in the past 23 years since I moved here) seen anything untoward take place in or in front of the pub. This is a very low key establishment. Locals go there for a quiet drink, meal and to mix and mingle. It provides good community spirit in pleasant surroundings. The owner / proprietor works hard to run a pleasant, welcoming establishment.

90,000 jobs in the hospitality sector have been lost since Labour came into power and pubs are closing at the rate of 9 per day! For God's sake don't add to these depressing statistics. Running any sort of business in the current economic circumstances is extremely challenging. Business owners put their heart and soul into their jobs - not to mention £££. This shouldn't be jeopardised by one individual.

This local social hub should be permitted to continue functioning as it has done for decades.

Haringey Council would be better served addressing the problem that I have raised with my local councillors - fly-tipping in Farrer Mews - some 100 yards from the pub. The pile of rubbish has been there for months. Numerous emails have gone unanswered. Can you please intervene and ensure that this matter is sorted? Thanks in anticipation.

Best Wishes,

Brian Bowles

From: XXXXXXXXXXXX

Sent: 16 December 2025 12:35

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

Subject: Victoria Stakes' licence

I sometimes drink or eat in the Victoria Stakes. It's a great well-maintained local Victorian pub. It would be a shame if its licence were revoked. I was in there last night and I saw the staff make a decision not to serve someone who seemed as though he had had enough to drink. He and his friends had to leave the pub. I was impressed by the way the Victoria Stakes staff handled this situation.

I'm not sure what has precipitated this review of the Victoria Stakes' licence, but I'm assuming it is complaints from local residents. I'm sure that the residents who live near it, chose to buy a property near a pub and a main road, so their property would have been priced accordingly and they must have been aware that they could expect a certain level of noise. The Stakes has been a working pub at the bottom of Muswell Hill for longer than anyone living locally has lived near it and from what I've seen online, it's a far more genteel establishment than was the case a few decades ago.

Thank you for reading my submission
Penny Steed
XXXXXXXXXX

Sent from my iPad

From: XXXXXXXXXXXX
Sent: 16 December 2025 12:35
To: Licensing <Licensing@haringey.gov.uk>
Subject: The Victoria Stakes, Muswell Hill Road.

Dear Sirs,

We were distressed to learn that, following a complaint, the Victoria Stakes (hereinafter, "the Stakes") is subject to a licensing review.

Over many years the Stakes has been the scene of many celebrations within our extended family. This has included a 70th birthday party, a 80th birthday party, a Golden Wedding and numerous reunions with family and friends from overseas.

We have always found the Stakes to provide a warm and convivial atmosphere, with good food and cheer. On none of our visits have we ever witnessed any bad, unruly or threatening behaviour. Nor have we ever been disturbed by excessive noise or music.

We and many neighbours have always found the Stakes to be well run and consider it a valuable community asset and believe the premises licence should continue on its present terms. Anything less would threaten a grievous loss to the neighbourhood.

Yours faithfully,
Richard and Jane Green
XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 12:40
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Licensing Review

Dear Sirs

I am a local resident and an occasional user of the Victoria Stakes public house, often to attend events in their function room, which is a rare facility in this area of North London - and one I am considering booking for my 70th birthday celebration next year.

I have never noticed any public disorder or mismanagement at the pub. The garden area is a popular choice for people to use all year round. Inevitably this will result in some noise that will be heard by neighbours. But the pub existed before any of these close neighbours bought or moved into their homes.

It is wrong that a public house that has existed in this location for over 100 years can have its licence reviewed for spurious and minor reasons. Public facilities like this should be protected by our elected representatives on the Licensing Committee. Please bear that in mind. Pubs play an important role in our communities and should be protected.

Please do not limit or remove the Licence of this valuable local facility.

Yours Faithfully

Tony Westbrook
XXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX

Sent: 16 December 2025 12:47

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

Subject: Victoria Stakes license review

Hello

I understand that the license for the Victoria Stakes pub is under review. This is my local pub, and I wanted to share my views on the value it brings to the local community.

I visit the pub on a regular basis with my family, including my two young children. We are always greeted with a warm welcome, and the pub offers a safe and happy environment for local families to gather and have a meal or drink together. My children attend a nursery in close proximity to the Victoria Stakes, and it is a regular meeting point for families at the nursery to gather together. It really is a valued community hub.

I've never observed any sort of antisocial or criminal behavior in or around the pub, and have never seen the pub looking particularly rowdy at any point.

The grounds of any complaints received about the pub really are a mystery to me, as far as I'm concerned the Victoria Stakes is a high quality local establishment which I happily attend with my family. I don't see that there are grounds for complaint, and it's my opinion that the license review should be dismissed. The management team are committed to running a local pub that benefits the community, and which in no way causes any detriment.

I would appreciate my views being considered in relation to this matter.

Kind regards

Philippa Bond

Sent from [Outlook for iOS](#)

From: XXXXXXXXXXXX

Sent: 16 December 2025 12:50

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

Subject: Regarding a review of Premises Licence for Victoria Stakes

Hello.

I've seen the public notice stating that the **Victoria Stakes** will be undergoing a premises licence review.

We don't live quite close enough to the Victoria Stakes to be able to monitor if the noise levels sometimes reach unacceptable heights for the immediate neighbours.

However - I wanted to share my view on the pub in general.

1. Generally - it seems like a quiet pub. We go there, we walk past, use the shops across the road etc., I never see any anti-social behaviour or noise.

2. It's a valuable local option for hosting the small celebrations / weddings in a pub setting, it would be a shame to lose it, there aren't many that compare.
3. We have often used it to celebrate family birthdays (e.g. a regular table booking for 10), for children and adults alike and have always been happy with the service & environment for all generations.

If any changes to their premises licence are proposed - I hope there will be clear and multiple examples of there being a true change for the worse (vs. opinion) and rules around noise levels no longer being upheld in an acceptable way. If not then this proposal should be dismissed.

Thank you.

Sólveig Ósk Óskarsdóttir

XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 13:02
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Licensed Premises Review

Dear Sir/Madam,

I write in respect of the application for a review of the Victoria Stakes public house license.

I am surprised at the grounds for the application - the Victoria Stakes is a much loved local pub. Whilst it can get busy during events at Alexandra Palace, as a local, I have never witnessed significant nuisance emanating from the pub. At a time when many pubs and hospitality venues are struggling, it would be a shame for this community resource to be closed because of a small number of complaints. Particularly when the majority of the community regard this as a place to go for a quiet pint.

I very much hope that the council will reconsider this review,

Kind regards,

Lisa Young

XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 13:05
To: Licensing <Licensing@haringey.gov.uk>; Carolyn Mitchell
<carolynbloremitchell@hotmail.com>
Subject: re Victoria stakes N8

Dear Haringey

I would like to write in support of the Victoria stakes public house which apparently has its current license under review. This is a fantastic community pub which

provides a safe community hub for the older generation and indeed the community in general.

It is very well managed business and I have never heard of any disturbances being caused to local residents. I cannot understand why it is under review as it is a heritage pub for the local estates and is much loved and frequented by the local populace.

I believe the review application should be dismissed/rejected and that the premises licence should continue on its current terms.

Best

Carolyn Blore Mitchell

XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 13:11
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria stakes pub

Sent from my iPhone

Dear Haringey team

I heard that there had been a complaint about the pub and I would like to respond by saying the pub has been a valued amenity to the local community for a very long time and it would be a great shame if this provision was affected.

I recently attended an 80th birthday there and some weeks later a family gathering celebrating the first birthday of my nephew's son. Lovely family events enabling all generations to gather comfortably. I have never in over 30 years of being in the area seen or heard of any problems caused by the pub.

I fully support the pub remaining a great place for our communities celebrations.

Regards

Claire Allaway

From: XXXXXXXXXXXX
Sent: 16 December 2025 13:16
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes, Muswell Hill

We are very concerned to hear about a licensing review for the Victoria Stakes at 1 Muswell Hill

Having lived on the XXXXXXXXXXXX for 6 years, we know the pub as a true local asset. Both of the residents associations have held meetings there, and outside those events the community makes good use of the facilities.

Whilst we are not that close, we do visit the bar and restaurant and walk around the area a lot. We have never been concerned about any issues related to use of the premises.

Clearly someone has applied for the review, but our experience indicates it should be dismissed. As a community, we need this place to remain as it is.

Marc Hull & Virginia Segal
XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 13:32

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

Subject: Victoria Stakes Pub licence

Hi there,

I have just heard, with some distress, that the licence for the Victoria Stakes pub is being reviewed.

I have always enjoyed going there, and found it an enjoyable and friendly pub for all ages.

It has always encouraged participation in fun events such as quiz nights, which attract a good group of people.

I have never been upset or concerned by anything going on there. Although I don't live close to it, I go past it often at all times of the day, either to walk in Ally Pally Park, use the shops, catch a bus, and of course to use the pub itself.

I really hope you will permit to continue to function as a great hub for people.

Many thanks.

Yours.

Dimitri Sklavouns

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 13:33

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

Subject: Victoria Stakes N8 - pub

I have lived the Crouch End/Finsbury Park area since the late 1970s and one of the things I treasure is buildings and enterprises that still exist. I now live at the bottom of Muswell Hill and I treat the Victoria Stakes pub as a regular place to visit or enjoy a meal.

I am very saddened that you should be considering revoking their license and I would urge you to reconsider this decision.

Yours

Natalie Jones

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 13:39

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

Subject: Victoria Stakes pub

Hi there my name is Benjamin Marks, my address is XXXXXXXXXXXX.

I just wanted to make a representation effectively on behalf of the continuation of the licence for the Victoria Stakes pub.

I've enjoyed socialising at there for many years: that includes drinking there, eating there, going to parties there and enjoying their pub quiz.

I've never had any problems or seen any disorder of any kind. I regarded the pub as a valuable local resource and a much loved pub. In these times of growing social isolation and with a lack of neutral spaces - and a crisis of pub closures - it would in my opinion be madness - and tragic - if it were closed down or hindered in any way.

Happy to comment further if you have any questions. But I've nothing bad to say about the place, it's well run and I've never seen anything untoward there, in any way.

Best wishes

Ben Marks

From: XXXXXXXXXXXX

Sent: 16 December 2025 13:45

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

Subject: Victoria stakes license

Hello,

I have just been told by a neighbour that the Victoria stakes has a license review under way. We live locally, use the pub regularly and think it is a great place. Very well run, well kept, never the source of any inconsiderate or nefarious activities. Unfortunately for the staff we and our fellow parent friends take our small people there for afternoon weekend meet ups. The team are always kind, patient and tolerant! It's a proper part of the community and a business that is a key part of the local area and the host of many local events from prenatal classes to family celebrations. We hope you will see it in the same way when considering its license renewal.

Best regards,

Ben Todd

From: XXXXXXXXXXXX

Sent: 16 December 2025 13:47

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

Subject: Victoria Stakes

Hello ,

I am Dr Anne Cooke, XXXXXXXXXXXX and the Victoria Stakes is a local pub. I am writing in support of the Victoria Stakes which is very much a local hub where friends and family can meet for a drink or a meal, celebrate a birthday or the life of a friend who has passed away. The staff are friendly and efficient and in all the many times I have been there I have never encountered unruly or rowdy behaviour. There is another pub nearby called The Priory, situated next to the Co-op which is a more noisy and impacts more on passers by as folks often sit outside at tables drinking and smoking. The Victoria Stakes is much more family friendly.

It would be a big disservice to the local community if the Victoria Stakes were to close.

Yours sincerely
Anne Cooke
Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 16 December 2025 13:55
To: Licensing <Licensing@haringey.gov.uk>
Cc: Victoria Stakes Events <EVENTS@victoriastakes.co.uk>
Subject: Victoria Stakes Pub 1 Muswell Hill

Victoria Stakes is a valued hub of the local community, sponsoring local clubs like Hornsey Pétanque Club generously and holding an annual Food Bank Appeal in the pub.

Over the past seven years we have never experienced the pub causing crime, disorder, public nuisance, or issues with public safety

The pub is also a hub for several local U3A activity groups for the over 50s to meet on its premises at no cost and its regular quiz nights are properly professionally managed and end at 10pm

We've never seen it endanger children or negatively impact the neighbourhood as far as we know.

I'm the chair of Hornsey Pétanque Club (HPC) and many of our 50 members have taken advantage of generous drink and food discounts.

My name is Peter Emery and I live at XXXXXXXXXXXX.

On behalf of HPC, we believes the VS review application should be dismissed/rejected and that the premises licence should continue.

Yours faithfully

Peter Emery

From: XXXXXXXXXXXX
Sent: 16 December 2025 13:57
To: Licensing <Licensing@haringey.gov.uk>
Subject: Licensing Review of The Victoria Stakes

Victoria Stakes licensing review

I'm writing because I had heard that the license for the Victoria Stakes is to be reviewed. I do not know whether my contribution will be valid, as I moved from Crouch End a little over a year ago. However, I had lived there for more than thirty years, and prior to that in Muswell Hill for many years.

The Victoria Stakes has always seemed a very friendly and – no pun intended – sober place. I cannot imagine that it could be seen as in any way a nuisance.

I've often met with friends there, as much for a meal as a drink.

Our best friends had their wedding reception there, and when we return to visit our many friends in the area, it is a welcome place to go.

The main source of noise and disruption in the area is **never** the Victoria Stakes: it is the use, or overuse, of Alexandra Palace and Park for events (currently darts).

The loss of the Victoria Stakes would be substantial for the neighbourhood, most unwise and unwelcome.

Yours,

John Henderson, formerly of Warner Road, now XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 13:36

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

Subject: Re: The Victoria Stakes

This pub has enormous social value providing a locus for many families and individuals in the Warner estate area to meet, eat, debate and enjoy all the conviviality that a first rate local pub should. It has done so for many many generations.

I have been a 'regular' there for the best part of 53 years, and I have never, never experienced any violence, threat or oppressive noise. And certainly nothing that would in anyway threaten or be unsafe for children of any age. The staff are constantly cheerful and helpful; security and the overall management of the pub is first rate and is always enhanced during particularly busy episodes - darts finals, pop events, firework displays etc.

If it is these that are causing offence one might as well review the licence that Alexandra Palace holds for putting on extremely noisy events which encourage the consumption of extraordinarily large amounts of alcohol.

Reviewing the Victoria Stakes' licence is laughable, and threatens, jobs, community, neighbourhood and conviviality at a time when these vitally important qualities are all, sadly, under ever-increasing threat.

Drew Clode

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 14:05

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

Subject: RE: Victoria Stakes License

Dear Sir or Madam,

I am writing in response to the recent review of the premises licence for Victoria Stakes public house.

I have lived locally for approximately 13 years and, throughout that time, Victoria Stakes has consistently operated as a positive and valued part of the local community. It is a well-run establishment with considerate management, and in my experience it has never caused disturbance, disorder, or concern.

I live just around the corner and can see the pub from my window. Over many years, I have never witnessed any incidents of crime, anti-social behaviour, or public disorder connected to the premises, nor have I ever been personally disturbed by its operation. While I recognise that, as with any public house, isolated issues can occasionally arise, I have seen no evidence to suggest that this venue presents any ongoing or material problem.

Since learning of the licence review, the matter has been widely discussed among local residents. I have not heard a single negative comment about Victoria Stakes; on the contrary, it is widely regarded as a genuine community hub and a valued local amenity. For that reason, I find it difficult to understand what circumstances could justify a review of its licence.

I appreciate that the Council must carefully consider all representations. However, I strongly believe that Victoria Stakes has demonstrated a long and consistent record of responsible operation, and I hope that this positive history and the support of the local community will be taken fully into account.

I respectfully ask that the licence review be withdrawn and that Victoria Stakes be permitted to continue operating as it has done responsibly for many years.

Yours faithfully,

Scott Readman

XXXXXXXXXXXX

Tel: XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 14:24

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

Subject: Victoria Stakes

Dear All,

I am very surprised to see the Council's notice. Having been a local resident for almost 30 years the Victoria Stakes has never been a "troublesome pub", it's had several different ownership over the years but has always been known as a respectable establishment where couples, families and the community can gather safely.

I urge you to consider your actions, seemingly when there seems to be a total lack of action when concerning a pub on Hornsey High Street.

Whoever and for whatever reasons they have brought your attention to the Stakes I struggle to understand and think that the council has to sensibly reconsider its position, Kind regards Paul Duffy

XXXXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX

Sent: 16 December 2025 14:42

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

Subject: The Victoria Stakes N8

Dear Haringey Licensing

I've lived in a street adjacent to the Victoria Stakes for almost 17 years. I regularly visit the Victoria Stakes and always find it a friendly environment. It is an old pub and part of the heritage of the area, especially with its links to Alexandra Palace and Park. Personally, I've never been aware of any noise disturbance in all these years despite passing by the pub in the evening quite frequently nor from the vantage point of my own home. My neighbours also are regulars there and I have never heard any of them voice a negative word about noise levels.

If the Victoria Stakes were no longer a working pub it would mean a great loss to the local community.

I think that the proposed review of the licence agreement should be rejected.

Yours sincerely

Georges Meisner

XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 14:46
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes licence review

Dear local licensing authority

I am writing to give my strong support to the Victoria Stakes's case to keep its licence, which is apparently under review.

This pub is a true community asset, and has been serving the local area for many years. I have enjoyed many visits for food, drink, talks, comedy, music and football.

In 16 years, I have never known the Victoria Stakes to cause or be the scene of any disturbance, violence or nuisance, or to be at risk of causing harm to anyone. It always seems to be a calm and relaxed environment, with very good management.

It seems inconceivable to me and local neighbours and friends that there could be any justification for removing the pub's licence.

The review application should be dismissed and the Victoria Stakes allowed to continue on its current licence terms.

Liz Roberts

XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 15:01
To: Licensing <Licensing@haringey.gov.uk>
Subject: Support of the Victoria Stakes pub

Dear Sir/Madam

I am writing in support of the Victoria Stakes pub.

I understand there has been a complaint made against the Vic Stakes which has prompted a licensing review.

I have lived a few streets away from the pub since 1999 and not once in that time have I been aware or alerted to any incidents related to criminal behaviour or creating a public nuisance.

I use the pub regularly and again, I find the staff and environment calm, safe and welcoming.

I am perplexed by this complaint and obviously I do not know the detail but it seems that it is entirely out of character for the Vic Stakes. I hope that you are able to take this email into account when coming to your decision.

Kind regards,

Ms Neera Malhotra

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 15:20

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

Subject: The Victoria Stakes pub licence review

Dear Haringey Licensing Team

I am a near neighbour of The Victoria Stakes and I would like to express my support for the venue.

The Victoria Stakes is a valued hub of the local community and I am a frequent visitor, both for meals and meeting friends for drinks but also for events like private parties and comedy nights, for example.

I have never experienced the venue or its customers causing crime, disorder, public nuisance, or issues with public safety. In my opinion it does not endanger children and young people or negatively impact the neighbourhood in any way and the owners are careful not to allow disturbances or noise outside the pub.

I have never been disturbed by any activity at the pub and have always experienced them as very respectful of the community.

I believe the review application should be dismissed/rejected and the premises licence should continue on its current terms. In my opinion it would be disastrous to close this valued venue which is used and loved by the local community.

Yours sincerely

Camilla Deakin

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 15:21

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

Subject: Victoria Stakes

Sheila Reynolds

XXXXXXXXXX

To whom it may concern

I was shocked to hear that Victoria Stakes was subject to a licensing review - it is the most respectable , calm welcoming pub in the area, a beacon at the Palace Gates.

I have lived on Priory Rd since May 1998 and have never experienced any noise, unruly behaviour or disruption emanating from the pub.

On the contrary I have always viewed it as a valued meeting place amongst our local community. I have always found it to be warm and inviting and friendly

I have been there at different hours of the day with various clientele from young children to old - the atmosphere has always been one of tolerance and goodwill . I have never experienced unruly or disturbing behaviour. The food is good (probably portions are too big - but who's to complain about that)?

The idea that it would have its licence withdrawn is shocking - getting off the W7 bus late at night it's always been a comfort to know that Victoria Stakes is close by should I feel uncomfortable or scared in any way .

By way of comparison every night we Walk our dog along Priory Rd & Hornsey High Street - what a difference walking past North Eight - clients urinating without shame in the gutters on the high street, loud music loud noise arguments etc - compared to the sober Victoria

I hope you will consider the licensing application very carefully as it would be a great loss to the neighbourhood if it were to lose its licence

Tganjs Sheila Reynolds

From: XXXXXXXXXXX

Sent: 16 December 2025 15:35

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

Subject: application for licensing review of the Victoria Stakes pub

Licensing review of Victoria Stakes pub. 1 Muswell Hill

I have lived at XXXXXXXXXXX for over 20 Years and have never seen any problems or disturbance at this pub which is a valued local asset for our community.

We do not go there often but have been there several times and used it for successful family gatherings and parties with children. The food is good and the staff are friendly and helpful.

It is well kept and popular.

I do not believe that this application for review application is relevant and so it should be dismissed.

Deborah Kaplinsky

From: XXXXXXXXXXXX
Sent: 16 December 2025 15:37
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

To whom it may concern,

I have used this pub/community resource for almost 35 years and have never experienced nor heard of any occurrences of public nuisance during that time. During my frequent visits to the pub over the years I have always found the atmosphere to be genial and no noisier than one would expect a popular pub to be.

Yours sincerely
Trudy White

XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 15:43
To: Licensing <Licensing@haringey.gov.uk>
Subject: In support of the Victoria Stakes Pub (N10)

Good afternoon,

I am writing to express my strong support for the Victoria Stakes, a much-loved and highly valued pub at the heart of our local community.

The Victoria Stakes is far more than just a place to eat and drink. It is a welcoming, family-friendly pub that serves as a genuine meeting point for people of all ages. For many residents, it is a social hub — a place where neighbours connect, friendships are formed, and community spirit is actively nurtured.

The pub also has significant historic importance to the area and has long been a familiar and cherished local landmark. Its presence helps preserve the character of our neighbourhood and contributes to the unique identity of the community.

In the 46 years that I have lived in the area, I have never witnessed any antisocial behaviour, safety issues, or nuisance arising from the pub or its patrons. On the contrary, the Victoria Stakes has always been well run, respectful of its surroundings, and a positive presence within the community.

In addition, the Victoria Stakes brings much-needed business to the local area, supporting jobs and encouraging footfall that benefits surrounding shops and services. It consistently goes above and beyond in supporting local events, charities, and community initiatives in a way that no other pub in the area does.

Losing or diminishing the Victoria Stakes would be a real loss to the community — socially, economically, and culturally. I strongly believe that the premises licence should continue on its current terms, allowing the pub to carry on serving the community responsibly as it has done for many years.

Thank you for taking the time to consider my views.

Yours sincerely,

Nirmal Jethwa

XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 16:01
To: Licensing <Licensing@haringey.gov.uk>
Subject: Fwd: Victoria Stakes public house

Dear Sir / Madam

Having heard that there is a license review / renewal for the Victoria states public house I am writing to you with this email of support for the current owners and the pub in general

As a local resident, my family and I visit the premises on a regular basis throughout the year. In fact it is one of the rare pubs in the area where I feel comfortable to take my family and occasionally my dog.

Since taking over, the new licensees, have done a really good job improving the food whilst maintaining a good selection of traditional bitters and the warmth and ambience of the pub itself.

The pub is without doubt part of the charm of our Local Community and it also provides a great meeting place for local residents.

I personally support the renewal / maintaining their existing license and know that many of my neighbours in the community feel the same way.

Please let me know how I can support you or the Victoria Stakes further in making an informed decision to maintain this license.

Regards

Mike Emery
XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 16:06
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

To Haringey Council

My local pub, The Victoria Stakes, is a true community hub. I have lived within two blocks of the pub for 30 years, and I've never heard or seen anything at the pub which would indicate that it has ever negatively impacted the neighbourhood in any way.

On the contrary, it has been a great and unique asset to the community. Besides the pub's wonderful selection of food and drink, which I have enjoyed over the years with friends and family, I have attended many meetings of local groups upstairs in their function room. These have often involved talks about literature and architecture. I have also enjoyed celebrations in The Yard at the back.

In short, there is nowhere else nearby that provides for the community in the same way as Victoria Stakes, and I strongly feel that the review application should be dismissed and that the premises licence should continue on its current terms.

Regards,

Roslyn Amaler

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 16:08

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

Subject: Victoria Stakes License

Dear Licensing Department

We have heard that the Victoria Stakes license is up for review.

We have lived in Crouch End for 23 years and we love the Victoria Stakes. In fact it is the only pub we have been to on a regular basis. It serves gorgeous food and drinks and always has a lovely welcoming atmosphere and is never too noisy or riotous, you can really hear yourself talk in there. Also even when we have been to events upstairs - then it is not too noisy for a chat. In fact downstairs you can't even notice there is an event happening. With so many pubs closing their doors it would be a real shame if the Vicky Stakes was not allowed to carry on functioning.. It's a good decent local pub and it has a an interesting history attached to it as well.

We very much hope that you will see fit to renew its license.

Best

Cindy

Cindy Thornton

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 16:17

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

Subject: Victoria Stakes Licensing Review

Dear Licensing Review team

I was astonished to learn that the licence for the Victoria Stakes pub is under review and that it might lose its licence. From your website I learn that this is for 'Failure to uphold the licensing objective of prevention of public nuisance'. This seems incomprehensible.

We have lived in Redston Road, near to the pub, for over 40 years.

At no time have we experienced nuisance from the pub or its visitors and we have never experienced rowdy behaviour (or any other inappropriate behaviour) or poor management on any of our pretty regular visits.

On the contrary, we have found the Victoria Stakes to be an excellent and welcoming local pub which also serves good food in a friendly environment.

It is a well-run establishment, and we are happy to go there with our grandchildren and children of family friends when the occasion arises.

I can see no reason why the status of this well-managed pub should be called into question.

I look forward to a favourable outcome for the Victoria Stakes ongoing presence as our local.

Sheila Sang

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 16:27

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

Cc XXXXXXXXXXXX

Subject: Personal Representation - The Victoria Stakes, N10

Dear Sir/Madam,

I have been made aware that the Vicky Stakes is facing a licensing review.

I have to say I am shocked this is even a debate.

The Vicky Stakes is a fantastic local, community-minded pub.

We live at XXXXXXXXXXXX, about 400 yards from the VS. We moved in here 19 years ago - and we think it is one of the great pubs of North London. It does so much for the community. It is child-friendly, dog-friendly. It has ante-natal classes, it has comedy nights, it has a great quiz...I could go on and on.

As a small area between Crouch End and Muswell Hill it provides a cornerstone for the community.

I have never experience anything negative at the pub - or outside. Conversely, we have had so many positive times there - including our wedding anniversary party and, every Christmas, our pre-Christmas dinner/ post long dog walk drink.

We should be honouring and supporting local businesses which are a credit to the community - and the Vicky Stakes perfectly exemplifies this!

It's a wonderful place!

Yours Faithfully,

Ben Todd and Caroline Day

XXXXXXXXXX

Dear Haringey

I believe that there are objections to the renewal of the license for the Victoria Stakes based upon it causing disturbance in the area.

I live on Park Road near to the pub and occasionally go in for a drink or meal. It's a lovely friendly pub, with good food and perfectly lovely clientele. I even used to take my children there on bonfire night for an orange juice to watch the fireworks.

In the 30 odd years that I have lived on Park Road, I can honestly say that I have never noticed anything untoward happening in or in the immediate area associated with the pub.

The pub is definitely a great local amenity and gives character to the local area. I can see no reason for any complaints and would definitely support their license renewal.

Yours sincerely

Diana Muggleston

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 16:51

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

Subject: Representation regarding Victoria Stakes pub, 1 Muswell Hill N10.

Hello there

I have lived about 400 metres from the Victoria Stakes for over 20 years. I have always found it be a quiet and well-run pub and certainly no source of nuisance.

It occasionally is a little busier and noisier when there are events on at nearby Alexandra Palace but there are certainly many far noisier, more rowdy pubs in the borough.

I would very much be in favour of renewing the licence as it stands

Thank you

Gary Bennis

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 17:51

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

Subject: Feedback on icensing review of the Victoria Stakes pub

I am writing in support of the Victoria Stakes pub, as I gather you are doing a licensing review.

This pub is a very valuable local community hub - much loved and used by the local community. My husband and I often go there for a drink.

In no way have we ever seen anything that could be a public nuisance. It is always very discreet in terms of noise, it is a quiet and friendly pub where we can have a drink and chat without loud music. We are retied so appreciate a quiet venue to meet and chat.

We have been coming here for the last 30 years, and regard this pub as an integral part of the local community. They support a lot of community activities, including life drawing classes which I plan to attend in the new year.

Staff are always friendly and helpful.

I strongly believe that the review application should be dismissed and that the licence should continue on its current terms.

Kind regards

Sarah Purdie

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 17:52

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

Subject: The Victoria Stakes licensing review

Dear Haringey Licensing Team

We are shocked to hear that The Victoria Stakes' license is being reviewed for the seemingly ridiculous reasons mentioned on the order notice.

As if it's not hard enough for local pubs to keep afloat and make a commercially viable business in this day & age without this nonsense! The Victoria Stakes has been around for generations and provides a wonderfully warm & welcoming location for local people to meet & socialise. It's always been a favourite amongst our family, friends & neighbours as the place to go for an informal dinner & drinks together.

We have also been to many events - children's birthday parties, weddings, networking events etc - in the brilliant function room upstairs.

There are very few places locally that can offer what The Victoria Stakes offers the community.

In all the years we have been going there, neither of us have never witnessed any excessive noise, aggressive behaviour or anything untoward whatsoever! This reviews seems completely ridiculous and almost like it must be a clerical error and meant to be for a different pub!! This is a misguided review and the money it must cost the council to carry out is wasted money and should be spent elsewhere.

We sincerely hope enough other people in the local area realise this is happening and speak out too.

Regards

Anna & James Ironmonger

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 18:09

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

Subject: The Victoria Stakes

Dear Sir or Madam,

I am writing in relation to the licence review application concerning The Victoria Stakes

I wish to formally state that I believe the review application should be rejected, and that the premises licence should continue on its current terms.

I live very close to the pub, and based on my experience, I have not encountered any issues relating to crime, disorder, public nuisance, or public safety associated with the premises. Despite the close proximity, I am not disturbed by noise or behaviour from the pub and have found it to be well-run and respectful of local residents.

I do not believe the premises endangers children in any way, nor does it have a negative impact on the surrounding neighbourhood. On the contrary, I have only ever had positive experiences with the pub, and it has always felt like a safe and welcoming place.

The pub is an important part of our neighbourhood, contributing positively to the local community and providing a valued social space for residents. It would be a huge loss if its licence were restricted or revoked.

For these reasons, I respectfully ask that the licence review application be rejected and that The Victoria Stakes be allowed to continue operating under its current licence conditions.

Thank you for considering my representation.

Yours faithfully,

Emma Shaw

XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 18:13
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes licensing review

To whom it may concern,

I'm writing with regards to the licensing review regarding the above venue. This is my local, at least by choice.

The other pub nearby is the Priory of which although I have no complaints, during the warmer weather they host rock bands while opening all the Windows and doors onto the pavement. We can hear it streets away!

I cannot begin to imagine a problem with the Victoria Stakes, they have no regular live music, it is a completely different class of pub, that is reflected in the clientele.

As a local resident for 20 years I have never witnessed any rowdy behaviour or undesirable characters attending. I take part regularly in the quiz night there.

The problem with pubs today I would suggest that since the smoking ban virtually all licensed premises have people outside.

Had you been to the Victoria Stakes you would see for yourself, compared to other licensed premises, for example in Hornsey and some notorious venues in Muswell Hill, you would witness nothing out of the ordinary here.

Go to any pub with a bar full of say just 50 people, talking, laughing and you will experience a certain volume of noise.

It's what comes with people being sociable.

Should we refuse licenses for every premises across the town due to one or two complainants?

Perhaps we should instead consider the number of people who do not complain?

As local pubs struggle with costs, I feel we and our councils should support local community hubs before we have none left, and no community.

Life can't go on without some noise, nobody would dream of closing Tottenham Hotspur Stadium due to the noise, what would Haringey Council do if somebody did complain about the football stadium?

Should we close factories, garages, places of work if somebody complains "not in my backyard"? Perhaps residents should first consider a nearby local venue before moving into an area?

I therefore request that Haringey Council support our community hubs / local businesses and maintain the existing license for the Victoria Stakes.

Don't worry, if a rowdy crowd took over and spoiled our fun, you will be the first to know.

Regards

Graham Pike
XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 18:13

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

Subject: Fw: Representation – Victoria Stakes Licensing Review

Dear Licensing Team,

I am writing to clarify that my representation submitted in relation to the Victoria Stakes licence review engages the licensing objective of Prevention of Public Nuisance.

My statement relates specifically to ongoing noise disturbance, loss of amenity and disruption to daily life caused by amplified music and outdoor events during the period I lived at XXXXXXXXXXXX.

Please could this clarification be read alongside my original representation.

Kind regards,

Thomas Galster

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: Monday, December 15, 2025 2:08:13 PM

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

Subject: Representation – Victoria Stakes Licensing Review

Dear Licensing Team,

My name is Thomas Galster and I lived at XXXXXXXXXXXX from early June 2025 until late September 2025, during which time I was applying for part-time work, attending interviews, and preparing for university exams.

During this period, loud amplified music and large outdoor events at the Victoria Stakes regularly disrupted my ability to study at home. On several occasions I had to leave the house to prepare for exams because the noise from the rear yard was too intrusive to work through. I experienced similar disruption when completing job applications and interview preparation.

Family meals and quiet evenings were frequently affected when events were taking place. I often felt unable to relax in my own home and sometimes left purely because the noise became too loud and overwhelming. Social time with friends was also cut short or abandoned due to the disturbance. It genuinely felt like we were being pushed out of our living space.

Even now, when I return home from university, I find it difficult to know whether I will be able to rest or work due to the unpredictable level of music and crowd noise from the pub. This uncertainty has made me reluctant to come home, as I cannot predict what level of disruption I am returning to.

I hope this representation is helpful to your review. I am no longer living permanently at XXXXXXXXXXXX, but my experience from June to September 2025 was consistently affected by noise from the premises, which I believe clearly engages the licensing objective of Prevention of Public Nuisance.

Yours sincerely,
Thomas Galster
Former resident, XXXXXXXXXXXX

P.S. Please respond to indicate this email has been received.

From: XXXXXXXXXXXX
Sent: 16 December 2025 18:27
To: Licensing <Licensing@haringey.gov.uk>
Subject: The Victoria Stakes licensing review

Dear Sir,

We live in XXXXXXXXXXXX and have heard that The Victoria Stakes public house is due for a license review due to a close neighbour of theirs having made a complaint. We would like to speak in support of the pub and the continuance/renewal of its license.

We have lived in Hornsey since the 1980s and while not frequent pub-goers find the Victoria Stakes a safe, civilised and convenient place to meet for a quiet drink and chat or perhaps something to eat. Situated at a traffic and public transport intersection, it is ideally placed to bring together people from the wider Haringey community. In our experience it is busy but never rowdy, well regulated and unerringly hospitable - the ideal meeting spot for people of all ages and kinds. I have never seen or heard of problems with drug dealing or drunkenness as there are with other establishments in the area - it is simply a nice, friendly local.

Please allow us to keep this valuable social asset.

Sincerely,

Colin & Maggie Brewster

From: XXXXXXXXXXXX
Sent: 16 December 2025 19:28

To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes License

As local residents, we are concerned to hear that the Victoria Stakes license is being reviewed because of local complaints. We have used the pub and restaurant over many years and have always received excellent service and experienced a pleasant, convivial atmosphere. We have never experienced any antisocial behaviour or worrying situations for children or anyone else.

Last year we celebrated our 80th birthdays with a party in the Yard with friends and family including children. The organisation was perfect, the food provided was well presented and delicious. Our guests were very impressed and the event was very successful as a result of the efforts of the management and staff.

It would be a great loss to the area to lose such a successful, well respected meeting place with such high standards. We sincerely hope that the pub/restaurant will continue to serve the community for many years to come.

Margaret and Roger Worth,
XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 19:33
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

I find it hard to believe the Victoria Stakes, known affectionately as the Vicky Stakes, in Muswell Hill is at risk of losing its licence.

I struggle to think of another pub so welcoming to all, to families, to people with dogs, to couples getting married, to drinkers and to diners - all are treated with warmth, with respect, and being sited in a highly residential area is not lost on those working there or its regular clientele.

We have so many happy memories of times there since moving to XXXXXXXXXXXX 12 years ago. I cannot emphasise too strongly what a huge loss it would be to the community if the Stakes was forced to close its doors.

We appeal to you to listen to our voices and those of our Warner Estate neighbours who think so highly of our local pub and are at a loss to understand how there can be any doubt about its future.

Kind regards

Sue and Mark Gonnella

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 16 December 2025 19:44
To: Licensing <Licensing@haringey.gov.uk>
Cc: zoe cowking <zcowking@gmail.com>
Subject: Victoria Stakes, 1 Muswell Hill

Dear Sir/Madam

I have recently been made aware that the licence for the Victoria Stakes is under review, reportedly on the grounds of public order. It is concerning that I was only informed of this matter through a neighbour. Surely a more inclusive method of gathering public opinion could have been utilised?

I am writing to formally request the termination of this review. The Victoria Stakes is a valued establishment within our community, renowned for hosting a variety of events and attracting clientele who are consistently respectful and amicable. As a long-term resident of over 20 years, I have never witnessed any disorderly behaviour or excessive noise from the patrons. In fact, just last week, my wife and I enjoyed a pleasant meal there, and we would be deeply disappointed if the opportunity to continue doing so were denied to local residents.

The Victoria Stakes is one of the finest pubs in the area, and I strongly urge you to dismiss this complaint.

Yours faithfully,

Julian Cowking

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 16 December 2025 19:49

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

Subject: Comments on Victoria Stakes licensing review

Dear Sir or Madam

I am writing regarding the licensing review of the Victoria Stakes at 1 Muswell Hill, N10 3TH. I live at XXXXXXXXXXXX, and so the Victoria Stakes is my local pub.

Having grown up in Hornsey, I have known the Victoria Stakes for several decades. I have been there on many, many occasions with friends and family, first as a young adult and more recently with my own children. It has always been a place where I and my family have felt welcome and safe. I have never experienced any trouble there and my impression of the current management is that they are committed to maintaining the pub as a genuine hub for the community. This is evidenced not only by how they run the pub, but also through their engagement and support for local causes - eg donating prizes to local schools' fundraising.

I strongly believe in the importance of businesses like the Victoria Stakes to a thriving local community and economy. It would be devastating to lose the pub or to see its viability threatened by restrictive application of licensing rules.

Yours faithfully

Daniel Becker

XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 20:11
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes - Licensing Review

Dear Sir/Madam

We live at XXXXXXXXXXXX. Prior to that, my family and I lived on XXXXXXXXXXXX for c.7 years.

We understand that the Victoria Stakes pub is currently facing a licensing review.

I would like to put on record how much my family and I enjoy this pub. It is friendly and safe, and we have always enjoyed our visits to the pub over the 8+ years we have lived in the area.

We have 2 young children - a toddler who attends Planet Tiny nursery, and a 5 year who has recently started Reception class at Muswell Hill Primary School. Victoria Stakes is a particularly welcoming environment for parents with young children - the back yard is a good space for children to play board games, colouring etc. This is not always the case with pubs in the local area.

If the Stakes were to close, my view is it would be a big loss to the community, as well as a loss to the people employed by the pub. I believe the review application should be dismissed, and that the premises license should continue on its current terms.

Thank you for your consideration, and I hope you enjoy the holiday season!

William Greaves (and family!)

From: XXXXXXXXXXXX
Sent: 16 December 2025 20:11
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Pub, licence review

Good Evening,

I hope this email finds you well.

I've just learned that The Victoria Stakes Pub has come under a licence review due to a neighbours complain for various reasons.

We moved to the area 3 years ago. We love it here. Surrounded by parks, great community and especially our great local pub "The Vicky".

Since we moved we soon realised that this pub is central to our community.

I can say hand on my heart that I've never experience any problems or anti social behaviour.

The pub doesn't play loud music, doesn't have live music.

Its a safe space for children, (I have two young nephews who love our Sunday roasts at The Vicky) and is pet friendly.

But best of all are the staff! Very sweet and welcoming, who I'm happy to say have become friends over the years.

I really hope you would reconsider any action towards our Pub and that the premises licence should continue on its current term.

Kind regards,

Danny Salas (Local Neighbour)

Danny Salas

XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 20:22
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

Hi there,

I understand the licence at Victoria Stakes is under review.

As a local resident (XXXXXXXXXX) I'd like to appeal this review. Victoria Stakes is very much a valued local venue for the community. It's a civilised and respected venue that I regularly patronise. The staff are always friendly and personable and the venue is always clean and presentable.

If you'd like to discuss further please give me a call on XXXXXXXXXXXX.

Regards,
Jeremy Capps

XXXXXXXXXX

Sent: 16 December 2025 21:53
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

Dear Sir/Madam,
I have just heard, and find it almost impossible to believe, that you are seriously considering revoking the licence of the Victoria Stakes pub in Muswell Hill. Whatever are you thinking of? Historically it forms a Victorian boundary to Alexandra park with the Starting Gate pub by the station. As a pub it is run professionally and successfully offering the additional bonus of restaurant quality food and a party venue which is the envy of many public houses beyond Haringey. And in addition it opens its doors to community meetings without demanding a hire fee beyond a few cups of coffee.

I cannot imagine what has given you the idea of revoking the licence of such a valuable asset to the local community.

Yours faithfully,
Yvonne Packer
XXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 16 December 2025 23:19
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Proposed Licensing Review

Dear Sir/Madam,

I believe there is a proposed review of the Victoria Stake license.

I write as a resident of XXXXXXXXXXXX of 24 years and the Crouch End Area since 1989.

It would be a tragedy to the area to lose the Victoria Stakes as an eatery, a Pub to meet friends and chat, and a landmark, that ties us to the history of the Alexandra palace when it was a horse race track as well as a great place for a pint. It is always somewhere that I and my family look forward to going to and taking friends, relatives and overseas visitors there.

I personally have never witnessed anything that would go anywhere near requiring a license review. It is always extremely civilised well organised with engaging staff.

It is well patronised by locals of all ages. Families eat there, fun quiz nights as well as holding functions. I recently held a wake there for a resident who had lived in the area since 1948. He would have been please to know that' where we went.

Overall it is a great asset to the area.

Please look on this review favourably.

Yours sincerely,

Mark Langley

XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 16 December 2025 23:20
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes, Muswell Hill

I have used the Victoria Stakes as a local pub on many occasions over recent years. I have never been aware of unreasonable disturbance when leaving at the end of the evening and hope that the pub will continue to be enabled to provide a service to the local community.

Peter Townley

XXXXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 16 December 2025 23:46
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Pub

To whom it may concern,

We were deeply distressed to learn that the Victoria Stakes may have its licence revoked.

In the 30 years we have been living in the area we have enjoyed the tangible sense of community this pub affords - it being present in many happy memories of our time here : pre kids Thai food evenings; post kids snatched evenings out when parents could babysit; a bowl of sweet potato fries on the way home from work (sadly discontinued !) ; wedding celebrations; special Mothers Day meals with friends from America; sister's 60th birthday celebrations; Sunday lunches; surprise gatherings and Girls Nights out ... The staff and management have always been welcoming and knowledgeable and we are most grateful to the pub for giving our daughter her first taste of work - so important to have a local establishment which we know and love take care of local children when they are of an age to start flying the nest .

Having had close ties to the pub through our daughter we watched carefully when there were big events at the Palace and were impressed with the way in which concert /festival / darts etc goers were skilfully given a chance to unwind if needed at the Vicky Stakes - a buffer between Palace and the "outside world " On occasion we would join our daughter on those occasions when she was working late so can vouch for her safekeeping.

We have never sensed any sort of under age drinking being allowed by the establishment and rather feel it to be a family friendly place during the weekends and local adult chill out in the evenings .

Parties are generally kept to the upper rooms and courtyard and are separated enough to be able to enjoy a peaceful time there when not involved .

We would hate to see this much loved, community asset disappear and would strongly recommend that the licence be continued on its current terms . If the review is upheld we

stand to lose a genuine piece of local history , many happy memories , a truly local community hub and a popular local landmark.

With thanks for your consideration for the good of the local people,

Miranda and Kevin Hathway
XXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 17 December 2025 09:25
To: Licensing <Licensing@haringey.gov.uk>
Subject: Re: Victoria Stakes licensing review

Hi again,

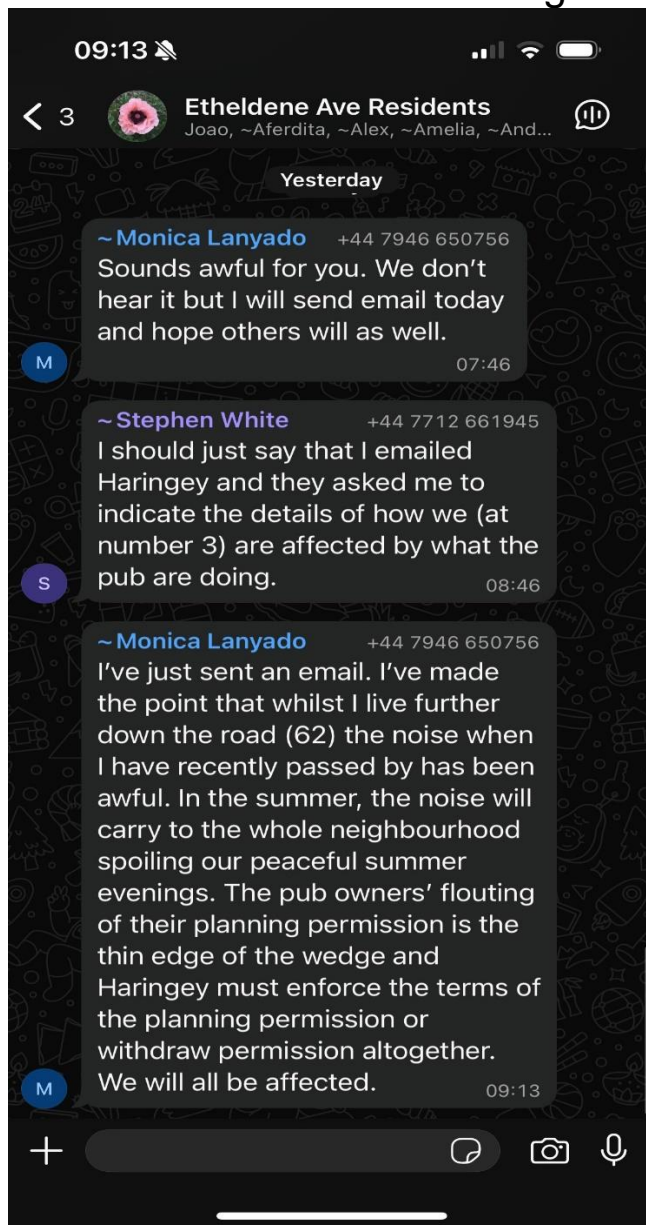
As a follow up to my email below, I'd like to make you aware that a couple of individuals have been lobbying their neighbours in local WhatsApp groups to support them in their complaints against the pub.

As you can see in the attached screenshot, people are emailing you with false information- telling you they are affected by the noise, when they admit to the WhatsApp group that they can't hear anything.

Just thought you should be aware that the complaints emails you have been receiving may not be truthful.

Thank you,

Hannah



On Wed, 17 Dec 2025 at 08:02, Hannah Marinho <XXXXXXXXXX> wrote:

Hello,

I am writing in support of the Victoria Stakes pub, which I understand is facing a licence review.

My name is Hannah Marinho and I live at XXXXXXXXXXXX, with my husband Joao Marinho and three-year-old daughter.

We feel the pub is an asset to the local area and we would be devastated if it lost its licence.

We have had no problems with noise levels, crime, disorder or public nuisance. It is a lovely, high quality, child-friendly pub, where many local families gather at the weekends for lunch. It does not impact children negatively at all.

The pub has been there for a very long time and it would be a shame if it closed because of a handful of fussy neighbours, when many in the local community value the pub so highly.

I hope that the review application will be dismissed and that the pub can continue to operate on its current terms.

Kind regards,

Hannah Marinho

(XXXXXXXXXX)

From: XXXXXXXXXXXX
Sent: 17 December 2025 08:20
To: Licensing <Licensing@haringey.gov.uk>
Subject: License renewal- Victoria Stakes Park RosdN8

I support the application for the renewal of the License for the Victoria Stakes .
The pub is and has been an integral part of the local community hosting fund raising events for local charities., community events and much more. (Also serving excellent food).
Carefully and considerately managed, it would be a tragic loss if it was forced to close.
Elizabeth Leverton
XXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 17 December 2025 09:55
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Pub

Dear Sirs,

I have been frequenting the Victoria Stakes for well over 20 years, under various owners and tenants.

I was genuinely shocked to learn that such a respectable and well-run establishment has received a complaint. In all my years of visiting the pub, I have never experienced any antisocial behaviour—certainly nothing comparable to that associated with other establishments in the area.

It would be a real travesty if this pub were forced to close and join the ever-growing list of public houses that disappear each year.

Regards

Martin Hough

Haringey Resident

XXXXXXXXXX
Sent: 17 December 2025 10:31
To: Licensing <Licensing@haringey.gov.uk>
Subject: Urgent - Victoria Stakes

Dear all

I hear that the Victoria Stakes is threatened to close down. It would be such a shame- this place is between Muswell Hill and Crouch End a key location for both neighborhood, this is where we meet it's half way through. I don't think it's noisy outside and don't understand the power of one person versus a whole community. I would like to add that there are only 2 pubs in Muswell Hill which is rather sad and you'd like to close down the third.
We need the pubs to meet!!! Please don't close it.

Thanks.
Marie Osty from Muswell Hill
Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 17 December 2025 10:58
To: Licensing <Licensing@haringey.gov.uk>
Subject: The Victoria Stakes Public House, London N10

Re: The Victoria Stakes, 1 Muswell Hill, London N10 3TH

To the Licensing Review Committee,

I am writing as a long frequenter of The Victoria Stakes pub which I believe is having its license reviewed.

Muswell Hill doesn't have a lot of pubs compared with surrounding areas and in these times where community is being actively pulled apart as we strive to maintain it, it seems unthinkable to threaten the future of one of our community hubs.

I lived for many years in Turnpike Lane and my children have always gone to school in Muswell Hill, I have many friends and family in the area and am connected to its community. I know this pub to be a cherished and necessary part of the neighbourhood.

I have never witnessed the disorder or mismanagement that might prompt a review. In fact, I have held - and still hold - meetings with teachers, school parent groups, local football teams and volunteers from our food bank in this very pub.

It is an important place that serves an important function.

Now I live a little further across London I appreciate ever more the imperative to preserve good pubs in the areas where they are pivotal, that truly serve a purpose in their communities and deserve to be protected as we would sports facilities, libraries and places of worship.

Picking at the cornerstones of our community will only hurry its demise, so I urge you to reject this license review application.

Yours sincerely

Philip Ayers

XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 17 December 2025 12:07
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes - Licensing review

The Victoria Stakes pub is a much loved and valuable local amenity.

It's well run with responsible staff and leadership.

Personally my family celebrated significant life events there under previous management.

I have even organised filming with Jamie Oliver there.

We have continued to attend well behaved Sure is Funky nights upstairs under new management without even a hint of trouble or anti-social behaviour.

Any recent objections seem malicious and vexatious.

I strongly oppose a review application as a waste of council time and money, and support the continuation of their licence under current terms

Richard Max

XXXXXXXXXX

cell. XXXXXXXXXXX

From: XXXXXXXXXXX
Sent: 17 December 2025 13:26
To: XXXXXXXXXXX
Cc: Licensing <Licensing@haringey.gov.uk>
Subject: Re: Personal Representation - The Victoria Stakes, N10

Dear Sir/Madam,

In addition to my husband's email, I should like to add my own support to our lovely local.

I grew up in this area so have gone to the Victoria Stakes for almost 40 years. This pub is a part of local history - the name itself comes from the horse race that used to happen around Alexandra Palace. It is also a part of our family's own history: 18th and 21st birthdays; our wonderful surprise party organised by our children for our 25th wedding anniversary this year, with the help of pub staff.

This is a family-friendly, dog-friendly establishment, and to my mind the balance they strike between a calm atmosphere and just enough buzz is spot on: we have had our neighbours' social meet-ups (Farrer Road residents, we're honorary members) here, never had concerns about inviting friends or family, young and old, for meals or drinks here. When my best friend was terminally ill, this was one place we could come, safe in the knowledge there would be nice food and kind, considerate service, and that it would not feel overwhelming - and as an author, it is a perfect spot for meeting up to talk books with like-minded people. We also attend the Tuesday quiz.

In the past few weeks, my husband and I have popped in with our dog, who believes it's his pub, with my parents and our niece, following a concert of my father's, by ourselves, for a quiz with friends and for a meal with other friends. My daughter has also had a Christmas dinner there with all the staff of a local children's performing arts charity. Our family will also stop there, post dog walk and pre-lunch on Christmas Day as we do every year.

The pub has weathered enough challenges in the past decade - not only Covid, but also bad fire damage - and we are very grateful that it has come through. We believe we are very lucky to have this fantastic pub as our local. It is a valuable asset to our corner of Haringey and I would hate for it to have to change.

Do feel free to contact me if there is anything further you would like to know,

Caroline Day
XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 17 December 2025 13:48
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes - Licensing Review

Hi

I am writing in support of the Victoria Stakes and them continuing to operate as a pub within our local community. I think that the current review should be dismissed.

I am a local resident, I live in Muswell Hill and regularly visit the Victoria Stakes. Not only have I attended private events, weddings and bar mitzvahs there but go regularly for social events. It is a great and necessary part of our local community.

I have never experienced or seen any behaviour that I would deem a nuisance. There are not many pubs in our area and therefore it is very important that we maintain this one.

Kind regards

Bianca Michaels

XXXXXXXXXXXX

XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 17 December 2025 12:31
To: Licensing <Licensing@haringey.gov.uk>
Subject: License Review of Victoria Stakes

To whom it may concern

I live 240m from the Victoria Stakes -- it is my local pub, and as well as frequenting it for a drink, we have used it for family events. It is a valuable and much loved local resource.

The sign says that they have failed to uphold the licensing objectives of

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

As a local resident with children, who both visits and walks past the Victoria Stakes very frequently, I have never observed anything that could be classed as them failing to prevent crime and disorder, problems with public safety, or the protection of children from harm.

I've heard some neighbours are complaining about noise nuisance. I have personally never encountered unwanted noise from the Victoria Stakes, and indeed when using the back 'covered' area as part of a large group, have been advised by staff that we should avoid being too noisy. Last time we booked an event there (which was under the previous management), our contract stated: "The Yard is background music only. The Dining Room can be used for dancing, bands & DJ's with the back door being kept closed at all times. All PA's, DJs, Bands are subject to sound limiter and governed by the Duty Manager onsite."

Yours faithfully

Russ Bubley

From: XXXXXXXXXXXX

Sent: 17 December 2025 14:43

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

Subject: Victoria Stakes Pub

I was shocked to hear that The Victoria Takes Pub is having its licence reviewed for (allegedly) failing to uphold the licencing objective of:

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

I have lived down the road from this pub for the last 14 years and have never even heard the whisper of a rumour of any such allegations. My own experience and that of friends has been of a family-friendly, quiet pub providing a well-managed and useful local amenity.

I would be interested to know if there is any **actual** (as opposed to anecdotal) evidence regarding these allegations - are the police being repeatedly called out to deal with the alleged crime and disorder? Have children actually been harmed??

Any such evidence should be closely scrutinised and its provenance rigorously vetted before being used to discredit what has always seemed to me to be a perfectly respectable establishment.

Michael Williamson

Local resident

From: XXXXXXXXXXXX

Sent: 17 December 2025 14:58

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

Subject: The Victoria Stakes public house licensing review

Dear Licensing Team,

I am writing to make a representation in support of The Victoria Stakes public house in relation to the current premises licence review.

I am a long term local resident at the address below (20 years in the area) and have personal experience of the pub. I consider The Victoria Stakes to be a valued part of the local community and a well-run venue that contributes positively to the area.

In my experience, the premises **has never** caused issues relating to crime or disorder, public nuisance, or public safety. I have not been disturbed by noise or anti-social behaviour associated with the pub, and I do not believe it has a negative impact on the neighbourhood.

I live very close to the premises with a young family and have not experienced disturbance despite the proximity.

The pub provides a welcoming, inclusive space for local people and plays an important role as a community hub. My own experiences there have been very positive, and I have always found it to be responsibly managed.

It would be a massive loss for the community for the pub to lose its license - I am frankly quite shocked that someone has seen fit to complain about it, I suspect they don't understand what this business means to the local community.

On this basis, I believe the review application should be dismissed and that the premises licence should continue on its current terms.

Thank you for taking the time to consider my representation.

Kind regards,

Barry Flanigan

Home address: XXXXXXXXXXXX

Tel: XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 17 December 2025 15:15
To: Licensing <Licensing@haringey.gov.uk>
Cc: Jason Barrass <jasonbarrass@gmail.com>
Subject: Victoria stakes License Review

Dear Sir/Madam,

I am writing to you as I understand the license is under review for the Victoria Stakes public House.

I am a regular at the pub and just wanted to state it is an establishment viewed by some of us a community hub where we gather with other families and friends. We have had several parties there over the years and it is well run and a positive addition to our neighbourhood. We live very close to the pub and we have not experienced the pub causing local nuisance, crime or any other disturbances.

I hope you reject the review and let the establishment continue to operate as it currently is.

Best Regards,

Katrin & Jason Barrass
XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 17 December 2025 15:46
To: Licensing <Licensing@haringey.gov.uk>
Subject:

To whom it may concern

I am writing to voice my concern that the Victoria Stakes has been wrongly accused of causing disorder to the local community. It is a valued hub of the local community where I live, 88 Barrington Rd, N8 8QX

I have not experienced the pub causing crime, disorder, public nuisance, or issues with public safety

That it does not endanger children or negatively impact the neighbourhood, in fact quite the opposite. I have attended 50th birthday parties, Xmas wreath making events and also children's parties!

I conclude by stating that I believe the review application should be dismissed/rejected or that the premises licence should continue on its current terms.

Best wishes
Philippa Wright
XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 17 December 2025 15:56

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

Subject: Victoria Stakes Licensing Review

Dear License Review Team,

I understand that the Victoria Stakes pub at the foot of Muswell Hill is undergoing a license review.

I don't fully understand the reasons for the review, unless it is simply routine. I have never seen any sign of noisy or unruly behaviour or indeed any behaviour of concern, and never feel threatened in any way walking past it (unlike some other pubs in the wider area). I can't imagine that it is a threat to anyone or has a negative impact on the local neighbourhood, quite the opposite, it is a really valuable local asset. I do realise that people sometimes move to what they see as a 'lovely area' and then dislike exactly those local conditions that make it desirable (like church bells, cockerels, pubs, schools) and hope that isn't the case here. Personally, I was quite worried that the pub would be lost after the fire in 2016, and was really pleased that it was brought back to life as it is a real asset to the area as well as an old landmark.

Please retain the license as it is and allow the Victoria Stakes to continue trading in the normal way.

A Beatrice Murray (Shrestha)

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 17 December 2025 16:43

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

Subject: Victoria Stakes problems

As a local resident of 54 years standing I would like to register my concern that the Victoria Stakes which has been a centre for local activities ever since I can remember is being targeted in this absurd nimby way. To be honest one does not reside near a venue of this sort if one is not prepared for a certain overspill of social activities. Personally I enjoy sounds of jollity from that direction . It tells me that even if I at almost 83 am obliged to retire from such activities there are still people out there enjoying life. Please do not give in to this killjoy pressure !

XXXXXXXXXXXX

XXXXXXXXXXXX

Sent from [Outlook for Android](#)

From: XXXXXXXXXXXX

Sent: 17 December 2025 17:11

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

Subject: Victoria Stakes

Hi there,

I am troubled to hear that the Victoria Stakes is undergoing a licensing review. This is a perfect local pub with a deep history; at a time in which our local pubs are under threat it would be a scandal for its licence to be revoked. I have never experienced

any disorder, excessive noise, public safety issues, or anything similar, over c.15 years of visiting the pub.

It is critical to the fabric of the local community that the pub's licence carries on as currently set out.

All the best,

André Petheram

From: XXXXXXXXXXXX
Sent: 17 December 2025 17:27
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes licensing review

Hello there,

I just want to add my voice in support of the Victoria Stakes pub. I live locally and it's evident from my visits there that it is a really important part of the community. I had a wonderful birthday there in the upstairs room.

It's not loud . People don't hang around outside for hours . It's not a place for drunks to hang out. The staff are always brilliant. They host many community supported activities : quiz nights , comedy nights, private functions and more. It's an iconic institution. It would be a huge loss, in these times of diminishing spaces for people to meet, to reduce its hours or licence time.

A person or two does not justify changing it. That/those person/ people might well have issues about ANY community activities. Who knows?

It's a significant asset to N8 .

With good wishes and high hope that sense and community spirit win .

Clare Trueman

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 17 December 2025 17:35
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Licensing Review

Dear Haringey Council,

I understand the license of the Victoria Stakes Pub (1 Muswell Hill N10) is currently under review.

As a local resident, I wanted to express my opinion about the pub. I think it has a really positive impact to the community providing a place to meet and eat with friends. I do not have any issues regarding noise, safety or disturbance.

As a long term resident of the area, I love having the pub and function room open for family celebrations, watching sport and just catching up with friends.

Best

Roisin Delaney
XXXXXXXXXX

Sent from Mobile

From: XXXXXXXXXXXX
Sent: 17 December 2025 17:39
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes

The Victoria Stakes is a hugely valuable local gathering hub.

I am not a regular visitor - night after night - but nevertheless I know it is a vital part of our community. It is not a new arrival. It has always been there - at least for as long as I can remember.

As a single woman it is a safe place for me to visit.

We loose our local pubs at our peril.

The area would be the poorer without it.

Please please consider the local impact on our community if we were to loose the Victoria Stakes.

Wendy Weiner.

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 17 December 2025 17:56
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Pub Muswell Hill

Hello.

I have read the notification at The Victoria Stakes pub on Muswell Hill that the premises licence will be under review. The note states the review s in connection with causing a public nuisance due to people and music, which I don't quite understand.

I've lived in the area for around 25 years and find it to be a quiet pub with good food and drink and a place where it's actually possible to have a proper conversation due to the low noise levels. I celebrated a birthday at the pub a few years back and they were very accommodating with space and service. I cannot see how this pub could be classed as noisy or creating a public nuisance. It would be sad to lose the pub after all they went through with the covid pandemic and being able to come back from a fire some time back under previous owners. I would hope that any dispute or complaints about noise could be settled without threatening something of a community asset.

Kind regards,

Pete

Peter Quirk

XXXXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 17 December 2025 18:04

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

Subject: Victoria Stakes Licensing Review

Good Afternoon,

I was very surprised to read that there is a licensing review of this pub. I have lived at 182a North View Road for the last 33 years -and have seen the pub change to meet the

needs of the local community. It is a well run, welcoming place and in all the time I have lived nearby I have never seen or heard any disturbance in or outside the pub.

It's a quiet area and the Victoria Stakes certainly isn't a place where trouble makers or people who have consumed too much alcohol frequent. The restaurant is popular and the function rooms well used for weddings and celebrations.

It's a true local pub, an important community hub, where people gather to socialise. I can't imagine why there would be any complaints about the pub and there is no apparent reason to change its licence.

Kind regards,

Shirley Brailey,

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 17 December 2025 18:17

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

Subject: Victoria Stakes Licencing Review

Hi

With so many pubs closing down it its really important that the Victoria Stakes keeps it current licence unchanged. It is a popular and long established local pub that I frequently visit and walk passed in the evening. It is very well run and I have never experienced any excessive noise or anti- social behaviour. Several young people I know got their first job working there and it would be very sad to deprive others of that opportunity.

I do not believe there has been a failure to uphold the licensing objective of prevention of public nuisance and it should continue to operate with the current licence.

Thanks

John Collingwood

XXXXXXXXXXXX

Sent from [Outlook for Android](#)

From: XXXXXXXXXXXX

Sent: 17 December 2025 18:27

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

Subject: Licensing review Victoria Stakes, N8

Dear sir/madam,

It has come to my attention that the Victoria Stakes pub's licence is under review. Although I have been unable to find the specific nature of the review as this was not listed on your website, I would like to offer my opinion to the consultation process.

As a local resident (XXXXXXXXXX) I have been a regular customer at the Victoria Stakes for many years, including many recent visits. I have always found the atmosphere to be friendly, the service excellent and have never witnessed any behaviour that feels in any way uncomfortable. It does not seem to present any obvious danger to the area, and in fact is an important and valued asset to the local community.

I would therefore in general oppose a change to its licence which may jeopardise its continued operation.

Yours faithfully,
C Jacobs

Sent from my iPhone

From: XXXXXXXXXXXX
Sent: 17 December 2025 18:29
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Premises Licence

Hi there

I am a Crouch End resident writing in support of the Victoria Stakes who I believe are facing a challenge to their premises licensing.

I held my significant birthday celebrations at the pub, it holds a very special place in the area and it's a really important part of local Crouch End / Muswell Hill culture.

I am not aware of any issues caused by the pub - it is in fact a very much valued and central hub for the community - there is no negative impact to the locality in fact it is the opposite.

I believe that the review application should be dismissed and that the premises licence should continue on its present terms.

Thank you

Sam James
XXXXXXXXXX

From: XXXXXXXXXXXX
Sent: 17 December 2025 18:31
To: Licensing <Licensing@haringey.gov.uk>
Subject: Re: The Victoria Stakes, Muswell Hill

I'm just following up my email from yesterday which gave my support for the Victoria Stakes pub,

Since then I have been talking to and emailing various neighbours and have found out more information. I now understand the main complaint against the current managers of the Victoria Stakes is about noise - music and functions like weddings with lots of people - at the back of the pub in 'the Yard'. In my experience this area has been solely used as a dining area.

I have not been affected personally by the noise but if functions are being on at the back involving loud music I can understand that this would be a significant nuisance

for close neighbours. Furthermore, I have been informed by two separate sources that the manager of the pub is rude, unpleasant and abusive when approached with concerns about the way the pub is being run. If true, this is obviously unacceptable.

Kind regards,

John Cotterell

I just wanted to temper my previous wholehearted support for the pub.

On Tue, 16 Dec 2025 at 10:20, John Cotterell <jscotterell@gmail.com> wrote:

I am writing as a local resident of over 20 years to fully support the Victoria Stakes pub.

I understand that complaints have been received about the pub. I live only a couple of hundred metres from the Victoria Stakes, and have been going there with family and friends to eat and drink for many years.

I can honestly say I have never known the pub to have been the cause of any crime or public disorder. I am not aware that it has ever negatively impacted the neighborhood and, in fact, it is a very positive asset for the community. I certainly do not think the pub has endangered children nor been a threat to local safety.

Feel free to contact me directly if you would like to discuss this further.

King regards,

John Cotterell
XXXXXXXXXXXX

XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 17 December 2025 20:08

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

Subject: Victoria Stakes licensing review

To whom it may concern,

I'm writing to share my support for the Victoria Stakes pub and disagreement with the idea that they are failing to prevent public nuisance.

As a local, I have regularly visited the Victoria Stakes for years. I have always found it to be a friendly, welcoming pub with a strong community feeling. There is not a culture of rowdy behaviour and I have never seen anyone causing a nuisance.

It would be a real shame to limit the licensing (and potentially the viability) of a great third space in our community, particularly if the concerns are based on a small number of neighbours with unreasonable expectations of the realities of choosing to live near a pub.

I hope you will take this into consideration and thank you for reading.

Eleanor Bridger-Wilkinson, XXXXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 17 December 2025 20:14

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

Subject: Victoria stakes

To whom it may concern,

I write to you concerning the victoria stakes pub. I have lived in the area for over 5 years and have always found the pub a lovely, welcoming hub of the community. I have regularly visited the pub to read my book and/or decompress from busy days. As a person of colour I have always felt welcome, safe and part of the community as a result.

In all my years visiting I have never witnessed crime, disorder or antisocial behaviour from any patrons. I have regularly taken my nephews for Sunday lunch due to the great service of all the staff, alongside the safe, welcome environment they nurture. Any attempt to shut down this established pub will be a huge loss to not only hornsey but also harringay as a whole.

Kind regards,

Aran Uppal

XXXXXXXXXX

From: XXXXXXXXXXXX

Sent: 17 December 2025 21:10

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

Subject: Victoria Stakes

Re the investigation into the value of The Victoria Stakes Pub.

It has been and continues to be a very well run and friendly place and the many years me and my friends and family have been going there we have always enjoyed the friendly pleasant atmosphere and the service and care for staff as well as customers. It would be a great shame if we'd loose this very well placed community licenced friendly public facility. Barry Hope (local resident)

Sent from my iPhone

From: XXXXXXXXXXXX

Sent: 17 December 2025 22:07

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

Subject: The Victoria Stakes

I understand Haringey is undertaking a review of the Stakes license.

I want to voice my support for this very important social, community centre. I have lived in The Chine, within 5 minutes walking distance, for nearly 70 years & the Stakes has been, & I hope always will be, a place of good company, excellent beer, great food & a very welcoming atmosphere. At a time when pubs & places of hospitality are under enormous pressure, & closing - to the detriment of their community- it is so important we support those doing their utmost to stay open & remain an integral part of the neighbourhood.

I hope your committee agrees!

Jan Hall

XXXXXXXXXX

Sent from my iPhone

From: XXXXXXXXXXXX

Sent: 17 December 2025 22:29

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

Subject: The Victoria Stakes

Hello I am writing to the licensing panel to draw your attention to some very positive experience that I have personally experienced in my dealings with the pub.

In 2018 my stepson Reuben was given a job working behind the bar as a trainee waiter, and bar worker during the summer. As the new academic year approached, his colleagues who were also working in the pub, gaining valuable work experience, started to return to university and sixth form and Reuben found himself busier than ever, helping out the assistant manager at another pub owned by the landlord in Kentish Town. Reuben became the assistant manager and then the landlord in the space of a few months. The Moscow World Cup followed and Reuben turned the new pub around and had found his feet in the world of hospitality, and he continues to work in the business with his own pub now, The Grafton in NW5, recently frequented by the Prime Minister no less, to whom Reuben has spoken on the subject of beer and Arsenal football club.

I regularly use the Victoria Stakes to this day. Not only does it provide opportunities for experience and advancement in a career, but it serves the local community very well indeed, and I have never had a negative experience with the landlord or customers who are served there, neither have I been disturbed by the activities of the business.

I would be very disappointed and cross if the pub were not granted a licence to operate in future, it is a valuable community asset and an oasis of proper catering and hospitality in a desert of small business, where they are closing weekly.

I can be contacted by any officer from the council to discuss my statement above. I live locally and my address is:

XXXXXXXXXX

M: XXXXXXXXXXX

Yours etc

David Scott

From: XXXXXXXXXXX

Sent: 17 December 2025 15:17

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

Subject: Victoria Stakes

Dear sir / madam,

The Victoria Stakes is a wonderful pub, and a great asset to those locally and those who come from afar.

I live in nearby XXXXXXXXXXX and often drop in for an early evening drink. I am 70 years old and the pub has been part of my whole life. Indeed I worked there for a few weeks when I was a student.

At a time of national crisis for pubs, when eight a week are closing, I would have thought that this is the time, more than ever to support them.

The Victoria Stakes has never disturbed me in any way. I know of nobody it has disturbed.

Yours sincerely

Richard Williams

XXXXXXXXXX

From: XXXXXXXXXXX

Sent: 17 December 2025 23:58

To: Licensing <Licensing@haringey.gov.uk>
Subject: The Victoria stakes pub

To whom it may concern

I wish to express my support and loyalty to the Victoria stakes pub, N8.
It's a friendly local with warm, welcoming staff, a great selection of drinks and food and a lovely back garden area that always welcomes dogs and kids.
We treasure this local gem and visit regularly, often to just have a bite to eat and a catch up with mates.
We offer our heartfelt support for this establishment.

Joan Walker

Sent from somewhere lovely



LICENSING ACT 2003 - REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Committee.

Personal Details
Name Richard Harris
Address XXXXXXXXXXXX
Postcode XXXXX

Licence application you wish to make a representation on
<i>You do not need to answer all of the questions in this section, but please give as much information as you can:</i>
Application Number.....
Name of Licensee.....
Name of Premises (if applicable)...Victoria Stakes pub
Premises Address (where the Licence will take effect)..... 1 Muswell Hill, London
Postcode...N10 3TH

Reason/s for representation
<i>Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives. Any representations that are considered to be vexatious or frivolous will not be considered (please see Haringey Council's leaflet Variations, Representations and Appeals for Premises Licences and Club Premises Certificates).</i>
<i>Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.</i>

<p>The Prevention of Crime and Disorder</p> <p>Not at issue.</p>
<p>Public Safety</p> <p>Not at issue.</p>
<p>The Prevention of Public Nuisance</p> <p>This establishment is one of the few pubs I have used without hesitation over several years. I cannot recall a single visit there which gave rise to concern about nuisance of any kind. The food, the service, the atmosphere have been exemplary. As regards the disagreeable noise of passing road traffic, its location is not ideal but that, no doubt, has become worse over the past decades and can hardly be laid at the door of the pub.</p>
<p>The Protection of Children from Harm</p> <p>Not at issue.</p>

I, Richard Harris, hereby declare that all information I have given is true.

Date: 16th December 2025

Please email the completed form to licensing@haringey.gov.uk.

Not wishing to appear legalistic but I note that the much venerated Lord Denning said this:
 "a public nuisance is a nuisance which is so widespread in its range or so indiscriminate in its effect that it would not be reasonable to expect one person to take proceedings on his own responsibility to put a stop to it, but that it should be taken on the responsibility of the community at large."
 It is hard to believe that anything that is alleged to have happened at the Victoria Stakes comes close to meeting this definition. On the contrary, it is the kind of place that has a wide local following and attracts universal applause and affection.

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Appendix F

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APP F

From: Antony Fenner <Antony.Fenner@haringey.gov.uk>
Sent: 04 December 2025 12:17
To: Craig Bellringer <Craig.Bellringer@haringey.gov.uk>; Licensing <Licensing@haringey.gov.uk>
Subject: Planning enforcement update - Victoria Stakes

Hi Craig, Licensing, please see update below.

From: Antony Fenner
Sent: 04 December 2025 12:16
To: 'Oonagh Shiel'
Subject: Victoria Stakes - Planning Enforcement Update

Dear Oonagh,

The operators have now applied for a Lawful Development Certificate, as they are of the view that they have been in breach of the condition prohibiting music for 10 years or more.

It is not on the public register for you to view yet, but it will be under reference HGY/2025/3272 if you wish to comment.

Representations will be assessed by my colleagues in the 'Development Management' department.

I have also I have reminded the operators of the need to comply with the other conditions such as condition 3.

3. The covered dining area hereby authorised shall not be used before 0800 or after 2300 hours on any day.
3. Reason: In order to minimise loss of amenity to occupiers of adjacent properties.

Given their position, I will need to wait for the outcome of the pending decision before consideration further action in relation to condition 4.

Regards,

Antony Fenner | Deputy Team Manager: Planning Enforcement & Appeals Team
(& Building Standards) | Environment and Resident Experience | Haringey Council

Alexandra House (5th Floor), 10 Station Road, London, N22 7TR

www.haringey.gov.uk/planning-and-building-control/planning

Appendix G

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Environmental Services

639 High Road, Tottenham, London, N17 8BD
Tel: 020 8489 0000
Fax: 020 8489 5220
Minicom: 020 8489 5549

Planning & Environmental Control Service

To

The Crawford Partnership
17 Redston Road
London
N8 7HL

On behalf of

Mr Jason White
1 Muswell Hill
London
N10 3TH

Planning Application Reference No. **HGY/2002/0915**

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)

NOTICE OF PLANNING PERMISSION

Location: **Victoria Stakes Public House 1 Muswell Hill N10**

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

In pursuance of their powers under the above Act, the London Borough of Haringey as local planning authority hereby **PERMIT** for the above development in accordance with the application dated 19/06/2002 and drawings nos. 2002/056 & 2002/000:000.

SEE SCHEDULE OF CONDITIONS

Paul Tomkins

Head of Development Control West

Planning and Environmental Control Service

20/11/2002

- NOTE:
1. Attention is particularly drawn to the schedule AP1 attached to the notice which sets out the rights of Applicants who are aggrieved by the decisions of the Local Planning Authority.
 2. This decision does not purport to convey any approval or consent which may be required under the Building Regulations 1991, any byelaws or any enactment other than the Town and Country Planning Act 1990.

FULGW
West Decision Notice
Full permission

DIRECTOR Peter Norton

ASSISTANT DIRECTOR - PLANNING & ENVIRONMENTAL CONTROL Shifa Mustafa

HGY/2002/0915

The following conditions have been applied to this consent and these conditions must be complied with

1. The development hereby authorised must be begun not later than the expiration of 5 years from the date of this permission, failing which the permission shall be of no effect.
1. Reason: This condition is imposed by virtue of Section 91 of the Town & Country Planning Act 1990 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
2. Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

3. The covered dining area hereby authorised shall not be used before 0800 or after 2300 hours on any day.
3. Reason: In order to minimise loss of amenity to occupiers of adjacent properties.

4. No live or amplified music shall be played within the covered dining area at any time.
4. Reason: In order to minimise any loss of amenity to occupiers of adjacent properties.

5. The roof structure hereby permitted shall not contain any openings or vents.
5. Reason: In order to prevent the transmission of airborne noise which would cause disturbance to occupiers of nearby residential premises.

6. The covered dining area hereby permitted shall not be used other than as an ancillary use to the Victoria Stakes public house.
6. Reason: In order to prevent the establishment of a separate restaurant business which by reason of intensification of use and attraction of traffic would be detrimental to the amenities of occupiers of nearby residential properties.

7. Details, including samples, of materials to be used in the cladding of the roof above the covered dining area, and detailed drawings showing the means of enclosure of the eastern elevation of the covered dining area, and the design of any gates on this eastern elevation, shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
7. Reason: In order that the Council may be satisfied as to the external appearance of the development, which is within the Muswell Hill Conservation Area.

8. Detailed drawings showing the position and external appearance of any extract flue on the rear of the public house building shall be submitted to and approved by the Local Planning Authority prior to the commencement of development.
8. Reason: In order not to detract from the external appearance of the premises.

9. Detailed drawings of the method of affixing cladding on the north elevation of the site, at its junction with the existing two storey brick building on the north boundary, including means of sealing up any openings on this boundary, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.
9. Reason: In order not to detract from the amenity of nearby residents.

FULGW
West Decision Notice
Full permission

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

20/11/2002

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Appendix H

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APP H

From: Oonagh Shiel <
Sent: 30 December 2025 17:10
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; Cllr Cathy Brennan
<Cathy.Brennan@haringey.gov.uk>
Subject: Re: Victoria Stakes

Dear Daliah,

I am writing to provide a brief factual summary of the meeting that took place at 3.10pm on Monday, 29 December 2025, in relation to the ongoing premises licence review of the Victoria Stakes.

The meeting involved a discussion of the licence review. The premises' representative set out their position that continued use of the covered dining area, including background music until 11pm, is important to the operation of the business.

I explained the proximity of my home to the covered dining area (approximately 2-3 feet, separated by a thin, wooden fence), the intensity of use of that space and the ongoing impact on my home. I also explained that, in my experience, informal assurances have not been reliable and that clear and enforceable licence conditions are needed in light of the history and proximity involved.

No agreement was reached.

Best wishes

Oonagh

On Mon, Dec 29, 2025 at 2:55 PM Daliah Barrett <Daliah.Barrett@haringey.gov.uk> wrote:

Dear All

Please update on the outcome of the meeting, I am unable to log on as I have another appointment.

Regards

Daliah Barrett

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Appendix I

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APP I

From: Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>
Sent: 03 January 2026 11:54
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>
Subject: Fw: summary of call

Dear Daliah,

I received this email and attachment from Oonagh Shiel the day after our meeting with the pub manager and lawyer. It includes a recording taken from upstairs in Oonagh's house. The noise would obviously be much louder downstairs, below the glass roof, where there is only a low, flimsy wooden fence and air and no other sound barrier to prevent noise carrying. I have discussed with Oonagh in the past that the pub is, inside, a quite sophisticated and family friendly venue. We wondered whether more rowdy people are being encouraged to go outside. I have certainly never seen behaviour as shown in the attachment inside this pub, unless the atmosphere has drastically changed with the change of management.

If Oonagh's email and attachment could be shared to the Committee, I think it speaks for itself and Oonagh is happy for that to be done. I suggested to management that the area should be used as a 'quiet area' which this behaviour does not fit.

I would like to share the attachment with Niall McCann so that he is aware of what Oonagh is talking about prior to the committee. Oonagh is fine with me doing so. Would that be ok?

With kind regards,

Cathy Brennan

Labour Councillor for Muswell Hill

Vice-Chair of Audit Committee

Planning Committee Member

Adults Health and Social Care Scrutiny Panel Member

Sent from [Outlook for Android](#)

Appendix J

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APPENDIX - D

11. Reviews

The review process

11.1 The proceedings set out in the 2003 Act for reviewing premises licences and club premises certificates represent a key protection for the community where problems associated with the licensing objectives occur after the grant or variation of a premises licence or club premises certificate.

11.2 At any stage, following the grant of a premises licence or club premises certificate, a responsible authority, or any other person, may ask the licensing authority to review the licence or certificate because of a matter arising at the premises in connection with any of the four licensing objectives.

11.3 An application for review may be made electronically, provided that the licensing authority agrees and the applicant submits a subsequent hard copy of the application, if the licensing authority requires one. The licensing authority may also agree in advance that the application need not be given in hard copy. However, these applications are outside the formal electronic application process and may not be submitted via GOV.UK or the licensing authority's electronic facility. The applicant must give notice of the review application to the responsible authorities and holder of the licence or certificate. The licensing authority is required to advertise a review application.

11.4 In addition, the licensing authority must review a licence if the premises to which it relates was made the subject of a closure order by the police based on nuisance or disorder and the magistrates' court has sent the authority the relevant notice of its determination, or if the police have made an application for summary review on the basis that premises are associated with serious crime and/or disorder.

11.5 Any responsible authority under the 2003 Act may apply for a review of a premises licence or club premises certificate. Therefore, the relevant licensing authority may apply for a review if it is concerned about licensed activities at premises and wants to intervene early without waiting for representations from other persons. However, it is not expected that licensing authorities should normally act as responsible authorities in applying for reviews on behalf of other persons, such as local residents or community groups. These individuals or groups are entitled to apply for a review for a licence or certificate in their own right if they have grounds to do so. It is also reasonable for licensing authorities to expect other responsible authorities to intervene where the basis for the intervention falls within the remit of that other authority. For example, the police should take appropriate steps where the basis for the review is concern about crime and disorder or the sexual exploitation of children. Likewise, where there are concerns about noise nuisance, it is reasonable to expect the local authority exercising environmental health functions for the area in which the premises are situated to make the application for review.

11.6 Where the relevant licensing authority does act as a responsible authority and applies for a review, it is important that a separation of responsibilities is still achieved in this process to ensure procedural fairness and eliminate conflicts of interest. As outlined previously in Chapter 9 of this Guidance, the distinct functions of acting as licensing authority and responsible authority should be exercised by different officials to ensure a separation of responsibilities. Further information on how licensing authorities should achieve this separation of responsibilities can be found in Chapter 9, paragraphs 9.13 to 9.19 of this Guidance.

11.7 In every case, any application for a review must relate to particular premises in respect of which there is a premises licence or club premises certificate and must be relevant to the promotion of one or more of the licensing objectives. Following the grant or variation of a licence or certificate, a complaint regarding a general issue in the local area relating to the licensing objectives, such as a general (crime and disorder) situation in a town centre, should generally not be regarded as relevant unless it can be positively tied or linked by a causal connection to particular premises, which would allow for a proper review of the licence or certificate. For instance, a geographic cluster of complaints, including along transport routes related to an individual public house and its closing time, could give grounds for a review of an existing licence as well as direct incidents of crime and disorder around a particular public house.

11.8 Where a licensing authority receives a geographic cluster of complaints, consideration may be given as whether these issues are the result of the cumulative impact of licensed premises within the area concerned. In such circumstances, the licensing authority may be asked to consider whether it would be appropriate to publish a cumulative impact assessment. Further guidance on cumulative impact assessments can be found in Chapter 14 of this Guidance.

11.9 Responsible authorities and other persons may make representations in respect of an application to review a premises licence or club premises certificate. They must be relevant (i.e., relate to one or more of the licensing objectives) and, in the case of other persons, must not be frivolous or vexatious. Representations must be made in writing and may be amplified at the subsequent hearing or may stand in their own right. Additional representations which do not amount to an amplification of the original representation may not be made at the hearing. Representations may be made electronically, provided the licensing authority agrees and the applicant submits a subsequent hard copy, unless the licensing authority waives this requirement.

11.10 Where authorised persons and responsible authorities have concerns about problems identified at premises, it is good practice for them to give licence holders early warning of their concerns and the need for improvement, and where possible they should advise the licence or certificate holder of the steps they need to take to address those concerns. A failure by the holder to respond to such warnings is expected to lead to a decision to apply for a review. Co-operation at a local level in promoting the licensing objectives should be encouraged and reviews should not be used to undermine this co- operation.

11.11 If the application for a review has been made by a person other than a responsible authority (for example, a local resident, residents' association, local business or trade association), before taking action the licensing authority must first consider whether the complaint being made is relevant, frivolous, vexatious or repetitious. Further guidance on determining whether a representation is frivolous or vexatious can be found in Chapter 9 of this Guidance (paragraphs 9.4 to 9.10).

Repetitious grounds of review

11.12 A repetitious ground is one that is identical or substantially similar to:

- a ground for review specified in an earlier application for review made in relation to the same premises licence or certificate which has already been determined; or
- representations considered by the licensing authority when the premises licence or certificate was granted; or
- representations which would have been made when the application for the premises licence was first made and which were excluded then by reason of the prior issue of a provisional statement; and, in addition to the above grounds, a reasonable interval has not elapsed since that earlier review or grant.

11.13 Licensing authorities are expected to be aware of the need to prevent attempts to review licences merely as a further means of challenging the grant of the licence following the failure of representations to persuade the licensing authority on an earlier occasion. It is for licensing authorities themselves to judge what should be regarded as a reasonable interval in these circumstances. However, it is recommended that more than one review originating from a person other than a responsible authority in relation to a particular premises should not be permitted within a 12 month period on similar grounds save in compelling circumstances or where it arises following a closure order or illegal working compliance order.

11.14 The exclusion of a complaint on the grounds that it is repetitious does not apply to responsible authorities which may make more than one application for a review of a licence or certificate within a 12 month period.

11.15 When a licensing authority receives an application for a review from a responsible authority or any other person, or in accordance with the closure procedures described in Part 8 of the 2003 Act (for example, closure orders), it must arrange a hearing. The arrangements for the hearing must follow the provisions set out in regulations. These regulations are published on the Government's legislation website www.legislation.gov.uk. It is particularly important that the premises licence holder is made fully aware of any representations made in respect of the premises, any evidence supporting the representations and that the holder or the holder's legal representative has therefore been able to prepare a response.

Powers of a licensing authority on the determination of a review

11.16 The 2003 Act provides a range of powers for the licensing authority which it may exercise on determining a review where it considers them appropriate for the promotion of the licensing objectives.

11.17 The licensing authority may decide that the review does not require it to take any further steps appropriate to promoting the licensing objectives. In addition, there is nothing to prevent a licensing authority issuing an informal warning to the licence holder and/or to recommend improvement within a particular period of time. It is expected that licensing authorities will regard such informal warnings as an important mechanism for ensuring that the licensing objectives are effectively promoted and that warnings should be issued in writing to the licence holder.

11.18 However, where responsible authorities such as the police or environmental health officers have already issued warnings requiring improvement – either orally or in writing – that have failed as part of their own stepped approach to address concerns, licensing authorities should not merely repeat that approach and should take this into account when considering what further action is appropriate. Similarly, licensing authorities may take into account any civil immigration penalties which a licence holder has been required to pay for employing an illegal worker.

11.19 Where the licensing authority considers that action under its statutory powers is appropriate, it may take any of the following steps:

- modify the conditions of the premises licence (which includes adding new conditions or any alteration or omission of an existing condition), for example, by reducing the hours of opening or by requiring door supervisors at particular times;
- exclude a licensable activity from the scope of the licence, for example, to exclude the performance of live music or playing of recorded music (where it is not within the incidental live and recorded music exemption)^{[footnote 10](#)};
- remove the designated premises supervisor, for example, because they consider that the problems are the result of poor management;
- suspend the licence for a period not exceeding three months;
- revoke the licence.

11.20 In deciding which of these powers to invoke, it is expected that licensing authorities should so far as possible seek to establish the cause or causes of the concerns that the representations identify. The remedial action taken should generally be directed at these causes and should always be no more than an appropriate and proportionate response to address the causes of concern that instigated the review.

11.21 For example, licensing authorities should be alive to the possibility that the removal and replacement of the designated premises supervisor may be sufficient to remedy a problem where the cause of the identified problem directly relates to poor management decisions made by that individual.

11.22 Equally, it may emerge that poor management is a direct reflection of poor company practice or policy and the mere removal of the designated premises supervisor may be an inadequate response to the problems presented. Indeed, where subsequent review hearings are generated, it should be rare merely to remove a succession of designated premises supervisors as this would be a clear indication of deeper problems that impact upon the licensing objectives.

11.23 Licensing authorities should also note that modifications of conditions and exclusions of licensable activities may be imposed either permanently or for a temporary period of up to three months. Temporary changes or suspension of the licence for up to three months could impact on the business holding the licence financially and would only be expected to be pursued as an appropriate means of promoting the licensing objectives or preventing illegal working. So, for instance, a licence could be suspended for a weekend as a means of deterring the holder from allowing the problems that gave rise to the review to happen again. However, it will always be important that any detrimental financial impact that may result from a licensing authority's decision is appropriate and proportionate to the promotion of the licensing objectives and for the prevention of illegal working in licensed premises. But where premises are found to be trading irresponsibly, the licensing authority should not hesitate, where appropriate to do so, to take tough action to tackle the problems at the premises and, where other measures are deemed insufficient, to revoke the licence.

Reviews arising in connection with crime

11.24 A number of reviews may arise in connection with crime that is not directly connected with licensable activities. For example, reviews may arise because of drugs problems at the premises, money laundering by criminal gangs, the sale of contraband or stolen goods, the sale of firearms, or the sexual exploitation of children. Licensing authorities do not have the power to judge the criminality or otherwise of any issue. This is a matter for the courts. The licensing authority's role when determining such a review is not therefore to establish the guilt or innocence of any individual but to ensure the promotion of the crime prevention objective.

11.25 Reviews are part of the regulatory process introduced by the 2003 Act and they are not part of criminal law and procedure. There is, therefore, no reason why representations giving rise to a review of a premises licence need be delayed pending the outcome of any criminal proceedings. Some reviews will arise after the conviction in the criminal courts of certain individuals, but not all. In any case, it is for the licensing authority to determine whether the problems associated with the alleged crimes are taking place on the premises and affecting the promotion of the licensing objectives. Where a review follows a conviction, it would also not be for the licensing authority to attempt to go beyond any finding by the courts, which should be treated as a matter of undisputed evidence before them.

11.26 Where the licensing authority is conducting a review on the grounds that the premises have been used for criminal purposes, its role is solely to determine what steps should be taken in connection with the premises licence, for the promotion of the crime prevention objective. It is important to recognise that certain criminal activity or associated problems may be taking place or have taken place despite the

best efforts of the licence holder and the staff working at the premises and despite full compliance with the conditions attached to the licence. In such circumstances, the licensing authority is still empowered to take any appropriate steps to remedy the problems. The licensing authority's duty is to take steps with a view to the promotion of the licensing objectives and the prevention of illegal working in the interests of the wider community and not those of the individual licence holder.

11.27 There is certain criminal activity that may arise in connection with licensed premises which should be treated particularly seriously. These are the use of the licensed premises:

- for the sale and distribution of drugs controlled under the Misuse of Drugs Act 1971 and the laundering of the proceeds of drugs crime;
- for the sale and distribution of illegal firearms;
- for the evasion of copyright in respect of pirated or unlicensed films and music, which does considerable damage to the industries affected;
- for the illegal purchase and consumption of alcohol by minors which impacts on the health, educational attainment, employment prospects and propensity for crime of young people;
- for prostitution or the sale of unlawful pornography;
- by organised groups of paedophiles to groom children;
- as the base for the organisation of criminal activity, particularly by gangs;
- for the organisation of racist activity or the promotion of racist attacks;
- for employing a person who is disqualified from that work by reason of their immigration status in the UK;
- for unlawful gambling; and
- for the sale or storage of smuggled tobacco and alcohol.

11.28 It is envisaged that licensing authorities, the police, the Home Office (Immigration Enforcement) and other law enforcement agencies, which are responsible authorities, will use the review procedures effectively to deter such activities and crime. Where reviews arise and the licensing authority determines that the crime prevention objective is being undermined through the premises being used to further crimes, it is expected that revocation of the licence – even in the first instance – should be seriously considered.

Review of a premises licence following closure order or illegal working compliance order

11.29 Licensing authorities are subject to certain timescales, set out in the legislation, for the review of a premises licence following a closure order under section 80 of the Anti-social Behaviour, Crime and Policing Act 2014 or an illegal working compliance order under section 38 of and Schedule 6 to the Immigration Act 2016. The relevant time periods run concurrently and are as follows:

- when the licensing authority receives notice that a magistrates' court has made a closure order it has 28 days to determine the licence review – the determination must be made before the expiry of the 28th day after the day on which the notice is received;
- the hearing must be held within ten working days, the first of which is the day after the day the notice from the magistrates' court is received;
- notice of the hearing must be given no later than five working days before the first hearing day (there must be five clear working days between the giving of the notice and the start of the hearing).

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Report for: Licensing Sub Committee 15th January 2026

Item number: 7

Title: Application for a Variation of a Premises Licence at: Tottenham Post Office, 824-828 High Road, Tottenham, London, N17 0EZ

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

Ward(s) affected: Northumberland Park

Report for Key/Non-Key Decision: Not applicable

1. Describe the issue under consideration.

1.1 The application is submitted by Trinetra Food Ltd (Director -Pankajkumar Kanani) to extend the times for alcohol sales: (copy of the application is at App A)

1.2 The application seeks the following:

Sale of Alcohol
Monday to Sunday **0700 to 0200 hours**

Supply of alcohol **OFF** the premises.

Hours open to Public
Monday to Sunday **0700 to 0200 hours**

1.4 Representations have been received from:

Representation from Noise RA – App B
Met Police - App C
Residents – App D

1.5 Recommendation

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.

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.

2 Background

2.1 The premises is located in a terrace of shops with residential above. The premises is situated in an area that is currently under special measures due to the level of anti social behaviour taking place, including street drinking. The measures are led by the Police under Clear , Hold, Build. The first phase is 'Clear' which aims to clear a particular area of

gangs and organised crime. This can include a range of tactics such as high visibility patrols, community and local business engagement, use of covert tactics and legislative powers open to both police and council enforcement officers.

The second phase is 'Hold', which uses planned interventions to stop any further organised crime or criminality filling the vacuum created by the clear operations.

The third and final phase is 'Build' which brings together multiple agencies, organisations and third sector charities, with the police and council to rejuvenate the area. The local operation is focusing in and around Northumberland Park and the aim is to return it to a location which residents, businesses and visitors can enjoy.

3 Licensing Policy

- 3.1 The committee will also wish to be aware of the guidance issued under section 182 of the Licensing Act 2003. Licensing is about regulating the provision of licensable activities on licensed premises, by qualifying clubs and at temporary events within the terms of the Licensing Act 2003. The terms and conditions attached to various permissions are focused on matters which are within the control of individual licensees and others granted relevant permissions. Accordingly, these matters will centre on the premises and places being used for licensable activities and the vicinity of those premises and places.
- 3.2 The objective of the licensing process is to allow for the carrying on of licensable activities whilst promoting and upholding the licensing objectives the prevention of public nuisance, prevention of crime and disorder, public safety, and protection of children from harm. It is the Licensing Authority's wish to facilitate well run and managed premises with licence holders displaying sensitivity to the impact of the premises on local residents.
- 3.3 In considering licence applications, where relevant representations are made, this Licensing Authority will consider the adequacy of measures proposed to deal with the potential for public nuisance and/or public disorder having regard to all the circumstances of the case.
- 3.4 Where relevant representations are made, this authority will demand stricter conditions regarding noise control in areas that have denser residential accommodation, but this will not limit opening hours without regard for the individual merits of any application. This authority will consider each application and work with the parties concerned to ensure that adequate noise control measures are in place. Any action taken to promote the licensing objectives will be appropriate and proportionate.
- 3.5 This Licensing Authority in determining what action to take will seek to establish the cause of concern and any action taken will be directed at these causes. Any action taken to promote the licensing objectives will be appropriate and proportionate.
- 3.6 Also the Licensing Authority may not impose conditions unless its discretion has been exercised following receipt of relevant representations and it is satisfied as a result of the hearing that it is appropriate to impose conditions to promote one or more of the four licensing objectives. Therefore, conditions may not be imposed for the purpose other than promoting the licensing objectives and in some cases no additional conditions will be required.
- 3.7 In cases Members should make their decisions on the civil burden of proof, that is

the balance of probability.

- 3.8 Members should consider in all cases whether or not primary legislation is the appropriate method of regulation and should only consider licence conditions when the circumstances in their view are not already adequately covered elsewhere.
- 3.9 The Government has advised that conditions must be tailored to the individual type, location and characteristics of the premises and events concerned. Conditions cannot seek to manage the behaviour of customers once they are beyond the direct management of the licence holder and their staff.
The Councils Licensing policy expects applicants to address the licensing objectives and discuss how to do this with the relevant responsible authorities.

4 Licensing hours

- 4.1 Where relevant representations are made, the Council will consider the proposed hours on their individual merits. Notwithstanding this, the Council may require stricter conditions in areas that have denser residential accommodation to prevent public nuisance. The Council will endeavour to work with all parties concerned in such instances to ensure that adequate conditions are in place. The Council may restrict the hours that certain premises can offer alcohol for sale for consumption off the premises for preventing crime, disorder and nuisance.

5 Powers of a Licensing Authority

- 5.1 The decision should be made about the Secretary of the State's guidance and the Council's Statement of Licensing Policy under the Licensing Act 2003. Were 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.
- 5.2 The licensing authority's determination of this application is subject to a 21-day appeal period or if the decision is appealed the date of the appeal is determined and /or disposed of.

6 Other considerations

Section 17 of the Crime and Disorder Act 1998 states:

"Without prejudice to any other obligation imposed on it, it shall be the duty of each authority to which this section applies to exercise its various functions with due regard to the likely effect of the exercise of those function on, and the need to do all that it reasonably can prevent crime and disorder in its area".

6.1 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

7 Use of Appendices

**Appendix A - New Application.
Representation from Noise RA – App B**

Met Police – App C
Residents – App D
Background papers: Section 82 Guidance
Haringey Statement of Licensing policy

Appendix A

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Haringey
Application to vary a premises licence
Licensing Act 2003

For help contact
licensing@haringey.gov.uk
 Telephone: 020 8489 8232

* required information

Section 1 of 18

You can save the form at any time and resume it later. You do not need to be logged in when you resume.

System reference This is the unique reference for this application generated by the system.

Your reference You can put what you want here to help you track applications if you make lots of them. It is passed to the authority.

Are you an agent acting on behalf of the applicant?

☐ Yes ☒ No

Put "no" if you are applying on your own behalf or on behalf of a business you own or work for.

Applicant Details

* First name

* Family name

* E-mail

Main telephone number

Include country code.

Other telephone number

☒ Indicate here if you would prefer not to be contacted by telephone

Are you:

☒ Applying as a business or organisation, including as a sole trader
☐ Applying as an individual

A sole trader is a business owned by one person without any special legal structure. Applying as an individual means you are applying so you can be employed, or for some other personal reason, such as following a hobby.

Applicant Business

Is your business registered in the UK with Companies House? ☒ Yes ☐ No

Note: completing the Applicant Business section is optional in this form.

Registration number

Business name

If your business is registered, use its registered name.

VAT number

Put "none" if you are not registered for VAT.

Legal status

*Continued from previous page...*Your position in the business Home country

The country where the headquarters of your business is located.

Registered Address

Address registered with Companies House.

Building number or name **Section 2 of 18****APPLICATION DETAILS**

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence, you should make a new premises licence application under section 17 of the Licensing Act 2003.

I/we, as named in section 1, being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in section 2 below.

* Premises Licence Number

Are you able to provide a postal address, OS map reference or description of the premises?

☒ Address ☐ OS map reference ☐ Description
Postal Address Of PremisesBuilding number or name Street District City or town County or administrative area Postcode Country **Premises Contact Details**Telephone number

*Continued from previous page...*Non-domestic rateable
value of premises (£)

32,500

Section 3 of 18**VARIATION**Do you want the proposed
variation to have effect as
soon as possible?☒

Yes

☐

No

Do you want the proposed variation to have effect in relation to the
introduction of the late night levy?☒

Yes

☐

No

You do not have to pay a fee if the only
purpose of the variation for which you are
applying is to avoid becoming liable to the
late night levy.If your proposed variation
would mean that 5,000 or
more people are expected to
attend the premises at any
one time, state the number
expected to attend**Describe Briefly The Nature Of The Proposed Variation**Describe the premises. For example the type of premises, its general situation and layout and any other information which
could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to
provide a place for consumption of these off-supplies, you must include a description of where the place will be and its
proximity to the premises.

same business but requesting to keep open until 2am

Section 4 of 18**PROVISION OF PLAYS**[See guidance on regulated entertainment](#)Will the schedule to provide plays be subject to change if this application to
vary is successful?☐

Yes

☒

No

Section 5 of 18**PROVISION OF FILMS**[See guidance on regulated entertainment](#)Will the schedule to provide films be subject to change if this application to
vary is successful?☐

Yes

☒

No

Section 6 of 18**PROVISION OF INDOOR SPORTING EVENTS**

Continued from previous page...[See guidance on regulated entertainment](#)

Will the schedule to provide indoor sporting events be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF BOXING OR WRESTLING ENTERTAINMENTS

[See guidance on regulated entertainment](#)

Will the schedule to provide boxing or wrestling entertainments be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF LIVE MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide live music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 9 of 18

PROVISION OF RECORDED MUSIC

[See guidance on regulated entertainment](#)

Will the schedule to provide recorded music be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 10 of 18

PROVISION OF PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF ANYTHING OF A SIMILAR DESCRIPTION TO LIVE MUSIC, RECORDED MUSIC OR PERFORMANCES OF DANCE

[See guidance on regulated entertainment](#)

Will the schedule to provide anything similar to live music, recorded music or performances of dance be subject to change if this application to vary is successful?

☐ Yes ☒ No

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PROVISION OF LATE NIGHT REFRESHMENT

Continued from previous page...

Will the schedule to provide late night refreshment be subject to change if this application to vary is successful?

☐ Yes ☒ No

Section 13 of 18**SUPPLY OF ALCOHOL**

Will the schedule to supply alcohol be subject to change if this application to vary is successful?

☒ Yes ☐ No

Standard Days And Timings**MONDAY**Start End Start End

Provide 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.

TUESDAYStart End Start End **WEDNESDAY**Start End Start End **THURSDAY**Start End Start End **FRIDAY**Start End Start End **SATURDAY**Start End Start End **SUNDAY**Start End Start End

Continued from previous page...

Will the sale of alcohol be for consumption?

☐ On the premises ☒ Off the premises ☐ Both

If the sale of alcohol is for consumption on the premises select on, if the sale of alcohol is for consumption away from the premises select off. If the sale of alcohol is for consumption on the premises and away from the premises select both.

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

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

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

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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.

Provide 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, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups etc gambling machines etc.

NA

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HOURS PREMISES ARE OPEN TO THE PUBLIC

Standard Days And Timings

MONDAY

Start

End

Start

End

Provide 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.

TUESDAY

Start

End

Start

End

Continued from previous page...

WEDNESDAY

Start

End

Start

End

THURSDAY

Start

End

Start

End

FRIDAY

Start

End

Start

End

SATURDAY

Start

End

Start

End

SUNDAY

Start

End

Start

End

State any seasonal variations.

For example (but not exclusively) where the activity will occur on additional days during the summer months.

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.

For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.

Identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking.

☒ I have enclosed the premises licence

Continued from previous page...

☐ I have enclosed the relevant part of the premises licence

Reasons why I have failed to enclose the premises licence or relevant part of premises licence.

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LICENSING OBJECTIVES

Describe the steps you intend to take to promote the four licensing objectives:

a) General – all four licensing objectives (b,c,d,e)

List here steps you will take to promote all four licensing objectives together.

The premises will operate with well-trained staff who understand their responsibilities under the Licensing Act 2003. A trained and responsible DPS or personal licence holder will be present or contactable at all times alcohol is sold. Clear policies will be in place covering age verification, incident management, refusal of sales, and dealing with disorder. CCTV, staff vigilance, and strong management procedures will be used to ensure the premises operate safely and responsibly at all times, including late at night. The premises will cooperate fully with the Police, Licensing Authority and other responsible authorities.

b) The prevention of crime and disorder

A high-quality CCTV system will be in operation inside and outside the premises, recording 24 hours a day, with footage retained for a minimum of 31 days and made available to Police upon request. Staff will be trained to recognise and refuse service to anyone who is intoxicated or behaving in a disorderly manner. A refusals log and incident log will be kept and updated after each relevant incident. The premises will maintain good lighting at the entrance and around the shopfront to deter crime and anti-social behaviour. Alcohol will be stored behind the counter or in monitored areas to reduce theft.

c) Public safety

All aisles and exits will be kept clear and unobstructed at all times. Staff will be trained in emergency procedures, including evacuation and fire-safety measures. Any defective equipment, lighting, or hazards will be identified and repaired promptly. Safety signage and good lighting will be maintained throughout the premises, especially during late hours. The shop will operate with an appropriate number of staff during late-night hours to ensure safe supervision.

d) The prevention of public nuisance

No music or loud noise will be played that can be heard outside the premises. The area immediately outside the shop will be kept tidy, with regular checks to remove litter. Staff will monitor the front of the premises to prevent groups from gathering or creating noise during late-night hours.

e) The protection of children from harm

A strict Challenge 25 age-verification policy will be enforced. Staff will receive regular training on underage sales, fake IDs, and age-restricted products. A refusals register will be maintained and reviewed regularly by management. All alcohol will be displayed in clearly supervised areas of the store. Children will not be allowed to purchase any age-restricted products, and where necessary, staff will remind unaccompanied young persons of the law and act responsibly.

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NOTES ON REGULATED ENTERTAINMENT

Continued from previous page...

In terms of specific **regulated entertainments** please note that:

- Plays: no licence is required for performances between 08:00 and 23.00 on any day, provided that the audience does not exceed 500.
- Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
- Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
- Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
- Live music: no licence permission is required for:
 - o a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
- Recorded Music: no licence permission is required for:
 - o any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - o any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - o any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.

Continued from previous page...

- Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
- Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - o any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - o any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - o any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - o any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.

Section 18 of 18**PAYMENT DETAILS**

This fee must be paid to the authority. If you complete the application online, you must pay it by debit or credit card.

Variation Fees are determined by the non domestic rateable value of the premises.

To find out a premises non domestic rateable value go to the Valuation Office Agency site at http://www.voa.gov.uk/business_rates/index.htm

Band A - No RV to £4300	£100.00
Band B - £4301 to £33000	£190.00
Band C - £33001 to £8700	£315.00
Band D - £87001 to £12500	£450.00*
Band E - £125001 and over	£635.00*

*If the premises rateable value is in Bands D or E and the premises is primarily used for the consumption of alcohol on the premises then your are required to pay a higher fee

Band D - £87001 to £12500	£900.00
Band E - £125001 and over	£1,905.00

If you own a large premise you are subject to additional fees based upon the number in attendance at any one time

Capacity 5000-9999	£1,000.00
Capacity 10000 -14999	£2,000.00
Capacity 15000-19999	£4,000.00
Capacity 20000-29999	£8,000.00
Capacity 30000-39000	£16,000.00
Capacity 40000-49999	£24,000.00
Capacity 50000-59999	£32,000.00
Capacity 60000-69999	£40,000.00
Capacity 70000-79999	£48,000.00
Capacity 80000-89999	£56,000.00
Capacity 90000 and over	£64,000.00

The following credit or debit cards are accepted in Haringey:

Maestro - Mastercard Debit - Mastercard Credit - Solo - Visa Credit - Visa Debit (formerly Delta) and Visa Electron

We cannot accept liability if payment is refused or declined by the card supplier.

Due to end of day processing, this service will not be available between 10pm and 11pm every weekday evening (Mon- Fri).

Continued from previous page...

Users should note that any payments in process after the 10pm deadline need to be completed by 10.05pm

* Fee amount (£)

190.00

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.



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

This section should be completed by the applicant, unless you answered "Yes" to the question "Are you an agent acting on behalf of the applicant?"

* Full name

PANKAJKUMAR KANANI

* Capacity

DIRECTOR

* Date

17

/

11

/

2025

dd

mm

yyyy

Add another signatory

Once you're finished you need to do the following:

1. Save this form to your computer by clicking file/save as...

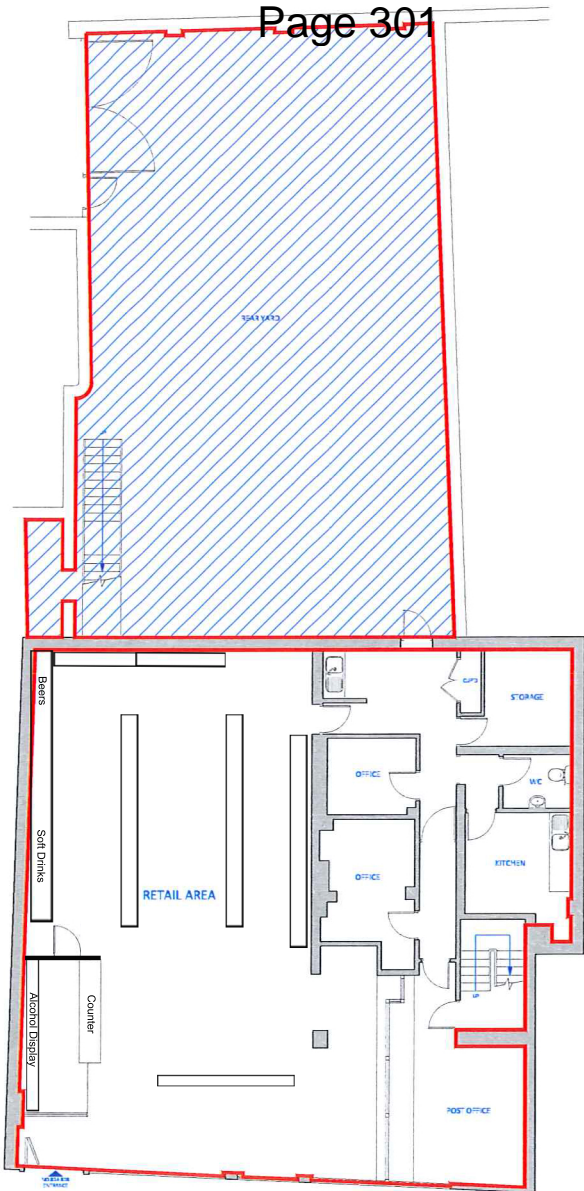
2. Go back to <https://www.gov.uk/apply-for-a-licence/premises-licence/haringey/change-1> to upload this file and continue with your application.

Don't forget to make sure you have all your supporting documentation to hand.

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

OFFICE USE ONLY	
Applicant reference number	<input type="text" value="Tottenham Post office"/>
Fee paid	<input type="text"/>
Payment provider reference	<input type="text"/>
ELMS Payment Reference	<input type="text"/>
Payment status	<input type="text"/>
Payment authorisation code	<input type="text"/>
Payment authorisation date	<input type="text"/>
Date and time submitted	<input type="text"/>
Approval deadline	<input type="text"/>
Error message	<input type="text"/>
Is Digitally signed	<input type="checkbox"/>

[1](#) [2](#) [3](#) [4](#) [5](#) [6](#) [7](#) [8](#) [9](#) [10](#) [11](#) [12](#) [13](#) [14](#) [15](#) [16](#) [17](#) [18](#) [Next >](#)



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PREMISES LICENCE**Receipt:** AG870335**Premises Licence Number:** LN/000006431*This Premises Licence has been issued by:*

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

Signature:**Date:** 17th June 2008
Transfer: 13th June 2025**Part 1 – PREMISES DETAILS****Postal Address of Premises or, if none, Ordnance Survey map reference or description:**

**TOTTENHAM POST OFFICE
824-828 HIGH ROAD
TOTTENHAM
LONDON
N17 0EZ**

Telephone: 020 8808 4104

Where the Licence is time limited, the dates:

Not applicable

Licensable activities authorised by the Licence:

Supply of Alcohol

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

Supply of Alcohol

Monday to Sunday 0700 to 0000**The opening hours of the premises:****Monday to Sunday 0700 to 0000****Where the Licence authorises supplies of alcohol whether these are on and/or off supplies:**Supply of alcohol for consumption **OFF** the premises only.

LICENSING ACT 2003
Sec 24

Part 2

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

Pankajkumar Kanani

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

Not applicable

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

Anit Patel

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

Licence number: DAC021067

Issued by: Decorum Borough Council

Annex 1 –Mandatory Conditions**Supply of alcohol.**

1. No supply of alcohol may be made under the premises licence;
 - (a) at a time when there is no designated premises supervisor in respect of the premises licence, or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (1) The premises licence holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

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

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

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

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

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

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

Where —

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

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

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

- (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
- (d) —relevant person^{ll} means, in relation to premises in respect of which there is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and
- (e) —valued added tax^{ll} means value added tax charged in accordance with the Value Added Tax Act 1994

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

Annex 1 –Mandatory Conditions

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

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

Door supervision.

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

Annex 2 – Conditions consistent with the Operating Schedule

There will be training of all staff on the premises to ensure that they understand and adhere to the law relating to the sale of alcohol.

THE PREVENTION OF CRIME AND DISORDER

CCTV will be installed and maintained so that it is fully operational at all times, and tapes to be kept in accordance with police guidelines.

Recordings to be kept for a minimum of 30 days and made available to Police and Council officers upon request

Alarm system will be in place.

Shutters will be fitted at front windows.

PUBLIC SAFETY

All staff trained to deal with any outbreak of fire at the premises.

Fire extinguishers will be installed and regularly serviced in accordance with fire authority guidelines.

Fire risk assessment and emergency plan will be completed.

THE PREVENTION OF PUBLIC NUISANCE

Anyone who is drunk or appears to be buying alcohol for someone who is drunk will be refused the sale of alcohol.

THE PROTECTION OF CHILDREN

Scheme 21 to be operated at all times, and all staff will be trained to accept only a proof of age (pass scheme).

ID card, passport or photo driving licence as acceptable forms of ID when selling alcohol to young people

Signs will be displayed at point of sale stating “No Proof of Age, No Sale “.

A refusal book will be kept at the premises and maintained at all times.

Annex 3 – Conditions attached after a hearing by the licensing authority**RESOLVED 15th September 2016**

The Committee resolved to modify the conditions on the licence to incorporate recommendations 1-10 of the report from the Responsible Authority for Trading Standards, as set out in page 23-24 of the agenda pack. These conditions were:

1. The Premises Licence Holder and Designated Premises Licence Holder shall ensure that alcohol is only purchased from an authorised wholesaler and shall produce receipts for the same upon request for inspection. (An authorised wholesaler means an established warehouse or trade outlet with a fixed address and not a van or street, even if they claim they are part of, or acting on behalf of, an authorised wholesaler who provides full itemised VAT receipts).
2. The Premises Licence Holder and Designated Premises Supervisor shall ensure persons responsible for purchasing alcohol do not take part in any stock swaps or lend or borrow any alcohol goods from any other sources unless the source is another venue owned and operated by the same company who also purchases their stock from an authorised wholesaler.
3. The Premises Licence Holder shall ensure all receipts for alcohol goods purchased include the following details:
 - i. Seller's name and address
 - ii. Seller's company details, if applicable
 - iii. Sellers's VAT detail, if applicable
 - iv. Vehicle registration details, if applicable
4. Legible copies of the documents referred to in Condition 3 above shall be retained on the premises and made available for inspection by Police and Authorised Council Officers on request.
5. Copies of the documents referred to in condition 3 above shall be retained on the premises for a period of not less than 12 months.
6. An ultra violet light shall be purchased and used at the store to check the authenticity of all stock purchased which bears a UK Duty Paid stamp.
7. Where the trader becomes aware that any alcohol may not be duty paid they shall inform the Council of this immediately.
8. All tobacco products which are not on the covered tobacco display cabinet shall be stored in a container clearly marked 'tobacco stock'. This container shall be kept within the store room or behind the sales counter.
9. Tobacco shall only be taken from the covered tobacco display cabinet behind the sales counter in order to make a sale.
10. Only products available for retail sale can be stored at the licensed premises.

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

The Committee took this decision because on the evidence before the Committee it was clear that activity had taken place which was inconsistent with the licensing objectives, in particular, the prevention of crime and disorder and the promotion of public safety.

The committee was satisfied that the activity which had resulted in the review application, was of a type which the guidance advises should be treated with particular seriousness. The Committee was satisfied that illicit tobacco was on the premises in quantities which would suggest that it was to be offered for sale rather than for purely promotional purposes.

The Committee concluded that there was a clear failure on the part of the Licence Holder to uphold and promote the licensing objectives of the prevention of crime and disorder and the promotion of public safety and had acted in a manner that was inconsistent with local licensing practice.

In view of the seriousness of the matter, The Committee considered suspending the licence but felt that it would not be proportionate to do so in the circumstances. The licence holder was therefore being given an opportunity to show that in future he would comply with his licence terms and conditions.

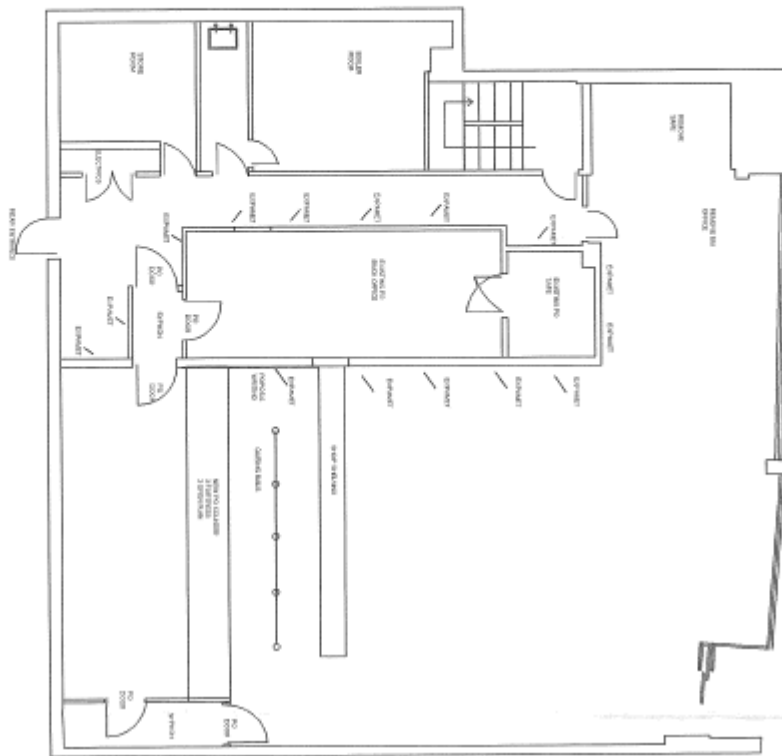
Informative

While the Committee has decided that it would give the licence holder a further chance to show that he would comply fully with the law and his obligations as a licence holder, the Committee wished to warn the licence holder that any repeat of these activities would not be viewed favourably. The licence holder is therefore put on notice that he is required to adhere fully to the licensing conditions at all times. The Committee approached it's enquires with an open mind and only made its decision after having heard from all parties.

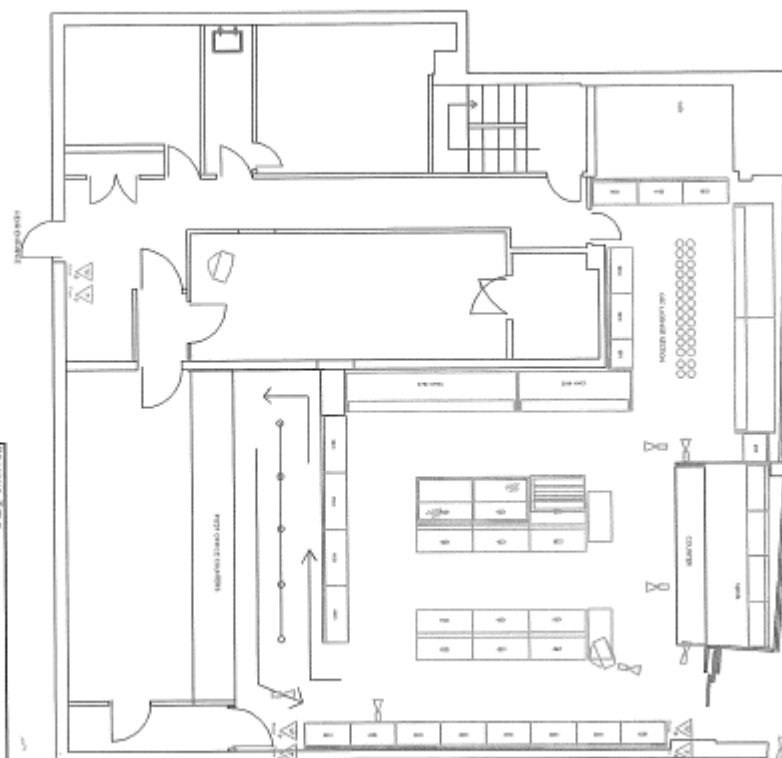
Annex 4 – Plans

THIS DRAWING MUST BE READ IN CONJUNCTION WITH COSTCUTTER SUPERMARKET GROUP LTD'S HEALTH AND SAFETY NOTES

PROPOSED POST OFFICE
LAYOUT AND SECURITY



PROPOSED RETAIL AND POST OFFICE LAYOUT



DRAWING TITLE

MR. N. A. K. K. K.
TOTTENHAM POST OFFICE
831, TOTTENHAM HIGH RD
N17 0EZ

SCALE

1:100 @ A3

DATE

DESIGN

REVISIONS

Costcutter
HARVEST FIELDS, COMPTONFIELD, DUNSTON, YORK, YO9
0N7

Appendix B

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Appendix B – Noise Rep

From: Craig Bellringer <Craig.Bellringer@haringey.gov.uk>

Sent: 17 December 2025 09:48

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

Subject: RE: FW: Application for a Variation of a Premises Licence- Tottenham Post Office, Post Office, 824-828 High Road, Tottenham, London, N17 0EZ (WK/642692)

Hi,

The application wasn't clear it was for event days and if so then the business could apply for TENS for the specific events they wish to stay open for.

As such my representation stands.

Regards

Craig Bellringer

Senior Noise and Nuisance Officer

Neighbourhoods & Environments



1st Floor, New River House, 225 High Road, London, N22 7TR

T.

M 07971367858

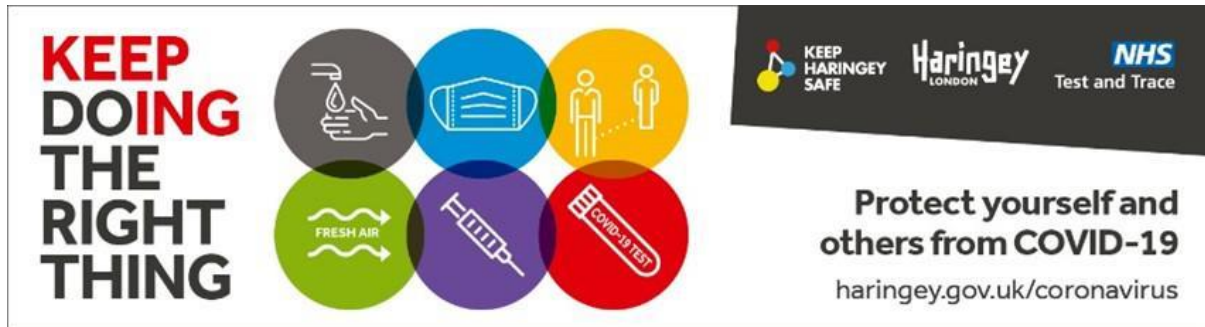
Craig.Bellringer@haringey.gov.uk

www.haringey.gov.uk

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

facebook.com/haringeycouncil

Please consider the environment before printing this email.



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

Sent: 16 December 2025 14:32

To: Craig Bellringer <Craig.Bellringer@haringey.gov.uk>

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

Subject: RE: FW: Application for a Variation of a Premises Licence- Tottenham Post Office, Post Office, 824-828 High Road, Tottenham, London, N17 0EZ (WK/642692)

Importance: High

Hi Craig,

Can we have a response to the email below, consultation ends tomorrow at midnight.

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?](#)

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Please consider the environment before printing this email.

From: Licensing <Licensing@haringey.gov.uk>
Sent: 12 December 2025 12:47
To: Craig Bellringer <Craig.Bellringer@haringey.gov.uk>
Cc: Licensing <Licensing@haringey.gov.uk>
Subject: FW: FW: Application for a Variation of a Premises Licence- Tottenham Post Office, Post Office, 824-828 High Road, Tottenham, London, N17 0EZ (WK/642692)
Importance: High

Dear Craig,

Please see response below to your representation.

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.

From: TriNetra <trinetrafoodsltd@gmail.com>
Sent: 12 December 2025 10:00
To: Licensing <Licensing@haringey.gov.uk>

Subject: Re: FW: Application for a Variation of a Premises Licence- Tottenham Post Office, Post Office, 824-828 High Road, Tottenham, London, N17 0EZ (WK/642692)

Hi

Thank you for your comments and for outlining the concerns from the Noise and Licensing team. I would like to clarify that my application is **not for a general extension of hours Monday to Sunday**, but **solely for an extension until 02:00 AM on event days only** (Tottenham Hotspur fixtures, concerts, or large-scale events).

I am happy with permits only on event day conditions. so my application should be considered as there are few shops that have till late opening hours / 24 hours licence on the same street.

Given this, I would like to respond to the points raised:

Prevention of Crime and Disorder / Public Safety

The request is specifically tied to event days, when footfall in the area is already at its peak. Allowing the premises to remain open slightly longer **helps stagger customer dispersal**, reducing the likelihood of large groups leaving at the same time and decreasing street congestion and disorder. It also enables us to keep patrons safely inside the premises during the busiest periods rather than having them leave abruptly when streets are still highly active.

Prevention of Public Nuisance

Because this extension would apply *only* to a limited number of event days, its impact on the community is minimal. In fact, permitting customers to remain indoors longer can reduce noise and nuisance on the street and support a more controlled closing process.

We remain fully committed to implementing all reasonable measures—noise management, responsible service of alcohol, and clear dispersal procedures—to ensure we operate responsibly.

Clear, Hold, Build (CHB) Area

We understand the importance of the CHB initiative and believe that a temporary extension on designated event days will not undermine this effort. On the contrary, by keeping customers inside a supervised environment during the peak exit period, we can contribute positively to the coordinated management of the area.

In summary, the request is **not for daily extended hours**, but for a practical, event-specific measure that supports safer crowd management and helps reduce street-level impact. We are committed to working collaboratively with the council and relevant teams to meet all licensing objectives.

Kind regards,

Pankajkumar Kanani

On Fri, Dec 12, 2025 at 7:11 AM Licensing <Licensing@haringey.gov.uk> wrote:

Dear Sir/Madam,

See representation below.

Regards

Daliah Barrett

Licensing Team Leader

From: Craig Bellringer <Craig.Bellringer@haringey.gov.uk>

Sent: 11 December 2025 20:42

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

Subject: RE: Application for a Variation of a Premises Licence- Tottenham Post Office, Post Office, 824-828 High Road, Tottenham, London, N17 0EZ (WK/642692)

Hi,

The Noise and Licensing team are in the view the licensed premises should remain open within their licenced opening hours Monday to Sunday until 00.00 and no extensions to opening hours.

I wish to object to this application on the basis of the following licensing objectives:

- **Prevention of Crime and Disorder**
- **Prevention of Public Nuisance**
- **Public Safety**

The premises are located within Northumberland Park ward on a busy high road, which experiences significant footfall and congestion during Tottenham Hotspur fixtures, boxing events, concerts, and other large-scale gatherings. This area is already subject to ongoing challenges and is well documented by the Anti-Social Behaviour (ASB) team for issues including street drinking, late-night noise, violent incidents, and drug-related activity.

The proposed extension of alcohol sales hours from Monday through Sunday, including weekday evenings, is highly likely to increase these existing problems and contribute to increased public nuisance and risk to community safety.

Furthermore, the premises fall within the designated footprint of the **Clear, Hold, Build (CHB) initiative**, designed to address serious and organised crime and reduce ASB through a coordinated, multi-agency approach.

Granting extended hours would undermine these efforts and conflict with the objectives of this initiative.

Regards

Craig Bellringer
Senior Noise and Nuisance Officer
Neighbourhoods & Environments



1st Floor, New River House, 225 High Road, London, N22 7TR

Craig.Bellringer@haringey.gov.uk

www.haringey.gov.uk

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

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Appendix C

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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

namailbox-
.haringeylicensing@met.police.uk
www.met.police.uk

POLICE REPRESENTATION

APPLICATION FOR A VARIATION OF A PREMISES LICENCE – TOTTENHAM POST OFFICE, 824-828 HIGH ROAD, TOTTENHAM,

LONDON, N17 0EZ

Dear Licensing Team,

The application is submitted by Pankajkumar Kanani for a variation of a premises licence, with the following times requested:

Sale of Alcohol

Monday to Sunday

0700 to 0200 hours

Supply of alcohol **OFF** the premises.

Hours open to Public

Monday to Sunday

0700 to 0200 hours

Police do not agree with the suggested times. Police are in the view the licensed premises should remain open within their licenced opening hours Monday to Sunday until 00.00 and no extensions to opening hours on this occasion. My objection relates to the following licensing objectives:

- The prevention of crime and disorder
- The prevention of public nuisance
- Public Safety

The premises is in Northumberland Park ward in a busy high road, almost crowded during Tottenham Hotspur football matches/boxing/concerts/events. The premises is in an area already experiencing issues and well known to police for anti-social behaviour (ASB), street drinking, noise during late hours, violence and drugs. Extending the hours for alcohol sales from Monday to Sunday which fall being week's nights would likely exacerbate these problems and could cause public nuisance to residents.

The premises are also in a footprint of Clear, Hold, Build (CHB) initiative – a Home Office framework designed to tackle serious and organised crime and reduce anti-social behaviour (ASB) through a multi-agency approach. Police were in touch with Northumberland Park Sergeant namely Edward Nowak who submitted a representation opposing the application of full variation of this premises – his representation containing the reasons as to why police are not agree with the proposed extension of alcohol sales until 02.00AM. I'm submitting his statement together with my representation at the same time.

Moreover, there is an increased risk to public safety due to events on at the stadium with potential large numbers of people gathering outside of the premises and or/causing issues outside and within the premises post events. In line with acting to prevent crime and disorder, which can arise from large groups of intoxicated revellers and increase risk to the public, protecting the safety of children and other communities, the police are of the view the licensed premises should remain open within their licenced opening hours and no extensions to opening hours. Allowing longer hours would increase the availability of alcohol and encourage further nuisance and disorder, undermining the licensing objectives.

I therefore respectfully request that this application be refused and maintaining the current hours would be sufficient.

Kind regards,

PC Costache
North Area Licensing Officer

WITNESS STATEMENT

Criminal Procedure Rules, r 27. 2; Criminal Justice Act 1967, s. 9; Magistrates' Courts Act 1980, s.5B

URN

Statement of: Edward Nowak

Age if under 18: Over 18 (if over 18 insert 'over 18') Occupation: Police Officer

This statement (consisting of 1 page(s) each signed by me) is true to the best of my knowledge and belief and I make it knowing that, if it is tendered in evidence, I shall be liable to prosecution if I have wilfully stated in it anything which I know to be false, or do not believe to be true.

Witness Signature: Edward Nowak

Date: 28/11/2025

My name is Edward Nowak and I have been the Sergeant with the Northumberland Park Safer Neighbourhoods Team since October 2023. I submit this representation opposing the application by Tottenham Post Office, Post Office, 824-828 High Road, N17 0EZ.

Northumberland Park is currently subject to a Clear, Hold, Build initiative – a Home Office framework designed to tackle serious and organised crime and reduce anti-social behaviour (ASB) through a multi-agency approach. The success of this project relies on reducing opportunities for crime and disorder and stabilising the area.

The proposed extension of alcohol sales until 02:00 is contrary to these aims and will negatively impact the following Licensing Objectives under the Licensing Act 2003:

1. Prevention of Crime and Disorder

Late-night alcohol availability is strongly correlated with increased crime and disorder. Northumberland Park has been identified as a high-harm area with organised criminal activity. Extending hours will provide further opportunities for criminal exploitation and violence.

2. Prevention of Public Nuisance

There is a known ASB hotspot in close proximity to the premises, involving groups of men drinking alcohol in public spaces. This behaviour creates an intimidating environment and makes women feel unsafe, which is contrary to the aims of reducing Violence Against Women and Girls (VAWG) – a priority for both the Home Office and the Metropolitan Police. Extending alcohol sales into the early hours will exacerbate these issues, undermining community safety and quality of life.

3. Public Safety

Increased intoxication during extended hours raises risks of assaults and vulnerability among residents, placing additional strain on emergency services.

The current licensing hours strike a balance between business needs and public safety. Extending them would undermine the objectives of the Clear, Hold, Build strategy and reverse progress made in reducing harm in this community.

Witness Signature:

E Nowak 198N

Signature Witnessed by Signature:

Continuation of Statement of:

For these reasons, I respectfully request that the application to extend alcohol sales until 02:00 be refused.

Edward Nowak

Sergeant, Northumberland Park Safer Neighbourhoods Team

Witness Signature:

ENowak 198NA

Signature Witnessed by Signature:

Appendix D

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REDACTED Residential Representation List- Tottenham Post Office, 824-828 High Road, N17 0EZ.

From: XXXXXXXX

Sent: 08 December 2025 13:07

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

Subject: Objection to Alcohol Licence Application - Trinetra Foods Ltd

To Whom It May Concern,

I am writing to formally object to the application for an alcohol licence for Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ.

My objection is based on the clear risk that granting this licence will undermine the following Licensing Act 2003 objectives:

- Prevention of Crime and Disorder
- Prevention of Public Nuisance
- Protection of Children from Harm

1. Existing Anti-Social Behaviour in the area

Tottenham High Road and the immediate surrounding areas already suffer from extensive anti-social behaviour including

- Public drinking
- Groups loitering around local shops
- Loud disturbances and disorderly conduct
- Intimidating behaviour towards residents
- Littering, broken bottles and general street nuisance
- Occasional acts of vandal and property damage

Residents have repeatedly raised concerns about safety and the impact this has on community wellbeing.

2. Community Crime-Fighting Efforts highlights the severity of the local issues.

The fact that a Community Crime-Fighting meeting was held in Haringey on 27/11/25 demonstrates that crime and anti-social behaviour in this area are already of significant concerns to the residents, community groups and local authorities.

This meeting is a clear indicator that efforts are being made to reduce alcohol and drug related issues and disorder, not to increase them. Introducing another alcohol outlet-particularly on an already affected stretch of Tottenham High Road this would counteract ongoing crime-reducing efforts.

3. Likely increase in Crime and Disorder

An additional alcohol licence on Tottenham High Road will likely:

- Increase street drinking
- Lead to more confrontation and police call-outs
- Add to existing disorder and nuisance
- Place additional strain on overstretched police and community safety resources

This area is already recognised as requiring intervention; adding another alcohol outlet would worsen an already fragile situation.

4. Public Nuisance to Local Residents

Noise, disturbances, and general nuisance are significantly issues in this area particularly in the evenings and weekends. Allowing alcohol sales at this premises will increase the footfall and heighten the risk of further disturbances outside shops and within nearby neighbourhoods.

5. Impact on children and young people

Children walking to and from school, youth clubs, and locals already encounter alcohol related disorder.

Granting this licence will increase the risk of:

- Children witnessing disrupting behaviour
- Under age access to alcohol
- Exposure to unsafe and intimidation behaviour

6. Insufficient a safeguards

The application does not provide adequate measures to prevent alcohol sales from contributing to public drinking and disorder. There is no robust plan for staffing, security or preventing on-street consumption.

For all the reasons above and given the active steps being taken by the community to reduce crime and anti-social behaviour, I strongly urge the Licence Committee to refuse the alcohol licence application for Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ.

Kind regards,

Ms Emmanuel

XXXXXXX

XXXXXXX

From: XXXXXXXX

Sent: 11 December 2025 12:55

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

Subject: Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ

To Whom It May Concern,

I am writing to formally object to the application for an alcohol licence for Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ.

My objection is based on the clear risk that granting this licence will have a detrimental effect on the local community

Tottenham High Road and the immediate surrounding areas already suffer from extensive anti-social behaviour so much so that Northumberland Park safer neighbourhood Policing team have set a ward priority to tackle anti social behaviour which escalates to violence against the person, street drinking, damage to property

It is becoming increasingly unsafe for local residents to walk these streets without adding to this safety issue by extending licence to sell alcohol beyond which has already been granted.

No other premises has made an application to extend their licence so there is not a necessity to do this.

For all the reasons above and given the active steps being taken by the community and police to reduce crime and anti-social behaviour, I strongly urge the Licence Committee to refuse the alcohol licence application for Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ.

kind regards

Scott Geary

Northumberland park ward panel vice chair

TCRA director

XXXXXXX

From: XXXXXXX

Sent: 13 December 2025 09:50

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

Subject: Licensing application Trinerta Foods Ltd, Tottenham post office, 824-828 High Road, Tottenham, N17 0EZ

Licensing application Trinerta Foods Ltd, Tottenham post office, 824-828 High Road, Tottenham, N17 0EZ

To Whom It May Concern,

I am writing to formally object to the application for an alcohol licence 07:00 to 02:00 for Trinetra Foods Ltd, Tottenham post office, 824-828 High Road, Tottenham N17 0EZ.

My objections are based on the clear risks that granting this licence will undermine the following Licensing Act 2003 objectives:

1. Prevention of Crime and Disorder
2. Prevention of Public Nuisance
3. Protection of Children from Harm

Existing crime and Anti-Social Behaviour in the area -

Tottenham High Road and the immediate surrounding areas including Roebuck Close, Bennett's Close, and Cooperage Close already suffer from extensive anti-social behaviour including Public drinking of alcohol in large Groups. These groups loiter around the local shops including the applicants premises and the entrance to Roebuck Close leading from the High Road.

The groups cause Loud disturbances on a daily basis consuming alcohol purchased from nearby shops, playing music and even lighting BBQ's on the public road. The amount of litter including uneaten food and broken bottles left behind is disgusting and a clear safety issue. Fights regularly breakout with one male being stabbed and a female receiving GBH head injuries at these gatherings this year.

Residents have repeatedly raised concerns to the police and council about intimidation and safety, and the impact this has on community wellbeing. The area is no go area for residents after dark.

An additional alcohol licence on Tottenham High Road will likely:

Increase street drinking and Lead to more instances of crime and Anti social behaviour in the area. This will Place additional strain on overstretched police and community safety resources.

Local police, council and residents meetings have already highlighted this area as requiring intervention; adding another alcohol outlet would worsen an already fragile situation.

Public Nuisance to Local Residents -

The constant noise, disturbances, and general nuisance are significant issues within the area, particularly in the evenings and weekends. Granting a new licence allowing alcohol sales at this premises will increase the footfall and heighten the risk of further disturbances outside the shops and within nearby estate areas.

Impact on children and young people -

Children walking to and from school, youth clubs, and local events already encounter groups consuming drugs and alcohol in this area. They are subjected to drug and alcohol related crime and Anti social behaviour on a daily basis.

Granting this licence will further increase the risk of Children witnessing this behaviour or becoming victims of crime.

This application does not provide adequate measures to prevent alcohol sales from contributing to Anti social behaviour, crime, and disorder in the area. There is no robust plan for staffing, security or preventing on-street consumption.

For all the reasons above and given the active steps being taken by the community to reduce crime and anti-social behaviour, I strongly urge the Licence Committee to refuse the alcohol licence application for Trinetra Foods Ltd, Tottenham post office, 824-828 High Road, Tottenham N17 0EZ.

Regards,

Monika Luty

XXXXXXX

XXXXXXX

XXXXXXX

XXXXXXX

From: Cllr John Bevan <John.Bevan@haringey.gov.uk>

Sent: 12 December 2025 19:54

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

Subject: Alcohol license / POST OFFICE N17 0EZ

Please see the text in red below, I am fully in support of this objection and also object, all the statements are correct to my knowledge as a local Cllr

Cllr John Bevan

XXXXXXX

From: XXXXXXXX

Sent: 11 December 2025 07:49

To: XXXXXXXX

Subject: Alcohol license

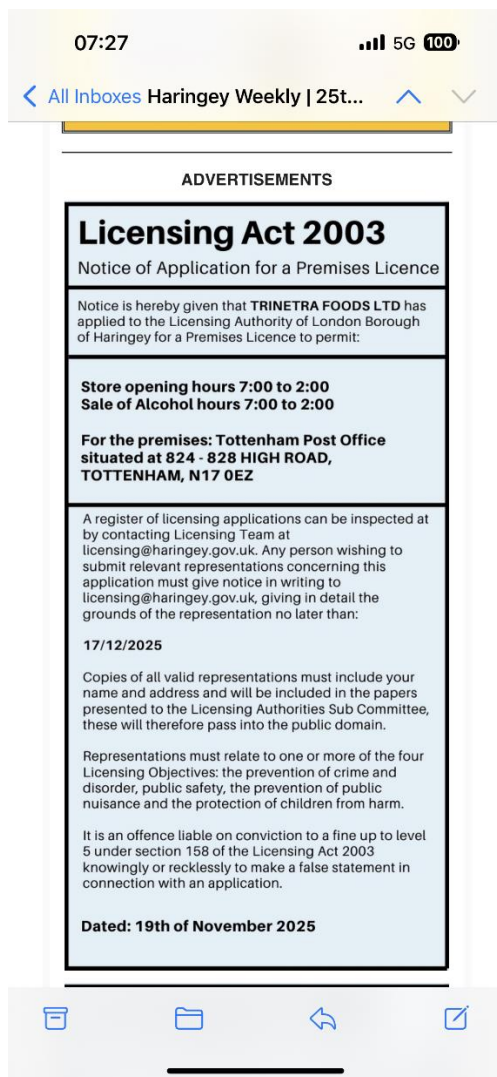
Morning everyone

This is what we'll send over.

Thank you all for help

Regards

Monika



To Whom It May Concern,

I am writing to formally object to the application for an alcohol licence for Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ.

My objection is based on the clear risk that granting this licence will undermine the following Licensing Act 2003 objectives:

- Prevention of Crime and Disorder
- Prevention of Public Nuisance
- Protection of Children from Harm

1. Existing Anti-Social Behaviour in the area

Tottenham High Road and the immediate surrounding areas already suffer from extensive anti-social behaviour including

- Public drinking
- Groups loitering around local shops
- Loud disturbances and disorderly conduct

- Intimidating behaviour towards residents
- Littering, broken bottles and general street nuisance
- Occasional acts of vandal and property damage

Residents have repeatedly raised concerns about safety and the impact this has on community wellbeing.

2. Community Crime-Fighting Efforts highlights the severity of the local issues.

The fact that a Community Crime-Fighting meeting was held in Haringey on 27/11/25 demonstrates that crime and anti-social behaviour in this area are already of significant concerns to the residents, community groups and local authorities.

This meeting is a clear indicator that efforts are being made to reduce alcohol and drug related issues and disorder, not to increase them. Introducing another alcohol outlet-particularly on an already affected stretch of Tottenham High Road this would counteract ongoing crime-reducing efforts.

3. Likely increase in Crime and Disorder

An additional alcohol licence on Tottenham High Road will likely:

- Increase street drinking
- Lead to more confrontation and police call-outs
- Add to existing disorder and nuisance
- Place additional strain on overstretched police and community safety resources

This area is already recognised as requiring intervention; adding another alcohol outlet would worsen an already fragile situation.

4. Public Nuisance to Local Residents

Noise, disturbances, and general nuisance are significantly issues in this area particularly in the evenings and weekends. Allowing alcohol sales at this premises will increase the footfall and heighten the risk of further disturbances outside shops and within nearby neighbourhoods.

5. Impact on children and young people

Children walking to and from school, youth clubs, and locals already encounter alcohol related disorder.

Granting this licence will increase the risk of:

- Children witnessing disrupting behaviour
- Under age access to alcohol
- Exposure to unsafe and intimidation behaviour

6. Insufficient a safeguards

The application does not provide adequate measures to prevent alcohol sales from contributing to public drinking and disorder. There is no robust plan for staffing, security or preventing on-street consumption.

For all the reasons above and given the active steps being taken by the community to reduce crime and anti-social behaviour, I strongly urge the Licence Committee to refuse the alcohol licence application for Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ.

From: XXXXXXXX

Sent: 15 December 2025 08:46

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

Subject:

To Whom It May Concern,

As a resident and chair of the residents association- SALB, I am writing to formally object to the application for an alcohol licence for Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ.

Our objection is based on the clear risk that granting this licence will undermine the following Licensing Act 2003 objectives:

Prevention of Crime and Disorder

Prevention of Public Nuisance

Protection of Children from Harm

1. Existing Anti-Social Behaviour in the area

Tottenham High Road and the immediate surrounding areas such as The Lindales and Copperage close, already suffer from extensive anti-social behaviour including Public drinking with large groups loitering around local shops, causing loud disturbances and disorderly conduct. Intimidating behaviour towards residents, littering, broken bottles and general street nuisance.

Occasional acts of vandalism and property damage. Residents have repeatedly raised concerns about safety and the impact this has had on community wellbeing.

2. Community Crime-Fighting Efforts highlights the severity of the local issues.

The fact that a Community Crime-Fighting meeting was held in Haringey on 27/11/25 demonstrates that crime and anti-social behaviour in this area are already of significant concerns to the residents, community groups and local authorities.

This meeting is a clear indicator that efforts are being made to reduce alcohol and drug related issues and disorder, not to increase them. Introducing another alcohol outlet-particularly on an already affected stretch of Tottenham High Road would counteract ongoing crime-reducing efforts.

3. Likely increase in Crime and Disorder

An additional alcohol licence on Tottenham High Road will likely increase street drinking leading to more confrontation and police call-outs, and add to existing disorder and nuisance. This would place additional strain on overstretched police and community safety resources.

This area is already recognised as requiring intervention; adding another alcohol

outlet would worsen an already fragile situation.

4. Public Nuisance to Local Residents

Noise, disturbances, and general nuisance are significant issues in this area particularly in the evenings and weekends. Allowing alcohol sales at this premises will increase the footfall and heighten the risk of further disturbances outside shops and within nearby neighbourhoods.

5. Impact on children and young people

Children walking to and from school, youth clubs, and other local activities already encounter alcohol related disorder. Granting this licence will increase the risk of: Children witnessing disrupting behaviour. Under age access to alcohol and exposure to unsafe and intimidation behaviour.

6. Insufficient a safeguards

The application does not provide adequate measures to prevent alcohol sales from contributing to public drinking and disorder. There is no robust plan for staffing, security or preventing on-street consumption.

For all the reasons above and given the active steps being taken by the community to reduce crime and anti-social behaviour, I strongly urge the Licence Committee to refuse the alcohol licence application for Trinetra Foods Ltd I, 824-828 High Road, Tottenham N17 0EZ.

Yours sincerely Gary Marsh

Chairperson from Salb

From: XXXXXXXX

Sent: 16 December 2025 16:58

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

Cc: XXXXXXXX

Subject: Representation Against Licence Variation – Tottenham Post Office, 824-828 High Road, N17 0EZ

To the Licensing Team,

I am writing to object to the proposed variation of the premises licence for **Tottenham Post Office** to allow the supply of alcohol **and opening hours until 2 AM daily**.

1. Prevention of Crime and Disorder

Tottenham already experiences significant issues with anti-social behaviour, alcohol-related disturbances and drug misuse, particularly late at night. Extending retail alcohol availability until 2 AM is likely to *increase public disorder*, street drinking and intoxication in an area that is already struggling with these issues, rather than reduce them. The Metropolitan Police have previously objected to late night licences in

Tottenham, citing a risk of greater crime and disorder if hours are extended in this borough area (<https://haringeycommunitypress.co.uk/2025/11/05/police-object-to-tottenham-shisha-lounges-bid-to-sell-alcohol-until-2am>).

2. Public Safety Concerns

Late-night alcohol sales can lead to intoxicated people on the public highway late into the early hours, creating safety risks for pedestrians and residents returning to homes. Tottenham High Road is busy, and increased footfall with alcohol consumption late into the night could exacerbate road safety and nuisance issues.

3. Public Nuisance

Noise, shouting, congregation and litter from customers leaving premises late at night are well-documented nuisances associated with extended alcohol licence hours. In other licensing cases in Haringey, noise and nuisance officers have raised objections to late licences because of loud music and disturbance to nearby residents (<https://opencouncil.network/meetings/70362>). Giving a convenience store licence to sell alcohol until 2 AM is likely to contribute to *late night noise disturbance, shouting, and public disorder in a residential neighbourhood*.

4. Impact on Local Community Well-Being

Tottenham High Road and the Northumberland Park area already have high levels of socio-economic disadvantage. Extended drinking hours could worsen problems with late-night street drinking and discourage families from feeling safe in their own community. These social harms outweigh any commercial benefit of extending licence hours.

5. Lack of Clear Justification for Extended Hours

The application does not include detailed proposals on how the premises would responsibly manage alcohol sales and mitigate risks of crime, disorder, and nuisance; this lack of information undermines confidence that licensing objectives will be upheld.

For the above reasons, I respectfully request that **the licence variation to allow alcohol sales and opening hours until 2 AM be refused or significantly restricted** in line with the Licensing Act 2003 objectives to prevent crime and disorder, protect public safety, and prevent public nuisance.

Yours faithfully,

Gian Marco Ghiandoni, PhD

From: XXXXXXXX

Sent: 16 December 2025 19:29

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

Cc: XXXXXXXX

Subject: Re: Representation Against Licence Variation – Tottenham Post Office, 824-828 High Road, N17 0EZ

Dear Licensing Team.

To Whom It May Concern,

Re: Objection to Licence Variation – Tottenham Post Office, 824–828 High Road, N17 0EZ

I write to formally object to the proposed licence variation for the above premises. This representation is made under the Licensing Act 2003 and is based on concerns that the application undermines multiple licensing objectives, particularly in an area already experiencing high levels of crime and anti-social behaviour.

Licensing Objectives

Under Section 4 of the Licensing Act 2003, the Licensing Authority must promote the following four objectives:

The Prevention of Crime and Disorder

Public Safety

The Prevention of Public Nuisance

The Protection of Children from Harm

This objection is made primarily on grounds that the proposed variation would negatively impact objectives (1), (2), and (3).

Grounds for Objection

1. Prevention of Crime and Disorder

Tottenham High Road is a location with well-documented and persistently high crime levels, including violent crime, drug-related offences, public order incidents and anti-social behaviour (ASB). Local crime data shows that ASB incidents alone are recorded at a high monthly rate in the immediate vicinity.

The introduction or expansion of licensable activities—particularly those involving alcohol—creates a real risk of increasing crime and disorder, including:

Street drinking and congregation outside the premises

Increased risk of confrontations, disorder, and public order offences

Greater likelihood of theft, drug activity, and harassment in the surrounding area

Given the existing crime profile of the area, any variation that increases availability, hours, or intensity of licensable activities is likely to exacerbate existing problems, contrary to the crime prevention objective.

2. Public Safety

The High Road is a busy, high-footfall environment with significant pedestrian movement, public transport usage, and nearby residential accommodation. Public safety concerns arise from:

Increased intoxication levels in an already pressured public space

Risks of disorder spilling into the street, bus stops, and neighbouring shops

Pressure on emergency services and policing resources

In an area already experiencing above-average levels of violent and public order crime, the proposed licence variation poses a foreseeable risk to public safety, particularly during evening and late-night periods.

3. Prevention of Public Nuisance

Residents and businesses along Tottenham High Road already experience significant disturbance linked to ASB. The licence variation risks increasing:

Noise from customers congregating outside the premises

Littering, public urination, and other street-level nuisance

Loitering and intimidation, particularly during extended hours

These impacts would undermine local amenity and quality of life and are inconsistent with the Licensing Authority's duty to prevent public nuisance.

4. Protection of Children from Harm

The premises is located in an area used by families and young people, with schools, transport hubs, and youth facilities nearby. Increased alcohol availability raises concerns about:

Exposure of children to intoxicated behaviour

Increased risk of proxy purchasing

Normalisation of street drinking and disorder in a public shopping environment

While this may not be the primary ground of objection, it remains a relevant consideration under the Licensing Act.

The Tottenham High Road corridor already accommodates a high concentration of commercial premises and experiences cumulative pressures associated with crime, ASB, and public nuisance. Granting a licence variation in this context would add to these pressures and conflict with the licensing objectives.

For the reasons outlined above, the proposed licence variation fails to adequately promote the licensing objectives, particularly the prevention of crime and disorder, public safety, and the prevention of public nuisance.

I therefore respectfully request that the Licensing Authority refuse the application, or in the alternative, impose strict conditions sufficient to mitigate the serious risks identified.

Yours Sincerely

Sheila Miranda

XXXXXXX

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