

## NOTICE OF MEETING

# SPECIAL LICENSING SUB COMMITTEE

Monday, 29 June 2026, 7.00 pm - Microsoft Teams (watch the live meeting [here](#) and watch the recording [here](#))

**Members:** Councillors Nick da Costa (Chair), Eva Bell and Kaushika Amin

**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**

It being a special meeting of the Sub Committee, under Part Four, Section B, Paragraph 17, of the Council's Constitution, no other business shall be considered at the meeting.

### 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 Chair will explain the procedure that the Committee will follow for the hearing considered under the Licensing Act 2003.

## **6. APPLICATION FOR APPLICATION FOR A NEW PREMISES LICENCE UNDER THE LICENSING ACT 2003 - NEW RIVER SPORTS & FITNESS (MAIN SITE), WHITE HART LANE, WOOD GREEN, LONDON N22 5QW (WOODSIDE) (PAGES 1 - 414)**

To consider an application for a new premises licence.

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Thursday, 18 June 2026

**Report for:** Licensing Sub-Committee - 29 June 2026

**Item number:** 6

**Title:** Application for a New Premises Licence under the Licensing Act 2003 – New River Sports & Fitness (Main Site), White Hart Lane, Wood Green, London N22 5QW.  
Daliah Barrett – Licensing Team Leader, Regulatory Services.

**Authorised by:** Woodside Ward

**Ward(s) affected:** Not applicable

**Report for Key / Non-Key Decision:**

## 1. Describe the issue under consideration

1.1 The Sub-Committee is advised that, whilst the application has been submitted by the Council, acting through its Leisure Services function, it must be treated in the same manner as any other application made under the Licensing Act 2003. In this context, the Council is acting in its capacity as an applicant and is therefore, subject to the same legal requirements, including the need to demonstrate how the licensing objectives will be promoted. This role is entirely distinct from that of the Council as the Licensing Authority, which has a statutory duty to determine the application impartially and in accordance with the Act, the Section 182 Guidance, and the Council’s Statement of Licensing Policy. Members of the Sub Committee must therefore approach the determination of this application with an open mind, ensuring that no weight is given to the fact that the applicant is a Council service, and must consider the application solely on its merits and the evidence presented in relation to the promotion of the licensing objectives.

## 1.2 Clarification on Sport Activity and Licensing Act 2003

Outdoor Sporting Events (e.g. School Sports Days, Track & Field) Sporting activities taking place outdoors—such as school sports days, athletics meets, or general track and field use of the facilities—**are not licensable activities** under the Licensing Act 2003.

The Act regulates specific “licensable activities,” namely:

- The sale of alcohol;
- The provision of late night refreshment;
- The provision of regulated entertainment.

Outdoor sporting activities themselves **do not fall within the definition of regulated entertainment**. As such:

- The use of an outdoor athletics track or field for sporting purposes does **not require a premises licence**.
- This remains the case even where the events are organised, structured, or attended by spectators, provided no other licensable activities (e.g. alcohol sales, amplified music falling within regulated entertainment) are taking place.

Accordingly, typical school or community sporting events held externally at the New

River Centre are **outside the scope of the Licensing Act 2003**.

1.3 Indoor Sporting Events Before an Audience

In contrast, **indoor sporting events staged before an audience** may constitute **regulated entertainment** under the Licensing Act 2003.

Specifically:

- The Act includes “**a boxing or wrestling entertainment**” as regulated entertainment when provided to an audience.
- Additionally, certain indoor sporting events may be licensable where they are part of an organised spectacle for spectators (depending on the nature of the activity and how it is delivered).

Therefore:

- Where indoor sports are conducted **as an event for spectators (i.e. in front of an audience)**, this is more likely to fall within licensable activity and require appropriate authorisation.
- Examples could include organised competitions, exhibitions, or ticketed events inside facilities where the public attends to watch.

1.4 The crucial distinction is external sporting use of the New River Centre, including school sports days and athletics events, **is not caught by the Licensing Act 2003**. Indoor sporting events held before an audience may fall within the definition of **regulated entertainment** and therefore **require licensing consideration**. This clarification should assist the Sub-Committee in ensuring that licensing controls are applied proportionately and only where the Act is engaged.

1.5 **The application:**

1.6 The application is submitted by Mr Lee Creightney on behalf of the London Borough of Haringey Leisure Services, as operator of the premises. A copy of the application is at Appendix A.

The application seeks a new premises licence authorising the following licensable activities and hours:

**Live music (indoors and outdoors – main stadium pitch, Location 1)**

Friday	19:00 to 22:00 hours
Saturday	17:00 to 21:00 hours
Sunday	16:00 to 20:00 hours

**Recorded music (indoors and outdoors)**

Monday to Friday	09:00 to 22:00 hours
Saturday	09:00 to 21:00 hours
Sunday	09:00 to 20:00 hours

**Late night refreshment (indoors – bar operations, Location 2) – This is not relevant as LNR only takes effect between 23:00pm -5am.**

Friday 11:00 to 22:00 hours  
Saturday 11:00 to 21:00 hours

**Supply of alcohol (for consumption on the premises – bar and events)**

Monday to Friday 11:00 to 22:00 hours  
Saturday 11:00 to 21:00 hours  
Sunday 11:00 to 20:00 hours

Shadow Licence to cover Skolars Rugby Club.

**Hours the premises are open to the public**

Monday to Friday 07:30 to 22:00 hours  
Saturday 09:00 to 21:00 hours  
Sunday 09:00 to 20:00 hours

The designated premises supervisor named in the application is Mr Iliyan Yanev. The application indicates that the premises is open all year round save for a closure over the Christmas to New Year period. The applicant has stated an intention to hold no more than five events per year for a capacity of up to 2000 people (inclusive of organising staff security etc) for external hirers/organisations at which regulated entertainment may take place, located at the main stadium pitch.

- 1.7 The Police has reduced the timings by 30 mins, this has been agreed by the applicant:

**Regulated Entertainment: Live Music**

Friday 19:00 to 21:30 hours  
Saturday 17:00 to 20:30 hours  
Sunday 16:00 to 19:30 hours

**Recorded Music**

Monday to Friday 09:00 to 21:30 hours  
Saturday 09:00 to 20:30 hours  
Sunday 09:00 to 19:30 hours

**Late Night Refreshment – Not relevant to this application**

Friday 11:00 to 21:30 hours  
Saturday 11:00 to 20:30 hours

**Sale of Alcohol**

Monday to Friday 11:00 to 21:30 hours  
Saturday 11:00 to 20:30 hours  
Sunday 11:00 to 19:30 hours

Supply of alcohol **ON** the premises.

**Hours open to Public**

Monday to Friday 07:30 to 22:00 hours  
Saturday 09:00 to 21:00 hours  
Sunday 09:00 to 20:00 hours

- 1.8 **Deregulation of Regulated Entertainment – New River Sports Centre**

The Sub-Committee is advised that not all forms of regulated entertainment proposed within this application will require authorisation under the Licensing Act

2003, due to statutory deregulation provisions.

**Council-Owned Premises**

New River Sports Centre is a local authority owned and operated premises.

As such, it benefits from specific exemptions under the deregulated entertainment provisions. In particular:

- Entertainment provided by or on behalf of the local authority at its own premises may be exempt from the requirement for a licence between 08:00 and 23:00, without a specified audience limit in some circumstances.
- In addition, deregulation provisions also apply more generally to certain types of entertainment (including live and recorded music and performance of dance), where these take place between 08:00 and 23:00 for audiences of up to 500 persons.

## 1.9 **Application to the Proposed Activities:**

Events Between 09:00 and 22:00 (up to 500 persons). For the majority of the proposed use:

- Regulated entertainment to be provided at the Sports Centre between 09:00 and 22:00 hours, for audiences of up to 500 persons, is likely to fall within the scope of deregulated entertainment provisions.

This is on the basis that:

- The premises is owned and operated by the Council, and
- The activities fall within the statutory time period (08:00–23:00), and
- The proposed audience size is within the threshold generally applicable to music and similar entertainment (up to 500 persons).

Accordingly, a premises licence is not required for those activities, provided all relevant conditions of the deregulation are met.

## 1.10 **For hired events:**

- The provision of live music, recorded music or similar entertainment between 09:00 and 22:00 hours, for audiences of up to 500 persons, may still fall within deregulated entertainment provisions, provided that:
- The activity takes place within 08:00–23:00, and
- The relevant statutory conditions are met (including audience limits and the nature of the activity).

Where these conditions are satisfied, no separate authorisation will be required.

## 1.11 **Large-Scale Events (Up to 2,000 persons – 5 days per year)**

The application also seeks to provide regulated entertainment for up to 2,000 persons on up to 5 days per year.

- These events exceed the typical audience thresholds associated with deregulation provisions and are required to be authorised under a premises licence.

## 1.12 **Application process**

On 5th May 2026 an application for a New Premises Licence under section 17 of the Licensing Act 2003 was made in respect of New River Sports & Fitness (Main Site), White Hart Lane, Wood Green, London N22 5QW. A 28-day public consultation exercise was undertaken in accordance with Licensing Act 2003 regulations; requiring the application to be advertised by the displaying of a blue notice at or on the premises, a notice published in a newspaper or similar circulating in the local area, and details of the application published on the Council's website. Representations may be made for or against an application during the consultation period. To be 'relevant' and, therefore, able to be taken into account in determining the application, they must be about the likely effect of the grant of the premises licence on the promotion of the licensing objectives. Where representations are made by persons who are not a responsible authority, they must not be frivolous or vexatious. Relevant representations have been received in respect of this application and so it must be determined by a Licensing Sub-Committee in accordance with the regulations. A copy of the application is attached at Appendix A. The draft Event Management plan and layout plan accompanies the application. The applicant has not highlighted any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children. Various relevant representations were received in respect of the application (Appendices B and C).

### **1.13 Representations have been received from:**

- Representation from – Met Police – Conditions agreed and the representation is withdrawn. Appendix B
- Representation from Noise & Nuisance Team – Conditions agreed and the representation is withdrawn. Appendix B
- Representation from – Ward councillors and Local Resident objecting to the application. Appendix C.

### **1.14 Summary of the relevant representations**

The following is a neutral summary provided for the assistance of the Sub-Committee. The full representations are appended and should be read in their entirety. Representations object to the application and engage all four licensing objectives. The principal matters raised in the various representations are:

#### **Prevention of public nuisance**

- Amplified music and bass noise from existing activity at the site is reported to be audible within neighbouring homes (including through double glazing) and at the adjoining allotments, on roads including Woodside Road and Maryland Road, N22.
- Concern that a permanent premises licence permitting frequent or potentially unlimited events would create a materially greater cumulative impact than occasional Temporary Event Notices, fundamentally altering the amenity of a residential area.

- Reference to planning permission HGY/2014/0053, Condition 14 (no amplified speech or music to be audible within adjoining residential premises) and reported breaches of that condition.
- Reported noise-officer intervention in connection with a two-day event on 16–17 August 2025, and reported weekend disturbance on numerous dates between late April and late May 2026, alongside concerns about late dispersal, vehicle movements and litter.

**Public safety**

- White Hart Lane and the surrounding streets are described as already congested, with a history of accidents at the White Hart Lane / High Road N22 junction and limited public transport, such that large events of up to 2,000 people would generate significant additional vehicle movements and pedestrian risk.
- Concern that car-parking capacity is insufficient for events of the scale proposed, increasing overspill parking, unsafe drop-offs and pressure on local roads.

**Prevention of crime and disorder**

- Reference to existing security difficulties at the site (including temporary fencing reportedly erected to deter unauthorised access) and concern about anti-social behaviour, street drinking and the management of large crowds where alcohol is sold.
- Concern that the application contains insufficient detail on stewarding, crowd management, dispersal and security arrangements.

**Protection of children from harm**

- The premises is reported to be opposite a secondary school and a special school and adjacent to a nursery, with concern about alcohol-led weekday evening events near children and the potential displacement of sporting and recreational use by young people and community groups.

**1.15 Other matters raised not in scope of the Licensing Act 2003:**

- Ecology and environment: the site is described as forming part of a connected Site of Importance for Nature Conservation (SINC) corridor, with reference to planning condition HGY/2014/0053 Condition 15 (ecological management), and concern about the cumulative impact of repeated large events.
- Procedural and engagement concerns: that local councillors and residents were not engaged prior to the application, and concern regarding the timing of the public notice relative to the May 2026 local elections.
- One representation additionally requests a review of the existing premises licence. Members should note that a review is a separate statutory process and is addressed at paragraph 1.16 below.

By way of balance, the Sub-Committee’s attention is drawn to the applicant’s Operating Schedule and Event Management Plan (Appendix A), which propose a number of control measures, including a “hire model” under which event organisers must submit event documentation a minimum of 28 days in advance; SIA-licensed security; CCTV; agreed capacity caps; agreed noise limits and curfews (music cut-off Saturday 21:00 and Sunday 20:00, with events finishing by 21:00); a Challenge 25

policy; and liaison with the Police and the Safety Advisory Group for possible high-risk events.

### **1.16 Request for a review of the existing premises licence**

One of the representations (Appendix C) also requests that the Licensing Authority review the existing premises licence for the site on grounds of ongoing noise nuisance and cumulative impact. Members should be aware that an application for the review of a premises licence is a separate statutory process under section 51 of the Licensing Act 2003 and is not the matter before the Sub-Committee at this hearing. The present hearing concerns only the determination of the new premises licence application at Appendix A. The reported matters of compliance and nuisance may nonetheless be taken into account, so far as they are relevant to the promotion of the licensing objectives, when the Sub-Committee considers the likely effect of granting the application now before it.

## **2 Key policies and considerations – legal considerations**

- 2.1 Hearings under the Licensing Act 2003 operate under the Licensing Act 2003 (Hearings) Regulations 2005.
- 2.2 New information – In accordance with Regulation 18 of the Licensing Act 2003 (Hearings) Regulations 2005, the authority may take into account documentary or other information produced by a party in support of their application, representations or notice either before the hearing or, with the consent of all parties, at the hearing.
- 2.3 Hearsay evidence – The Panel may accept hearsay evidence, and it will be a matter for the Panel to attach what weight to it that they consider appropriate. Hearsay evidence is evidence of something that a witness neither saw nor heard but has heard or read about.
- 2.4 The Secretary of State’s Guidance to the Licensing Act 2003 is provided for all parties involved in licensing. It is a key means for promoting best practice, ensuring consistent application of licensing powers and for promoting fairness, equal treatment and proportionality. Section 4 of the 2003 Act provides that, in carrying out its functions, a licensing authority must ‘have regard to’ guidance issued by the Secretary of State under section 182. The Guidance is therefore binding on all licensing authorities to that extent. However, the Guidance cannot anticipate every possible scenario or set of circumstances that may arise and, as long as licensing authorities have properly understood this Guidance, they may depart from it if they have good reason to do so and can provide full reasons. The Revised Guidance issued under section 182 by the Secretary of State in February 2026 states, at paragraph 1.18:

*“When making licensing decisions, all licensing authorities should consider the need to promote growth and deliver economic benefits.”*

Departure from the Guidance could give rise to an appeal or judicial review, and the reasons given will then be a key consideration for the courts when considering the lawfulness and merits of any decision taken.

- 2.5 National Licensing Policy Framework ('on-trade' premises only) – The section 182 Guidance is also now supplemented by the non-statutory National Licensing Policy Framework, which observes that licensing must support broader ambitions as well:
- investment in existing and new venues – providing a wide range of cultural and social experiences, from dining experiences to theatre and live music to family friendly experiences;
  - extended consumer choice – giving local communities and visitors greater freedom over where, when and how they enjoy leisure time;
  - regeneration – unlocking the potential of day and night-time economies, helping drive investment, employment and vibrancy in the places and communities that need it most;
  - better regulation – reducing unnecessary bureaucracy and enabling businesses to adapt quickly to changing consumer expectations.
- 2.6 The government wants to ensure that hospitality, leisure, cultural and night-life venues are supported to thrive in a safe way. The National Licensing Policy Framework therefore applies exclusively to on-trade premises – that is, premises authorised under the Licensing Act 2003 for on-sales of alcohol, regulated entertainment or late-night refreshment. This includes, but is not restricted to, pubs, bars, restaurants, cafés, and hotels as well as entertainment and cultural venues such as theatres, cinemas, concert halls, festivals and events.

### **3 Licensing policy**

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. 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.

- 3.1 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.
- 3.2 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 Council's Licensing Policy expects applicants to address the licensing objectives and discuss how to do this with the relevant responsible authorities.

#### **3.3 Clarification on Planning & Licensing interactions:**

The Sub-Committee is reminded that the licensing and planning regimes operate as

separate but parallel regulatory systems, each with its own statutory framework and objectives. The Licensing Act 2003 focuses on the promotion of the four licensing objectives—namely the prevention of crime and disorder, public safety, the prevention of public nuisance, and the protection of children from harm.

Whereas the planning regime is concerned with the development and use of land in the public interest. Accordingly, the existence of planning permission does not remove the need for a premises licence, nor does the grant of a premises licence override any requirement to obtain or comply with planning permission. The Council, acting as Licensing Authority, must determine each application on its merits and with regard to the licensing objectives, the Section 182 Guidance, and the Council's Statement of Licensing Policy, while recognising that planning considerations are a separate matter. However, where relevant, Members may take into account the planning status of the premises insofar as it relates to the promotion of the licensing objectives, particularly in respect of public nuisance and operating hours, whilst ensuring that the two regimes are not conflated and that decisions remain within the scope of licensing legislation and policy.

The current Planning decision has two specific conditions that have been stated in Majority of representations submitted:

- **Condition 3:**

*“The development hereby permitted shall not be operated before 06:30 hours or after 22:30 hours Monday to Friday, before 07:00 hours or after 22:00 hours Saturdays, and before 07:00 hours or after 18:00 hours Sunday and Bank Holidays.”*

**Reason:** To facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

- **Condition 14:**

*“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”*

**Reason:** To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises.

### 3.4 Clarification on Elections and Licensing Act administration:

Members are advised that the timing of this application in relation to any local or national election period is not a material consideration under the Licensing Act 2003. The Licensing Authority is under a statutory duty to determine applications in accordance with the provisions of the Licensing Act 2003, the Licensing Act 2003 (Hearings) Regulations 2005, and the Secretary of State's Guidance issued under section 182 of the Act. In exercising its functions, the authority must have regard to that Guidance and determine each application on its individual merits with a view to promoting the licensing objectives.

Whilst the Council may observe pre-election conventions in relation to publicity and political activity, these arrangements do not override or suspend the

Authority's legal obligations under the Act. Accordingly:

- The Sub-Committee must proceed to determine the application lawfully and without delay, where required.
- The existence of an election period cannot be taken into account as a reason to defer, refuse, or otherwise influence the determination of the application.

- Consideration must remain confined to relevant matters, namely the likely effect of the grant of the licence on the promotion of the licensing objectives.

Members should therefore disregard the timing of the application in relation to any election period and focus solely on the statutory framework and the evidence before them. Licensing matters cannot be determined along party lines or with intent to meet a manifesto intention. Only the Licensing objectives can be considered.

#### 4. Background

4.1 New River Sports & Fitness (Main Site) is a council-operated leisure centre on White Hart Lane, Wood Green, London N22 5QW, open to the public all year round (save for a closure over the Christmas to New Year period). The site extends across approximately 40 acres in a generally commercial area and includes a stadium with seating for approximately 1,000 spectators and a floodlit 3G stadium pitch, together with a number of other buildings, including leased buildings for other organisations, changing rooms, a café/bar and function space. The venue has held a premises licence since December 2015.

4.2 The premises holds an existing licence that allows the following:

##### **Regulated Entertainment: Live & Recorded Music**

##### **Late Night Refreshment**

##### **Supply of Alcohol**

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

##### **Regulated Entertainment: Live Music**

Saturday 1700 to 0100

##### **Recorded Music**

Monday to Thursday 0900 to 2130

Friday 0900 to 2330

Saturday 0900 to 0100

Sunday 0900 to 2030

##### **Late Night Refreshment**

Friday 2300 to 2330

Saturday 2300 to 0100

##### **Supply of Alcohol**

Monday to Thursday 1100 to 2130

Friday 1100 to 2330

Saturday 1100 to 0100

Sunday 1100 to 2030

***The opening hours of the premises:***

Monday to Thursday	0730 to 2200
Friday	0730 to 0000
Saturday	0900 to 0130
Sunday	0900 to 2100

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

Supply of alcohol for consumption ON the premises. **Appendix D -existing licence.**

**The original New River licence from 2006 covered the internal building only.**

#### 4.3 Complaints history

Council noise complaints records show that there has been 13 complaints relating to the premises since 2022 to present time:

Date	Time	complaint	action	Activity/ Event
29/03/2026	19:25	Load music all day coming from new river sports cente. Unbearable	Log only	Adult Sports Day
27/04/2026	08:34	Very amplified event featuring speakers, and music. Too loud.	Log only	No event on this day
18/08/2025	10:12	Caller was walking down to wood green high road and could still hear the music even from almost 1km away. Very loud huge speakers being used. Very high decibels through the whole day.	Noise resolved	Ethiopian Cultural Festival
16/08/2025	19:58	excessive, loud and prolonged music from new river sports centre, white hart lane. started at midday, continued past 8pm	proactive visit made spoke with organisers and centre manager music was turned off at 20:00 as stated for there TENS	Ethiopian Cultural Festival
31/05/2025	17:19	Noise	no officer on duty	
16/07/2023	19:08	Loud Music	Visited 16/7/23 19:45 - Loud music hosted by Ethiopia Cultural Sports festival. No TEN on record. Advised to turn down the volume of the music. To contact Licensing for further action on hosting a licensable event without a licence.	Ethiopian Sports + Cultural Festival

16/07/2023	20:46	calling to report loud music coming from the sports centre been on going for a couple of days caller thinks its a music event.	as above	Ethiopian Sports + Cultural Festival
16/07/2023	21:16	Music / amplified sound	Log only	
16/07/2023	19:59	Noise	Log only	
16/07/2023	17:23	Noise	as line 7	
06/08/2023	19.08	Noise	no visit - no driver	
22/10/2023	22.21	noise	Noise not on when called at 22:35	
24/07/2022	17:35	Music / amplified sound	Log only	

- 4.4 The licence at Appendix D is not in use due to the named Premises Licence holder no longer being in the employ of Haringey Council. The licence could be re-instated and a new DPS assigned should the Centre wish to make use of it, but the up to events of 2000 capacity events in the ‘field’ area would not be covered.
- 4.5 The new application (the subject of this hearing) has an Event Management Plan (Appendix A) seeks a maximum event capacity of up to 2,000 persons and describes a “hire model” under which the premises licence holder retains overall legal responsibility while event organisers (hirers) assume responsibility for event-specific operational delivery. The application states an intention to hold no more than five such events per year at which regulated entertainment to 2000 capacity may take place. The premises is situated in a predominantly residential area, with residential streets, allotments and community and educational facilities nearby. A copy of the meditation issued by the Centre is attached at Appendix E.

## 5. Recommendation

- 5.1 A licensing authority must carry out its functions under this Act (“licensing functions”) with a view to promoting the licensing objectives:
- the prevention of crime and disorder;
  - public safety;
  - the prevention of public nuisance; and
  - the protection of children from harm.
- 5.2 In considering the matter, the Sub-Committee should take into account any representations or objections that have been received from responsible authorities or other persons, and representations made by the applicant or premises user as the case may be. In reaching the decision, regard must also be had to relevant provisions of the national guidance and the Council’s licensing policy statement. Having regard to the representations, the Sub-Committee must take any of the steps

set out below that it considers appropriate for the promotion of the licensing objectives:

- 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. All licensing determinations should be considered on the individual merits of the application. The Panel's determination should be evidence-based, justified as being appropriate for the promotion of the licensing objectives and proportionate to what it is intended to achieve. Findings on any issues of fact should be on the balance of probability. The Panel is asked to determine the application.

### **5.3 Powers of a licensing authority**

- 5.4 The decision should be made having regard to the Secretary of State's guidance and the Council's Statement of Licensing Policy under the Licensing Act 2003. Where the decision departs from either the Guidance or the Policy, clear and cogent reasons must be given. Members should be aware that if such a departure is made the risk of appeal / challenge is increased.
- 5.5 The licensing authority's determination of this application is subject to a 21-day appeal period or, if the decision is appealed, the date the appeal is determined and/or disposed of.

## **6. Other considerations**

- 6.1 **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 functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area.”*

### **6.2 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 – Application for a New Premises Licence and Event Management Plan;
- Appendix B – Representation from Police / Noise & Nuisance;
- Appendix C – Representation from ward members & local residents.
- Appendix D – Current Premises Licence
- Appendix E – Mediation letter from New River Sports Centre
- Appendix F – Overview of conditions offered from application / Conditions agreed With Met Police/ Conditions agreed with Noise and Nuisance RA.

**8. Background papers**

Background documents (available for public inspection): The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. If you would like a copy, please contact the Licensing Team.

- Haringey Statement of Licensing Policy;
- Guidance issued under section 182 of the Licensing Act 2003;
- National Licensing Policy Framework for the hospitality and leisure sectors (November 2025);
- Licensing Act 2003 (Hearings) Regulations 2005;
- Any further documentary submissions by any party to the hearing.

# Appendix A

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## Application for a premises licence to be granted 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/We Lee Creightney / Haringey Council  
(Insert name(s) of applicant)

apply for a premises licence under section 17 of the Licensing Act 2003 for the premises described in Part 1 below (the premises) and I/we are making this application to you as the relevant licensing authority in accordance with section 12 of the Licensing Act 2003

### Part 1 – Premises details

Postal address of premises or, if none, ordnance survey map reference or description <b>New River Sports &amp; Fitness, (Main Site)</b> <b>White Hart Lane</b> <b>Wood Green</b>			
<b>Post town</b>	London	<b>Postcode</b>	<b>N22 5QW</b>

Telephone number at premises (if any)	<b>0208 489 3443</b>
Non-domestic rateables value of premises	<b>£225,000</b>

### Part 2 - Applicant details

Please state whether you are applying for a premises licence as **appropriate** **Please tick as**

a)	an individual or individuals *	X	please complete section (A)
b)	a person other than an individual *		
	i as a limited company/limited liability partnership		please complete section (B)
	ii as a partnership (other than limited liability)		please complete section (B)
	iii as an unincorporated association or		please complete section (B)
	iv other (for example a statutory corporation)		please complete section (B)
c)	a recognised club		please complete section (B)

d)	a charity		please complete section (B)
e)	the proprietor of an educational establishment		please complete section (B)
f)	a health service body		please complete section (B)
g)	a person who is registered under Part 2 of the Care Standards Act 2000 (c14) in respect of an independent hospital in Wales		please complete section (B)
ga)	a person who is registered under Chapter 2 of Part 1 of the Health and Social Care Act 2008 (within the meaning of that Part) in an independent hospital in England		please complete section (B)
h)	the chief officer of police of a police force in England and Wales		please complete section (B)

\* If you are applying as a person described in (a) or (b) please confirm (by ticking yes to one box below):

- I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities; or
- I am making the application pursuant to a
- statutory function or
- a function discharged by virtue of Her Majesty's prerogative

**(A) individual applicants** (fill in as applicable)

Mr	<input checked="" type="checkbox"/>	Mrs		Miss		Ms		Other Title (for example, Rev)	
<b>Surname</b> Creightney					<b>First names:</b> Lee				
<b>Date of birth</b>		I am 18 years old or over				Please tick yes X			
<b>Nationality</b>		British							
Current residential address if different from premises address			XXXXXXXXXXXX XXXXXXX XXXXXXX						
Post town	XXXXXXXXXXXX					Postcode	XXXXXX		
<b>Daytime contact telephone number</b>					XXXXXXXXXXXX				
<b>E-mail address (optional)</b>		XXXXXXXXXXXXXXXXXXXXXXXXXXXX							
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service (please see note 15 for information)									

**Second individual applicant** (if applicable)

Mr	Mrs	Miss	Ms	Other Title (for example, Rev)	
<b>Surname</b>			<b>First names:</b>		
<b>Date of birth</b> or over		I am 18 years old		Please tick yes	
<b>Nationality</b>					
Current residential address if different from premises address					
Post town				Postcode	
<b>Daytime contact telephone number</b>					
<b>E-mail address (optional)</b>					
Where applicable (if demonstrating a right to work via the Home Office online right to work checking service), the 'share code' provided to the applicant by that service: (please see note 15 for information)					

**(B) Other applicants**

Please provide name and registered address of applicant in full. Where appropriate please give any registered number. In the case of a partnership or other joint venture (other than a body corporate), please give the name and address of each party concerned.

Name
Address
Registered number (where applicable)

Description of applicant (for example, partnership, company, unincorporated association etc.)
Telephone number (if any)
E-mail address (optional)

**Part 3 Operating Schedule**

When do you want the premises license to start?

DD	MM	YYYY
1	1	0
5	2	0
2	6	

If you wish the license to be valid only for a limited period, when do you want it to end?

DD	MM	YYYY

Please give a general description of the premises (please read guidance note 1)

New River Sports & Fitness is first and foremost a Leisure centre – open to the public all year round. New River Sports & Fitness is classed as a Leisure Centre provision. The centre is in a generally commercial area spanned across 40 acres and has a 1,000-spectator stadium seating area and floodlit 3G stadium pitch. Included within the grounds are several other buildings which include leased buildings for other organisations, changing rooms and a café / bar and space for functions. Alcohol will only be supplied to users of the facility, and sales and consumption can vary depending on the type of event being conducted. Alcohol will be consumed in the specified areas located on the site map and only within the premises. We plan to have no more than 5 events a year which will be for external hirers/organisations to book, where regulated entertainment may take place (marked on site map), the location of this will be the main Stadium Pitch where we have 1000 seats for spectators.

If 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend.

N/A
-----

What licensable activities do you intend to carry on from the premises?

(please see sections 1 and 14 and Schedules 1 and 2 to the Licensing Act 2003)

	Provision of regulated entertainment (please read guidance note 2)	Please tick all that apply
a)	plays (if ticking yes, fill in box A)	
b)	films (if ticking yes, fill in box B)	
c)	indoor sporting events (if ticking yes, fill in box C)	
d)	boxing or wrestling entertainment (if ticking yes, fill in box D)	
e)	live music (if ticking yes, fill in box E)	X

f)	recorded music (if ticking yes, fill in box F)	X
g)	performances of dance (if ticking yes, fill in box G)	
h)	anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)	

<b><u>Provision of late night refreshment</u></b> (if ticking yes, fill in box I)	X
<b><u>Supply of alcohol</u></b> (if ticking yes, fill in box J)	X

In all cases complete boxes K, L and M

**A**

<b>Plays</b> Standard days and timings (please read guidance note 7)			<b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Day	Start	Finis h		Outdoors	
Mon				<b><u>Please give further details here</u></b> (please read guidance note 4)	Both
Tue					
Wed			<b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

**B**

Films Standard days and timings (please read guidance note 7)			Will the exhibition of films take place <b>indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			<b>Please give further details here</b> (please read guidance note 4)		
Tue					
Wed			<b>State any seasonal variations for the exhibition of films</b> (please read guidance note 5)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat					
Sun					

**C**

<b>Indoor sporting events</b> Standard days and timings (please read guidance note 7)			<b><u>Please give further details</u></b> (please read guidance note 4)  Tennis, Group Exercise Programme, Gym etc.
Day	Start	Finish	
Mon			
Tue			<b><u>State any seasonal variations for indoor sporting events</u></b> (please read guidance note 5)
Wed			
Thur			<b><u>Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)
Fri			
Sat			
Sun			

**D**

<b>Boxing or wrestling entertainments</b> Standard days and timings (please read guidance note 7)			<b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue					
Wed			<b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 5)		
Thur					
Fri			<b><u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat					
Sun					

## E

Live music Standard days and timings (please read guidance note 7)			<b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors		
Day	Start	Finish		Outdoors		
				Both	X	
Mon			<b><u>Please give further details here</u></b> (please read guidance note 4)			
Tue				Live music performed for events with spectator seating on main stadium pitch area (capacity 1,000 seated & 1,000 standing – Location 1 on map)		
Wed			<b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 5)			
Thur				Not applicable		
Fri	19:00	22:00	<b><u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)			
Sat	17:00	21:00		Not applicable		
Sun	16:00	20:00				

## F

Recorded music Standard days and timings (please read guidance note 7)			<b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Day	Start	Finis h		Outdoors	
				Both	X
Mon	09:00	22:00	<b><u>Please give further details here</u></b> (please read guidance note 4)		
Tue	09:00	22:00	Recorded music will be present depending on the event for example school sports days will usually play music during daytime hours (Stadium area – Location 1 on map – Capacity 1,000 persons). Events may play music across the site and may vary depending on event (Stadium area – Location 1 on map – Capacity 2,000 persons).		
Wed	09:00	22:00	<b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 5)		
Thur	09:00	22:00	Not Applicable		
Fri	09:00	22:00	<b><u>Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sat	09:00	21:00			
Sun	09:00	20:00			
			Not Applicable		

G

Performances of dance Standard days and timings (please read guidance note 7)			<b>Will the performance of dance take place indoors or outdoors or both – please tick</b> (please read guidance note 3)	Indoors	
Day	Start	Finish		Outdoors	
				Both	
Mon			<b>Please give further details here</b> (please read guidance note 4)		
Tue					
Wed			<b>State any seasonal variations for the performance of dance</b> (please read guidance note 5)		
Thur					
Fri			<b>Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list</b> (please read guidance note 6)		
Sat					
Sun					

H

<b>Anything of a similar description to that falling within (e), (f) or (g)</b> Standard days and timings (please read guidance note 7)			Please give a description of the type of entertainment you will be providing		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	
Mon				Outdoors	
				Both	
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed					
Thur					
Fri			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Sat					
Sun			<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		

I

<b>Late night refreshment</b> Standard days and timings (please read guidance note 7)			<b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b> (please read guidance note 3)		
Day	Start	Finish	<b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 3)	Indoors	X
Mon				Outdoors	
				Both	
Tue			<b><u>Please give further details here</u></b> (please read guidance note 4)		
Wed			Bar operations (Capacity 40 persons – Location 2 on map),		
Thur			<b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 5)		
Fri	11:00	22:00	Not Applicable		
Sat	11:00	21:00	<b><u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u></b> (please read guidance note 6)		
Sun			Not Applicable		

J

<b>Supply of alcohol</b> Standard days and timings (please read guidance note 7)			<b>Will the supply of alcohol be for consumption – please tick</b> (please read guidance note 8)  Bar operations (Capacity 40 persons – Location 2 on map), Events (Capacity 2,000 persons – Location 1 on Map)	On the premises	X
				Off the premises	
				Both	
Day	Start	Finish	<b>State any seasonal variations for the supply of alcohol</b> (please read guidance note 5)  Not Applicable		
Mon	11:00	22:00			
Tue	11:00	22:00			
Wed	11:00	22:00			
Thur	11:00	22:00			
Fri	11:00	22:00			
Sat	11:00	21:00			
Sun	11:00	20:00			

State the name and details of the individual whom you wish to specify on the licence as designated premises supervisor (Please see declaration about the entitlement to work in the checklist at the end of the form):

<b>Name</b>	Iliyan Yanev
<b>Date of birth</b>	
<b>Address</b>	xxxxxxxxxxxxxxxxxxxxxxxxxxxxxxxx
<b>Postcode</b>	xxxxxxxx
<b>Personal licence number (if known)</b>	
<b>Issuing licensing authority (if known)</b>	

**K**

**Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children** (please read guidance note 9).

Not Applicable

**L**

<p><b>Hours premises are open to the public</b> Standard days and timings (please read guidance note 7)</p>			<p><b>State any seasonal variations</b> (please read guidance note 5)</p> <p>Centre closed during Christmas – New Year.</p>
Day	Start	Finish	<p><b>Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list</b> (please read guidance note 6)</p>
Mon	07:30	22:00	
Tue	07:30	22:00	
Wed	07:30	22:00	
Thur	07:30	22:00	
Fri	07:30	22:00	
Sat	09:00	21:00	
Sun	09:00	20:00	

## M

Describe the steps you intend to take to promote the four licensing objectives:

**a) General – all four licensing objectives (b, c, d and e) (please read guidance note 10)**

Ensure all measures of the 4 licensing objectives are implemented at the venue.  
 Ensure that the agreed information within the premises licence is adhered too at all times.  
 All events held at the centre will be subject to an agreed hire form post event.  
 Training will be delivered to all staff to ensure all members of staff are aware of the venues obligations.

**b) The prevention of crime and disorder**

Trained security provided for events determined as required.  
 Events to be agreed and documented with any third party hirer through the pre events forms.  
 Staff trained to report any criminal offences or anti-social behaviour to the relevant authority.  
 Ensuring that events adhere to the licensable activities.  
 Liaison with community police officers for larger or higher risk events.

**c) Public safety**

Max occupancy levels set for all events depending on location.  
 Events to be agreed and documented with any third party hirer through the pre events forms.  
 Access to site controlled from main reception area.  
 H&S / Fire procedures in place and staff trained.  
 Each event will have relevant First Aid trained staff on site during hours of operation and events.

**d) The prevention of public nuisance**

Venue located in generally commercial area.  
 Maximum music levels identified.  
 Staff provided to litter pick post event to ensure litter is kept to a minimum.  
 No smoking on site.  
 Majority of events will be held within normal operating hours.  
 Signage in place during events to remind visitors to leave quietly and respect neighbours.  
 Car parking provided to attendees meaning minimal effect on residents for parking.

**e) The protection of children from harm**

No adult entertainment will be conducted on site such as gambling is permitted.  
 Challenge 21 scheme in place and refusal book in place.  
 Security in place where required.  
 Access control into centre in place.

**Checklist:**

**Please tick to indicate agreement**

•	I have made or enclosed payment of the fee.	X
•	I have enclosed the plan of the premises.	X
•	I have sent copies of this application and the plan to responsible authorities and others where applicable.	X
•	I have enclosed the consent form completed by the individual I wish to be designated premises supervisor, if applicable.	X
•	I understand that I must now advertise my application.	X
•	I understand that if I do not comply with the above requirements my application will be rejected.	X
•	[Applicable to all individual applicants, including those in a partnership which is not a limited liability partnership, but not companies or limited liability partnerships] I have included documents demonstrating my entitlement to work in the United Kingdom or my share code issued by the Home Office online right to work checking service (please read note 15).	

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.

It is an offence under Section 24b of the Immigration Act 1971 for a person to work when they know, or have reasonable cause to believe, that they are disqualified from doing so by reason of their immigration status. Those who employ an adult without leave or who is subject to conditions as to employment will be liable to a civil penalty under section 15 of the Immigration, Asylum and Nationality Act 2006 and pursuant to Section 21 of the same act, will be committing an offence where they do so in the knowledge, or with reasonable cause to believe, that the employee is disqualified.

**Part 4 – Signatures** (please read guidance note 11)

**Signature of applicant or applicant’s solicitor or other duly authorised agent** (see guidance note 12). **If signing on behalf of the applicant, please state in what capacity.**

<b>Declaration</b>	<ul style="list-style-type: none"> <li>[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership] I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in</li> </ul>
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	<p>the UK (please read guidance note 15).</p> <ul style="list-style-type: none"> <li>The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, or have conducted an online right to work check using the Home Office online right to work checking service which confirmed their right to work (please see note 15)</li> </ul>
Signature	L.Creightney
Date	07/04/2026
Capacity	Applicant

**For joint applications, signature of 2<sup>nd</sup> applicant or 2<sup>nd</sup> applicant's solicitor or other authorised agent (please read guidance note 13). If signing on behalf of the applicant, please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 14)			
Post town		Postcode	
Telephone number (if any)			
If you would prefer us to correspond with you by e-mail, your e-mail address (optional)			

### Notes for Guidance

- 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.
- 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:
  - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
  - 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.
  - 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.
  - 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.
  - 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:
  - 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.
  - 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.
  - 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.

- 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:
    - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
    - 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;
    - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
    - 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.
3. Where taking place in a building or other structure please tick as appropriate (indoors may include a tent).
  4. For example the type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
  5. For example (but not exclusively), where the activity will occur on additional days during the summer months.
  6. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
  7. Please give timings in 24 hour clock (e.g. 16.00) and only give details for the days of the week when you intend the premises to be used for the activity.
  8. If you wish people to be able to consume alcohol on the premises, please tick 'on the premises'. If you wish people to be able to purchase alcohol to consume away from the premises, please tick 'off the premises'. If you wish people to be able to do both, please tick 'both'.
  9. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
  10. Please list here steps you will take to promote all four licensing objectives together.
  11. The application form must be signed.
  12. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
  13. Where there is more than one applicant, each of the applicants or their respective agent must sign the application form.
  14. This is the address which we shall use to correspond with you about this application.
  15. Entitlement to work/immigration status for individual applicants and applications from partnerships which are not limited liability partnerships:

A licence may not be issued to an individual or an individual in a partnership which is not a limited liability partnership who is resident in the UK who:

- does not have the right to live and work in the UK; or
- is subject to a condition preventing him or her from doing work relating to the carrying on of a licensable activity.

Any licence issued in respect of an application made on or after 6 April 2017 will become invalid if the holder ceases to be entitled to work in the UK.

Applicants must demonstrate that they have the right to work in the UK and are not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

They do this in one of two ways:

- 1) by providing with this application, copies or scanned copies of the documents which an applicant has provided, to demonstrate their entitlement to work in the UK (which do not need to be certified) as per information published on gov.uk and in guidance.
- 2) by providing their 'share code' to enable the licensing authority to carry out a check using the Home Office online right to work checking service (see below).

#### **Home Office online right to work checking service.**

As an alternative to providing a copy of original documents, applicants may demonstrate their right to work by allowing the licensing authority to carry out a check with the Home Office online right to work checking service.

To demonstrate their right to work via the Home Office online right to work checking service, applicants should include in this application their share code (provided to them upon accessing the service at <https://www.gov.uk/prove-right-to-work>) which, along with the applicant's date of birth, will allow the licensing authority to carry out the check.

In order to establish the applicant's right to work, the check will need to indicate that the applicant is allowed to work in the United Kingdom and is not subject to a condition preventing them from doing work relating to the carrying on of a licensable activity.

An online check will not be possible in all circumstances because not all applicants will have an immigration status that can be shared digitally. The Home Office online right to work checking service sets out what information and/or documentation applicants will need in order to access the service. Applicants who are unable to obtain a share code from the service should submit copies of documents as set out above.

Your right to work will be checked as part of your licensing application and this could involve us checking your immigration status with the Home Office. We may otherwise share information with the Home Office. Your licence application will not be determined until you have complied with this guidance.

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**Consent of individual to being specified as premises supervisor**

Iliyan Yanev

-----  
*[full name of prospective premises supervisor]*

Of

4 Glendale Avenue, London, N22 5AH

-----  
*[home address of prospective premises supervisor]*

hereby confirm that I give my consent to be specified as the designated premises supervisor in relation to the application for

Premises Licence for New River Sport and Fitness

-----  
*[type of application]*

by

Lee Creightney/Haringey Council

-----  
*[name of applicant]*

relating to a premises licence

In progress

-----  
*[number of existing licence, if any]*

for

New River Sport & Fitness  
White Hart Lane  
London  
N22 5QW

-----  
*[name and address of premises to which the application relates]*

and any premises licence to be granted or varied in respect of this application made by

Lee Creightney/Haringey Council

-----  
*[name of applicant]*

concerning the supply of alcohol at

New River Sport & Fitness  
White Hart Lane  
London  
N22 5QW

-----  
*[name and address of premises to which application relates]*

I also confirm that I am entitled to work in the United Kingdom and am applying for, intend to apply for or currently hold a personal licence, details of which I set out below.

Personal licence number

In progress

-----  
*[insert personal licence number, if any]*

Personal licence issuing authority

Haringey Council

-----  
*[insert name and address and telephone number of personal licence issuing authority, if any]*

Signed



Name (please print)

-----  
Iliyan Yanev  
-----

Date

-----  
09/04/2026  
-----

**Memorandum**Date: 5<sup>th</sup> May 2026

Ref: WK/000652615

From: Daliah Barrett  
Enforcement Services

To: See Below

**APPLICATION FOR A PREMISES LICENCE - NEW RIVER SPORTS & FITNESS,**  
**(MAIN SITE)**  
**WHITE HART LANE, WOOD GREEN, LONDON N22 5QW**

Please find enclosed a copy of an application for a Premises Licence for the above mentioned premises. Details of the application are as follows:

**This application seeks to cover a day to day operation as well as events for up to 2,000 capacity on the track and field area. The application also seeks to have a 'Shadow licence' over the Skolars space as defined on the plan submitted.**

**Regulated Entertainment: Live Music**

Friday	1900 to 2200 hours
Saturday	1700 to 2100 hours
Sunday	1600 to 2000 hours

**Recorded Music**

Monday to Friday	0900 to 2200 hours
Saturday	0900 to 2100 hours
Sunday	0900 to 2000 hours

**Late Night Refreshment**

Friday	1100 to 2200 hours
Saturday	1100 to 2100 hours

**Sale of Alcohol**

Monday to Friday	1100 to 2200 hours
Saturday	1100 to 2100 hours
Sunday	1100 to 2000 hours

Supply of alcohol **ON** the premises.

**Hours open to Public**

Monday to Friday	0730 to 2200 hours
Saturday	0900 to 2100 hours
Sunday	0900 to 2000 hours

All responses must be received by the **1<sup>st</sup> June 2026**, even if you have no comments a response would still be appreciated.

Daliah Barrett  
**Licensing Team Leader**

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# RISK ASSESSMENT FORM



<b>Service:</b> Direct Services	<b>Location:</b> New River Sports Centre	<b>Assessment Completed by:</b> Lee Creightney
<b>Activity/Task Assessed:</b> Crowd Control	<b>Date of Assessment:</b> February 2026	<b>Review Date:</b> February 2027
<b>Description:</b> This RA has been compiled to review potential risks when dealing with overcrowding and potential hazards.		

No	What is the Hazard? (i.e. potential causes of injury/damage)	Who might be harmed	How might people be harmed?	Existing Risk Control Measures	Risk Rating			Additional Controls	Residual Risk Rating			Action monitored by whom?	Action Completed by When?
					L	C	R		L	C	R		
1	Car parking	Customers	Overcrowding, personal injury through collision with moving vehicle	All gates to New River Sport and Fitness will be coned off and only customers attending activities at the New River will be allowed access to the Car Park. Stewards will be situated outside the front of each gate to reinforce this message, all Stewards will have relevant SIA accreditation. Cones will also be placed outside the front entrance to both car parks to prevent access A1 notice boards situated before both car park entrances to inform.	2	3	6						
2	Traffic management	Customers, Staff, Instructors	personal injury through collision with moving vehicle	All Haringey council staff and stewards will be wearing high visibility tops to manage the traffic on the day A radio will be situated with a member of the team at each gated entrance on the day with a third radio present on the Manager on duty.	2	3	6						

# RISK ASSESSMENT FORM



				A1 notice boards situated before both car park entrances to inform. Notices to be situated at corner of Wolfs Lane and at entrance to White Hart Lane								
3	Vehicle accident and resulting injury or damage to another vehicle	Customers, Staff, Instructors	personal injury through collision with moving vehicle	Car Park managed by Stewards Notices to be situated at corner of Wolves Lane and at Texaco garage on white hart lane	2	3	6					
4	Unauthorised admissions to Ground	Customers, Staff, Instructors	Risk of overcrowding, bruising, cuts and crushing due to being over capacity	A member of staff will be covering main entrance to prohibit access	2	3	6					
5	Crowd Management	Customers, Staff, Instructors	Risk of overcrowding, bruising, cuts and crushing due to being over capacity	Stewards will be situated outside the front of each gate to reinforce this message. Numbers of stewards engaged at each event to be appropriate to expected attendance numbers	2	3	6					

# RISK ASSESSMENT FORM



No	What is the Hazard? (i.e. potential causes of injury/damage)	Who might be harmed	How might people be harmed?	Existing Risk Control Measures	Risk Rating			Additional Controls	Residual Risk Rating			Action monitored by whom?	Action Completed by When?
					L	C	R		L	C	R		
6	Public Disorder	Staff and the public risk serious injury, if assaulted or if caught up in incidents of disorder.	Cuts, Bruises, personal injury subsequent from physical assault	Adequate number of trained, SIA badged security staff Staff trained in EAP and SIMP Appropriate number of stewards in place for event type	2	3	6						
7	Steward Management	Customers, Staff, Instructor	Risk of overcrowding, bruising, cuts and crushing due to being over capacity	General Manager to ensure that all Stewards are trained and aware of event procedure. First aid trained management on site. EAP / SIMP in place and staff trained.	2	3	6						
8	Management of Staff	Customers, Staff, Instructor	Personal injury resulting in cuts or bruises or assault	Staff to be placed on 20 minute rotations of each area ensuring break time is given throughout the day Staff will be given a radio in order to communicate quickly and effectively	2	2	4						
9													
10													

# RISK ASSESSMENT FORM



## Risk Assessment Method

In order to assess the risks associated with the identified hazards, two factors have been considered:-

i - the possible severity of the outcome  
Realistically, what is the worst likely outcome? This method defines four categories of severity:-

Fatality or permanent disability
Major injury or long term absence
3 day injury or temporary disability
Minor injury

ii - the likelihood of the outcome to occur  
How likely is it that the severe outcome will occur? Five categories are defined:-

Likely	A repetitive occurrence should be expected
Probable	Foreseeable
Possible	Could occur sometime
Remote	Unlikely, though conceivable
Improbable	Almost negligible

Having assessed these factors, the matrix below has been used to determine the level of risk. This information was then used to prioritise any control measures necessary to eliminate or reduce the risk to an acceptable level.

### Matrix

	Likely	Probable	Possible	Remote	Improbable
Fatality or permanent disability	VERY HIGH	VERY HIGH	HIGH	MEDIUM	LOW
Major injury or long term absence	VERY HIGH	VERY HIGH	HIGH	MEDIUM	LOW
3 day injury or temporary disability	HIGH	HIGH	MEDIUM	MEDIUM	LOW
Minor injury	MEDIUM	MEDIUM	LOW	LOW	VERY LOW

### Action Level

VERY HIGH	Unacceptable risk - immediate action required
HIGH	Risk reduction required - high priority
MEDIUM	Medium risk - action required so far as is reasonably practicable
LOW	Low priority - further risk reduction may not be feasible or cost effective
VERY LOW	Low risk - no further action required

## EVENT MANAGEMENT PLAN

**Premises:** New River Sport and Fitness

**Maximum Capacity Sought:** 2,000 persons

**Document Purpose:** Support Premises Licence Application

### 1. OVERVIEW

New River Sport and Fitness intend to operate as a **multi-use licensed venue** capable of hosting large-scale events (up to 2,000 attendees), including:

- Sporting events
- Community events
- Live music / entertainment
- Private hires

The venue will operate under a “**hire model**”, whereby:

- The **Premises Licence Holder (the venue)** retains overall legal responsibility.
- The **Event Organiser (hirer)** assumes responsibility for event-specific operational delivery.

### 2. LICENSING OBJECTIVES COMPLIANCE

#### 2.1 Prevention of Crime and Disorder

- All events must submit a **Security Management Plan**.
- SIA-licensed security staff required (provided by hirer).
- Minimum ratios (guideline):
  - 1:100 for low-risk events
  - 1:75 or higher for high-risk events
- Use of:
  - Bag searches
  - Metal detection (where appropriate)
  - CCTV system (venue-owned, monitored)

## 2.2 Public Safety

- Maximum capacity capped at **2,000 persons**, subject to:
  - Fire risk assessment
  - Event-specific risk assessments
- Hirers must provide:
  - Crowd management plan
  - Medical provision (e.g., first aid / paramedics depending on risk)
  - Risk Assessment
  - Public liability insurance
  - Risk assessment and Insurance Vendors
- Venue ensures:
  - Safe ingress/egress routes
  - Emergency exits compliant with regulations

## 2.3 Prevention of Public Nuisance

- Noise management:
  - Agreed sound limits- music cut off time: Sat- 9pm Sun-8pm
  - Event curfews – all events to finish by 9pm
- Traffic and dispersal plan required from hirer
- Local resident considerations:
  - Controlled exit strategy
  - Stewarding outside venue (hirer responsibility)

## 2.4 Protection of Children from Harm

- Age restrictions enforced per event
- Challenge 25 policy for alcohol sales (if applicable)
- Safeguarding measures required in event plan

### **3. ROLES AND RESPONSIBILITIES**

#### **3.1 Venue (New River Sport and Fitness)**

The venue will:

- Hold the Premises Licence
- Approve all event documentation prior to hire
- Provide:
  - Infrastructure (space, utilities, fixed safety systems)
  - CCTV coverage
- Ensure compliance with licence conditions
- Retain right to:
  - Refuse or cancel events
  - Require additional controls

#### **3.2 Event Organiser (Hirer)**

The hirer is contractually required to provide:

##### **Mandatory Documentation (Minimum 28 days prior)**

- Event Management Plan
- Risk Assessment
- Crowd Management Plan
- Security Plan
- Medical Plan
- Traffic Management Plan
- Noise Management Plan

##### **Operational Responsibilities**

- Security (SIA licensed staff)
- Crowd control and stewarding
- Ticketing and admissions

- Alcohol management (if applicable via TEN or DPS arrangement)
- Performer and production management

## 4. SECURITY & CROWD MANAGEMENT

- Security staff must be arranged by the **(Hirer)**
  - SIA licensed
  - Briefed prior to event
- Controlled entry points:
  - Ticket validation
  - Search procedures
- Crowd flow:
  - Zoned layouts for large events
- Incident reporting:
  - All incidents logged and shared with venue

## 5. CAPACITY MANAGEMENT

- Maximum occupancy: **2,000 persons**
- Real-time monitoring required by hirer:
  - Ticketing system tracking
  - Entry/exit counting
- No overselling permitted

## 6. EMERGENCY PLANNING

Hirer must provide:

- Emergency response plan covering:
  - Fire
  - Medical emergencies
  - Evacuation

- Designated:
  - Event Safety Officer
  - Incident Controller

Venue provides:

- Fire alarm systems
- Emergency lighting
- Marked exits
- Assembly points

## **7. MEDICAL PROVISION**

Minimum expectations (depending on risk level):

- First aiders or paramedics
- Medical point on site
- Ambulance access routes maintained

## **8. NOISE CONTROL**

- Noise levels monitored during events
- Amplified music subject to agreed thresholds
- Curfew times enforced

## **9. TRAFFIC & DISPERSAL**

Hirer must submit:

- Transport plan
- Parking arrangements
- Safe dispersal strategy

Measures may include:

- Staggered exit
- Stewarding in surrounding areas

## **10. EVENT APPROVAL PROCESS**

1. Initial enquiry
2. Risk classification (low / medium / high)
3. Submission of documents
4. Venue review
5. Approval / conditions issued
6. Event delivery
7. Post-event review (if required)

## **11. INSURANCE REQUIREMENTS**

Hirer must provide:

- Public Liability Insurance (minimum £5–10 million recommended)
- Employer's Liability Insurance (if applicable)

## **12. CONTRACTUAL CONTROL**

All hires are subject to a formal agreement stating:

- Hirer assumes operational responsibility
- Compliance with licence conditions is mandatory
- Venue retains enforcement authority

## **13. POLICE & AUTHORITY LIAISON**

For higher-risk events:

- Advance notification to:
  - Metropolitan Police
  - Local authority licensing team
- Safety Advisory Group (SAG) engagement where required

#### **14. REVIEW & CONTINUOUS IMPROVEMENT**

- Incident logs reviewed post-event
- Repeat hirers monitored for compliance
- EMP updated periodically

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# RISK ASSESSMENT FORM



<b>Service:</b> Direct Services	<b>Location:</b> New River Sports Centre	<b>Assessment Completed by:</b> Lee Creightney
<b>Activity/Task Assessed:</b> Open Air Activities	<b>Date of Assessment:</b> February 2026	<b>Review Date:</b> February 2027
<b>Description:</b> This risk assessment identifies risks and control measures relating to open air activities such as outdoor classes, events etc.		

No	What is the Hazard? (i.e. potential causes of injury/damage)	Who might be harmed	How might people be harmed?	Existing Risk Control Measures	Risk Rating			Additional Controls	Residual Risk Rating			Action monitored by whom?	Action Completed by When?
					L	C	R		L	C	R		
1	Injury due to activity difficulty level to intense	Customers	Personal injury cuts, bruises, fractures, muscle strains and sprains.	All activities must have a clear description of the physical requirements and difficulty level of each class, The difficulty level must be considered when the customer is booking the class and the instructor will identify at the start of each class if there are any customers have any injuries or medical conditions that may prevent them from participating in the class. The instructor will monitor the participants for individuals showing signs of difficulty	2	3	6						
2	Transit to and from external area (including routes for running / walking clubs)	Customers, Staff, Instructors	Personal injury cuts, bruises, fractures, muscle strains and sprains.	The instructor/organisation must identify a safe route to where the activity will be held if not on <b>Haringey council's</b> property which will highlight the following: Location of main road and crossing points Any significant hazards i.e. road works, busy periods other local events	2	3	6						

# RISK ASSESSMENT FORM



				Supervision requirements for under 16's.									
3	Trips slips, falls	Customers, Staff, Instructors	Slip / trip or fall resulting in personal injury e.g. back or head injury	<p>One hour prior to the start of the class the outdoor area where the activity is taking place must be check by the instructor to ensure the following.</p> <ul style="list-style-type: none"> <li>• Area is free from dew, heavy moisture which can cause a slip hazard</li> <li>• Area is free from pot holes that may cause a trip hazard.</li> <li>• Area is free from animal faeces.</li> </ul>	2	3	6						
4	Sunburn (effects of the sun)	Customers, Staff, Instructors	Sunburn, dehydration, Heatstroke	Instructors are to wear Sun protection on exposed skin at all times when working outside in hot weather. Instructors / Participants must wear a minimum of T-shirts and shorts at all times, Customers are advised to wear hats and sunglasses where possible on hot sunny days to reduce heat stroke and damage to the eyes.	2	3	6						
5	Exercise equipment	Customers, Staff, Instructors	Personal injury cuts, bruises, fractures, muscle strains and sprains.	Any equipment taken from the centre must be used as per <b>manufacturer's guidelines</b> and must be stable on external surfaces. Exercise balls must be used on mats as stones or other sharp objects may burst the ball during exercise.	2	3	6						

# RISK ASSESSMENT FORM



No	What is the Hazard? (i.e. potential causes of injury/damage)	Who might be harmed	How might people be harmed?	Existing Risk Control Measures	Risk Rating			Additional Controls	Residual Risk Rating			Action monitored by whom?	Action Completed by When?
					L	C	R		L	C	R		
6	Dehydration during class	Customers, Staff, Instructors	Dehydration	Instructor is to identify the location of water facilities and give regular water breaks during the class.	2	3	6						
7	Animal Attack	Customers, Staff, Instructors	Personal injury cuts, bruises,	Dogs and other animal may become disturbed by the movement created by activity; instructor must select locations where animals are at a minimum and be vigilant during the activity. If animals are approaching the class the instructor must tell all participants to stop and stand still until the animal is collected. Instructors must be prepared to contact the centre for assistance.	2	2	4						
8	Collision with equipment or participants	Customers, Staff, Instructors	Personal injury cuts, bruises,	Instructor must know the capacity of the area in which they are teaching. Spacing between participants must be a minimum of 3 feet in each direction.	2	2	4						
9	Fire Safety / Emergencies	Customers, Staff, Instructors	Burns, smoke inhalation, Death	The instructor is responsible for all participants during the class. The instructor will ensure there is a method of communicating with the Duty Manager/Reception i.e. Radio or Mobile Phone fire/emergency procedures.	2	4	8						

# RISK ASSESSMENT FORM



1 0	First Aid	Customers, Staff, Instructors	Infection from poor first aid treatment, personal injury from non treated injuries	In the event of a first aid emergency the instructor must stop all activities and provide initial treatment. Instructors must keep a basic first aid kit at the location of activity. Instructor must identify a shaded area nearby in the event that a person is feeling the effects of the sun. All first aid incidents must be recorded and reported as per corporate procedure.	2	2	4						
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# RISK ASSESSMENT FORM



No	What is the Hazard? (i.e. potential causes of injury/damage)	Who might be harmed	How might people be harmed?	Existing Risk Control Measures	Risk Rating			Additional Controls	Residual Risk Rating			Action monitored by whom?	Action Completed by When?
					L	C	R		L	C	R		
1 1	Increased risk of injury, existing medical conditions or pregnancy.	Customers, Staff, Instructors		The instructor will also ask all participants if they have any injuries or medical conditions prior to the start of the class. If a participant is pregnant, they must follow exercise instructions from their GP or Midwife. If injuries are declared the decision to continue will fall with the instructor.				LOW					
1 2	Adverse Weather Conditions	Customers, Staff, Instructors		The instructor will decide if the weather conditions are adequate for the type of activity				LOW					
1 3	Noise	Customers, Staff, Instructors		Instructors must be able to communicate with participants without shouting over a 2 metre distance. Noise levels must not disturb any other activity in the vicinity of the activity.				LOW					
1 4	Children Participants	Customers		All participants under the age of 16 must complete a registration form identifying any medical condition that may be affected by the activity, arrangement can be made with the parent on how to treat any diagnosed medical conditions, and this information will be passed to the instructor prior to the start of the class.				LOW					
1 5	Competence of instruction	Customers, Staff		Instructor must have relevant qualification and if freelance must have their own public				LOW					

# RISK ASSESSMENT FORM



			liability insurance. A copy must be retained by the centre										
--	--	--	--	--	--	--	--	--	--	--	--	--	--

# RISK ASSESSMENT FORM



## Risk Assessment Method

In order to assess the risks associated with the identified hazards, two factors have been considered:-

i - the possible severity of the outcome  
Realistically, what is the worst likely outcome? This method defines four categories of severity:-

Fatality or permanent disability
Major injury or long term absence
3 day injury or temporary disability
Minor injury

ii - the likelihood of the outcome to occur  
How likely is it that the severe outcome will occur? Five categories are defined:-

Likely	A repetitive occurrence should be expected
Probable	Foreseeable
Possible	Could occur sometime
Remote	Unlikely, though conceivable
Improbable	Almost negligible

Having assessed these factors, the matrix below has been used to determine the level of risk. This information was then used to prioritise any control measures necessary to eliminate or reduce the risk to an acceptable level.

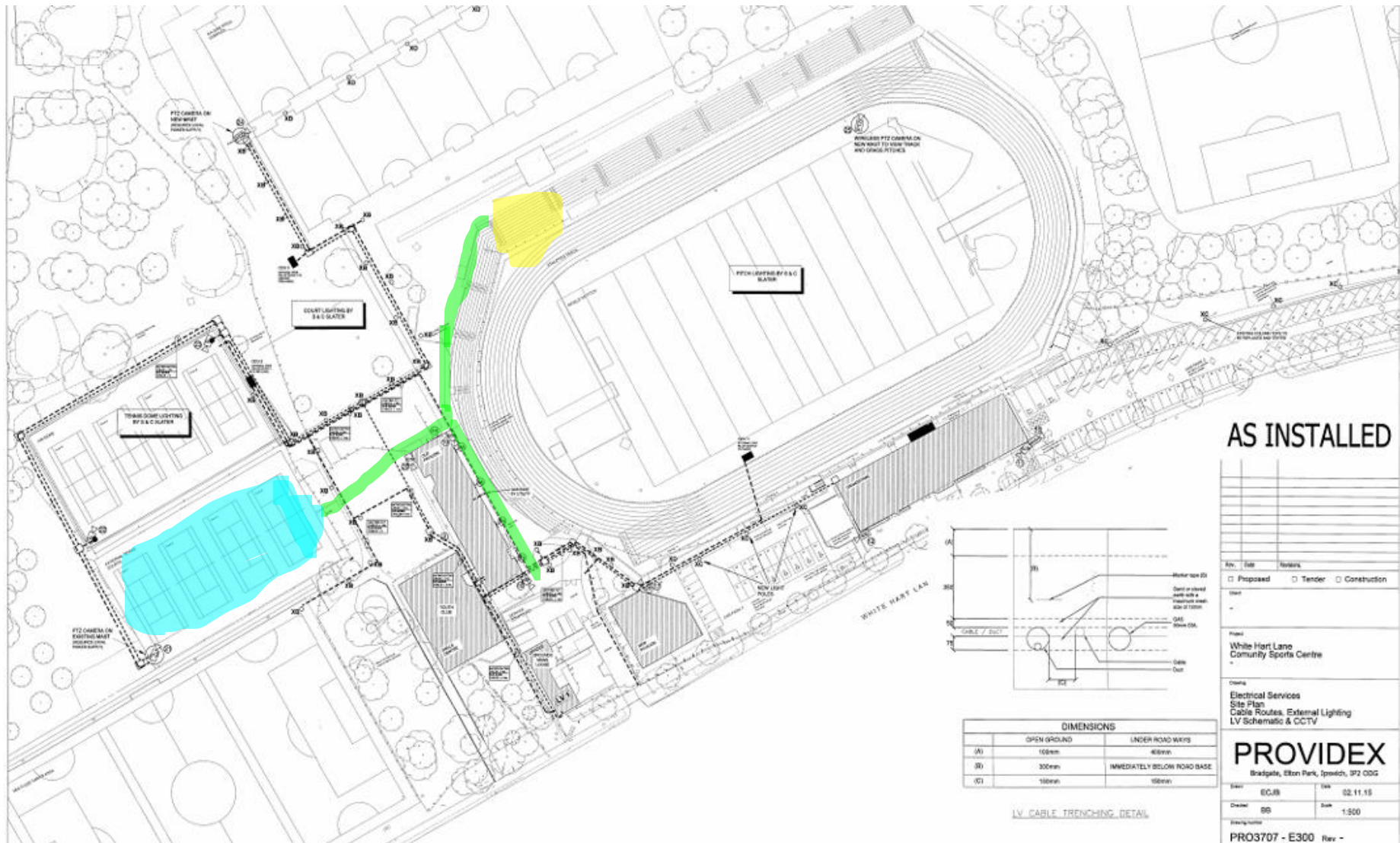
### Matrix

	Likely	Probable	Possible	Remote	Improbable
Fatality or permanent disability	VERY HIGH	VERY HIGH	HIGH	MEDIUM	LOW
Major injury or long term absence	VERY HIGH	VERY HIGH	HIGH	MEDIUM	LOW
3 day injury or temporary disability	HIGH	HIGH	MEDIUM	MEDIUM	LOW
Minor injury	MEDIUM	MEDIUM	LOW	LOW	VERY LOW

### Action Level

VERY HIGH	Unacceptable risk - immediate action required
HIGH	Risk reduction required - high priority
MEDIUM	Medium risk - action required so far as is reasonably practicable
LOW	Low priority - further risk reduction may not be feasible or cost effective
VERY LOW	Low risk - no further action required

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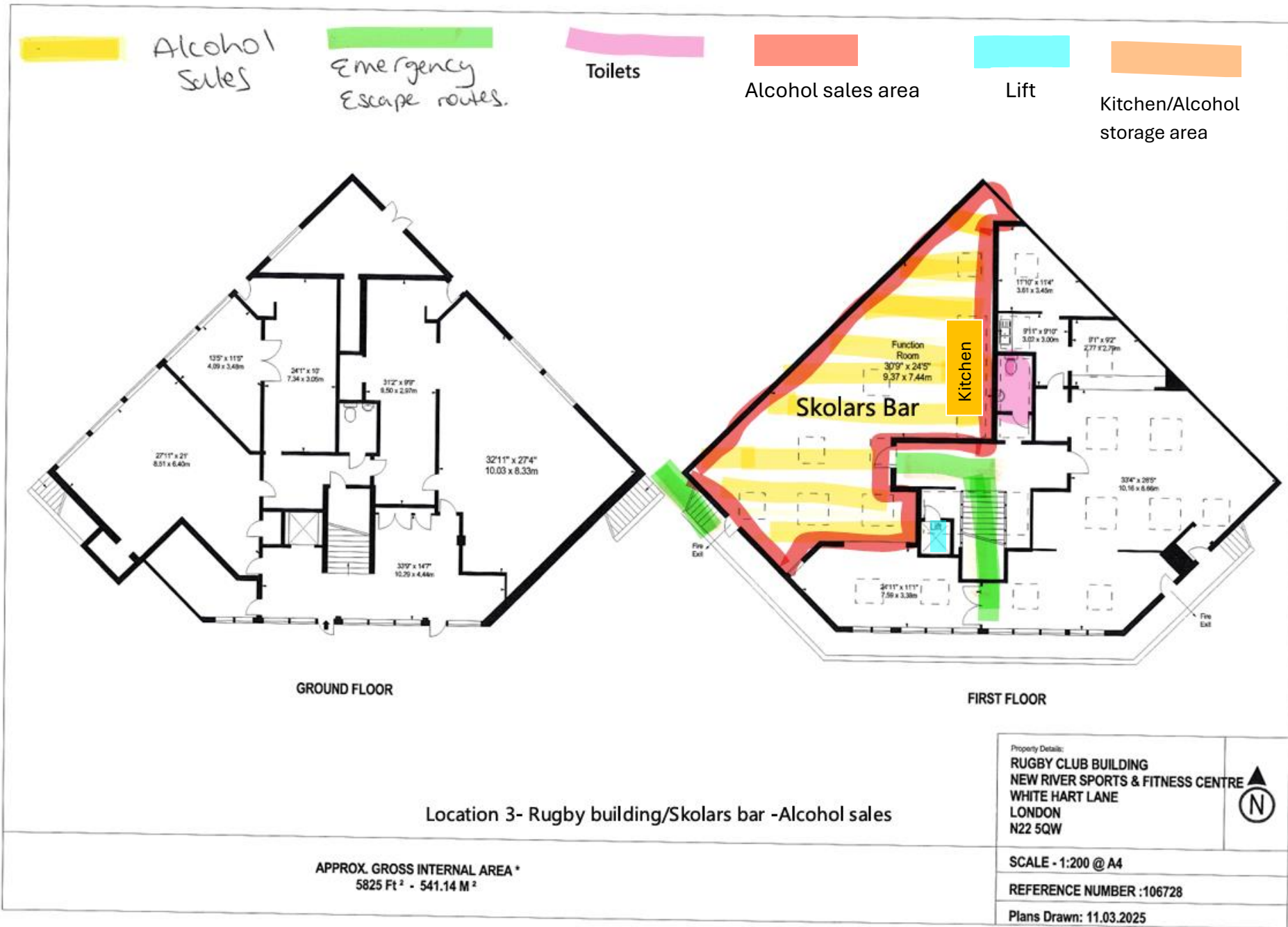


- Location 1- alcohol sales
- Escape Route
- Assembly Point

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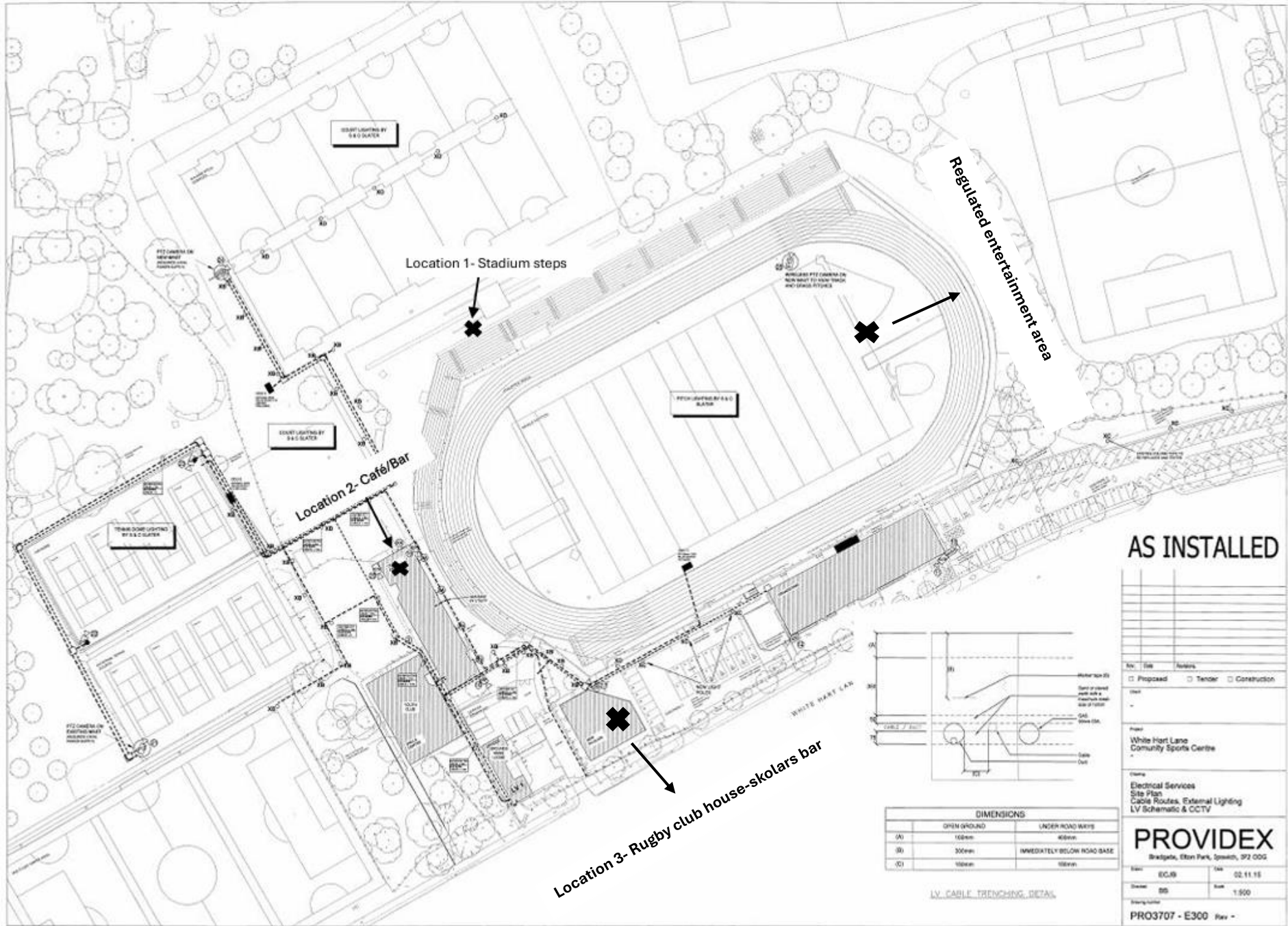


Location 3- Rugby building/Skolars bar -Alcohol sales

APPROX. GROSS INTERNAL AREA \*  
5825 Ft<sup>2</sup> - 541.14 M<sup>2</sup>

Property Details: <b>RUGBY CLUB BUILDING</b> <b>NEW RIVER SPORTS &amp; FITNESS CENTRE</b> <b>WHITE HART LANE</b> <b>LONDON</b> <b>N22 5QW</b>	
SCALE - 1:200 @ A4	
REFERENCE NUMBER :106728	
Plans Drawn: 11.03.2025	

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AS INSTALLED

No. Title Notes

Proposed  Tender  Construction

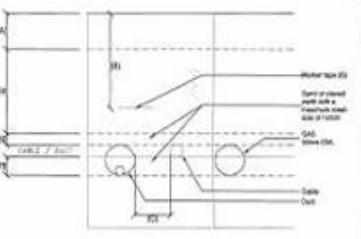
Client  
White Hart Lane  
Community Sports Centre

Drawn  
Electrical Services  
Site Plans  
Cable Routes, External Lighting  
LV Schematic & CCTV

**PROVIDEX**  
Bradgate, Elton Park, Spalding, SP2 0DG

Issue: EC09 Date: 02.11.18

Drawn: DS Scale: 1:500  
Drawing No: PRO3707 - E300 Rev: -



DIMENSIONS	
OPEN GROUND	UNDER ROADWAYS
(A) 100mm	100mm
(B) 300mm	IMMEDIATELY BELOW ROAD BASE
(C) 100mm	100mm

LV CABLE TRENCHING, DETAIL

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# Appendix B

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Licensing Authority  
Level 4, Alexandra House  
Station Road  
London  
N22 8HQ

Licensing Unit  
Edmonton Police Station  
462 Fore Street,  
London  
N9 0PW  
mpslicensingsector1@met.police.uk  
[www.met.police.uk](http://www.met.police.uk)  
Thursday 28<sup>th</sup> May 2026

**POLICE REPRESENTATION**

**APPLICATION FOR A PREMISES LICENCE - NEW RIVER SPORTS & FITNESS,  
(MAIN SITE)  
WHITE HART LANE, WOOD GREEN, LONDON N22 5QW**

Dear Licensing Team,

I write on behalf of the Commissioner of the Metropolitan Police. I would like to make representations to the submitted application by Lee Creightney for a new premises licence. The premises will operate as a sport and fitness leisure centre.

The applicant is requesting the following operating schedule:

**Regulated Entertainment: Live Music**

Friday	19:00 to 22:00 hours
Saturday	17:00 to 21:00 hours
Sunday	16:00 to 20:00 hours

**Recorded Music**

Monday to Friday	09:00 to 22:00 hours
Saturday	09:00 to 21:00 hours
Sunday	09:00 to 20:00 hours

**Late Night Refreshment**

Friday	11:00 to 22:00 hours
Saturday	11:00 to 21:00 hours

**Sale of Alcohol**

Monday to Friday	11:00 to 22:00 hours
------------------	----------------------

Saturday 11:00 to 21:00 hours

Sunday 11:00 to 20:00 hours

Supply of alcohol **ON** the premises.

**Hours open to Public**

Monday to Friday 07:30 to 22:00 hours

Saturday 09:00 to 21:00 hours

Sunday 09:00 to 20:00 hours

Police do NOT agree with the requested timings. Police suggest that licensable activities to finish 30 minutes earlier to allow patrons time to wind down. Police therefore suggest the following times:

**Regulated Entertainment: Live Music**

Friday 19:00 to 21:30 hours

Saturday 17:00 to 20:30 hours

Sunday 16:00 to 19:30 hours

**Recorded Music**

Monday to Friday 09:00 to 21:30 hours

Saturday 09:00 to 20:30 hours

Sunday 09:00 to 19:30 hours

**Late Night Refreshment**

Friday 11:00 to 21:30 hours

Saturday 11:00 to 20:30 hours

**Sale of Alcohol**

Monday to Friday 11:00 to 21:30 hours

Saturday 11:00 to 20:30 hours

Sunday 11:00 to 19:30 hours

Supply of alcohol **ON** the premises.

**Hours open to Public**

Monday to Friday 07:30 to 22:00 hours

Saturday	09:00 to 21:00 hours
Sunday	09:00 to 20:00 hours

The applicant has stated how the licensing objectives will be upheld. Police suggest the following conditions in addition to be added to the operating schedule along with those suggested by the applicant:

### **THE PREVENTION OF CRIME AND DISORDER**

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

- (a) The premises will ensure that the system is checked on a regular basis to ensure that the system is working properly and that the date and time are correct.
- (b) There will be a camera on the entrance to the premises, to capture a clear image of anyone entering.
- (c) The system will provide coverage of the interior of the premises accessible to the public:
- (d) The system will record in real time and recordings will be date and time stamped:
- (e) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.
- (f) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided to the police or other authorised officers on request (subject to the Data Protection Act 2018) within 24 hours of any request.
- (g) Signage stating that CCTV is in operation will be clearly and prominently displayed at the premises.

An incident and refusal log [whether kept in written or electronic form] shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:

- (a) Any and all allegations of crime or disorder reported at the venue
- (b) Any and all complaints received by any party
- (c) Any faults in the CCTV system
- (d) Any visit by a relevant authority or emergency service
- (e) Any refused sales of alcohol
- (f) Any and all ejections of patrons

All staff involved in the sale of alcohol shall receive induction and refresher training (every 6 months) relating to the sale of alcohol and the times and conditions of the premises licence.

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

### **THE PREVENTION OF PUBLIC NUISANCE**

Prominent, clear and legible notices shall be displayed at all public exits from the premises requesting customers respect the surrounding area and dispose of litter in a responsible manner. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.

A personal licence holder is to be present on the premises and supervise the sale of alcohol, or a trained member of staff nominated in writing by the DPS shall always be on duty throughout the permitted hours for the sale of alcohol and when the premises are open to the public.

No more than five (5) persons shall be permitted to smoke outside the front of the premises at any one time. The area shall be adequately supervised to control the number and behaviour of patrons and to ensure that they do not block the highway or cause a noise nuisance.

Car parking facilities will be provided to attendees. Staff and Door Supervisors shall actively monitor and control patrons queuing, leaving and entering the premises to ensure they leave the area quickly and quietly. All windows and external doors shall be kept closed at any time when regulated entertainment takes place, except for the immediate access and egress of persons. The spectator's area shall not be used after 10pm and shall be cleared of all patrons before that time. No amplified sound shall be permitted in the spectators' area after 9pm. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

Staff shall actively discourage patrons from congregating around the outside of the premises. At least one door supervisor shall remain directly outside the premises for 30 minutes after the premises has closed or until all customers have dispersed. A log must be kept and signed by each door supervisor each night they are employed at the premises indicating that they have been informed of, understand, and will implement the entry and search policy. This log must be made available to Police or Local Authority employees on request. A log must be kept indicating the date and times door supervisors sign in and out for duty and must include clearly printed details of each door supervisor's name, SIA licence number, employer, and the duty they are employed to carry out on any particular night.

### **PUBLIC SAFETY**

There shall be no vertical drinking of alcohol at the premises.

All emergency exits shall be kept free from obstruction at all times.

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

All staff engaged outside the entrance to the premises, or supervising or controlling queues or parking, shall wear high visibility yellow jackets or vests.

A copy of the premises' dispersal policy shall be made readily available at the premises for inspection upon request by a Police and/or Local Authority.

### **PROTECTION OF CHILDREN FROM HARM**

The premises will operate the 'Challenge 25' proof of age scheme in any area where alcohol can be purchased by a customer.

- (a) All staff will be fully trained in its operation and responsible alcohol sales and a record of this be kept on site and made available to police or an authorised officer.
- (b) Relevant material shall be displayed at the premises.

Only suitable forms of photographic identification, such as passport or UK driving licence, or a holographic marked PASS scheme cards, will be accepted and any other ID approved by the Home Office.

All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale. Outside of the hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within the premises (including alcohol behind the counter) is secured in a locked storeroom or behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by both customers and staff.

If agreed by the applicant, we would **withdraw** our representations contingent upon that agreement.

Kind regards,

PC Costache 1494CO – Central Licensing - Strategic Delivery Unit  
North Area Licensing Police Officer

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**From:** Lee Creightney <Lee.Creightney@haringey.gov.uk>  
**Sent:** 21 May 2026 12:55  
**To:** Craig Bellringer <Craig.Bellringer@haringey.gov.uk>  
**Cc:** Licensing <Licensing@haringey.gov.uk>; Iliyan Yanev <Iliyan.Yanev@haringey.gov.uk>  
**Subject:** RE: New River Sports & Fitness (Main Site), White Hart Lane, Wood Green, London N22 5QW (WK/652615)

Hi Craig,

I agree to all the below conditions.

Let me know if you need anything else.

Kindest regards,

**Lee Creightney**

**Centre & Football Manager – New River Sports Centre**

Haringey Council

New River Sports And Fitness, White Hart Lane, London N22 5QW



[www.haringey.gov.uk](http://www.haringey.gov.uk)



**From:** Craig Bellringer <[Craig.Bellringer@haringey.gov.uk](mailto:Craig.Bellringer@haringey.gov.uk)>  
**Sent:** 21 May 2026 12:25  
**To:** Lee Creightney <[Lee.Creightney@haringey.gov.uk](mailto:Lee.Creightney@haringey.gov.uk)>  
**Cc:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** New River Sports & Fitness (Main Site), White Hart Lane, Wood Green, London N22 5QW (WK/652615)

Hi Lee,

Just reviewing the application, I have a number of conditions to add for my representation in regards to this application.

- No more than five events per calendar year
- The management shall make subjective assessments of noise levels outside at the perimeter of the premises approximately hourly, whilst regulated entertainment is provided to ensure that noise from the premises does not cause a disturbance to local residents/businesses. Records shall be kept of the times, dates and any issues discovered. These records shall be kept for six months. Records must be made available to an authorised officer of the Council or police, upon request. Where monitoring by staff identifies that noise from the premises is audible at the perimeter, measures shall be taken to reduce this i.e. turning volume down.
- The licence holder shall provide residents with a contact telephone number that they can call to raise any concerns.

If you agree with the above conditions, please email me stating you agree and I will remove my representation.

Regards

**Craig Bellringer**

**Noise Nuisance and Licensing Enforcement Team Leader**

**Neighbourhoods & Environments**



**1<sup>st</sup> Floor, New River House, 225 High Road, London, N22 7TR**

T.

M 07971367858

[Craig.Bellringer@haringey.gov.uk](mailto:Craig.Bellringer@haringey.gov.uk)

[www.haringey.gov.uk](http://www.haringey.gov.uk)

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

[facebook.com/haringeycouncil](https://facebook.com/haringeycouncil)

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# Appendix C

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Email 1

-----Original Message-----

From: Robert Turner

Sent: 25 May 2026 13:44

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Premises licence for New River Leisure Centre (as advertised 05/05/2026)

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

I live very close (east end of Woodside Road) to the leisure centre and I can already hear events held on the site through double glazing. The proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes. Many residents in the area work from home and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to people trying to work, rest and sleep.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion. Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late

night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.
- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Please include this representation in the papers for the Licensing Sub Committee. I am prepared to attend and speak at any hearing if required.

Yours faithfully

Robert Turner

Email 2

**From:** Mark Garner < >  
**Sent:** 25 May 2026 15:07  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>  
**Subject:** Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW (as advertised 05/05/2026)

Context: Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW (as advertised 05/05/2026)

Dear Sir or Madam,

(CC'ing our local woodside councillors to kept them in the loop.)

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

I live very close (east end of Woodside Road) to the leisure centre and I can already hear events held on the site through double glazing. The proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes. Many residents in the area work from home and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to people trying to work, rest and sleep.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission. (9am for recorded music seems very excessive.)

There have been works on site to (I assume) expand capacity/prepare for more use, and given that there has been music events on sites in (I think) violation of the prior planning permission, I'm not confident in if the other clauses of that planning permission being respected and followed (eg the ecological five year plans).

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. Most of the nearby roads are narrow and one-way and already experience congestion when there is increased activity in the area. Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

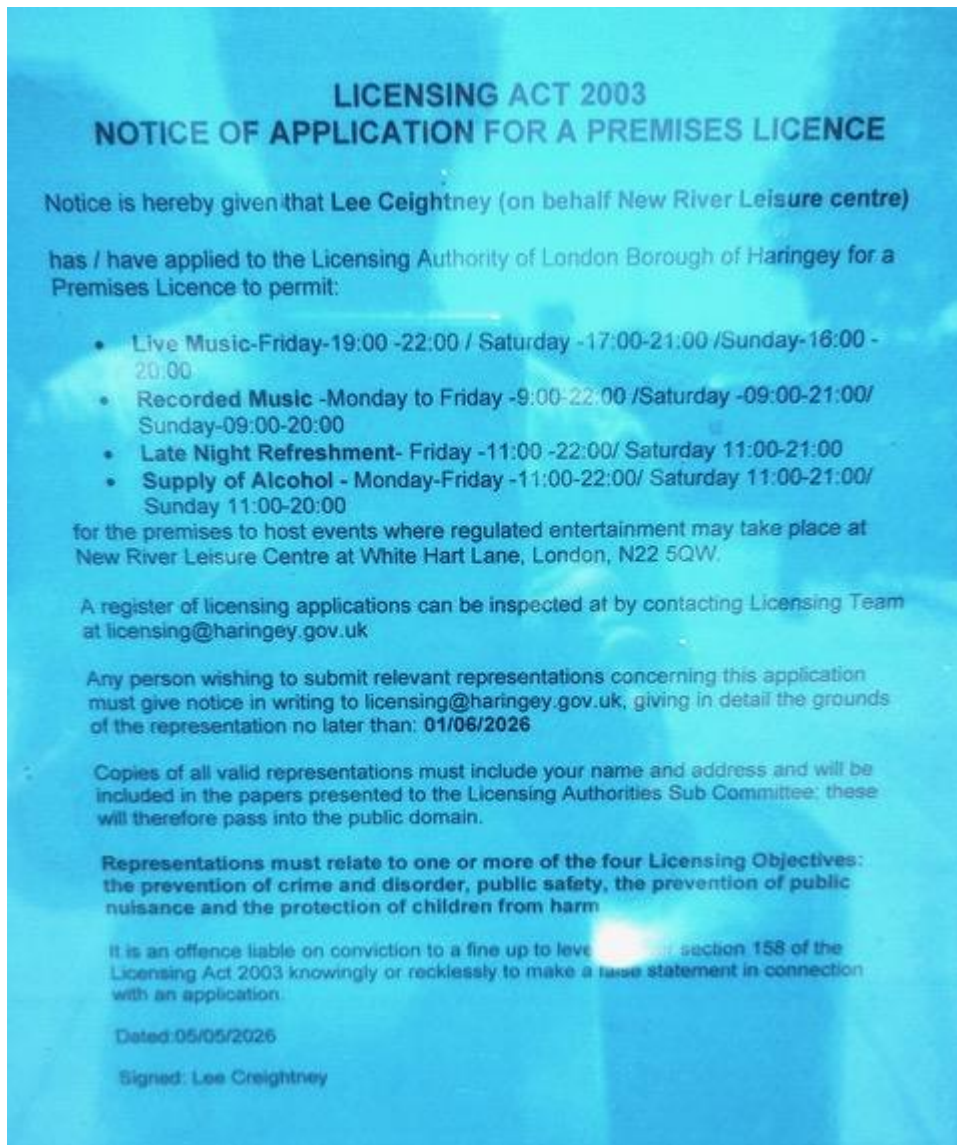
If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.
- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Please include this representation in the papers for the Licensing Sub Committee. I am happy to provide further feedback if needed/helpful.

Yours faithfully,

Mark



Email 3

-----Original Message-----

From: David Waters

Sent: 25 May 2026 18:13

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Cc: Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

Subject: Objection to New River License change

Dear Sir/Madam,

(I copy here our local Woodside Ward Councillors to ensure they are fully informed.)

I am writing as a tax-paying resident living towards the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Sincerely,

David Waters

Email 4

**From:** Robin Alcott

**Sent:** 25 May 2026 18:19

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Formal Representation Against Premises Licence Application: New River Leisure Centre (White Hart Lane, N22 5QW)

**Formal Representation Against Premises Licence Application: New River Leisure Centre (White Hart Lane, N22 5QW)**

Notice Date: 05/05/2026

Dear Sir/Madam,

(I copy here our local Woodside Ward Councillors to ensure they are fully informed.)

I am writing as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

**1)** The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This **severe noise nuisance** already directly violates the established rules meant to protect our community. Under the site's existing planning permission, **HGY/2014/0053 (Condition 14)**, it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

**2)** Furthermore, the application creates a major **public safety risk** for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion.

The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing **street and parking infrastructure is unsuitable** for this proposed new burden.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking, further congest streets, and create highly **hazardous conditions** for local children and pedestrians.

*Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.*

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Sincerely,

Robin Alcott

Email 5

**From:** Hannah More  
**Sent:** 25 May 2026 19:28  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW

Dear Sir/Madam,

(I copy here our local Woodside Ward Councillors to ensure they are fully informed.)

I am writing as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible

inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.  
Sincerely,  
Hannah

Email 6

**From:** Rachel Hearle  
**Sent:** 25 May 2026 19:37  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** New river sport centre application for licence

To whom it may concern

I object to the application for an events licence on the grounds that the proposed development is not in harmony with the wishes or needs of local residents. The anticipated noise disturbance alone provides sufficient grounds for objection, in addition to the likely increase in traffic and the wider consequences associated with licensed music and alcohol-related events.

I would encourage consideration of developments that better reflect the role of the site as a community sports ground and provide genuine benefit to local residents — for example, facilities such as a swimming pool, wellness centre, or sauna — rather than another commercially driven entertainment venue.

I look forward to your response.

Rachel Hearle

Email 7

-----Original Message-----

From: Clare Fuller <

Sent: 25 May 2026 20:22

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Cc: Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

Subject: Objection

I hereby object to the New River Sports Centre getting a music/entertainment/alcohol licence to hold regular events.

I am a local resident and the current music from events at this venue is extremely loud and can be heard from residential streets as far away as Lyndhurst Road, Glendale Avenue etc.

It is horrendously loud on Woodside Road.

The music disrupts residents' use of their own gardens. It also disrupts children and adults' sleep and the ability to sleep with your windows open.

Several nights the loud music and PA system has continued past midnight, way past acceptable hours and beyond their current licensed hours.

There should be no consideration of extending these hours or allowing them to use the sports centre as a live music event.

Please address this swiftly.

Kind regards,

C Fuller

Email 8

-----Original Message-----

From: antonioua

Sent: 25 May 2026 20:29

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Cc: Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

Subject: Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW (as advertised 05/05/2026)

Dear Sir or Madam,

I have included the local councillors into this email for their information.

I wish to submit a formal objection to the above premises licence application. It is my considered view that the proposed licensable activities and extended operating hours would

result in a substantial loss of residential amenity and give rise to significant public nuisance for those living in the vicinity.

I reside in close proximity to the leisure centre (at the eastern end of Woodside Road), and I am already able to hear events taking place on the site despite having double-glazed windows. The hours sought for live and recorded music, together with the sale of alcohol, are excessive for a location embedded within a residential area. A large proportion of local residents work from home, and the late-evening and late-night operations proposed are incompatible with the reasonable expectations of a quiet neighbourhood. Noise from amplified music, as well as disturbance from patrons leaving the premises, will inevitably disrupt residents' ability to work, rest and sleep.

The site is subject to an existing planning permission (HGY/2014/0053), which contains a clear condition intended to safeguard neighbouring properties. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application is inconsistent with this requirement, as it seeks permission for amplified and recorded music at times when noise is already audible within nearby homes. Granting the licence as requested would therefore undermine the protections established by the existing planning consent. A 9:00 start time for recorded music is particularly unreasonable in this context.

Recent works on the site appear to be aimed at increasing capacity or facilitating more intensive use. Given that music events have already taken place in what appears to be breach of the above planning condition, I have limited confidence that other conditions—such as ecological management obligations—will be adhered to.

I am further concerned about the additional traffic and parking pressures that would arise from events and alcohol sales. The surrounding roads are narrow, predominantly one-way, and already experience congestion during periods of increased activity. Additional vehicle movements, deliveries, and late-night arrivals and departures would heighten noise, exacerbate parking stress, and create avoidable highway safety risks. The application does not provide any credible transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and the protection of public safety. The proposed hours and activities would increase noise disturbance, late-night disruption, and the potential for disorder associated with late alcohol consumption. For these reasons, I respectfully request that the licensing authority refuse the application in its current form.

Should the committee nevertheless be minded to grant a licence, I ask that the following minimum conditions be imposed to safeguard local residents:

A prohibition on audible amplified music within adjoining residential premises at all times.

- A restriction on licensable activities to no later than 21:00 on Fridays and Saturdays and 20:00 on Sundays.
- A cessation of alcohol sales after 21:00.
- A strict capacity limit and a requirement for a detailed event management plan for any event expected to attract more than 100 attendees.
- A comprehensive transport and parking management plan for all events, including stewarding to manage dispersal and prevent parking on residential streets.
- Regular noise monitoring and installation of effective sound insulation, including independent assessments where complaints are received.

I request that this representation be included in the papers for consideration by the Licensing Sub-Committee. I remain willing to provide further information should it be of assistance.

Yours faithfully,

Annamaria

Batch 2 Email 1

**From:** Alessandro Ugo

**Sent:** 25 May 2026 21:12

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** URGENT: Formal Objection to Premises Licence Application – New River Leisure Centre, N22 5QW

Dear Haringey Licensing Team,

I am writing as a local resident to submit my formal objection to the premises licence application for the New River Leisure Centre.

Under the Licensing Act 2003, I am raising urgent and serious representations based on three core licensing objectives: **The Prevention of Crime and Disorder, Public Safety, and The Protection of Children from Harm.**

The proposal to allow a 2,000-person capacity alongside a seven-day-a-week alcohol licence is entirely reckless given the existing vulnerabilities of our neighborhood. I object to the application on the following severe grounds:

### **1. The Protection of Children from Harm and Public Safety**

The surrounding area, including the local streets, parks, and adjacent allotments, is heavily used by families, young children, and unaccompanied minors. We already face a deeply concerning, ongoing issue with street drinking and alcohol-related anti-social behavior in this immediate vicinity. Local children are regularly exposed to intimidating behavior, discarded glass, and public intoxication.

Adding a high-capacity venue selling alcohol seven days a week will severely exacerbate this problem. Injecting up to 2,000 event-goers—many of whom will be heavily consuming alcohol—into an area where children play and walk home from school presents a direct, quantifiable threat to safeguarding. We cannot compromise the physical and psychological safety of local children by turning this vicinity into a major nightlife hub.

### **2. The Prevention of Crime and Disorder**

An influx of 2,000 attendees per event will inevitably attract increased criminal activity, drug misuse, and alcohol-fueled violence to our residential streets. The local infrastructure is not designed to police or monitor crowds of this scale. Granting this licence will act as a magnet for wider anti-social behavior, including street urination, aggressive confrontation, and vandalism, which will spill directly onto Norfolk Avenue, Devonshire Hill Lane, and the allotment borders. The current police and council street-enforcement resources are already stretched thin dealing with the existing demographic of intoxicated individuals in the area; they will be utterly overwhelmed by this venue.

### **3. Public Nuisance (Severe Traffic and Noise Impact)**

The sheer volume of people will create a logistical nightmare. Norfolk Avenue and Devonshire Hill Lane will become a dangerous bottleneck for gridlocked traffic and illegal parking, blocking emergency vehicle access and endangering pedestrians. Furthermore, the proposed hours for amplified live and recorded music (running as late as 22:00) will cause severe noise pollution, shattering the peace of nearby homes and ruining the tranquil environment of the allotments.

### **Conclusion and Requested Action**

This application is completely inappropriate for a community-focused leisure centre situated right next to family-friendly allotments and residential homes. The expansion into a large-scale commercial drinking and entertainment venue will degrade our community, escalate crime, and actively put our children in danger.

I heavily urge the Licensing Authorities Sub-Committee to **reject this application in its entirety**.

Please confirm receipt of this objection and notify me of the upcoming sub-committee hearing date.

Yours sincerely,

Alessandro Ugo

Batch 2 email 2

**From:** Wai-Ling Koun  
**Sent:** 25 May 2026 23:20  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Formal Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

**Subject:** Formal Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Haringey Licensing Team,

**Re: Application for a New Premises Licence – New River Leisure Centre, White Hart Lane, London, N22 5QW**

Applicant: Lee Ceightney (on behalf of New River Leisure Centre)

Closing Date for Representations: 01/06/2026

I am writing as a local resident and allotment holder to submit my formal objection to the above referenced premises licence application.

Under the Licensing Act 2003, interested parties may make representations based on the four core licensing objectives. My objection is explicitly raised on the grounds of **The Prevention of Public Nuisance and Public Safety**. I object to the application on the following grounds:

### **1. The Prevention of Public Nuisance (Noise Pollution)**

The application requests permissions for regulated entertainment, including amplified live music, recorded music, and the supply of alcohol 7 days a week. Specifically, live music is requested until 22:00 on Fridays, 21:00 on Saturdays, and 20:00 on Sundays, alongside daily recorded music operating as late as 22:00.

The New River Leisure Centre directly borders local community allotments and residential areas. The introduction of regular, amplified outdoor or semi-outdoor events for up to 2,000 attendees will cause significant, unavoidable noise pollution. This will completely destroy the peaceful enjoyment, quiet recreation, and biodiversity of the adjacent allotments, as well as severely disrupt the residential peace of nearby properties into the late evening, seven days a week.

### **2. Public Safety and Public Nuisance (Traffic, Parking, and Crowd Management)**

An event capacity of up to 2,000 people at this specific location presents severe logistical and safety concerns:

**Parking Saturation:** The local infrastructure cannot accommodate the volume of vehicles associated with events of this scale. Inevitably, attendees will flood surrounding residential roads—specifically Norfolk Avenue and Devonshire Hill Lane—resulting in gridlock, illegal parking, and obstructed driveways.

**Access for Emergency Vehicles:** The intense traffic congestion generated by 2,000 attendees poses a direct threat to public safety, as narrow residential side streets may become impassable for emergency service vehicles.

**Pedestrian Overcrowding:** The dispersal of up to 2,000 people, many of whom will have been consuming alcohol, into narrow residential corridors late at night creates a high risk of anti-social behaviour, littering, street urination, and crowd safety hazards.

### 3. Conclusion and Requested Action

The scope of this licence is disproportionate for a facility positioned so closely to a quiet community asset (the allotments) and established residential areas. The combination of seven-day alcohol supply, high-volume amplified music, and a 2,000-person capacity will inherently result in public nuisance and compromise public safety.

I urge the Licensing Authorities Sub-Committee to **reject this application** in its current form. If the committee is minded to grant any aspect of the licence, I request that stringent conditions be imposed, including:

- A severe reduction in the maximum capacity allowed for events.
- A strict ban on outdoor amplified music, or a requirement for robust, independently audited sound-limiting devices.
- Significantly reduced operating hours, particularly on weekdays and Sundays, to protect the amenity of local residents and allotment users.
- A comprehensive, mandatory Traffic and Crowd Management Plan funded and managed by the applicant.

Please confirm receipt of this representation and keep me informed of the date and details of the sub-committee hearing.

Yours sincerely,

Wai Koun

Batch 2 email 3

**From:** Scott B

**Sent:** 26 May 2026 06:40

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** New River Leisure Centre proposed licence application.

Dear Sir/Madam,

I agree with the following points that my neighbour has also made.

I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given

that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Sincerely,  
Scott Bainbridge

Batch 2 email 4

**From:** Leigh McAlea  
**Sent:** 26 May 2026 08:17  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** New river proposals

Dear Sir/Madam,

I write as a tax-paying resident living in Maryland Road to object to the proposed licence application for the New River Leisure Centre. There is deep concern amongst the community.

My concern is the significant noise pollution this venue will bring, and of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and raise their families. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site can already be heard and felt. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

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Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

I am also concerned that this proposal is taking place opposite a school! please focus instead on improving New River as a sporting and community resource for the community: not a live music and events venue selling alcohol and pumping out amplified music. People need more calm and quiet in their busy and often difficult lives, not more noise, traffic and pollution.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Sincerely

Leigh McAlea

Batch 2 email 5

-----Original Message-----

From: jason bradley

Sent: 26 May 2026 09:32

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: New river planing

A good point has been made (Haringey doesn't enforce current limits anyway) - so I'm going to call for the licence to be totally rejected only!

So my revised letter (I'm putting it here as another potential template for others to use):

Dear Sir/Madam,

(I copy here our local Woodside Ward Councillors to ensure they are fully informed.)

I am writing as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

·  
Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Sincerely,

R

And I'll send this to:

[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)

and the two woodside ward councillors

[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)

[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)

Batch 2 email 6

**From:** Sam Whitham  
**Sent:** 26 May 2026 09:56  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to New River Leisure Centre Licence Application

Dear Sir/Madam,

I am writing as a tax-paying, home owning resident living on Lyndhurst Road to formally object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our residential area, alongside serious concerns regarding public safety, nuisance, and traffic and parking congestion, particularly in concern to my young children.

This is a quiet, settled residential community where local residents work hard, raise families, and where many young children live and play. The proposed operating hours show little regard for residents' right to a peaceful and safe home environment.

### **1) Noise nuisance and loss of residential amenity**

The proposal to allow live and recorded music late into the night—and to begin amplified sound as early as 9:00am—shows a complete disregard for the surrounding neighbourhood. Local families, children and working adults require peace and quiet not only for sleep, but also during the day and evening to rest, read, work and enjoy their homes.

Crucially, local school children need a calm and quiet environment to concentrate on homework and maintain healthy routines, while many adult residents now work from home and require quiet conditions to carry out their employment.

Currently, the thumping bass from events at this site can already be heard through double-glazed windows. Extending the hours of disturbance would significantly worsen residents' quality of life and undermine our right to the quiet enjoyment of our homes.

This severe noise nuisance directly conflicts with protections already in place. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should be audible inside neighbouring residential properties.

The operators are already failing to meet this requirement.

In addition, recent construction activity on-site suggests plans to expand venue capacity. Given that the operators already appear unable or unwilling to comply with existing noise restrictions, there is little confidence that they would operate within any additional licensing conditions.

Granting this licence would reward existing failures and further erode protections for local residents.

## **2) Public safety risks, school routes, and congestion**

The application also creates serious public safety concerns for the many children and adults who walk through our streets every day. Woodside Road and the surrounding roads are narrow, congested, residential one-way streets already struggling with parking pressure and vehicle congestion. The applicant has provided no meaningful transport or parking management plan, despite the obvious impact this proposal would have.

As a parent of two young children, both of whom will attend Earlham Primary School, I am particularly concerned about the impact on local school routes. I would not feel safe walking my children to and from school past a large venue serving alcohol during school run times. The prospect of increased vehicle movements, deliveries, congestion, and patrons leaving or arriving at a licensed premises in close proximity to families and young children raises legitimate concerns about public safety.

Flooding these already constrained residential roads with additional event traffic, delivery vehicles, and visitors—particularly where alcohol is being served—will create hazardous conditions for pedestrians and local children travelling to school. This is entirely inappropriate in a residential area with so many young families.

Because this application directly undermines the licensing objectives of preventing public nuisance and protecting public safety, I strongly urge the committee to reject the application in its entirety.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Yours faithfully,

Samantha Brooker

B2 email 7

Dear Daliah,

Is it possible to ask New River to provide any information for the hearing? I was thinking they might be keeping a noise / complaints log so would like them to share that.

Is there any mechanism related to the sub-committee hearing that I (or the sub-committee) could use to make that request? Someone else tried an FOI to get information on complaints but that was unsuccessful.

Many thanks,

Kate

B2 email 8

**From:** francis harker

**Sent:** 26 May 2026 10:38

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Entertainment Licence Application – New River Sports Centre

Dear Licensing Team, Lucia and Tammy,

I am writing to formally object to the entertainment licence application relating to New River Sports Centre.

I live at Lane, N22 . Our garden backs onto the allotments, with the outdoor areas of New River Sports Centre beyond them. During the warmer months last year, my family and neighbours experienced significant noise disturbance from events held at the sports centre, particularly at weekends. Unfortunately, this appears to be increasing again this year.

I recently contacted the council regarding the large temporary-style fencing installed at the lower end of Wolves Lane. I was informed that this related to the five-a-side area and incidents involving people breaking in and behaving aggressively towards staff. I was also told the fencing arrangement was temporary pending a longer-term solution. However, I have now become aware that an application has been submitted for an entertainment licence permitting regular events involving music and alcohol sales. The nature of the fencing and recent activity now appears consistent with plans for ongoing event use of the site.

In particular, last year there was a weekend-long event involving amplified music, shouting, chanting and announcements through megaphones. The noise continued throughout the day and into the evenings, causing considerable disturbance to us and all the nearby residents. I have since been informed that a similar event is scheduled to take place again this year on the weekend beginning 11th July, as well as another weekend-long event beginning 4th July.

Sporting activities and normal use of the running track are, of course, understandable and expected. However, the level of amplified noise from entertainment-style events should not unreasonably disturb local residents. If this license is granted, it raises the prospect of these types of noisy events becoming regular occurrences, which I believe would be wholly inappropriate in this residential area.

I also understand that, in 2014, planning permission was granted for refurbishment and extension works at the site under reference HGY/2014/0053. One of the planning conditions stated:

“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”

In my experience, this condition has already been breached during events held over the last few years, particularly during the events referred to above. I would therefore also like this email to be treated as a formal complaint regarding those breaches.

This area is home to many families and residents who value the enjoyment of their gardens and the peaceful character of the neighbourhood. In addition, the adjacent allotments are used by a large local community who rely on the area as a quiet and tranquil space.

My objections to the application are therefore based on:

- Excessive noise disturbance from amplified music, speech and crowd noise
- The likelihood of increased disturbance associated with alcohol sales
- Increased traffic and parking pressures in the surrounding residential roads
- Concerns regarding previous breaches of existing planning conditions.
- The application conflicting with the licensing objective of the prevention of public nuisance.

While occasional events may be tolerated, granting a permanent entertainment licence for regular music and alcohol-led events would, in my view, create an unacceptable and ongoing disturbance for local residents.

I respectfully ask that the application be refused.

Yours sincerely,

Francis Harker

**From:** kazzla

**Sent:** 26 May 2026 12:06

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Formal Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Haringey Licensing Team,

**Re: Application for a New Premises Licence – New River Leisure Centre, White Hart Lane, London, N22 5QW**

**Applicant: Lee Ceightney (on behalf of New River Leisure Centre)**

**Closing Date for Representations: 01/06/2026**

I am writing as a local resident to submit my formal objection to the above-referenced premises licence application.

Under the Licensing Act 2003, interested parties may make representations based on the four core licensing objectives. My objection is explicitly raised on the grounds of **\*The Prevention of Public Nuisance\*** and **\*Public Safety\***.

I object to the application on the following grounds:

#### **The Prevention of Public Nuisance (Noise Pollution)**

The application requests permissions for regulated entertainment, including amplified live music, recorded music, and the supply of alcohol 7 days a week. Specifically, live music is requested until 22:00 on Fridays, 21:00 on Saturdays, and 20:00 on Sundays, alongside daily recorded music operating as late as 22:00.

The New River Leisure Centre directly borders local residential areas. The introduction of regular, amplified outdoor or semi-outdoor events for up to 2,000 attendees will cause significant, unavoidable noise pollution. This will completely destroy the peaceful enjoyment, quiet recreation, and biodiversity of the adjacent allotments, as well as severely disrupt the residential peace of nearby properties into the late evening, seven days a week.

***Residents currently experience noise pollution from New River during sporting events as it is, plus noise from the field next to New River School from various functions allowed there during the summer months. Allowing further noise extending to 22:00 (potentially 7 evenings a week) is not indicative to protecting adjacent residential enjoyment of their homes. Given that music can be heard from Finsbury Park during Fleadh, or open air concerts at Alexandra Palace, there would be no way to mitigate the noise to the residents at all.***

#### **Public Safety and Public Nuisance (Traffic, Parking, and Crowd Management)**

An event capacity of up to 2,000 people at this specific location ***potentially every night of the week*** presents severe logistical and safety concerns:

**Parking Saturation:**

The local infrastructure cannot accommodate the volume of vehicles associated with events of this scale. Inevitably, attendees will flood surrounding residential roads—specifically Norfolk Avenue and Devonshire Hill Lane, Wolves Lane and surrounds —resulting in gridlock, illegal parking, and obstructed driveways. ***Residents currently regularly suffer this congestion during large crowds and concerts situated at the Tottenham Hotspur Stadium which is further away.***

**Access for Emergency Vehicles:**

The intense traffic congestion generated by 2,000 attendees poses a direct threat to public safety, as narrow residential side streets may become impassable for emergency service vehicles.

**Pedestrian Overcrowding:**

The dispersal of up to 2,000 people, many of whom will have been consuming alcohol, into narrow residential corridors late at night creates a high risk of anti-social behavior, littering, street urination, and crowd safety hazards.

**Conclusion and Requested Action**

The scope of this licence is disproportionate for a facility positioned so closely to a quiet community asset (the allotments) and established residential areas. The combination of seven-day alcohol supply, high-volume amplified music, and a 2,000-person capacity will inherently result in public nuisance and compromise public safety.

***I urge the Licensing Authorities Sub-Committee to \*reject this application\* in its current form. If the committee is minded to grant any aspect of the licence, I request that stringent conditions be imposed, including:***

***\* A severe reduction in the maximum capacity allowed for events.***

***\* A strict ban on outdoor amplified music, or a requirement for robust, independently audited sound-limiting devices.***

**\* Significantly reduced operating hours, particularly on weekdays and Sundays, to protect the amenity of local residents and allotment users.**

**\* A comprehensive, mandatory Traffic and Crowd Management Plan funded and managed by the applicant.**

Please confirm receipt of this representation and keep me informed of the date and details of the sub-committee hearing.

Yours sincerely,

Karen Campbell

B2 email 10

**From:** Michael James  
**Sent:** 26 May 2026 12:24  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Mark Blake <[Mark.Blake@haringey.gov.uk](mailto:Mark.Blake@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** New River Sports Centre

Dear Sir or Madam,

I have lived in this immediate area of Lyndhurst and Maryland Roads N22 for over 40 years. It is home to my children and grandchildren. Garden side, it is very peaceful and I love it here. I have also had an allotment at Chitts Hill for the past seven years, a haven of respite for me since my wife was diagnosed with motor neuron disease in 2024.

I wholly object to the current proposal to grant the sports centres a live or recorded music and alcohol license. It is already bad enough with occasional events MC'd by individuals shouting into microphones and loud aggressive music barreling down the green corridor of gardens between Maryland and Lyndhurst Roads. This is already in direct contravention of the license granted to the sports centre in 2014, which forbids the playing of live and recorded music audible in the adjacent residential area.

This will have a detrimental effect on local wildlife, which includes 'Dave' our local red kite, often seen over the Chitts Hill allotments site, one species alone which is strictly protected in the UK under the Wildlife and Countryside Act, 1981.

In summary then, I object to the licensing application on the following grounds:

I am writing as a tax-paying resident living at the eastern end of Maryland Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site is completely audible, including word for word from shouty MCs. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

**This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.**

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour, demonstrate a blatant disregard for the rule of law (why didn't our local councillors know about this?) and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking

congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

**Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.**

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Yours faithfully,

Michael James

B2 email 11

**From:** Denizer, Zerin

**Sent:** 26 May 2026 12:52

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Planning Permission by New River Sport and Fitness Club for Live Music

I live in Gardens and can hear the loud music and someone shouting into a microphone when they have events.

You can't enjoy your garden in the Summer because of the shouting.

I understand that in 2014 they were granted planning permission to refurbish & extend the site. One of the conditions was explicitly banning any noise beyond the New River site, but this seems to have been ignored.

The planning application is not for just a one-off event, it is for every Friday, Saturday & Sunday with no regard for the nearby community.

If I can hear it in Gardens, I dread to think how noisy it must be for the nearby surrounding roads.

I TOTALLY OBJECT TO IT.

Regards. Zerín Denizer

B3 email 1

**From:** Dennis Gornall  
**Sent:** 26 May 2026 13:04  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Cllr Alex Diner <[cllr.Alex.Diner@enfield.gov.uk](mailto:cllr.Alex.Diner@enfield.gov.uk)>; [cllr.dino.lemonides@enfield.gov.uk](mailto:cllr.dino.lemonides@enfield.gov.uk)  
**Subject:** Objection to the Licensing application by New River leisure centre

### **To Members of the Licensing Committee**

I object to this application in the strongest possible way for the following reasons.

1. Planning approval reapplication No. HGY/2014/0053 in 2014 states under condition 14 *"At no time shall any amplified speech or music generated from the site be audible within the adjoining*

*residential premises. To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises"* This would very clearly be a breach of this condition. As far as I am aware this condition has not been removed.

2. Noise.

There can be absolutely no doubt that this will create noise nuisance for the neighbourhood over and above that which occasionally occurs in conjunction with sports events. These are quite acceptable and to be expected given the facilities at the sports centre and its reason for its existence.

Given the times quoted in this application this could be any day of the week and any week of the year between the hours of 9am and 10pm in the week and 9am and 8 or 9pm at

weekends.. The fact that they want to be able amplify noise across the neighbourhood for all these hours should make this application fail

This is of course not just a residential area but also an area with many allotment plots. This is a space adjacent to a sports centre where we can expect enthusiastic cheering and shouting between relevant announcements. It should not become the unfortunate space next to a 12 hours a day events space where there is no hiding from noise.

3. Public nuisance and disorder.

Any events in the area with recorded or live music that might attract crowds of 2000 or so will substantially increase the risk of antisocial behaviour and disorder especially given the associated alcohol licence application.

4. Associated traffic and parking problems.

These premises cannot manage and will not have the capacity to contain the likely vehicle consequences which will simply provide more problems in the neighbourhood.

5. Crime.

The application asks for approval to have up to 2000 people attending events at virtually all hours of the day every day of the week where alcohol can be served. I think it reasonable to suggest, as above, that antisocial behaviour will increase. This in turn, sadly, also means a very high chance that crime in the neighbourhood will increase.

6. Change of purpose

This application effectively states that the New River Leisure centre wishes to change its emphasis and become an events centre. This is totally the wrong place for an events centre if the wellbeing of residents and allotment renters are to be respected.

I sincerely hope that this application will be refused

Yours

Dennis Gornall

B3 email 2

**From:** Lynda Wigfall  
**Sent:** 26 May 2026 14:59  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** New River Leisure Centre

Dear Licensing Team

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Maryland Road for 27 years and Lyndhurst Road for 7 years before that.

I formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

My objection is made principally under the licensing objectives relating to:

1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: **“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”**

The reason given for that condition is: “To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises.”

Residents are already disturbed by amplified music and public address from the site.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by residential streets and family housing which is why my family and others chose to move here. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected.

The new proposal would significantly undermine residents enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. **Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.**

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

## 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

#### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

Yours faithfully,

Lynda Wigfall

B3 email 3

**From:** Sarah Gornall

**Sent:** 26 May 2026 18:53

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** [Cllr.Alex.Diner@enfield.gov.uk](mailto:Cllr.Alex.Diner@enfield.gov.uk); [cllr.dino.lemonides@enfield.gov.uk](mailto:cllr.dino.lemonides@enfield.gov.uk); Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Bambos Charalambous MP <[bambos.charalambous.mp@parliament.uk](mailto:bambos.charalambous.mp@parliament.uk)>

**Subject:** New River Sports Centre - objection to licensing application

#### **To all relevant decision makers in Haringey Council, officers and Councillors**

I am emailing to object to the application by the New River Sports Centre for an extended licence to allow the playing of amplified music throughout the day and late into the evening any day of the week. Based on our previous experience of amplified music from at weekends from both the New River Centre and Mulberry Academy Woodside, the level of noise generated would be intolerable for neighbours.

We do not live immediately adjacent to the Sports Centre, but in a road backing on to the allotments, so the noise has some distance to travel. During a recent event, we had to retreat indoors for the day and shut all the windows. This weekend, we could hear every

word that was broadcast during a sports event, We could not avoid the sound, which seemed amplified to an unacceptable level.

I am objecting on the following grounds:

**1. Loss of Amenity to neighbours.** Planning approval reapplication No. HGY/2014/0053 in 2014 states under condition 14 *"At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises"* This would very clearly be a breach of this condition. As far as I am aware this condition has not been removed. There is already loss of amenity on certain days- and there is no warning to neighbours as to when this might be. Applying for an extended licence on top of a breach of condition seems to show total disregard for the neighbours and indeed the council.

## **2. Noise levels disrupting hours of repose and peaceful green space.**

There can be absolutely no doubt that exploiting a licence, if granted, will create noise nuisance for the neighbourhood over and above that which occasionally occurs in conjunction with sports events. It's fine to hear people enjoying a sports event, cheering on their teams etc, but events for large crowds with amplified music goes way beyond what you would expect of a sports centre.

Given the times quoted in this application this could be any day of the week and any week of the year between the hours of 9am and 10pm in the week and 9am and 8 or 9pm at weekends.. The fact that they want to be able amplify noise across the neighbourhood for all these hours should make this application fail. There are many houses in this and adjoining roads with children and elderly people who deserve to be left in peace in the evenings.

This is of course not just a residential area but also an area with many allotment plots. There are about 260 plots, worked by people from a wide range of ethnic backgrounds, enjoyed for the peaceful surrounds. It's not where you expect to have a 12 hours a day events space where there is no hiding from noise.

## **3. Risk to health**

Apparently, noise is linked to 12,000 early deaths a year across Europe as well as impacting severely on mental health. (See BBC Report by James Gallagher, March 16 2025). Loud noise can make your heart rate go up in a fight or flight reaction. Stress hormones impact negatively on heart rate, blood pressure and inflammation in the body. You can't turn your ears off to loud noise, even when you are asleep. The level of amplification we have heard recently is like an invasion of our senses, from which there is no escaper.

Our homes should be a refuge from the world of noise, not a place where we are subjected to loud amplification over which we have not control and which might increase our stress and damage our health in a place where we retreat for rest. If this licence is granted and New River uses it to justify loud amplification of music at even infrequent intervals, there will be a negative impact on the physical and mental health of the neighbours.

In addition, there is a Wellness Garden at the Chitts Hill Allotments in Wolves Lane, where patients are referred by practitioners at the Arcadian Gardens Surgery as part of their treatment (social prescribing). What good will it do these patients if they are bombarded with noise when they come for healing?

#### **4. Public nuisance, disorder and crime.**

Any events in the area with recorded or live music that might attract crowds of 2000 or so will substantially increase the risk of antisocial behaviour and disorder especially given the associated alcohol licence application. There are already enough instances of antisocial behaviour in the area. The influx of people who have been drinking also raises the likelihood of increased crime.

#### **5. Associated traffic and parking problems.**

These premises cannot manage and will not have the capacity to contain the likely vehicle consequences which will simply provide more problems in the neighbourhood. There is a no parking zone in Haringey when there are events at the White Hart stadium. There are no restrictions on parking in our road or on Wolves Lane in Enfield (and very poor 20 mph signage) so we would fear that there would be a lot of people who are not familiar with the area travelling too fast, and vying for very limited parking spaces.

#### **6. Change of purpose**

This application effectively states that the New River Leisure centre wishes to change its primary purpose and become an events centre. This is totally the wrong place for an events centre if the wellbeing of residents and allotment renters are to be respected.

I sincerely hope that this application will be refused

Yours truly

Sarah Gornall

B3 email 4

**From:** kate  
**Sent:** 26 May 2026 19:47  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>  
**Subject:** New River Sports Centre premises license application - objection

Dear Sir/Madam,

I am writing:

1. to formally object to the current premises licence application/variation for the New River Sports Centre, White Hart Lane, N22 5QW; and
2. to request that the Licensing Authority review the existing premises licence for the site due to ongoing nuisance and cumulative impact concerns.

I object on the grounds that the application undermines all four licensing objectives:

1. Prevention of crime and disorder
2. Public safety
3. Prevention of public nuisance
4. Protection of children from harm

The application seeks permission for the sale of alcohol from 09:00–22:00 daily, together with amplified live and recorded music and large-scale events in a predominantly residential area directly opposite a school and adjacent to ecologically sensitive land.

I and other local residents understand from the licensing consultation material published by Haringey Council that the application may seek permission for events involving attendance numbers of up to approximately 2,000 people.

This proposal represents a significant intensification of activity compared with occasional Temporary Event Notices and the more limited existing premises licence currently operating at the site. While residents have tolerated a limited number of temporary or smaller-scale events in the past, a more expansive premises licence permitting regular or potentially unlimited events would create an entirely different level of cumulative impact on nearby residents, community facilities, allotments and the local environment.

### **1. Prevention of Public Nuisance**

This application would create substantial and ongoing public nuisance for neighbouring residents and allotment tenants.

I and other living near the eastern end of Woodside Road and surrounding streets already experience significant disturbance from existing events at the site. Amplified bass noise has been audible inside neighbouring homes, including through double glazing. Disturbance is also experienced within the adjoining allotment site.

The proposed hours are wholly inappropriate for a quiet residential area. Allowing amplified music and alcohol-led events from 09:00 onwards every day would significantly diminish residents' ability to work from home, study, rest, sleep, and peacefully enjoy their homes and gardens.

Importantly, the issue is not simply isolated events, but the cumulative impact of repeated events over time. Occasional Temporary Event Notices are materially different from granting a permanent premises licence enabling frequent or ongoing events throughout the year. The cumulative effect of repeated amplified music, crowd noise, alcohol-related disturbance, traffic, litter, lighting and late dispersal would fundamentally alter the character and amenity of the surrounding residential area.

This is particularly concerning given the existing planning restrictions on the site. Under planning permission HGY/2014/0053 (see attached), Condition 14 states:

"At no time shall any amplified speech or music generated from the site be audible within adjoining residential premises."

I and other residents can already hear amplified music from the site inside their homes. This strongly suggests that the operator is either unable or unwilling to comply with the protections already imposed to safeguard neighbouring amenity.

There have also been previous occasions where noise complaints resulted in intervention by Haringey noise officers regarding unauthorised or excessive music. For example, on August 16 and 17 2025 there was a two-day festival with excessively loud music and constant amplified loud speaker announcements all day and into the evening both days. The TEN for that event granted permission for the event to go on until 8pm but at 8.30pm the event was still going on and securing staff at the event were rude and abusive and refused to finish the event. Noise officers attended the event and some residents registered their complaints and objections to future events via Cllr Thayahlan Iyngkaran. On 2<sup>nd</sup> December 2025, Cllr Iyngkaran reported back to local residents:

"The event was an Ethiopian sports and cultural event which has run at New River for the last three years. I have given your feedback about the noise and lack of communication to the team who organised the event, so this can be considered for future events. *They will ensure local residents are notified of events at New River for future events and that signage is put up with information for the public.*"

Since that time, local residents have not been notified of any events at New River so clearly the management do not adhere to guidance put in place to work cooperatively with the local community and appear to hold us in disregard. It is incomprehensible that a Council-run sports centre should have such disregard for the local community, many of whom are active users of the centre's sports facilities.

We have recently found out that the same event will be happening this year on the weekend of 11<sup>th</sup> July. They are also planning to hold another two-day event the weekend before on the weekend of 4<sup>th</sup> July. Despite local residents asking management for events to be advertised locally and put on their website and Instagram etc, this hasn't happened.

This means that for two full weekends in a row, local residents will be subjected to high levels of daytime and evening noise and all the associated disruption and nuisance outlined elsewhere in this letter. Given the failure of management to keep previous events within acceptable noise levels and failure to stick to authorised timings of past events, local residents have no confidence that the management will adhere to the terms of the current license or the new one that they are applying for.

Residents have repeatedly raised concerns directly with management regarding ongoing noise disturbance over recent weeks, but disruption has continued despite assurances that action would be taken. In an email to a resident on 18 May, the manager of the centre said the following:

“We acknowledge there have recently been occasions where noise levels may have caused disruption. Apologies for this.”

Despite this acknowledgement and apology on 18 May, the noise has continued every weekend so I and other local residents have no confidence in their preparedness to comply with noise and other nuisance restrictions.

Granting an expanded premises licence despite these ongoing concerns would seriously undermine confidence in enforcement and compliance.

Noise from patrons arriving and leaving late at night, vehicle movements, shouting, deliveries and event breakdown activity will create additional disturbance beyond the music itself.

## **2. Public Safety**

The surrounding roads are narrow residential streets with existing congestion and limited parking capacity.

Woodside Road and neighbouring streets are heavily used by pedestrians, families, cyclists and school children. The nearby road layout is not suitable for large-scale entertainment events involving alcohol and substantial crowd numbers.

The application appears to contain no robust transport or parking management strategy proportionate to the scale of events proposed.

The likely consequences include:

- \* overspill parking in residential streets,
- \* increased congestion,
- \* unsafe drop-offs and pickups,
- \* increased delivery and servicing traffic,
- \* obstruction of residential access,
- \* and increased pedestrian safety risks.

The combination of alcohol consumption, crowd dispersal and school-related pedestrian activity creates an unacceptable risk environment for local residents and children.

### **3. Protection of Children from Harm**

The site is directly opposite a school and surrounded by family housing.

Daytime amplified music and regular events would interfere with teaching, concentration and learning. Increased traffic and parking pressures around school access routes would also create additional risks for children travelling to and from school.

There is further concern that commercial events may displace ordinary sporting and recreational use of the centre by children and local sports teams. Residents report that previous events have resulted in closure or restricted access to gym, football, tennis and other sports facilities ordinarily used by local young people and community groups.

A publicly accessible community sports facility should prioritise health, recreation and community wellbeing rather than increasingly intensive commercial entertainment activity.

### **4. Prevention of Crime and Disorder**

The scale of the proposed activities combined with daily alcohol sales raises legitimate concerns regarding anti-social behaviour, intoxication, littering, vandalism, noise and disorder associated with large events and late-night dispersal.

The application appears to contain insufficient detail regarding stewarding, crowd management, dispersal policies, security arrangements or cumulative impact mitigation.

### **Ecology and Environmental Concerns**

The site is one of two contiguous SINC-designated sites forming a connected ecological corridor.

The ecological significance of the area derives not only from the individual SINC designations, but from the functional connectivity between the adjoining habitats, which together support biodiversity movement and habitat resilience within an otherwise heavily urbanised area.

Repeated high-intensity events may create cumulative impacts even where single events appear individually limited.

Amplified music, low-frequency bass noise, floodlighting, crowd activity, litter and intensified footfall may adversely affect wildlife habitats and biodiversity value over time. Residents regularly observe red kites and other bird species in and around the adjoining SINC areas.

It is unclear whether any ecological assessment has been undertaken regarding the impact of repeated large-scale events on these sensitive habitats. Such assessments are a planning condition (HGY/2014/0053. Condition 15) to undertake an ecological management plan every five years and to actively promote biodiversity. It is unclear how biodiversity can be actively promoted while allowing events with up to 2,000 people on this habitat.

### **Procedural Concerns**

Local residents have not been meaningfully aware that the original premises licence had been granted, despite being directly affected by activities at the site. While statutory notice

requirements may technically have been complied with, there appears to have been little practical community awareness or engagement regarding the scale of licensed activities now taking place.

You will note from the volume of objections to the new license, that I believe you will receive, that many members of the local community do not support this license application being granted, and if they had known about the previous application they would have objected just as vociferously then.

Please note that for the current license application, we have been told by Cllr Lucia Das Neves that she and other Councillors, including the previous cabinet member, were not informed of the current application. I understand that it is the convention for applicants to notify local councillors of such applications so they can help consult with the community. It appears New River Management did not take active steps to engage with the community and it feels underhand to make this application without sharing their intentions with the local community.

Since the weekend of 25/26 April 2026 onwards, local residents have been disturbed by noise (amplified music and/or excessively loud tannoy announcements) on one or both days on the following weekend dates: April 25/26, May 2/3, May 9/10, May 16/17, May 23/24/25 (including Bank Holiday Monday). On Monday 25, a local resident visited the site at 11.30am to complain about excessively loud tannoy announcements and music. The staff assured him this would be turned down but the tannoy announcements continued all day. The resident returned to the site at about 1.45pm and the staff refused to do anything.

Residents have repeatedly complained and asked for the volume to be turned down and this has not happened. The fact that these events and the associated noise have disrupted local residents and allotment users every week despite representations to limit the noise shows that New River are not adhering to the requirement of not disturbing people beyond their boundaries.

Given the cumulative impacts now being experienced, residents are increasingly concerned about the escalation of entertainment use at the site and the failure of management to adhere to noise-limiting requirements specifically put in place by the earlier planning condition to prevent detrimental impact on the local community and environment.

### **Request for Review of Existing Premises Licence**

In addition to objecting to the current application, I respectfully request that the Licensing Authority consider reviewing the existing premises licence due to ongoing concerns regarding noise nuisance, cumulative impacts and the ineffectiveness of current management controls.

Residents have experienced repeated amplified music disturbance associated with events at the site, including noise reportedly requiring intervention by council noise officers on previous occasions. Concerns also exist regarding compliance with existing planning noise restrictions and the cumulative impact of increasingly regular entertainment activity within a residential and ecologically sensitive area.

I therefore request that the Licensing Authority consider whether the existing licence remains appropriate and proportionate in light of current impacts on residents, allotment users and neighbouring sensitive sites.

**Request**

For the reasons above, I respectfully request that:

1. the current application/variation be refused; and
2. the existing premises licence be reviewed in light of ongoing nuisance, compliance and cumulative impact concerns.

If the Authority is nevertheless minded to grant any variation or continuation of licensable activities, I request that strict conditions be imposed including:

- \* significantly reduced hours,
- \* strict limits on event frequency and capacity,
- \* robust noise controls and independent monitoring,
- \* restrictions on amplified outdoor music,
- \* detailed transport and dispersal management plans,
- \* and effective enforcement and review mechanisms.

Please include this representation within the Licensing Sub-Committee papers.

Yours faithfully,

Dr K Steward,

B3 email 5

**From:** Dave Smith

**Sent:** 26 May 2026 19:52

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>

**Subject:** New River Sports Centre premises license application - OBJECTION

Dear Sir/Madam,

I am writing:

1. to formally object to the current premises licence application/variation for the New River Sports Centre, White Hart Lane, N22 5QW; and

2. to request that the Licensing Authority review the existing premises licence for the site due to ongoing nuisance and cumulative impact concerns.

I object on the grounds that the application undermines all four licensing objectives:

1. Prevention of crime and disorder
2. Public safety
3. Prevention of public nuisance
4. Protection of children from harm

The application seeks permission for the sale of alcohol from 09:00–22:00 daily, together with amplified live and recorded music and large-scale events in a predominantly residential area directly opposite a school and adjacent to ecologically sensitive land.

I and other local residents understand from the licensing consultation material published by Haringey Council that the application may seek permission for events involving attendance numbers of up to approximately 2,000 people.

This proposal represents a significant intensification of activity compared with occasional Temporary Event Notices and the more limited existing premises licence currently operating at the site. While residents have tolerated a limited number of temporary or smaller-scale events in the past, a more expansive premises licence permitting regular or potentially unlimited events would create an entirely different level of cumulative impact on nearby residents, community facilities, allotments and the local environment.

### **1. Prevention of Public Nuisance**

This application would create substantial and ongoing public nuisance for neighbouring residents and allotment tenants.

I and other living near the eastern end of Woodside Road and surrounding streets already experience significant disturbance from existing events at the site. Amplified bass noise has been audible inside neighbouring homes, including through double glazing. Disturbance is also experienced within the adjoining allotment site.

The proposed hours are wholly inappropriate for a quiet residential area. Allowing amplified music and alcohol-led events from 09:00 onwards every day would significantly diminish residents' ability to work from home, study, rest, sleep, and peacefully enjoy their homes and gardens.

Importantly, the issue is not simply isolated events, but the cumulative impact of repeated events over time. Occasional Temporary Event Notices are materially different from granting a permanent premises licence enabling frequent or ongoing events throughout the year. The cumulative effect of repeated amplified music, crowd noise, alcohol-related disturbance, traffic, litter, lighting and late dispersal would fundamentally alter the character and amenity of the surrounding residential area.

This is particularly concerning given the existing planning restrictions on the site. Under planning permission HGY/2014/0053 (see attached), Condition 14 states:

*“At no time shall any amplified speech or music generated from the site be audible within adjoining residential premises.”*

I and other residents can already hear amplified music from the site inside their homes. This strongly suggests that the operator is either unable or unwilling to comply with the protections already imposed to safeguard neighbouring amenity.

There have also been previous occasions where noise complaints resulted in intervention by Haringey noise officers regarding unauthorised or excessive music. For example, on August 16 and 17 2025 there was a two-day festival with excessively loud music and constant amplified loud speaker announcements all day and into the evening both days. The TEN for that event granted permission for the event to go on until 8pm but at 8.30pm the event was still going on and securing staff at the event were rude and abusive and refused to finish the event. Noise officers attended the event and some residents registered their complaints and objections to future events via Cllr Thayahlan Iyngkaran. On 2<sup>nd</sup> December 2025, Cllr Iyngkaran reported back to local residents:

*“The event was an Ethiopian sports and cultural event which has run at New River for the last three years. I have given your feedback about the noise and lack of communication to the team who organised the event, so this can be considered for future events. They will ensure local residents are notified of events at New River for future events and that signage is put up with information for the public.”*

Since that time, local residents have not been notified of any events at New River so clearly the management do not adhere to guidance put in place to work cooperatively with the local community and appear to hold us in disregard. It is incomprehensible that a Council-run sports centre should have such disregard for the local community, many of whom are active users of the centre's sports facilities.

We have recently found out that the same event will be happening this year on the weekend of 11<sup>th</sup> July. They are also planning to hold another two-day event the weekend before on the weekend of 4<sup>th</sup> July. Despite local residents asking management for events to be advertised locally and put on their website and Instagram etc, this hasn't happened.

This means that for two full weekends in a row, local residents will be subjected to high levels of daytime and evening noise and all the associated disruption and nuisance outlined elsewhere in this letter. Given the failure of management to keep previous events within acceptable noise levels and failure to stick to authorised timings of past events, local residents have no confidence that the management will adhere to the terms of the current license or the new one that they are applying for.

Residents have repeatedly raised concerns directly with management regarding ongoing noise disturbance over recent weeks, but disruption has continued despite assurances that action would be taken. In an email to me on 18 May, the manager of the centre said the following:

*“We acknowledge there have recently been occasions where noise levels may have caused disruption. Apologies for this.”*

Despite this acknowledgement and apology on 18 May, the noise has continued every weekend so I and other local residents have no confidence in their preparedness to comply with noise and other nuisance restrictions.

Granting an expanded premises licence despite these ongoing concerns would seriously undermine confidence in enforcement and compliance.

Noise from patrons arriving and leaving late at night, vehicle movements, shouting, deliveries and event breakdown activity will create additional disturbance beyond the music itself.

## **2. Public Safety**

The surrounding roads are narrow residential streets with existing congestion and limited parking capacity.

Woodside Road and neighbouring streets are heavily used by pedestrians, families, cyclists and school children. The nearby road layout is not suitable for large-scale entertainment events involving alcohol and substantial crowd numbers.

The application appears to contain no robust transport or parking management strategy proportionate to the scale of events proposed.

The likely consequences include:

- \* overspill parking in residential streets,
- \* increased congestion,
- \* unsafe drop-offs and pickups,
- \* increased delivery and servicing traffic,
- \* obstruction of residential access,
- \* and increased pedestrian safety risks.

The combination of alcohol consumption, crowd dispersal and school-related pedestrian activity creates an unacceptable risk environment for local residents and children.

## **3. Protection of Children from Harm**

The site is directly opposite a school and surrounded by family housing.

Daytime amplified music and regular events would interfere with teaching, concentration and learning. Increased traffic and parking pressures around school access routes would also create additional risks for children travelling to and from school.

There is further concern that commercial events may displace ordinary sporting and recreational use of the centre by children and local sports teams. Residents report that previous events have resulted in closure or restricted access to gym, football, tennis and other sports facilities ordinarily used by local young people and community groups.

A publicly accessible community sports facility should prioritise health, recreation and community wellbeing rather than increasingly intensive commercial entertainment activity.

## **4. Prevention of Crime and Disorder**

The scale of the proposed activities combined with daily alcohol sales raises legitimate concerns regarding anti-social behaviour, intoxication, littering, vandalism, noise and disorder associated with large events and late-night dispersal.

The application appears to contain insufficient detail regarding stewarding, crowd management, dispersal policies, security arrangements or cumulative impact mitigation.

### **Ecology and Environmental Concerns**

The site is one of two contiguous SINC-designated sites forming a connected ecological corridor.

The ecological significance of the area derives not only from the individual SINC designations, but from the functional connectivity between the adjoining habitats, which together support biodiversity movement and habitat resilience within an otherwise heavily urbanised area.

Repeated high-intensity events may create cumulative impacts even where single events appear individually limited.

Amplified music, low-frequency bass noise, floodlighting, crowd activity, litter and intensified footfall may adversely affect wildlife habitats and biodiversity value over time. Residents regularly observe red kites and other bird species in and around the adjoining SINC areas.

It is unclear whether any ecological assessment has been undertaken regarding the impact of repeated large-scale events on these sensitive habitats. Such assessments are a planning condition (HGY/2014/0053. Condition 15) to undertake an ecological management plan every five years and to actively promote biodiversity. It is unclear how biodiversity can be actively promoted while allowing events with up to 2,000 people on this habitat.

### **Procedural Concerns**

Local residents have not been meaningfully aware that the original premises licence had been granted, despite being directly affected by activities at the site. While statutory notice requirements may technically have been complied with, there appears to have been little practical community awareness or engagement regarding the scale of licensed activities now taking place.

You will note from the volume of objections to the new license, that I believe you will receive, that many members of the local community do not support this license application being granted, and if they had known about the previous application they would have objected just as vociferously then.

Please note that for the current license application, we have been told by Cllr Lucia Das Neves that she and other Councillors, including the previous cabinet member, were not informed of the current application. I understand that it is the convention for applicants to notify local councillors of such applications so they can help consult with the community. It appears New River Management did not take active steps to engage with the community and it feels underhand to make this application without sharing their intentions with the local community.

Since the weekend of 25/26 April 2026 onwards, local residents have been disturbed by noise (amplified music and/or excessively loud tannoy announcements) on one or both days on the following weekend dates: April 25/26, May 2/3, May 9/10, May 16/17, May 23/24/25 (including Bank Holiday Monday). On Monday 25, I visited the site at 11.30am to complain about excessively loud tannoy announcements and music. The staff assured me this would

be turned down but the tannoy announcements continued all day. I returned to the site at about 1.45pm and the staff refused to do anything.

Residents have repeatedly complained and asked for the volume to be turned down and this has not happened. The fact that these events and the associated noise have disrupted local residents and allotment users every week despite representations to limit the noise shows that New River are not adhering to the requirement of not disturbing people beyond their boundaries.

Given the cumulative impacts now being experienced, residents are increasingly concerned about the escalation of entertainment use at the site and the failure of management to adhere to noise-limiting requirements specifically put in place by the earlier planning condition to prevent detrimental impact on the local community and environment.

### **Request for Review of Existing Premises Licence**

In addition to objecting to the current application, I respectfully request that the Licensing Authority consider reviewing the existing premises licence due to ongoing concerns regarding noise nuisance, cumulative impacts and the ineffectiveness of current management controls.

Residents have experienced repeated amplified music disturbance associated with events at the site, including noise reportedly requiring intervention by council noise officers on previous occasions. Concerns also exist regarding compliance with existing planning noise restrictions and the cumulative impact of increasingly regular entertainment activity within a residential and ecologically sensitive area.

I therefore request that the Licensing Authority consider whether the existing licence remains appropriate and proportionate in light of current impacts on residents, allotment users and neighbouring sensitive sites.

### **Request**

For the reasons above, I respectfully request that:

1. the current application/variation be refused; and
2. the existing premises licence be reviewed in light of ongoing nuisance, compliance and cumulative impact concerns.

If the Authority is nevertheless minded to grant any variation or continuation of licensable activities, I request that strict conditions be imposed including:

- \* significantly reduced hours,
- \* strict limits on event frequency and capacity,
- \* robust noise controls and independent monitoring,
- \* restrictions on amplified outdoor music,
- \* detailed transport and dispersal management plans,

\* and effective enforcement and review mechanisms.

Please include this representation within the Licensing Sub-Committee papers.

Yours faithfully,

David Smith

B3 email 6

-----Original Message-----

From: Caropedr

Sent: 26 May 2026 19:57

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Formal Objection to Premises License

Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Haringey Licensing Team,

**\*\*Re: Application for a New Premises Licence – New River Leisure Centre, White Hart Lane, London, N22 5QW\*\***

**\*\*Applicant: Lee Ceightney (on behalf of New River Leisure Centre)\*\*** **\*\*Closing Date for Representations: 01/06/2026\*\*** I am writing as a local resident and allotment holder to submit my formal objection to the above-referenced premises licence application.

Under the Licensing Act 2003, interested parties may make representations based on the four core licensing objectives. My objection is explicitly raised on the grounds of **\*\*The Prevention of Public Nuisance\*\*** and **\*\*Public Safety\*\***.

I object to the application on the following grounds:

1. **The Prevention of Public Nuisance (Noise Pollution)** The application requests permissions for regulated entertainment, including amplified live music, recorded music, and the supply of alcohol 7 days a week. Specifically, live music is requested until 22:00 on Fridays, 21:00 on Saturdays, and 20:00 on Sundays, alongside daily recorded music operating as late as 22:00.

The New River Leisure Centre directly borders local community allotments and residential areas. The introduction of regular, amplified outdoor or semi-outdoor events for up to 2,000 attendees will cause significant, unavoidable noise pollution. This will completely destroy the peaceful enjoyment, quiet recreation, and biodiversity of the adjacent allotments, as well as severely disrupt the residential peace of nearby properties into the late evening, seven days a week.

2. **Public Safety and Public Nuisance (Traffic, Parking, and Crowd Management)** An event capacity of up to 2,000 people at this specific location presents severe logistical and safety concerns:

**\*\*Parking Saturation:\*\*** The local infrastructure cannot accommodate the volume of vehicles associated with events of this scale. Inevitably, attendees will flood surrounding residential roads specifically Norfolk Avenue and Devonshire Hill Lane resulting in gridlock, illegal parking, and obstructed driveways.

**\*\*Access for Emergency Vehicles:\*\*** The intense traffic congestion generated by 2,000 attendees poses a direct threat to public safety, as narrow residential side streets may become impassable for emergency service vehicles.

**\*\*Pedestrian Overcrowding:\*\*** The dispersal of up to 2,000 people, many of whom will have been consuming alcohol, into narrow residential corridors late at night creates a high risk of anti-social behavior, littering, street urination, and crowd safety hazards.

Conclusion and Requested Action -

The scope of this licence is disproportionate for a facility positioned so closely to a quiet community asset (the allotments) and established residential areas. The combination of seven-day alcohol supply, high-volume amplified music, and a 2,000-person capacity will inherently result in public nuisance and compromise public safety.

I urge the Licensing Authorities Sub-Committee to **\*\*reject this application\*\*** in its current form. If the committee is minded to grant any aspect of the licence, I request that stringent conditions be imposed, including:

- \* A severe reduction in the maximum capacity allowed for events.
- \* A strict ban on outdoor amplified music, or a requirement for robust, independently audited sound-limiting devices.
- \* Significantly reduced operating hours, particularly on weekdays and Sundays, to protect the amenity of local residents and allotment users.
- \* A comprehensive, mandatory Traffic and Crowd Management Plan funded and managed by the applicant.

Please confirm receipt of this representation and keep me informed of the date and details of the sub-committee hearing.

Yours sincerely,

Kind regards

Caroline Pedro

B3 email 7

**From:** Wallis, Helen

**Sent:** 26 May 2026 21:20

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Sir/Madam,

RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

I write as a resident of Lyndhurst Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

### **1. Prevention of Public Nuisance**

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows. This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053. Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises." The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises." Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition. This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase

substantially beyond existing levels. The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area. The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life. In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.
- 

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity. The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents. The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing. The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from

the area, further harming the environmental amenity and ecological character of this part of the borough.

## **2. Public Safety**

The application also raises significant public safety concerns. Lyndhurst Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed. Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity. However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours. Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

## **3. Protection of Children from Harm**

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm. Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

## **4. Concerns Regarding Consultation and Community Engagement**

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted. I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

### **Conclusion**

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application. The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity. At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

B3 email 8

**From:** Dora Whittuck  
**Sent:** 26 May 2026 21:43  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** New River noise nuisance

Dear Sir/Madam,

I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.”

Yours sincerely,

Dr Dora Whittuck

Sent from [Outlook for iOS](#)

B3 email 9

-----Original Message-----

From: wen xing

Sent: 26 May 2026 22:00

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Formal Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Haringey Licensing Team,

**\*\*Re: Application for a New Premises Licence – New River Leisure Centre, White Hart Lane, London, N22 5QW\*\***

**\*\*Applicant: Lee Ceightney (on behalf of New River Leisure Centre)\*\*** **\*\*Closing Date for Representations: 01/06/2026\*\*** I am writing as a local resident to submit my formal objection to the above-referenced premises licence application.

Under the Licensing Act 2003, interested parties may make representations based on the four core licensing objectives. My objection is explicitly raised on the grounds of **\*\*The Prevention of Public Nuisance\*\*** and **\*\*Public Safety\*\***.

I object to the application on the following grounds:

**### 1. The Prevention of Public Nuisance (Noise Pollution)** The application requests permissions for regulated entertainment, including amplified live music, recorded music, and the supply of alcohol 7 days a week. Specifically, live music is requested until 22:00 on Fridays, 21:00 on Saturdays, and 20:00 on Sundays, alongside daily recorded music operating as late as 22:00.

The New River Leisure Centre directly borders local community allotments and residential areas. The introduction of regular, amplified outdoor or semi-outdoor events for up to 2,000 attendees will cause significant, unavoidable noise pollution. This will completely destroy the peaceful enjoyment, quiet recreation, and biodiversity of the adjacent allotments, as well as severely disrupt the residential peace of nearby properties into the late evening, seven days a week.

**### 2. Public Safety and Public Nuisance (Traffic, Parking, and Crowd Management)** An event capacity of up to 2,000 people at this specific location presents severe logistical and safety concerns:

**\* \*\*Parking Saturation:\*\*** The local infrastructure cannot accommodate the volume of vehicles associated with events of this scale. Inevitably, attendees will flood surrounding residential roads—specifically Norfolk Avenue and Devonshire Hill Lane—resulting in gridlock, illegal parking, and obstructed driveways.

**\* \*\*Access for Emergency Vehicles:\*\*** The intense traffic congestion generated by 2,000 attendees poses a direct threat to public safety, as narrow residential side streets may become impassable for emergency service vehicles.

**\* \*\*Pedestrian Overcrowding:\*\*** The dispersal of up to 2,000 people, many of whom will have been consuming alcohol, into narrow residential corridors late at night creates a high risk of anti-social behavior, littering, street urination, and crowd safety hazards.

**### Conclusion and Requested Action**

The scope of this licence is disproportionate for a facility positioned so closely to a quiet community asset (the allotments) and established residential areas. The combination of seven-day alcohol supply, high-volume amplified music, and a 2,000-person capacity will inherently result in public nuisance and compromise public safety.

I urge the Licensing Authorities Sub-Committee to **\*\*reject this application\*\*** in its current form. If the committee is minded to grant any aspect of the licence, I request that stringent conditions be imposed, including:

\* A severe reduction in the maximum capacity allowed for events.

\* A strict ban on outdoor amplified music, or a requirement for robust, independently audited sound-limiting devices.

\* Significantly reduced operating hours, particularly on weekdays and Sundays, to protect the amenity of local residents and allotment users.

\* A comprehensive, mandatory Traffic and Crowd Management Plan funded and managed by the applicant.

Please confirm receipt of this representation and keep me informed of the date and details of the sub-committee hearing.

Yours sincerely,

Wen Xing

B3 email 10

**From:** Brigit Lee  
**Sent:** 26 May 2026 23:11  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** New River Sports and Fitness Application Objection

To Members of the Licensing Committee

I object to this application in the strongest possible way for the following reasons.

1. Planning approval reapplication No. HGY/2014/0053 in 2014 states under condition 14 "At no time shall any amplified speech or music generated from the site be audible within the adjoining

residential premises. To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises" This would very clearly be a breach of this condition. As far as I am aware this condition has not been removed.

2. Noise.

There can be absolutely no doubt that this will create noise nuisance for the neighbourhood over and above that which occasionally occurs in conjunction with sports events. These are quite acceptable and to be expected given the facilities at the sports centre and its reason for its existence.

Given the times quoted in this application this could be any day of the week and any week of the year between the hours of 9am and 10pm in the week and 9am and 8 or 9pm at weekends.. The fact that they want to be able amplify noise across the neighbourhood for all these hours should make this application fail

This is of course not just a residential area but also an area with many allotment plots. This is a space adjacent to a sports centre where we can expect enthusiastic cheering and shouting between relevant announcements. It should not become the unfortunate space next to a 12 hours a day events space where there is no hiding from noise.

3. Public nuisance and disorder.

Any events in the area with recorded or live music that might attract crowds of 2000 or so will substantially increase the risk of antisocial behaviour and disorder especially given the associated alcohol licence application.

4. Associated traffic and parking problems.

These premises cannot manage and will not have the capacity to contain the likely vehicle consequences which will simply provide more problems in the neighbourhood.

5. Crime.

The application asks for approval to have up to 2000 people attending events at virtually all hours of the day every day of the week where alcohol can be served. I think it reasonable to suggest, as above, that antisocial behaviour will increase. This in turn, sadly, also means a very high chance that crime in the neighbourhood will increase.

6. Change of purpose

This application effectively states that the New River Leisure centre wishes to change its emphasis and become an events centre. This is totally the wrong place for an events centre if the wellbeing of residents and allotment renters are to be respected.

I sincerely hope that this application will be refused

Best,

Brigit Lee

B3 email 11

-----Original Message-----

From: Theonitsa Christou

Sent: 26 May 2026 23:18

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: New River Sports Centre

To Members of the Licensing Committee

To Whom it May Concern.

I object to this application in the strongest possible way for the following reasons.

1. Planning approval reapplication No. HGY/2014/0053 in 2014 states under condition 14 "At no time shall any amplified speech or music generated from the site be audible within the adjoining

residential premises. To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises" This would very clearly be a breach of this condition. As far as I am aware this condition has not been removed.

2. Noise.

There can be absolutely no doubt that this will create noise nuisance for the neighbourhood over and above that which occasionally occurs in conjunction with sports events. These are quite acceptable and to be expected given the facilities at the sports centre and its reason for its existence.

Given the times quoted in this application this could be any day of the week and any week of the year between the hours of 9am and 10pm in the week and 9am and 8 or 9pm at weekends.. The fact that they want to be able amplify noise across the neighbourhood for all these hours should make this application fail This is of course not just a residential area but also an area with many allotment plots. This is a space adjacent to a sports centre where we can expect enthusiastic cheering and shouting between relevant announcements. It should not become the unfortunate space next to a 12 hours a day events space where there is no hiding from noise.

3. Public nuisance and disorder.

Any events in the area with recorded or live music that might attract crowds of 2000 or so will substantially increase the risk of antisocial behaviour and disorder especially given the associated alcohol licence application. The last thing we need in our neighbourhood is public nuisance and disorder.

4. Associated traffic and parking problems.

These premises cannot manage and will not have the capacity to contain the likely vehicle consequences which will simply provide more problems in the neighbourhood.

5. Crime.

The application asks for approval to have up to 2000 people attending events at virtually all hours of the day every day of the week where alcohol can be served. I think it reasonable to suggest, as above, that antisocial behaviour will increase. This in turn, sadly, also means a very high chance that crime in the neighbourhood will increase.

6. Change of purpose

This application effectively states that the New River Leisure centre wishes to change its emphasis and become an events centre. This is totally the wrong place for an events centre if the wellbeing of residents and allotment renters are to be respected.

I sincerely hope that this application will be refused.

Yours

Mrs T. Christou

Sent from my iPhone

B3 email 12

-----Original Message-----

From: Chris Avraam

Sent: 27 May 2026 04:54

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: New River Sports and Fitness planning application objection.

Dear Sir/Madam,

I object to this application in the strongest possible way for the following reasons.

1. Planning approval reapplication No. HGY/2014/0053 in 2014 states under condition 14 "At no time shall any amplified speech or music generated from the site be audible within the adjoining

residential premises. To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises" This would very clearly be a breach of this condition. As far as I am aware this condition has not been removed.

2. Noise.

There can be absolutely no doubt that this will create noise nuisance for the neighbourhood over and above that which occasionally occurs in conjunction with sports events. These are quite acceptable and to be expected given the facilities at the sports centre and its reason for its existence.

Given the times quoted in this application this could be any day of the week and any week of the year between the hours of 9am and 10pm in the week and 9am and 8 or 9pm at weekends.. The fact that they want to be able amplify noise across the neighbourhood for all these hours should make this application fail This is of course not just a residential area but also an area with many allotment plots. This is a space adjacent to a sports centre where we can expect enthusiastic cheering and shouting between relevant announcements. It should not become the unfortunate space next to a 12 hours a day events space where there is no hiding from noise.

3. Public nuisance and disorder.

Any events in the area with recorded or live music that might attract crowds of 2000 or so will substantially increase the risk of antisocial behaviour and disorder especially given the associated alcohol licence application.

4. Associated traffic and parking problems.

These premises cannot manage and will not have the capacity to contain the likely vehicle consequences which will simply provide more problems in the neighbourhood.

5. Crime.

The application asks for approval to have up to 2000 people attending events at virtually all hours of the day every day of the week where alcohol can be served. I think it reasonable to suggest, as above, that antisocial behaviour will increase. This in turn, sadly, also means a very high chance that crime in the neighbourhood will increase.

6. Change of purpose

This application effectively states that the New River Leisure centre wishes to change its emphasis and become an events centre. This is totally the wrong place for an events centre if the wellbeing of residents and allotment renters are to be respected.

I sincerely hope that this application will be refused

Regards

Mr C Avraam

Sent from my iPhone

B4 email 1

**From:** John Stevens  
**Sent:** 27 May 2026 07:16  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** objection

To the Haringey Licensing Authority,

I wish to formally object to the premises licence application and proposed variation for New River Sports Centre, White Hart Lane, N22 5QW. I also ask that the current premises licence be reviewed due to ongoing concerns from local residents.

My objection is based on the four licensing objectives:

- \* Prevention of crime and disorder
- \* Public safety
- \* Prevention of public nuisance
- \* Protection of children from harm

The proposed expansion of alcohol sales, amplified music and large-scale events is not appropriate for this residential area. Residents understand that events of up to around 2,000 people may take place, which would be a major increase compared with the site's traditional sporting and community use.

Residents already experience regular disruption from events currently held at the site. Loud amplified music and announcements can often be heard inside nearby homes, even with windows closed, as well as across surrounding allotments and outdoor spaces.

Allowing more frequent entertainment events would increase:

- \* noise disturbance;
- \* traffic and parking problems;
- \* litter and anti-social behaviour;
- \* crowd noise and late dispersal; and
- \* pressure on nearby residential streets.

The cumulative impact of repeated events would significantly harm the quiet character of the local area and affect residents' ability to rest, work and enjoy their homes.

There are also concerns that existing planning conditions are already being breached. Planning condition 14 of permission HGY/2014/0053 states that amplified music or speech should not be audible inside neighbouring residential properties. Residents report that this has already happened on multiple occasions, despite complaints being raised.

Many residents feel there has been insufficient communication and engagement from site management, and confidence in future compliance with licence conditions is very low.

Public safety is another major concern. The surrounding roads are narrow residential streets already affected by congestion and limited parking. Larger alcohol-led events are likely to create additional traffic, unsafe parking, pedestrian risks and disruption near homes and schools.

The site is also located opposite a school and within a family residential area. Increased crowd activity, vehicle movements and alcohol-related disturbance could negatively affect children and young people living nearby.

Residents are additionally concerned that commercial entertainment events are increasingly taking priority over ordinary community sporting use, reducing access for local sports clubs, children and families.

The scale of events proposed may also lead to increased anti-social behaviour, noise, litter and disorder. The application does not appear to provide sufficient detail regarding crowd management, stewarding, dispersal arrangements or measures to protect local residents.

Environmental concerns should also be considered. The site sits beside allotments and ecologically sensitive land used by wildlife, including bird species regularly seen in the area. Repeated large events, amplified bass music and floodlighting may negatively affect these habitats over time.

For these reasons, I respectfully request that:

1. The current licence application or variation be refused; and
2. The existing premises licence be formally reviewed.

Please include this objection within the Licensing Sub-Committee papers.

Regards

John Stevens

B4 email 2

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On 28 Aug 2025, at 00:36, Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)> wrote:

Dear Mr Smith,

The TENs submitted requested the ability provide regulated entertainment to 400 people.

Enforcement Officers were called out to the premises and dealt with some concerns onsite. Noise levels were also checked and officers deemed there to be no statutory nuisance.

As a result of the Enforcement Officers visit, a warning has been issued to the event organiser due to the capacity if the crowd on site. Whilst the TENs stated DJ Music would be provided the officers witnessed live stage performances.

This is a community event, so we are mindful that we want to inform and educate the organiser before taking any legal enforcement action at this time.

To this end the organiser has been warned and made aware that going forward a Premises Licence should be applied for. An Event Management Plan will need to be provided and there must be a plan showing how noise management will be dealt with for the proposed event.

A meeting will also be had with New River Sports centre about any potential future hire of the venue for this event and the requirements that have been notified to the organiser.

Regards

Daliah Barrett

Licensing Team Leader

**From:** Dave Smith  
**Sent:** 17 August 2025 21:43  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** request

Can you please send me the full details on the TEN that was issued for the event below

**Senye Yemana, The sale by retail of alcohol from 1300 to 2100, New River Sport Centre, White Hart Lane, Wood Green, London, N22 5QW. 16/08/2025 to 17/08/2025**

I would like to know more details regarding the noise/music conditions that were specified in this licence

regards

david smith

b4 email 3

**From:** Victoria Spashett  
**Sent:** 27 May 2026 09:48  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** New River Sports Centre application for change of use

Dear Sir/Madam,

I agree with the following points that my neighbour has also made.

"I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

·  
Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.”

Sincerely,

Victoria Spashett

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B4 email 4

**From:** martine.renoux

**Sent:** 27 May 2026 10:36

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Premises Licence Application

Martine Renoux

London N

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Avenue to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: “At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”

The reason given for that condition is: “To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises.”

Residents’ direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts

the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

## 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe

traffic conditions generated by entertainment events operating within a residential neighbourhood.

#### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

Martine Renoux

B4 emai 5

**From:** Rosie Price-Cousins

**Sent:** 27 May 2026 12:47

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Formal Objection to Premises licence for New River Sports Centre (as advertised 05/05/2026)

Dear Licensing team,

I am writing to formally object to the entertainment licence application relating to New River Sports Centre.

I reside on Wolves Lane, immediately adjoining the site. Our garden backs onto the allotments, with the outdoor areas of the sports centre beyond them. As nearby residents directly affected by activity at the venue, my family and neighbours have already experienced substantial and unreasonable noise disturbance arising from events held at the site during recent summers, particularly at weekends.

The application gives rise to serious concerns regarding the licensing objective of the prevention of public nuisance under the Licensing Act 2003. In practice, previous events at the site have involved amplified music, shouting, chanting and announcements via megaphones at a level clearly audible within surrounding residential properties and gardens for prolonged periods throughout the day and into the evening. These disturbances have materially interfered with the ordinary use and enjoyment of our homes.

I have children, and the noise generated during these events already disrupts their sleep and negatively impacts normal family life. During hot weather we are frequently unable to keep windows open because of the volume of amplified noise emanating from the site. The noise levels also make it extremely unpleasant to use our garden, depriving us of the reasonable enjoyment of our property during periods when residents would ordinarily expect peace and quiet.

While normal sporting use of the centre is anticipated and accepted by local residents, entertainment-style events involving amplified music, PA systems, large crowds and alcohol sales are of an entirely different nature and intensity. Granting a permanent entertainment licence risks establishing these disruptive events as a regular occurrence in a densely residential area, resulting in ongoing and cumulative harm to residential amenity.

I also note that planning permission granted under reference HGY/2014/0053 included the following condition:

“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”

Based on my direct experience of previous events, this condition has already been breached on multiple occasions. The existence of this condition demonstrates that the local planning authority previously recognised the clear risk of noise nuisance arising from amplified entertainment at the site. I therefore request that this correspondence also be treated as a formal complaint regarding breaches of that planning condition.

In addition, I am concerned that permitting regular events involving alcohol sales is likely to increase associated noise, anti-social behaviour, traffic generation and parking pressures on surrounding residential roads. I understand that temporary fencing has recently been installed following incidents involving aggressive behaviour and unauthorised access to the site, which further heightens local concern regarding intensified event use.

For the reasons set out above, I believe the application is contrary to the licensing objective of preventing public nuisance and would result in an unacceptable adverse impact on the amenity and wellbeing of nearby residents.

My objections may be summarised as follows:

- Excessive and intrusive noise from amplified music, announcements and crowd activity
- Ongoing disturbance to nearby residential properties, including disruption to children's sleep
- Loss of the reasonable enjoyment of homes and gardens
- Previous apparent breaches of planning condition HGY/2014/0053
- Increased disturbance and anti-social behaviour risks associated with alcohol sales
- Additional traffic and parking pressures in surrounding residential streets
- Conflict with the licensing objective of the prevention of public nuisance

Accordingly, I respectfully request that the application be refused.

Yours faithfully,

Rosalind Price-Cousins

Sent from [Outlook](#)

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B4 email 6

Ms E Edmunds

27<sup>th</sup> May 2026

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions.

Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition. This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or

- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins ecologically sensitive land including two contiguous SINC-designated sites forming a connected ecological corridor. The ecological significance of the area derives not only from the individual SINC designations, but from the functional connectivity between the adjoining habitats, which together support biodiversity movement and habitat resilience within an otherwise heavily urbanised area. Repeated high-intensity events may create cumulative impacts even where single events appear individually limited. Amplified music, low-frequency bass noise, floodlighting, crowd activity, litter and intensified footfall may adversely affect wildlife habitats and biodiversity value over time.

Residents regularly observe red kites (a protected species) and other birds in and around the adjoining SINC areas. It is unclear whether any ecological assessment has been undertaken regarding the impact of repeated large-scale events on these sensitive habitats.

Additionally, the New River Leisure Centre adjoins Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders (SINC status). Continued existing amplified music and event noise from the New River Leisure Centre already impacts the peaceful enjoyment of these allotments, which are crucial for recreation, gardening and mental wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or

- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

On an important, procedural note, local residents state that they were not properly notified of the application despite being directly affected by the Licensing proposal. Given the scale and potential impact of the application, it is clear that meaningful community consultation should have taken place. I would reiterate that our Ward Councillors were also unaware of these proposals.

Yours faithfully,

Ms Elizabeth Edmunds

B4 email 7

**From:** Sonia Ciampolini  
**Sent:** 27 May 2026 15:21  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Objection to proposal from New River Centre.

Dear sir/madam,

A proposal to hold music events where alcohol is served all day/evening to 2000 people appears inappropriate in this residential neighbourhood, being very disruptive to residents, birds and plot holders at the nearby allotment site.

Occasional events are already loud enough, so it will be worse on a regular basis.

It seems that the proposal is more for commercial purposes than for local community.

I object to this.

Your sincerely,  
Sonia Ciampolini

B4 email 8

-----Original Message-----

From: miranda andrea

Sent: 27 May 2026 15:32

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: OBJECTION TO PREMISE LICENSE NEW RIVER SPORTS CENTRE

Miranda Andrea

To whom it may concern, members of the Licensing Committee

I would like to raise serious concerns, about the intention of the New River sports centre, obtaining Premises License!

Firstly it was stated in previous planning document, point 14, page 4 in which it clearly states that permission was granted to New River to expand on the PROVISIO, that NO amplified music should be audible in the surrounding neighbourhood! The times quoted would be absolute hell anytime of day or week, between 9am 10 am, how would that be for anyone living close by, such a disruption and invasion of peace for all concerned, and up to 2000 people is ludicrous, for all these hours!

There is an allotment adjacent, occasional expected noise is acceptable but to be subjected to this 12 hours a day is another violation of personal peace!

There will be a huge invasion of public disorder if crowds of 2000 are coming, anti social behaviour, parking, drunk and disorderly, the list goes on, traffic chaos, lack of parking causing more disruption and chaos, potential for increased crime, if alcohol is being served all day. This will change the purpose of the sports centre to an events space, causing distress for the community and no consideration for people's wellbeing.

This application I hope will be refused!

Regards,

Miranda Andrea

Sent from my iPad

B4 email 9

**From:** Chris Siva-Prakasam  
**Sent:** 27 May 2026 18:14  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to Premises Licence application dated 5 May 2026 by New River Leisure Centre, White Hart Lane, London N22 5QW

Dear Licensing Team,

I wish to make a formal representation regarding the premises licence application submitted on behalf of New River Leisure Centre, White Hart Lane, London N22 5QW.

The two Councillors of Woodside Ward are copied.

I object to the application on the grounds that the proposed activities are likely to undermine the following Licensing Act 2003 objectives:

- Prevention of Public Nuisance
- Public Safety
- Prevention of Crime and Disorder
- Protection of Children from Harm

I outline my concerns as follows:

### **Public Nuisance**

There is already, existing significant noise disturbance associated with non-sporting events and activities taking place at the premises. Existing use of PA systems during some of these events have caused disruption to nearby residents including myself, with noise from music and announcements clearly audible to a very considerable degree from surrounding residential properties, particularly during weekends. I refer in particular to some entertainment events held during the summer of 2025, and to date in 2026. The venue is already aware of the effect on residents, as verbal complaints were made by residents during these events where the noise escalated to an intrusive and unacceptable degree. I imagine it would be quite informative for personnel at the venue if they were to come and hear for themselves the disturbance caused at times when the amplification is operating at the high levels used for some of these events.

I refer you back to the planning permission granted to the venue, under application HGY/2014/0053. It would appear that the premises licence application disregards two important conditions attached to the planning permission granted, as follows:

- the permitted licensing hours on Sundays and Bank Holidays (Condition 3); and
- the noise restrictions Condition 14 that states “At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”

It is difficult to see how the 5 May 2026 premises licence application with its proposals for live and recorded music to be played, can be compatible with Condition 14 of the planning permission granted under HGY/2014/0053.

The proposed licence if granted, would formalise and increase the disruption to nearby residential premises, allowing live and recorded music to be played without restriction, across multiple days each week. The hours proposed in the application raise extremely serious concerns regarding escalating noise nuisance and negatively impact quality of life for local residents to a considerable degree.

Furthermore the outdoor concerts proposed will aggravate the noise disturbance whenever low-frequency bass is played over the amplification system. Concert bass is materially different from crowd noise during sporting events and would be heard inside homes even with windows closed.

While sporting events are of course to be expected at New River, regular outdoor concerts and other non-sporting entertainment events will materially change the character of the venue. There is a clear and obvious risk that granting the premises licence applied for can provide a convenient back-door to bypassing the appropriate planning application channels for consulting on a such change of use (if that indeed is what might ultimately be an aim). Residents, while accepting (and even enjoying) the proximity to a sports and leisure facility are likely to strenuously object to living beside a large-scale outdoor music venue operating without restriction throughout the summer.

With regard to traffic and parking matters, given the relatively limited parking available on premises at New River, in a scenario where there could be 2,000 attendees at an event, local residents will undoubtedly expect further public nuisance arising with nearby streets inundated with traffic and vehicles of attendees attempting to find parking.

In addition to the above, and in the absence of further detail about the proposals, I express concerns regarding:

- People gathering outside the venue before and after events
- Raised voices and potential anti-social behaviour as attendees leave.
- Littering and disturbance in surrounding streets

### **Public Safety**

The application is broad in scope. It does not clarify how larger or louder events will be safely managed, particularly where alcohol is involved. Residents require reassurance regarding occupancy limits, emergency access, stewarding, and control of external areas.

### **Prevention of Crime and Disorder**

The broad scope of the application including the addition of alcohol sales alongside entertainment events creates a foreseeable risk of anti-social behaviour, disorder, intoxication, and nuisance in the surrounding area.

The application lacks detail regarding:

- Security staffing
- CCTV arrangements
- Crowd management
- Event supervision
- Dispersal policies

### **Protection of Children from Harm**

As this is a leisure facility used by families and young people, there can be issues regarding the impact of alcohol-related events and evening entertainment on children attending activities at or near the venue. The application notice does not adequately explain what safeguarding measures will be in place.

### **Requested Considerations**

For the above reasons, I respectfully ask the Licensing Authority to refuse the application in its present form. If the Licensing Authority is nevertheless minded to grant the application, I respectfully ask the Licensing Authority to impose necessary strict conditions of compliance including:

- Reduced operating hours and limits on frequency of events including imposing a monthly cap on the number of outdoor entertainment events, particularly at weekends and bank holidays, so residents have some assurance of protection from frequent and repeated disturbance.
- Strict enforceable limits on amplified music and PA system volume. I ask that you stipulate that the premises operator should commission a suitably qualified independent acoustic consultant to undertake an exercise to study the noise levels and recommend suitable sound system to be installed together with operational controls that are all designed to balance the requirements of the venue while reducing addressing noise intrusion into the nearest neighbouring residential properties, to a level acceptable to the nearby residents.
- Noise Limiting Equipment - Mandatory installation, calibration and continuous operation of professionally specified noise-limiting equipment to ensure amplified sound is not audible within nearby residential homes.
- Imposing appropriate limits on bass levels where amplified music is played
- Independent automated noise monitoring including monitoring locations near the Woodside Road/Wolves Lane junction (the nearest residential boundaries) and other nearby residential areas.
- Responsible Contact During Events - A designated individual with authority to take immediate corrective action should be available and contactable by residents throughout all events.
- Traffic and Parking Management  
A comprehensive and enforceable traffic and parking management plan should be implemented to prevent overspill parking and disruption to neighbouring streets.
- A detailed dispersal policy
- Enhanced security and CCTV requirements

- Restrictions on alcohol sales
- Clear safeguarding and Challenge 25 policies

It would of course be necessary to reconcile how Condition 14 in the planning permission HGY/2014/0053 will be fulfilled should the premises application be granted without restriction.

Given the existing history of disturbance associated with events at this venue, residents' concerns should be given significant weight when considering this application.

Please confirm receipt of this representation and include it within the papers presented to the Licensing Sub-Committee.

Yours faithfully,

Chris Siva-Prakasam

B4 email 10

**Sean Baine & Maggie Baxter**

**London N22**

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

We write as residents of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

We request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

Our objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

#### 1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance,

patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

## 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

## 4. Concerns Regarding Consultation and Community Engagement

We are additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While we appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### Conclusion

For the reasons set out above, we respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

Maggie & Sean

**Sean Baine & Maggie Baxter**

B4 email 11

**From:** Silvano Miele

**Sent:** 27 May 2026 18:28

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves

<[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1

<[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Premises Licence application dated 5 May 2026 by New River Leisure Centre, White Hart Lane, London N22 5QW

Dear Licensing Team,

I wish to make a formal representation regarding the premises licence application submitted on behalf of New River Leisure Centre, White Hart Lane, London N22 5QW.

The two Councillors of Woodside Ward are copied.

I object to the application on the grounds that the proposed activities are likely to undermine the following Licensing Act 2003 objectives:

- Prevention of Public Nuisance
- Public Safety
- Prevention of Crime and Disorder
- Protection of Children from Harm

I outline my concerns as follows:

### **Public Nuisance**

There is already, existing significant noise disturbance associated with non-sporting events and activities taking place at the premises. Existing use of PA systems during some of these events have caused disruption to nearby residents including myself, with noise from music and announcements clearly audible to a very considerable degree from surrounding residential properties, particularly during weekends. I refer in particular to some entertainment events held during the summer of 2025, and to date in 2026. The venue is already aware of the effect on residents, as verbal complaints were made by residents during these events where the noise escalated to an intrusive and unacceptable degree. I imagine it would be quite informative for personnel at the venue if they were to come and hear for themselves the disturbance caused at times when the amplification is operating at the high levels used for some of these events.

I refer you back to the planning permission granted to the venue, under application HGY/2014/0053. It would appear that the premises licence application disregards two important conditions attached to the planning permission granted, as follows:

- the permitted licensing hours on Sundays and Bank Holidays (Condition 3); and
- the noise restrictions Condition 14 that states “At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”

It is difficult to see how the 5 May 2026 premises licence application with its proposals for live and recorded music to be played, can be compatible with Condition 14 of the planning permission granted under HGY/2014/0053.

The proposed licence if granted, would formalise and increase the disruption to nearby residential premises, allowing live and recorded music to be played without restriction, across multiple days each week. The hours proposed in the application raise extremely serious concerns regarding escalating noise nuisance and negatively impact quality of life for local residents to a considerable degree.

Furthermore the outdoor concerts proposed will aggravate the noise disturbance whenever low-frequency bass is played over the amplification system. Concert bass is materially

different from crowd noise during sporting events and would be heard inside homes even with windows closed.

While sporting events are of course to be expected at New River, regular outdoor concerts and other non-sporting entertainment events will materially change the character of the venue. There is a clear and obvious risk that granting the premises licence applied for can provide a convenient back-door to bypassing the appropriate planning application channels for consulting on a such change of use (if that indeed is what might ultimately be an aim). Residents, while accepting (and even enjoying) the proximity to a sports and leisure facility are likely to strenuously object to living beside a large-scale outdoor music venue operating without restriction throughout the summer.

With regard to traffic and parking matters, given the relatively limited parking available on premises at New River, in a scenario where there could be 2,000 attendees at an event, local residents will undoubtedly expect further public nuisance arising with nearby streets inundated with traffic and vehicles of attendees attempting to find parking.

In addition to the above, and in the absence of further detail about the proposals, I express concerns regarding:

- People gathering outside the venue before and after events
- Raised voices and potential anti-social behaviour as attendees leave.
- Littering and disturbance in surrounding streets

### **Public Safety**

The application is broad in scope. It does not clarify how larger or louder events will be safely managed, particularly where alcohol is involved. Residents require reassurance regarding occupancy limits, emergency access, stewarding, and control of external areas.

### **Prevention of Crime and Disorder**

The broad scope of the application including the addition of alcohol sales alongside entertainment events creates a foreseeable risk of anti-social behaviour, disorder, intoxication, and nuisance in the surrounding area.

The application lacks detail regarding:

- Security staffing
- CCTV arrangements
- Crowd management
- Event supervision
- Dispersal policies

### **Protection of Children from Harm**

As this is a leisure facility used by families and young people, there can be issues regarding the impact of alcohol-related events and evening entertainment on children attending activities at or near the venue. The application notice does not adequately explain what safeguarding measures will be in place.

### **Requested Considerations**

For the above reasons, I respectfully ask the Licensing Authority to refuse the application in its present form. If the Licensing Authority is nevertheless minded to grant the application, I respectfully ask the Licensing Authority to impose necessary strict conditions of compliance including:

- Reduced operating hours and limits on frequency of events including imposing a monthly cap on the number of outdoor entertainment events, particularly at weekends and bank holidays, so residents have some assurance of protection from frequent and repeated disturbance.
- Strict enforceable limits on amplified music and PA system volume. I ask that you stipulate that the premises operator should commission a suitably qualified independent acoustic consultant to undertake an exercise to study the noise levels and recommend a suitable sound system to be installed together with operational controls that are all designed to balance the requirements of the venue while reducing addressing noise intrusion into the nearest neighbouring residential properties, to a level acceptable to the nearby residents.
- Noise Limiting Equipment - Mandatory installation, calibration and continuous operation of professionally specified noise-limiting equipment to ensure amplified sound is not audible within nearby residential homes.
- Imposing appropriate limits on bass levels where amplified music is played
- Independent automated noise monitoring including monitoring locations near the Woodside Road/Wolves Lane junction (the nearest residential boundaries) and other nearby residential areas.
- Responsible Contact During Events - A designated individual with authority to take immediate corrective action should be available and contactable by residents throughout all events.
- Traffic and Parking Management  
A comprehensive and enforceable traffic and parking management plan should be implemented to prevent overspill parking and disruption to neighbouring streets.
- A detailed dispersal policy
- Enhanced security and CCTV requirements
- Restrictions on alcohol sales
- Clear safeguarding and Challenge 25 policies

It would of course be necessary to reconcile how Condition 14 in the planning permission HGY/2014/0053 will be fulfilled should the premises application be granted without restriction.

Given the existing history of disturbance associated with events at this venue, residents' concerns should be given significant weight when considering this application.

Please confirm receipt of this representation and include it within the papers presented to the Licensing Sub-Committee.

Yours faithfully,

Mr S Miele

B4 email 12

**From:** Shantini Cooray  
**Sent:** 27 May 2026 18:47  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to the premises license application submitted on behalf of New River Leisure Centre, White Hart Lane, N22 5QW

Dear Licensing Team,

I wish to make a formal representation regarding the premises licence application submitted on behalf of New River Leisure Centre, White Hart Lane, London N22 5QW.

The two Councillors of Woodside Ward are copied.

I object to the application on the grounds that the proposed activities are likely to undermine the following Licensing Act 2003 objectives:

- Prevention of Public Nuisance
- Public Safety
- Prevention of Crime and Disorder
- Protection of Children from Harm

I outline my concerns as follows:

### **Public Nuisance**

There is already, existing significant noise disturbance associated with non-sporting events and activities taking place at the premises. Existing use of PA systems during some of these events have caused disruption to nearby residents including myself, with noise from music and announcements clearly audible to a very considerable degree from surrounding residential properties, particularly during weekends. I refer in particular to some entertainment events held during the summer of 2025, and to date in 2026. The venue is already aware of the effect on residents, as verbal complaints were made by residents during these events where the noise escalated to an intrusive and unacceptable degree. I

imagine it would be quite informative for personnel at the venue if they were to come and hear for themselves the disturbance caused at times when the amplification is operating at the high levels used for some of these events.

I refer you back to the planning permission granted to the venue, under application HGY/2014/0053. It would appear that the premises licence application disregards two important conditions attached to the planning permission granted, as follows:

- the permitted licensing hours on Sundays and Bank Holidays (Condition 3); and
- the noise restrictions Condition 14 that states “At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”

It is difficult to see how the 5 May 2026 premises licence application with its proposals for live and recorded music to be played, can be compatible with Condition 14 of the planning permission granted under HGY/2014/0053.

The proposed licence if granted, would formalise and increase the disruption to nearby residential premises, allowing live and recorded music to be played without restriction, across multiple days each week. The hours proposed in the application raise extremely serious concerns regarding escalating noise nuisance and negatively impact quality of life for local residents to a considerable degree.

Furthermore the outdoor concerts proposed will aggravate the noise disturbance whenever low-frequency bass is played over the amplification system. Concert bass is materially different from crowd noise during sporting events and would be heard inside homes even with windows closed.

While sporting events are of course to be expected at New River, regular outdoor concerts and other non-sporting entertainment events will materially change the character of the venue. There is a clear and obvious risk that granting the premises licence applied for can provide a convenient back-door to bypassing the appropriate planning application channels for consulting on a such change of use (if that indeed is what might ultimately be an aim). Residents, while accepting (and even enjoying) the proximity to a sports and leisure facility are likely to strenuously object to living beside a large-scale outdoor music venue operating without restriction throughout the summer.

With regard to traffic and parking matters, given the relatively limited parking available on premises at New River, in a scenario where there could be 2,000 attendees at an event, local residents will undoubtedly expect further public nuisance arising with nearby streets inundated with traffic and vehicles of attendees attempting to find parking.

In addition to the above, and in the absence of further detail about the proposals, I express concerns regarding:

- People gathering outside the venue before and after events
- Raised voices and potential anti-social behaviour as attendees leave.
- Littering and disturbance in surrounding streets

### **Public Safety**

The application is broad in scope. It does not clarify how larger or louder events will be safely managed, particularly where alcohol is involved. Residents require reassurance regarding occupancy limits, emergency access, stewarding, and control of external areas.

### **Prevention of Crime and Disorder**

The broad scope of the application including the addition of alcohol sales alongside entertainment events creates a foreseeable risk of anti-social behaviour, disorder, intoxication, and nuisance in the surrounding area.

The application lacks detail regarding:

- Security staffing
- CCTV arrangements
- Crowd management
- Event supervision
- Dispersal policies

### **Protection of Children from Harm**

As this is a leisure facility used by families and young people, there can be issues regarding the impact of alcohol-related events and evening entertainment on children attending activities at or near the venue. The application notice does not adequately explain what safeguarding measures will be in place.

### **Requested Considerations**

For the above reasons, I respectfully ask the Licensing Authority to refuse the application in its present form. If the Licensing Authority is nevertheless minded to grant the application, I respectfully ask the Licensing Authority to impose necessary strict conditions of compliance including:

- Reduced operating hours and limits on frequency of events including imposing a monthly cap on the number of outdoor entertainment events, particularly at weekends and bank holidays, so residents have some assurance of protection from frequent and repeated disturbance.
- Strict enforceable limits on amplified music and PA system volume. I ask that you stipulate that the premises operator should commission a suitably qualified independent acoustic consultant to undertake an exercise to study the noise levels and recommend suitable sound system to be installed together with operational controls that are all designed to balance the requirements of the venue while reducing addressing noise intrusion into the nearest neighbouring residential properties, to a level acceptable to the nearby residents.
- Noise Limiting Equipment - Mandatory installation, calibration and continuous operation of professionally specified noise-limiting equipment to ensure amplified sound is not audible within nearby residential homes.
- Imposing appropriate limits on bass levels where amplified music is played
- Independent automated noise monitoring including monitoring locations near the Woodside Road/Wolves Lane junction (the nearest residential boundaries) and other nearby residential areas.

- Responsible Contact During Events - A designated individual with authority to take immediate corrective action should be available and contactable by residents throughout all events.
- Traffic and Parking Management  
A comprehensive and enforceable traffic and parking management plan should be implemented to prevent overspill parking and disruption to neighbouring streets.
- A detailed dispersal policy
- Enhanced security and CCTV requirements
- Restrictions on alcohol sales
- Clear safeguarding and Challenge 25 policies

It would of course be necessary to reconcile how Condition 14 in the planning permission HGY/2014/0053 will be fulfilled should the premises application be granted without restriction.

Given the existing history of disturbance associated with events at this venue, residents' concerns should be given significant weight when considering this application.

Please confirm receipt of this representation and include it within the papers presented to the Licensing Sub-Committee.

Yours faithfully,

Shantini Cooray,

B4 emai 13

**From:** Daniel Jason

**Sent:** 27 May 2026 19:53

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Date: 27 May 2026

To: Licensing Team

London Borough of Haringey

[licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Application: Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Representation deadline: 1 June 2026

Dear Sir or Madam,

I am writing to make a formal representation objecting to the above premises licence application on the grounds of the prevention of public nuisance and public safety.

I own a residential property close to the leisure centre, near the junction of Wolves Lane and Lyndhurst Road, and remain concerned about the impact that the proposed licensable activities would have on neighbouring residents and the surrounding residential environment. From my experience of the area and previous activities held at the site, amplified sound from events can already be heard within nearby homes despite double glazing.

Given the residential nature of the surrounding area, I am concerned that the hours and activities proposed within this application would materially worsen the impact on neighbouring residents.

In particular, the proposed provision for live music, recorded music, alcohol sales and late evening operation appears excessive for a site located within a densely residential neighbourhood. The combination of amplified entertainment, increased visitor numbers, vehicle movements and late-night dispersal is likely to result in additional disturbance to nearby homes, particularly during evenings when residents are attempting to rest and sleep.

I am also concerned that the scope of the application risks altering the character of the site from a community leisure facility into a venue capable of hosting larger evening entertainment events. The cumulative impact of amplified music, alcohol sales and extended operating hours would, in my view, be out of keeping with the surrounding residential environment and would reduce residential amenity for those living nearby.

There also appears to be a tension between the current application and the existing planning controls applying to the site. I understand that planning permission HGY/2014/0053 includes a condition stating:

“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”

Given that amplified sound from the site can already be heard within nearby homes, I am concerned that granting the licence as applied for would be difficult to reconcile with the intention of that condition and could lead to increased nuisance for neighbouring occupiers.

In addition, the surrounding roads already experience congestion and parking pressure. Increased attendance at evening events, particularly where alcohol is available, is likely to generate further noise, traffic, informal parking on residential roads, additional noise from arrivals and departures, and general disturbance later into the evening. I have not seen any detailed transport, dispersal or parking management proposals within the application which adequately address these concerns.

For those reasons, I respectfully request that the application be refused.

If the Licensing Sub-Committee is minded to grant the licence, I would request that the following minimum conditions be imposed in order to protect neighbouring residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit for events together with a requirement for an event management plan for larger functions.
- A transport, dispersal and parking management plan to be implemented for evening events.
- Appropriate noise monitoring and sound mitigation measures to be maintained and independently reviewed where complaints are received.

Please include this representation within the papers prepared for the Licensing Sub-Committee.

With my best,

Daniel

B5 email

**From:** agnes  
**Sent:** 27 May 2026 20:35  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Ben Adjei <[13badjei@gmail.com](mailto:13badjei@gmail.com)>  
**Subject:** Benjamin Adjei - Objection to Premises License application submitted on behalf of New River Leisure Centre, White Hart Lane, London N22 5QW.

Sent on behalf of my son, Benjamin Adjei - also resident at 108 Woodside Road (copied in).

—

Dear Licensing Team,

I wish to object the premises licence application submitted on behalf of New River Leisure Centre, White Hart Lane, London N22 5QW.

My objection is based on the following grounds:

- Prevention of Public Nuisance
- Prevention of Crime and Disorder
- Public Safety
- Protection of Children from Harm

My concerns are as follows:

**Public Nuisance**

There is already a noise disturbance problem associated with this venue. The existing PA, amplified music and announcements are cause significant disturbance to nearby residents, particularly on evenings and weekends.

The proposed licence would formalise and potentially increase these disturbances by permitting live music, recorded music, late night refreshment, and the supply of alcohol across multiple days each week. The proposed hours, particularly for Friday and Saturday evenings, raise serious concerns regarding escalating noise nuisance and reduced quality of life for local residents.

In addition to amplified entertainment, there are concerns regarding:

- People gathering outside the venue before and after events
- Raised voices and anti-social behaviour as attendees leave
- Vehicle noise and congestion

- Littering and disturbance in surrounding streets

The application notice does not provide sufficient reassurance regarding effective noise mitigation, soundproofing, dispersal arrangements, or enforcement procedures.

### **Prevention of Crime and Disorder**

The proposed alcohol sales alongside entertainment creates the risk of increased anti-social behaviour and nuisance in the surrounding areas. Given the existing levels of disturbance, there is a risk the situation may worsen considerably if alcohol sales and licensed entertainment are expanded.

The application notice also lacks detail regarding:

- Security staffing
- CCTV arrangements
- Crowd management
- Event supervision
- Dispersal policies

### **Public Safety**

The application does not explain which - if any - safety mechanisms would be in place for larger events. Residents require reassurance regarding occupancy limits, emergency access, stewarding, and control of external areas.

### **Protection of Children from Harm**

The centre is frequented by children attending activities at or near the venue. The application notice does not adequately explain which – if any - safeguarding measures will be in place.

### **Requested Considerations**

I respectfully ask the Licensing Authority to either refuse the application or impose strict conditions including:

- Reduced operating hours
- Strict limits on amplified music and PA system volume
- No external speakers or outdoor amplified sound
- Independent noise monitoring
- A detailed dispersal policy
- Enhanced security and CCTV requirements
- Restrictions on alcohol sales
- Clear safeguarding and Challenge 25 policies

Given the existing history of disturbance associated with events at this venue, residents' concerns should be given significant weight when considering this application.

Please confirm receipt of this representation and include it within the papers presented to the Licensing Sub-Committee.

Yours faithfully,  
Benjamin Adjei

**From:** Rebecca Corbishley  
**Sent:** 27 May 2026 20:48  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

I live on Ewart Grove, not even adjacent to the site but nearby, and I can hear the events loud and clear. I am extremely alarmed by the proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes. The extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to people trying to work, rest and sleep.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion. Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.
- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Please include this representation in the papers for the Licensing Sub Committee.

Yours faithfully

Rebecca Corbishley

Sent from [Outlook for iOS](#)

Mathilde Griffin

AY

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Lyndhurst Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee. I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

**1. Prevention of Public Nuisance**

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises." The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition. This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

**The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.**

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. **Many local residents work from home, while children require a quiet environment for study, rest and normal family life.** In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## **2. Public Safety**

The application also raises significant public safety concerns. Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed. Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

## **3. Protection of Children from Harm**

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm. Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

## **4. Concerns Regarding Consultation and Community Engagement**

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community. During purdah, it is common established recommended best practice for no new projects, initiatives or consultations to be worked on and therefore the timing of this licensing application being considered is also surprising.

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application. The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity. At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,  
Mathilde Griffin

**From:** Maggi Machado  
**Sent:** 28 May 2026 08:47  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to Premises Licence Application for New River Leisure Centre

Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW (as advertised 05/05/2026)

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

I live not far from the leisure centre on Sylvan Ave and I can already hear events held on the site through double glazing, which of course is infinitely worse in summer when the windows must be open in the heat. I had to call the facility multiple times last summer and request that they turn down music and microphones that were outrageously loud, very late at night. They stated that the people who had rented the facility were breaking rules, adding more speakers, turning up music and not ending at the appropriate time. If New River can't follow or enforce rules now - it will be much worse with a broader license. These events are already keeping our children awake and running the peaceful evenings in the neighborhood.

It's preposterous that an event site owned and operated by the council would be used to make the lives of the local council residents worse.

Furthermore, the new proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by so many homes. Many residents in the area work from home and have children and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to families trying to work, rest and sleep.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application (and current usage!) conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion. Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales. **For these reasons I request that the licensing authority refuse the application in its current form - and also review the current events that are being held at the location as they clearly do not abide by the conditions set out to protect residents.**

If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time. This means they must adjust their current settings.

- No licensable activities beyond 20:00 on any evening.
- No sale of alcohol after 20:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.
- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Please include this representation in the papers for the Licensing Sub Committee.

Thank you,

Maggi Machado

Local resident

**From:** Riley Peterson

**Sent:** 28 May 2026 09:20

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW (as advertised 05/05/2026)

Dear Sir or Madam,

I am writing to object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

I live closer to the leisure centre on Sylvan Ave and I can already hear events held on the site through double glazing, which of course is worse in summer when the windows must be open in the heat.

Several times last summer we had to call the facility and request that they turn down music and microphones that were outrageously loud, very late at night. New River staff stated that the people who had rented the facility were breaking rules, adding more speakers, turning up

music and not ending at the appropriate time. If New River can't follow or enforce rules now - it will be much worse with a broader license. These events are already keeping our children awake and disturbing the peaceful evenings in the neighbourhood.

It's preposterous that an event site owned and operated by the council would be used to make the lives of the local council residents worse. As a local resident we use this facility on a weekly basis for our children's football training (go Rose FC!). This is a sports facility for the benefit of the residents, and not a revenue stream for an over budget council.

Lastly, the new proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by so many homes. Many residents in the area work from home and have children and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to families trying to work, rest and sleep.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application (and current usage!) conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales.

**For these reasons I request that the licensing authority refuse the application in its current form - and also review the current events that are being held at the location as they clearly do not abide by the conditions set out to protect residents.**

If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time. This means they must adjust their current settings.
- No licensable activities beyond 20:00 on any evening.
- No sale of alcohol after 20:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.
- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Please include this representation in the papers for the Licensing Sub Committee.

Thank you,

Riley Peterson

-----Original Message-----

From: Christine Noutch

Sent: 28 May 2026 09:23

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: New River

Dear Sir/Madam,

RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW I write as a resident of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm. 1. Prevention of Public Nuisance The application seeks permission for:
  - live music;
  - recorded music;
  - alcohol sales; and
  - regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently

audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would

significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance. The application notice provides no detail regarding:

- acoustic insulation;

- independent noise assessments;

- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events. There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and

undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event- day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or

- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure

Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

4. Concerns Regarding Consultation and Community Engagement I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are

independently verified; • a transport and dispersal strategy is submitted; and • meaningful consultation with local residents has taken place.

Christalla Noutch

Sent from my iPad

**From:** Juan Carbonell  
**Sent:** 28 May 2026 10:04  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** NEW RIVER CENTRE LICENSING APPLICATION

Dear Sir/Madam,

I agree with the following points that my neighbour has also made.

Sincerely,  
Juan Carbonell

N22 5HR

London

“I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

The plan to allow live and recorded music late into the night—and to start amplified sound as

early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.”

Yours sincerely

Juan Carbonell

**From:** Samantha Holloway  
**Sent:** 28 May 2026 10:33  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to planning permission- New River Centre

Dear Sir/Madam,

I agree with the following points that my neighbour has made.

Sincerely,

Samantha Holloway

I write as a tax-paying resident living on Lyndhurst road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through neighbour's double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

It appears that the operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that it appears the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

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Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Kind Regards,

Samantha

Sent from [Outlook for iOS](#)

Mr R Goate

28<sup>th</sup> May 2026

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition. This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins ecologically sensitive land including two contiguous SINC-designated sites forming a connected ecological corridor. The ecological significance of the area derives not only from the individual SINC designations, but from the functional connectivity between the adjoining habitats, which together support biodiversity movement and habitat resilience within an otherwise heavily urbanised area. Repeated high-intensity events may create cumulative impacts even where single events appear individually limited. Amplified music, low-frequency bass noise, floodlighting, crowd activity, litter and intensified footfall may adversely affect wildlife habitats and biodiversity value over time.

Residents regularly observe red kites (a protected species) and other birds in and around the adjoining SINC areas. It is unclear whether any ecological assessment has been undertaken regarding the impact of repeated large-scale events on these sensitive habitats.

Additionally, the New River Leisure Centre adjoins Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders (SINC status). Continued existing amplified music and event noise from the New River Leisure Centre already impacts the peaceful enjoyment of these allotments, which are crucial for recreation, gardening and mental wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

## 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

#### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

On an important, procedural note, local residents state that they were not properly notified of the application despite being directly affected by the Licensing proposal. Given the scale and potential impact of the application, it is clear that meaningful community consultation should have taken place. I would reiterate that our Ward Councillors were also unaware of these proposals.

Yours faithfully,

Mr Robert Goate

-----Original Message-----

From: Louisa Christodoulou

Sent: 28 May 2026 11:08

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW

Date: 28 May 2026

To: Licensing Team, London Borough of Haringey

Email: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Application: Premises licence for New River Leisure Centre (as advertised 05/05/2026)

Representation deadline: 01 June 2026

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

I live very close (Sylvan Avenue) to the leisure centre and I can already hear events held on the site through double glazing. The proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes. Many residents in the area work from home and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to people trying to work, rest and sleep.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion. Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late

night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.
- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Thank you

Louisa Christodoulou

**From:** helen.gaffney

**Sent:** 28 May 2026 11:09

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; [tammy1hymas@haringey.gov.uk](mailto:tammy1hymas@haringey.gov.uk)

**Subject:** Licensing application for new river leisure centre

Dear Sir/Madam,

Please find below my objection to the licensing application for the selling of alcohol and live music at New River Leisure Centre.

My name is Helen Gaffney and my address is

One of the reasons that people are losing faith in politicians is their failure to act upon the concerns raised by residents concerning the place they live. This proposal is meeting widespread opposition from the local neighbourhood. Please take this on board and refuse the license.

I write as a tax-paying resident living at Lyndhurst Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement and this in itself should lead to a cessation of the current license

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. The surrounding neighbourhood consists of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

New River is in the middle of a quiet residential neighbourhood.

The sound will also carry to neighbouring Enfield residents. Has Enfield Council been consulted?

Please ensure this objection is included in the papers for the Licensing Sub-Committee.”

Yours faithfully

Helen Gaffney

Sent from my Galaxy

**From:** Katherine Smithson

**Sent:** 28 May 2026 11:12

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves  
<[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>

**Subject:** Objections fo licence application at New River Sports Centre

To whom it may concern,

I am aware that a number of people in my area have written to you to object to the proposed licence application for the New River Leisure Centre.

I am writing also to express my concern, not only as a local resident but also as a paying member of the centre and regular user of the facilities there.

I am very invested in my area and community and strongly welcome community events and facilities that welcome and support cohesiveness and engagement. As a professional in the voluntary sector, I have an understanding of and sympathy for the financial pressures of running community venues and the enormous financial challenges councils face. I appreciate the pressures to diversify income streams and to ensure the financial viability of community services.

Having said this, I am very concerned that the approach being taken to secure this licence is not transparent and will not serve to support accessibility, use and inclusiveness of the facilities. Rather it will further undermine these, leading to a de facto change of use for the facility without proper consideration for the needs of the local community or appropriate consultation.

We have noticed more events at the venue, some of which have been private, with no signage or notices and no apparent online presence or marketing. Rather than being events that contribute to our vibrant and diverse community, these have caused distress and frustration because of the excessive noise pollution, long hours and lack of information. A licence of this type would increase the frequency of such events, making it difficult for local families to plan effectively around them as we might a proper community event with plenty of warning. Similarly, as a New River member, the events affect the facilities (closure of car park and sometimes the facilities themselves).

The site's existing planning permission, HGY/2014/0053 (Condition 14), explicitly state that no amplified speech or music from the centre should ever be audible inside neighbouring properties. I can confirm that this is already breached as I can clearly hear the events at my own property on Woodside Road to a significant level that has impacted on use of our garden and prevented my young daughter from sleeping. On one occasion I searched online for information regarding a multi-day event and could find no details through the council or social media. This highlights that these are not events marketed for local residents and communities or events that are intended to welcome them. At a time of rising divisiveness in our communities, I feel it is a duty of our public authorities to support community cohesion. Far from blaming the organisers of the event itself (it sounded like it would have been great fun) I think it is the responsibility of authorities/venue to consider the availability of appropriately costed and placed venues, particularly for cultural events, and how events should be timed and communicated well ahead of time so as to minimise impact locally. Awarding this licence in this way is not in line with such an approach or considerations.

My understanding is that there are also environmental protections that should be in place on the site but that are undermined by use of the site as a large entertainment venue. The green spaces on the site are blocked off from general community use but stand to be significantly compromised by commercial events of this size.

I note with interest that references have been made in the council budget book 26/27 to the commercialisation of the site and growth of the membership. Again if this is a part of this plan I find it lacking in transparency, consultation or consideration of the local area and the opportunities from and needs of those in it. I see no coherent plans to grow membership, though I think there is potential in the area. Local families are constantly looking for safe and welcoming family-friendly facilities. It has felt like any attempt to make New River appeal to more people for these activities has been half-hearted.

As a member of the centre for several years now I have been frustrated by the lack of investment in the facilities, even down to basic maintenance. As it stands, membership fees are comparable to other big chain gyms in Wood Green where the facilities are better maintained; fees have also increased with little to no benefit to the New River site (investments were announced for other Active Wellbeing sites). Class schedules are unreliable and poorly developed. The centre closes for all public holidays (when people actually have time to do exercise!). Equipment is left broken for months with staff at the gym unable to get maintenance to come out in a timely manner. The spin bikes have been left to become rusty, limiting the size of viable classes, and instructors are frequently frustrated by the quality of the facilities and support they get. A spin studio that is run properly is something with huge potential in this area, with no direct competitors.

Despite all this, there is a sustained group of regular members attending and committed to the gym. It is clear that the gym and classes provide a vital function of providing social interaction and physical activity for a diverse group of people. This must not be undermined as it is the very reason we want locally run services like this.

Supporting my local council gym and being part of its future is important to me. In this context, seeing plans such as these be pushed through which will bring no benefit to me as a member or my community is very disappointing.

Before changing the use of a community site like this, it is important to make sure that what is already there (in this case, a council run sports facility) is being managed properly and optimised. Commercialisation in and of itself is not a problem when this brings reinvestment and is done in a way that enhances what is there. There is clearly no plan for this and these events have no link to the primary use of the building and outdoor facilities.

The site is directly opposite a school. This alone is reason enough to deem a drinks licence, particularly one that is linked to varied events and applicable daily, inappropriate. The area is not geared up for increased traffic and car parking facilities should be kept for the primary purpose of the site - a sports centre.

This application directly compromises the prevention of public nuisance and public safety. But I also urge the committee and councillors to reframe and reconsider the potential of this site to do so much more for the community and to leverage commercial activities in line with its primary purpose to do so.

Yours sincerely

Katherine Smithson

**From:** Tim Bowler

**Sent:** 28 May 2026 11:12

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Sir/Madam

I live at Ave, London N22 and want to register my formal objection to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-

Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

### **1. Prevention of Public Nuisance**

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

We residents in the surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

**Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.**

Condition 14 of that permission states unequivocally: **“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.”**

The reason given for that condition is: **“To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises.”**

Residents’ direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents’ reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## **2. Public Safety**

The application also raises significant public safety concerns.

Sylvan Avenue and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;

- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### **3. Protection of Children from Harm**

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

### **4. Concerns Regarding Consultation and Community Engagement**

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

### **Conclusion**

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

Tim Bowler

**From:** Mark Jackel  
**Sent:** 28 May 2026 11:17  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Fw: Licensing application/change of use New River Sports Centre

IMPROTATNT - please see below

The email address [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk) was initially spelt incorrectly

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**From:** Mar  
**Sent:** 27 May 2026 19:19  
**To:** [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk) <[lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk)>;  
[licensing@harigey.gov.uk](mailto:licensing@harigey.gov.uk) <[licensing@harigey.gov.uk](mailto:licensing@harigey.gov.uk)>; [tammy1hymas@haringey.gov.uk](mailto:tammy1hymas@haringey.gov.uk)  
<[tammy1hymas@haringey.gov.uk](mailto:tammy1hymas@haringey.gov.uk)>  
**Cc:** rossana caglia <[rossana.caglia@gmail.com](mailto:rossana.caglia@gmail.com)>  
**Subject:** Licensing application/change of use New River Sports Centre

Dear Sir/Madam,

I agree with the following points below that my neighbour has made. Also any change of use for New River Sports would require full planning permission from F2(local community)nature conservation to Sui Generis. The communities around the Sports Centre have not been properly consulted or notified like other changes have been i.e LTN route restrictions. Why?

To add, it seems the application asks for 2,000 parking places. This may mean local roads become blocked up by attendees, rather than residents.

Sincerely,

Mark Jackel and Rossana Caglia

"I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

**From:** Esther Allwood  
**Sent:** 28 May 2026 11:21  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Licensing and change of use New River Sports ground objection

Dear Sir/Madam,

I agree with the following points below that my neighbour has made. Also any change of use for New River Sports would require full planning permission from F2(local community)nature conservation to Sui Generis. The communities around the Sports Centre have not been properly notified. Why?

Sincerely,

Esther and Robert Allwood

"I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

-----Original Message-----

From: cristina andrici

Sent: 28 May 2026 16:22

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

Subject: Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW

Date: 28 May 2026

To: Licensing Team, London Borough of Haringey

Email: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Application: Premises licence for New River Leisure Centre (as advertised 05/05/2026)

Representation deadline: 01 June 2026

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

I live very close (Sylvan Avenue) to the leisure centre and I can already hear events held on the site through double glazing. The proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes. Many residents in the area work from home and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to people trying to work, rest and sleep.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion. Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.
- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Kind regards ,

Cristina Andrici

**From:** Caspar James  
**Sent:** 28 May 2026 14:44  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

To whom it may concern,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Lyndhurst Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

#### 1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighbouring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased

amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

## 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

## 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns.

However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

Caspar Cordwell James

**From:** Iain Drury

**Sent:** 28 May 2026 16:52

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>

**Subject:** New River Sports Centre premises license application - objection

Dear Sir/Madam,

I am writing as the Site Secretary of the Wolves Lane Allotments, an immediate neighbour of the New River Sports Centre sharing a 1000m boundary fence/hedgerow from Wolves Lane to Thetford Close. I am also a local resident.

I am writing

1. to formally object to the current premises licence application/variation for the New River Sports Centre, White Hart Lane, N22 5QW; and
2. to request that the Licensing Authority review any existing premises or event licences for the site due to ongoing nuisance and cumulative impact concerns.

I object on the grounds that the application undermines the "prevention of public nuisance".

Many of the 315 registered tenants on the Wolves Lane Allotment site, are also local residents. They rely on allotment gardening as a proven non-clinical method to significantly lower anxiety, stress and depression scores. Spending time on a plot boosts mood, increases self-esteem and combats isolation through physical activity, social connection, sense of purpose and connection to nature. The allotments are a sanctuary from the hustle and bustle of noisy life in North London.

The application seeks permission for the sale of alcohol from 09:00–22:00 daily, together with amplified live and recorded music and large-scale events in a predominantly residential area directly opposite a school and adjacent to ecologically sensitive land set aside as allotments.

I and other allotment tenants understand from the licensing consultation material published by Haringey Council that the application may seek permission for events involving attendance numbers of up to approximately 2,000 people.

This proposal represents a significant intensification of activity compared with occasional Temporary Event Notices (TEN) and the more limited existing premises licence currently operating at the site. While allotment tenants have barely tolerated a limited number of very noisy temporary or smaller-scale events in the past, a more expansive premises licence permitting regular or potentially unlimited events would create an entirely different level of cumulative impact on nearby allotments and the local environment.

### **1. Prevention of Public Nuisance**

This application would create substantial and ongoing public nuisance for allotment tenants.

I and other allotment tenants on the Wolves Lane Allotments experience significant disturbance from existing events at the site. Amplified bass noise and public tannoy announcements have been audible across the allotment site.

The proposed hours are wholly inappropriate for a quiet residential area including allotments n at Wolves Lane and White Hart Lane. Allowing amplified music and alcohol-led events from 09:00 onwards every day would significantly diminish the allotment tenants ability to peacefully enjoy their allotment gardens.

Importantly, the issue is not simply isolated events, but the cumulative impact of repeated events over time. Occasional TENs are materially different from granting a permanent premises licence enabling frequent or ongoing events throughout the year. The cumulative effect of repeated amplified music, crowd noise, alcohol-related disturbance, traffic, litter, lighting and late dispersal would fundamentally alter the character and amenity of the surrounding area.

There have also been previous occasions where noise complaints resulted in intervention by Haringey noise officers regarding unauthorised or excessive music. For example, on August 16 and 17 2025 there was a two-day festival with excessively loud music and constant amplified loud speaker announcements all day and into the evening both days. The TEN for that event granted permission for the event to go on until 8pm but at 8.30pm the event was still going on and security staff at the event were rude and abusive and refused to finish the event when asked to by local residents. Noise officers attended the event and some residents registered their complaints and objections to future events via Cllr Thayahlan Iyngkaran. On 2<sup>nd</sup> December 2025, Cllr Iyngkaran reported back to local residents:

“The event was an Ethiopian sports and cultural event which has run at New River for the last three years. I have given your feedback about the noise and lack of communication to the team who organised the event, so this can be considered for future events. *They will ensure local residents are notified of events at New River for future events and that signage is put up with information for the public.*”

Since that time, allotment tenants have not been notified of any events at New River so clearly the management do not adhere to guidance put in place to work cooperatively with the local community and appear to hold us in disregard. It is disgraceful that a Council-run sports centre should have such disregard for the local community, many of whom are active users of the centre’s sports facilities.

We have recently found out that the same event will be happening this year on the weekend of 11<sup>th</sup> July. They are also planning to hold another two-day event the weekend before on the weekend of 4<sup>th</sup> July. Despite local residents asking management for events to be advertised locally and put on their website and Instagram etc, this hasn’t happened.

This means that for two full weekends in a row, local allotment tenants and residents will be subjected to high levels of daytime and evening noise and all the associated disruption and nuisance outlined elsewhere in this letter. Given the failure of management to adhere to the TEN conditions for events (specifically, being over capacity, unauthorised live music, not stopping on time) myself and other local residents and allotment tenants have no confidence that the management will adhere to the terms of the new, far more extensive licence that they are applying for.

Local residents have repeatedly raised concerns directly with management regarding ongoing noise disturbance over recent weeks, but disruption has continued despite assurances that action would be taken. In an email to a resident on 18 May, the manager of the centre said the following:

“We acknowledge there have recently been occasions where noise levels may have caused disruption. Apologies for this.”

Despite this acknowledgement and apology from the manager on 18 May, the noise has continued every weekend so I and other local residents have no confidence in their preparedness to comply with noise and other nuisance restrictions or their cooperativeness with concerned local residents.

Granting an expanded premises licence despite these ongoing concerns would seriously undermine confidence in enforcement and compliance.

Noise from patrons arriving and leaving late at night, vehicle movements, shouting, deliveries and event breakdown activity will create additional disturbance beyond the music itself.

## **Ecology and Environmental Concerns**

The Wolves Lane Allotment site is one of two contiguous SINC-designated sites forming a connected ecological corridor.

The ecological significance of the area derives not only from the individual SINC designations, but from the functional connectivity between the adjoining habitats, which together support biodiversity movement and habitat resilience within an otherwise heavily urbanised area.

Repeated high-intensity events may create cumulative impacts even where single events appear individually limited.

Amplified music, low-frequency bass noise, floodlighting, crowd activity, litter and intensified footfall may adversely affect wildlife habitats and biodiversity value over time. Allotment tenants regularly observe red kites and other bird species in and around the adjoining SINC areas.

It is unclear whether any ecological assessment has been undertaken regarding the impact of repeated large-scale events on these sensitive habitats. Such assessments are a planning condition (HGY/2014/0053. Condition 15) to undertake an ecological management plan every five years and to actively promote biodiversity. It is unclear how biodiversity can be actively promoted while allowing events with up to 2,000 people on this habitat.

## **Procedural Concerns**

Local residents have not been meaningfully aware that the original premises licence had been granted, despite being directly affected by activities at the site. While statutory notice requirements may technically have been complied with, there appears to have been little practical community awareness or engagement regarding the scale of licensed activities now taking place.

You will note from the volume of objections to the new license, that I believe you will receive, that many members of the local community do not support this license application being granted, and if they had known about the previous application they would have objected just as vociferously then.

Please note that for the current license application, we have been told by Cllr Lucia Das Neves that she and other Councillors, including the previous cabinet member, were not informed of the current application. I understand that it is the convention for applicants to notify local councillors of such applications so they can help consult with the community. It appears New River Management did not take active steps to engage with the community and it feels underhand to make this application without sharing their intentions with the local community.

Since the weekend of 25/26 April 2026 onwards, local residents have been disturbed by noise (amplified music and/or excessively loud tannoy announcements) on one or both days on the following weekend dates: April 25/26, May 2/3, May 9/10, May 16/17, May 23/24/25 (including Bank Holiday Monday). On Monday 25, a local resident visited the site at 11.30am to complain about excessively loud tannoy announcements and music. The staff assured him this would be turned down but the tannoy announcements continued all day. The resident returned to the site at about 1.45pm and the staff refused to do anything.

Allotment tenants, many of whom are local residents, have repeatedly complained and asked for the volume to be turned down and this has not happened. The fact that these

events and the associated noise have disrupted local residents and allotment users every week despite representations to limit the noise shows that New River are not adhering to the requirement of not disturbing people beyond their boundaries.

Given the cumulative impacts now being experienced, residents are increasingly concerned about the escalation of entertainment use at the site and the failure of management to adhere to noise-limiting requirements specifically put in place by the earlier planning condition to prevent detrimental impact on the local community and environment.

**Request**

For the reasons above, I respectfully request that:

1. the current application/variation be refused; and
2. any existing licences be reviewed in light of ongoing nuisance, compliance and cumulative impact concerns.

If the Authority is nevertheless minded to grant any variation or continuation of licensable activities, I request that strict conditions be imposed including:

- significantly reduced hours,
- strict limits on event frequency and capacity,
- robust noise controls and independent monitoring, including adherence to the planning restriction on noise
- restrictions on amplified outdoor music and announcements,

Please include this representation within the Licensing Sub-Committee papers.

Yours faithfully,

Iain Drury

**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.....Mary White.....

Address....., London...

Reason/s for representation

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).

Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.

The Prevention of Crime and Disorder

Public Safety

Parking for sports events in the road outside the sports centre and in local roads already causes traffic problems. There have been many examples of inconsiderate and bad parking in White Hart Lane where the road is effectively blocked for larger vehicles because of people parking too close to bollards, so more events and those with music and alcohol involved are only going to exacerbate those existing problems.

The Prevention of Public Nuisance – **Noise nuisance**

Events have been held at New River Sports Centre for several years and cause noise nuisance for a wide area around the centre. My home is several streets away, yet their announcements can be heard very clearly and they are intrusive. This is especially the case on summer afternoons and evenings when you might want to sit in the garden and/or have windows open, as the noise travels widely and is loud even in my road. I have put up with it without complaining for the occasional sports event, but last years event with music for a whole weekend was intolerable and I had to close windows because of the noise. I didn't complain then as thought it was a one off. The prospect of more regular events and especially involving music on Friday, Saturday and Sunday afternoons and late into the evenings, in addition to the constant announcements at sports events is too much noise nuisance and intrusion in our local area. It causes a blight on the whole area. As a sports centre it is a valuable local resource but is totally unsuitable as an entertainment venue which this application suggests is planned, and would in effect create

Additionally, I understand that according to their original planning application in 2014 to extend and refurbish the site, one of the conditions explicitly banned any noise beyond the New River site. This has clearly been breached both by the volume of announcements at sporting events and by the event held last Summer with very loud music. Can you please ensure that this planning condition is applied in future so local residents don't have to put up with the noise.

The Protection of Children from Harm

I, hereby declare that all information I have submitted is true and correct.

Signed: Date:

Mary White 28<sup>th</sup> May 2026

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Please email the completed form to [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk).

**From:** Bridget Cubble

**Sent:** 28 May 2026 17:16

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Sir/Madam,

RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

I write as a resident of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

the prevention of public nuisance;

public safety; and

the protection of children from harm.

## 1. Prevention of Public Nuisance

The application seeks permission for:

live music;

recorded music;

alcohol sales; and

regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

full compliance with existing planning conditions;  
effective acoustic containment;  
enforceable mitigation measures; and  
a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

acoustic insulation;  
independent noise assessments;  
sound limiting equipment;  
crowd management;  
dispersal arrangements;  
monitoring procedures; or  
mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

transport assessment;

parking strategy;

dispersal plan;

stewarding arrangements; or

traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

existing planning conditions are demonstrably complied with;

an independent acoustic assessment is provided;

comprehensive enforceable noise mitigation measures are independently verified;

a transport and dispersal strategy is submitted; and

meaningful consultation with local residents has taken place.

Yours faithfully,

Bridget Cubble

-----Original Message-----

From: Karen Cartwright

Sent: 28 May 2026 19:31

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Objection to licence New River Sports Centre

I object to premises licence application made on behalf of New Leisure River Centre for a entertainment license at New Leisure River Centre :- Live music Fri Sat Sun - at any time Recorded music Mon to Fri - at any time Supply of alcohol at these events .

grounds for objection;-

1) Noise disturbance:- as an allotment holder at the Wolves Lane Allotment we already have terrible noise on a Sunday that ruins the whole experience of being able to work on an

allotment and be in a natural environment with only the sounds of nature around you :/ that is the whole point of having an allotment.

Clearly creating more noise with live music events and recorded music events and goodness knows what other kind of events probably firework event events and God knows what will ruin the experience of having an Allotment?

2) There will be increase in traffic of people on foot and also in cars. Haringey introduced low traffic neighbourhoods with claims to reduce pollution, crime and traffic on the roads : This licence if granted will just create more of all the above. It will also draw the police there more often with loud sirens blaring and this will interfere with peaceful enjoyment of our homes!

3) Serving alcohol to young people usually results in trouble:- there is a big crime problem in Wood Green there are gangs there are knifings there's even been shootings ! Alcohol and these kind of events promotes and create more social problems.? Terrible idea.

So the real concern here is that of more violence, more trouble :- people walking through our streets in the middle of the night on their way home drunk and shouting and generally causing a nuisance.

4) This is it supposed to be a sports centre not an entertainment venue it's a sports centre and it's supposed to promote health healthy living and fitness.

Yet this license application is totally contradicting all of that because it's promoting getting drunk and not looking after your health at all.

The new river sports centre is not an entertainment venue it's a sport Centre :- how can you change the license to an entertainment licence without a proper consultation of all the people that live around it in the area in the residences in the Allotment everywhere?

This council needs to start to practice what it preaches. Closes down roads with low traffic neighbourhood with claims to create safer cleaner less pollution in neighbourhoods and seriously considers giving a permit to a local sports Centre that will only generate more traffic, more trouble more pollution more crime ! It is a sports Centre!!

5) We allotment growers have a right to peacefully work on the allotments for this right - we pay to have an allotment every year!

Promoting healthy practices:- you know the green environment council claims to care about!

We also have a legal right to peaceful enjoyment of our homes and I seriously doubt that we will have peaceful enjoyment of our homes when we have hordes of people driving and racing in cars through the streets (as they already do around here and nobody does anything about it) or walking through the streets drunk shouting and being abusive.

6) I pay my council tax - my flat is not far from the new River port Centre I don't pay it to listen to live music and be disturbed all the time it is not a cheap council tax. If this permit is granted I will not be paying council tax anymore.

7) wildlife & environment protection:- people rarely consider this in this day and age. We have firework displays at Ali Pali that terrify Wildlife we have pretty much constant fireworks all through the winter for one culture or another - if this license is granted to the New river sports Centre no doubt they will insist on doing a big firework event we do not want this ! The NRSC backs right onto the allotments and there is a ton of wildlife there birdlife foxes and all kinds of creatures that live there! I do not agree with fireworks events because it's terrifies Wildlife as well as pets in their homes and we don't need any more of that! Council should promote more peaceful events :- people need to learn to find more peaceful ways to exist!

I was under the illusion that this sports centre was about promoting healthy living and fitness and that's what it is there for :- it's not there to make a load of money selling alcohol to young people to get them out of their heads.

I think as a council you've got to seriously look at what you're doing . I'm sure there will be money in it for the council to grant this licence and that seems to be where your priorities are :- they're not about promoting safety and clean and healthy living. If you grant this sorts centre an entertainment licence, I do believe it will be an absolute disaster for the local residents and Allotment holders and Wildlife. It will increase crime, it will increase noise disturbance and it will increase traffic and cars and pollution and litter!

I think if you do this it will end up costing the council money because it will have to clear up all the crap and litter that will be left behind after every single one of these events! There will be issues with parking and traffic for local People and what about our rights to live peacefully ? Our legal right to peaceful enjoyment of your home !

Yours sincerely

Karen Cartwright

**From:** andreas charalambou

**Sent:** 28 May 2026 20:16

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>

**Subject:** New River

Dear Sir/Madam

"I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

2) Furthermore, the application creates a major public safety risk for the many children and adults who walk through our streets daily. Woodside Road and the surrounding network consist of narrow, congested, one-way streets that already suffer from driving and parking congestion. The applicant has provided absolutely no transport or parking management plan—and even more crucially, the existing street and parking infrastructure is unsuitable for this proposed new burden.

Flooding these tight roads with event traffic, delivery trucks, and patrons who have been drinking will overrun our residential parking and create highly hazardous conditions for local children walking to school and pedestrians.

Because this application directly compromises the prevention of public nuisance and public safety, I urge the committee to reject it entirely.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.”

Sincerely

Andreas Charalambou

**From:** Nathan Brooker Personal

**Sent:** 28 May 2026 22:52

**To:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to New River Sports Centre licence application

Dear Sir/Madam,

I am a local homeowner, living on Lyndhurst Road N22, and I'm writing to object to the proposed licencing application for the New River Leisure Centre.

I am deeply concerned about the significant expansion of live and recorded music events on the site and the selling of alcohol throughout the day and late at night. I think the plans pose a serious threat to public safety, and an unreasonable increase to noise pollution, congestion

and anti-social behaviour in the community, especially, it must be said, with regard to the site being so close to the route my young children will take to school.

The proposed expansion in capacity to 2000 patrons and later operating hours are widely inappropriate for this heavily residential area.

The impact on the surrounding streets - including White Hart Lane, Wolves Lane, and the streets such as ours that run between Wolves Lane and the High Road- will be significant, and I find it deeply concerning that a more thorough consultation with local residents and stakeholders was not carried out.

Furthermore, I was disappointed to learn that the application was submitted just days before the last local elections, a move which I understand is highly irregular, and can only be viewed as an attempt to push this application through with as little public scrutiny as possible. This is concerning and I should hope, after this application is duly rejected, that it prompts a serious review of council procedure.

The reasons for my objection are as follows:

1. Significant public safety risks, anti-social behaviour and congestion close to school routes.

The application creates serious public safety concerns for the many children and adults who walk through our community everyday. Lyndhurst and the surrounding roads are residential, one-way streets that are already struggling with parking pressure and vehicle congestion. The applicant has provided zero meaningful transport or parking management plan, despite the obvious impact this proposal would have.

As a parent of two young children, both of whom will attend Earlham Primary School, I am particularly concerned about the impact on local school routes. I would not feel safe walking my children to and from school past a festival-style venue of up to 2,000 patrons serving alcohol during school run times.

This has clear public safety, nuisance and anti-social behaviour implications that are not addressed in the application.

- 2) Noise nuisance and loss of residential amenity.

The proposal to allow live and recorded music late into the night—and to begin amplified sound as early as 9:00am—shows a complete disregard for the surrounding neighbourhood. Local families, children and working adults require peace and quiet not only for sleep, but also during the day and evening to rest, read, work and enjoy their homes.

Crucially, local school children need a calm and quiet environment to concentrate on homework and maintain healthy routines, while many adult residents now work from home and require quiet conditions to carry out their employment.

Currently, the noise from events at this site can already be heard in nearby homes. Extending the hours of disturbance would significantly worsen residents' quality of life and undermine our right to the quiet enjoyment of our homes.

This severe noise nuisance directly conflicts with protections already in place. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should be audible inside neighbouring residential properties.

The operators are already failing to meet this requirement.

Granting this licence would reward existing failures and further erode protections for local residents.

Please ensure this objection is included in the papers for the Licensing Sub-Committee.

Regards,

Nathan Brooker

-----Original Message-----

From: Caz Canavan

Sent: 29 May 2026 11:07

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Cc: Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>

Subject: New river sports and fitness

Dear licensing team,

I would like to register my strong objection to the proposal from Nee River Sports Club on two main grounds. Firstly, there is by no means the capacity/infrastructure to support 2000 people attending any activity at this site. The roads already experience considerable congestion due to the LTNs leading to worsening air quality for residents. There is also no room for these people to park.

Secondly I wish to object on the basis of noise pollution. This is a residential area with many young families and 9-10pm is late to have that level of noise disruption. Many people also work from home in the area and would be disrupted with daytime noise at the proposed level.

Alexandra Palace is an excellent venue close by so there is no need for a venue like this in the area.

Yours,

Caz Canavan

**From:** Marianna.Latif

**Sent:** 29 May 2026 11:14

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** [cldr.lucia.dasneveess@haringey.gov.uk](mailto:cldr.lucia.dasneveess@haringey.gov.uk); [cldr.tammy1.hymas@haringey.gov.uk](mailto:cldr.tammy1.hymas@haringey.gov.uk);  
[cldr.dino.lemonides@enfield.gov.uk](mailto:cldr.dino.lemonides@enfield.gov.uk); [cldr.alex.diner@enfield.gov.uk](mailto:cldr.alex.diner@enfield.gov.uk)

**Subject:** Representation Against Premises Licence Application for New River Leisure Centre, Haringey

To Haringey Licensing Team

**Re: Premises Licence Application: Lee Ceightney on behalf of New River Leisure Centre, White Hart Lane, London N22**

I am writing to make a formal representation regarding the premises licence application for New River Leisure Centre.

My concerns relate to the potential undermining of the following licensing objectives:

- Prevention of Public Nuisance
- Public Safety
- Prevention of Crime and Disorder

As a local resident, I am familiar with the surrounding environment, which includes residential streets and community facilities. The proposed extension of licensable activities at this location will completely undermine the licensing objectives outlined below, and accordingly this application cannot be supported and should be refused.

### 1. Prevention of Public Nuisance

The application requests permission for regulated entertainment events, which may include amplified music (live and recorded) and the sell of alcohol 7 days a week.

- The New River Leisure centre is located close to residential properties, and regular public events for up to 2000 people with amplified music will cause unacceptable noise pollution to the residents.
- It is my understanding that Haringey Planning permission for these kinds of activities includes the condition: *No amplified music, speech or other sound shall be played or broadcast from external areas of the site so as to be audible at the boundary of nearby residential properties. (e.g. HGY/2014/0053)*

The current premises licence application seeks to introduce or extend activities which risk undermining these established safeguards. This creates a clear conflict with the planning controls already deemed necessary to make the development acceptable, and further demonstrates why the application cannot be approved.

- Furthermore, noise from patrons leaving the premises in the evening or late at night would significantly disturb residents.
- Increased use of outdoor areas (including entrances, gathering points, or smoking areas) may lead to loitering, raised voices, and general disturbance, particularly after activities or events.
- The cumulative effect of visitors arriving and departing, vehicle movements, and general activity could erode the currently relatively quiet residential character, particularly during evenings.
- There is no sufficient parking available on site for the number of vehicles expected to bring in up to 2000 attendees and I have a great concern that the surrounding streets will become overrun with attendees' cars. The parking is already very difficult in the local area due to restrictions and cars are often parked illegally, blocking the residents' drives. This will become a much bigger issue with the influx of additional vehicles on the event days/night.

These impacts are likely to be most acute at night and weekends, when residents can reasonably expect peace and quiet.

### 2. Public Safety

There are also concerns regarding public safety, particularly as the application relates to large events and operate later into the evening, potentially 7 days a week:

- The leisure centre attracts significant footfall already; additional licensable activities could lead to congestion at entrances/exits and on surrounding pavements, especially at peak times and limit access for emergency vehicles.
- Increased traffic, including taxis and drop-offs, may pose risks to pedestrians in surrounding residential roads.
- There may be insufficient arrangements for safe dispersal of patrons at closing time, particularly if activities finish late.
- This application seeks the change of use for the New River Leisure centre from a sports to an events venue. Currently the New River Leisure centre offers family friendly areas where local families can enjoy activities essential to physical and mental wellbeing. Licencing the premisses and permitting the centre to be used for large events will destroy the family feel of the area and prevent access to the resources and activities that support wellbeing.

Given the mixed-use nature of the site and its community role, maintaining a safe and accessible environment is essential.

### 3. Prevention of Crime and Disorder

The introduction of licensable activities, particularly those involving alcohol, may increase the risk of crime and disorder:

- Evening or late-night operation could lead to anti-social behaviour, including shouting, littering, or minor disorder in the surrounding streets.
- Alcohol consumption may increase the likelihood of conflict or disruptive behaviour, particularly if groups congregate outside the premises.
- Without appropriate controls, the premises could become a focal point for loitering, especially given its accessibility and central location.
- 

Given the above concerns, I respectfully request that the Licensing Authority refuse the application on the grounds that the licensing objectives cannot be upheld.

Kind Regards

Marianna Latif

**From:** Vera Jason

**Sent:** 29 May 2026 11:31

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Premises Licence Application – New River Sports and Fitness Centre, White Hart Lane, N22 5QW

Date: May 29, 2026

To: Licensing Team

London Borough of Haringey

[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)

Application: Premises Licence Application – New River Sports and Fitness Centre, White Hart Lane, N22 5QW

Dear Sir or Madam,

I am writing to make a formal representation objecting to the above premises licence application on the grounds of public safety, the prevention of public nuisance and the protection of children from harm.

Although I do not live locally, I am very familiar with the area around New River Sports and Fitness Centre. My son and grandchildren lived nearby until 2024 and I regularly visited the neighbourhood, including helping with childcare and collecting children from nursery.

As someone who has spent considerable time in the area, I am concerned by the scale of the activities proposed within this application. A licence permitting events of up to 2,000 people, together with live music, recorded music and alcohol sales, appears excessive for a site surrounded by residential housing and used by families, schools and young people.

In particular, I am concerned about the potential impact on children and families who use the area. Increased visitor numbers, traffic, parking pressures, noise and the sale of alcohol all have the potential to alter the character of what is currently regarded as a community sports facility.

I am also concerned about public safety. The surrounding roads are already busy at certain times of day, particularly around school and nursery pick-up periods. The prospect of larger events attracting significant numbers of visitors raises questions about traffic management, pedestrian safety and how attendees would arrive at and leave the site.

While I understand that local authorities face financial pressures and that leisure facilities may seek additional sources of income, I do not believe that the potential impact on local residents, families and children has been adequately explained within the application.

I note that local councillors have expressed concerns about the level of community engagement undertaken before the application was submitted. Given the scale of what is proposed, I would have expected a greater degree of proactive consultation with those likely to be affected.

For these reasons, I respectfully request that the application be refused.

If the Licensing Sub-Committee is minded to grant the licence, I would ask that robust conditions be imposed in relation to noise control, event management, traffic and dispersal arrangements, capacity limits and the protection of children from harm.

Please include this representation within the papers prepared for the Licensing Sub-Committee.

Yours faithfully,

Vera Jason

**From:** Emily Ahmed

**Sent:** 29 May 2026 12:14

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves

<[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1

<[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to the proposed licence application for New River Sports and Fitness Centre

For the attention of: Cllr Lucia Das Never, Cllr Tammy Hyman, and the Haringey Licencing Board.

I am writing as a tax paying resident of Woodside Road, living on the central/eastern side of the road, to **strongly object to the proposed licence application for New River Sports and Fitness Centre.**

The proposed use is fundamentally incompatible with the surrounding residential area and **would have a significant negative impact on:** the prevention of **crime** and disorder, public **safety**, the prevention of public **nuisance**, the **protection of children** from harm, local **wildlife** and **environment**.

**My objection is not simply to the proposed hours or operating arrangements. I object to the principle of permitting large scale entertainment events, amplified music and alcohol sales at this location.** Any increase in such activities, regardless of whether the hours are reduced, would inevitably increase noise, disturbance, traffic, crowding and pressure on the local area.

The site sits in the heart of a residential community, directly opposite a school and close to parks, community facilities and family homes. I am also concerned about the impact on local wildlife and biodiversity within the surrounding green spaces, allotments and woodland.

**New River is an important community sports, health and wellbeing facility** and should remain focused on serving local residents. In an **area with significant deprivation and health inequalities**, the **council should be investing in and expanding opportunities for sport, exercise, health and wellbeing**, not transforming the site into a large scale entertainment venue.

For all of these reasons, **I respectfully urge the Licensing Sub Committee to reject this application in its entirety.**

**My objection relates directly to all four licensing objectives:**

1. Prevention of Crime and Disorder
2. Public Safety
3. Prevention of Public Nuisance
4. Protection of Children from Harm

I am extremely concerned by what is being proposed. The application would change the use of a green space and sports/health centre into a large events venue with live music, recorded music and alcohol sales in the middle of a residential area and directly opposite a secondary school, close to primary schools, nurseries, parks, community facilities and family homes.

### **Lack of meaningful consultation**

I am deeply concerned that there has been no meaningful engagement with local residents regarding a proposal of this scale.

Whilst statutory notices may have been issued, there has been no proactive consultation with residents, schools, community organisations or many local stakeholders who will be directly affected by these proposals.

The timing of the application is also very concerning. The consultation period coincided with local elections, a time when councillors are heavily focused on election activity and residents are less likely to be aware of or engage with council consultations. For a proposal that could

fundamentally change the operation and character of a major community facility, this has not felt like an open or transparent process.

It suggests that this has been purposefully done and I would like to request an investigation into the councillors, council staff and other local representatives that have tried to push this through. Have they got a track record of similar ventures or proposals that have a detrimental impact on our communities? Have they used similar tactics to change the use of our green and leisure spaces?

### **Prevention of Public Nuisance**

The New River venue already generates noise that travels significant distances into neighbouring residential streets. When events take place, amplified sound can clearly be heard in gardens and inside nearby homes.

My concerns are not hypothetical. Whenever events take place at New River or elsewhere in the immediate area, the noise travels a considerable distance into surrounding residential streets. The sound can be heard clearly inside our home and garden and has affected both my own sleep and my children's ability to sleep. The noise carries surprisingly far and can be extremely disruptive. This experience makes me very concerned about the impact of permitting larger events, amplified music and gatherings of up to 2,000 people on a regular basis. Rather than reducing disturbance to local residents, the proposed licence is likely to significantly increase it.

The proposal would significantly increase the potential for noise disturbance by permitting live music, recorded music and large scale events.

This would have a detrimental impact on residents' ability to enjoy their homes, gardens and outdoor spaces. I work from home and my family relies on a peaceful home environment. My children also need a quiet environment after school and during the evenings.

The proposal would not only affect residential properties but would also negatively impact nearby schools, community facilities and public spaces.

This concern is particularly significant given that Condition 14 of planning permission HGY/2014/0053 states that amplified speech or music from the site should not be audible within neighbouring residential properties. Based on my own experience, noise from events is already audible within surrounding homes. Granting a licence for larger and more frequent events therefore raises serious questions about how compliance with this condition would be achieved and enforced.

## **Public Safety**

The application raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow and already experience congestion, parking pressures and heavy pedestrian use. The area is used daily by children walking to and from school, families accessing parks and community facilities, and residents travelling on foot.

The prospect of events attracting up to 2,000 attendees raises serious questions regarding traffic management, parking, crowd control and safe dispersal.

Residents have not been provided with sufficient information regarding how these issues will be managed. I have seen no detailed transport management plan, crowd dispersal strategy or parking management arrangements that would reassure local residents that public safety risks have been properly addressed.

## **Prevention of Crime and Disorder**

The proposal would permit alcohol sales from 9am until 10pm every day.

Introducing large scale events involving alcohol into a quiet residential neighbourhood inevitably increases the risk of anti social behaviour, public disorder, littering, noise and nuisance.

Residents should not be expected to accept increased risks associated with large crowds and alcohol consumption without robust evidence that appropriate safeguards will be in place.

The application does not provide sufficient reassurance that these risks have been adequately assessed or mitigated.

## **Protection of Children from Harm**

The venue is located directly opposite a secondary school and close to primary schools, nurseries, parks and community facilities used by children and young people.

As a parent, I am concerned about the impact that large events involving alcohol sales and significant visitor numbers could have on the safety and wellbeing of local children.

Children regularly walk through this area independently, use local parks and access nearby facilities. Increased traffic, crowding, alcohol consumption and potential anti social behaviour all raise legitimate concerns regarding the protection of children from harm.

### **Environmental and Wildlife Impact**

The proposed licence also raises concerns regarding the surrounding environment and local wildlife.

The New River site sits within an area of significant green space, including Chitts Hill Allotments, Wolves Lane Centre, local parks, woodland areas, the cemetery and other green corridors which support a wide range of wildlife including birds, foxes, bats and other species.

The application provides little information regarding the impact of regular large scale events, amplified music, crowd noise, lighting and increased activity on these surrounding habitats.

The potential impact on local biodiversity and wildlife does not appear to have been properly assessed or publicly discussed despite the site's proximity to important green spaces and ecological assets.

### **Community Use of the Site**

New River Sports and Fitness Centre is an important community asset. My family uses the facilities and my husband regularly plays football there.

The centre exists primarily as a sports, health and wellbeing facility serving local residents. This proposal represents a significant shift towards large scale commercial entertainment activity.

Residents have not been properly consulted on whether they support such a fundamental change to the nature and operation of a valued community sports facility.

I am also concerned about the wider impact this proposal could have on the future use of the site. New River Sports and Fitness Centre is the only local sports and wellbeing facility

available to many residents in this part of the borough. It provides valuable opportunities for exercise, sport, physical activity and community wellbeing for adults, children and families. This area experiences significant deprivation and health inequalities, and access to affordable local health and wellbeing facilities is therefore particularly important.

The Council should be investing in and expanding opportunities for health, fitness and wellbeing at New River, not reducing them or changing the focus of the site towards large scale entertainment events. If investment is available, I would much rather see improvements such as enhanced sports provision, a swimming pool, health facilities such as a sauna or steam room, or other initiatives that support residents' physical and mental wellbeing. These are facilities that many other parts of the borough benefit from but which are lacking locally.

New River should remain first and foremost a community sports and wellbeing facility. I am concerned that the proposed licence represents a significant shift away from that purpose and risks undermining the health and wellbeing benefits that the site currently provides to local residents.

## **Conclusion**

For all of the reasons outlined above, I believe this application would have an unacceptable impact on local residents, public safety, children, the local environment and the wider community.

I therefore respectfully request that the Licensing Sub Committee refuse this application in its entirety.

Please ensure that this objection is included in the papers for the Licensing Sub Committee.

**Yours faithfully,**

**Emily Wood**

Catharine Brandy

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

**1. Prevention of Public Nuisance**

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed

activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## **2. Public Safety**

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### **3. Protection of Children from Harm**

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

### **4. Concerns Regarding Consultation and Community Engagement**

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

### **Conclusion**

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;

- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Regards,

Catharine Brandy

-----Original Message-----

From: Jan Pancheri

Sent: 29 May 2026 13:58

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Cc: Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>

Subject: Re: Objection to Premises Licence Application - New River Leisure Centre, White Hart Lane, N22 5QW

Janet Pancheri

29 May 2026

Dear Lucia and Tammy and Haringey Council Licensing Sub Committee

Re: Objection to Premises Licence Application - New River Sports Centre, White Hart Lane, N22 5QW

As a local resident of Lyndhurst Road, and a member of the Community Allotment at Chitt's Hill which adjoins the land that New River Leisure Centre is on, I wish to object formally to the premises licence application which has been submitted on behalf of the New River Sports Centre. I request that my objections be presented to the Licensing Sub-Committee and I have copied in the Woodside Ward Council Members.

My objection to this licence being granted is the effect that it will have on the green and peaceful area around Chitt's Hill Allotments, which have been here as a valuable amenity for the residents for the last 100 years or so. Not only for allotment holders, or for those who use the New River Leisure Centre, but for everyone in this area who benefits from this green area as a green lung and as a contribution to London's status as a Green City. In terms of amenity value the allotments offer sustainability, community, well-being health benefits, food security, flood defence, as well as being a home for nature. Both New River Leisure Centre and Chitt's Hill Allotments have been granted SICT status: (Site of Interest for Nature Conservancy). This status would be threatened if this Application were to go ahead.

#### Prevention Public Nuisance

I believe that late night music and lighting will impact negatively on the area generally, and particularly on wildlife, as will large amounts of traffic on Wolves Lane.

I do not agree with the license being granted, without at least a weighty consultation, to which all bodies affected can contribute.

Yours faithfully

Janet Pancheri (Ms)

**From:** Amanda W  
**Sent:** 29 May 2026 14:15  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Objection to new premises license application

To: Licensing Team  
London Borough of Haringey  
[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)

Application: Premises Licence Application – New River Sports and Fitness Centre, White Hart Lane, N22 5QW

Dear Sir or Madam,

I am writing to make a formal representation objecting to the above premises licence application on the grounds of the prevention of public nuisance, public safety and the

protection of children from harm.

I previously lived with my family in the area surrounding New River Sports and Fitness Centre and remain very familiar with the local community. During our time living nearby, my husband and I regularly used local amenities and raised our young family in the area.

I am concerned by the scale of the activities proposed within this application. A licence permitting events of up to 2,000 people, together with live music, recorded music and alcohol sales, would represent a significant intensification of activity at a site surrounded by residential housing.

While I appreciate the value of New River Sports and Fitness Centre as a community facility and understand the financial pressures facing local authorities, I am concerned that the application risks changing the character of the site from a sports and leisure centre into a venue capable of hosting large-scale entertainment events.

As a parent of young children, I am particularly concerned about the potential impact on families living near the site. Noise from amplified music, increased visitor numbers, traffic, parking pressures and late-evening dispersal all have the potential to affect the quality of life of nearby residents and the ability of children to rest and sleep during evenings and weekends.

I am also concerned that the sale of alcohol in conjunction with large events may create additional pressures relating to anti-social behaviour, noise and public safety in what is primarily a residential area.

I note concerns that have been raised regarding the level of community engagement undertaken before the application was submitted. Given the scale of what is proposed, I believe local residents, schools and other stakeholders should have been given a greater opportunity to understand and comment upon the plans.

For these reasons, I respectfully request that the application be refused.

If the Licensing Sub-Committee is minded to grant the licence, I would ask that stringent conditions be imposed relating to noise control, event management, capacity limits, traffic management, dispersal arrangements and the protection of children from harm.

Please include this representation within the papers prepared for the Licensing Sub-Committee.

Yours faithfully,

Amanda Jason

**From:** janelynch

**Sent:** 29 May 2026 15:32

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Mark Blake <[Mark.Blake@haringey.gov.uk](mailto:Mark.Blake@haringey.gov.uk)>; Cllr Nick da Costa <[Nick.Dacosta@haringey.gov.uk](mailto:Nick.Dacosta@haringey.gov.uk)>; Cllr Alex Diner <[Cllr.Alex.Diner@enfield.gov.uk](mailto:Cllr.Alex.Diner@enfield.gov.uk)>; cllr.dino.lemonides@enfield.gov.uk; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Licensing application by Lee Ceightney for NEW RIVER LEISURE CENTRE

Dear Members of the Licensing Committee and Councillors

I am writing to strongly object to the above application.

At the moment, there are occasional events at weekends where music is played at the New River Centre. When this happens we are unable to make use of our back garden or open our back windows because of the level of noise. There are very few buildings between our road (Norfolk Avenue N13) and the New River Centre so there is very little sound absorption between us. We have endeavoured to make our garden a wildlife haven and we are concerned about the impact on wild birds, particularly swifts which we are lucky enough to see over our garden. These endangered birds are known to be affected by noise during their breeding, nesting and roosting periods.

Please note also:

Planning approval reapplication HGY/2014/0053 states that 'At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises'. As far as we are aware this condition has not been removed so this would be a clear breach of said condition.

The New River site has always been primarily a facility for sport - is this no longer the case? The application seems to be saying that the New River Centre wishes to change its emphasis and become an events centre. Surely the Council should be protecting sports facilities for the sake of local residents' health and well being?

The times quoted in the application would mean the area would suffer increased noise nuisance at virtually any time of day and any week of the year.

We are also very concerned about public nuisance and disorder, and a potential increase in crime, especially as the licence application includes the provision of alcohol.

There will also be detrimental environmental impacts due to increased traffic levels and parking issues.

Please refuse this application.

Regards

Jane and John Lynch

29/05/26

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;

- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition. This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;

- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins ecologically sensitive land including two contiguous SINC-designated sites forming a connected ecological corridor. The ecological significance of the area derives not only from the individual SINC designations, but from the functional connectivity between the adjoining habitats, which together support biodiversity movement and habitat resilience within an otherwise heavily urbanised area. Repeated high-intensity events may create cumulative impacts even where single events appear individually limited. Amplified music, low-frequency bass noise, floodlighting, crowd activity, litter and intensified footfall may adversely affect wildlife habitats and biodiversity value over time.

Residents regularly observe red kites (a protected species) and other birds in and around the adjoining SINC areas. It is unclear whether any ecological assessment has been undertaken regarding the impact of repeated large-scale events on these sensitive habitats.

Additionally, the New River Leisure Centre adjoins Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders (SINC status). Continued existing amplified music and event noise from the New River Leisure Centre already impacts the peaceful enjoyment of these allotments, which are crucial for recreation, gardening and mental wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

On an important, procedural note, local residents state that they were not properly notified of the application despite being directly affected by the Licensing proposal. Given the scale and potential impact of the application, it is clear that meaningful community consultation should have taken place. I would reiterate that our Ward Councillors were also unaware of these proposals.

Yours faithfully,

Helen Clohessy

**From:** Mark Jones Parry  
**Sent:** 29 May 2026 18:50  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>  
**Subject:** re: Licensing Act 2003 applications New River Sports and Fitness (main site)

To whom it may concern,

I wanted to write briefly in response to an application being made to expand the use of the New River Leisure Centre site. I begin with some general comments on process and impact, before addressing the specific issue of Sunday morning amplified music and the impact on Sunday services regularly held at the parish church which is in the unimpeded sight- (and sound) line of the New River track and Field Area.

### **Comment on process**

I'm sympathetic that the council is under budgetary pressure, and want to look to make the most of commercial opportunities that go with the premises you manage. I guess the licensing decision is one that will look to balance that with the impact and views of local people who will be most directly affected.

With that in mind, I would question whether you are yet in a position to accurately assess the likely impact and views of local people. I've not received any notification relating to the proposals – either as a local resident or as someone working for a local community organisation. I'm aware of a groundswell of concern among local residents, and a number who are seeking to 'get the word out'. That is how I became aware at late notice.

If I put up much more than a small shed in my garden, the council would expect letters go out to my neighbours inviting responses and consultation first. The absence of consultation for land the council manages doesn't communicate a listening ear to local residents, and will mean that you are unlikely to have reliably and representatively heard at the point when you look to decide.

As it stands, it is hard to comment on the proposal from the publicly available information which simply describes hours when amplified music could be played and alcohol served. My response – and many others – will be very different depending on whether you envisage live open air music events for 2000 people becoming a regular part of running New River, or whether a license this broad is merely the simplest way to cover a handful of events each year.

**General comments:**

a) I would strongly encourage you to postpone a decision, and give the Council time to clearly communicate what you propose – and why – to local people who will be affected, and to hear informed responses.

b) The license puts no limit on the number of 2000 person events taking place. Is it 6 or 60? Is there scope to give permission for a fixed number annually, and to trial the commercial success and local impact.

c) I don't think the site's existing license covers the current use of amplified music and PA equipment. That has been further complicated by the management of the site and the council struggling to exercise influence over groups renting the site. That doesn't instil confidence for this proposed license being complied with. The application asks for live or recorded music until 10pm on Fridays and 9pm on Saturdays. Based on history, not many local people will believe those limits will be adhered to.

d) You will be aware that many living locally work shifts and unpredictable hours, and that many local people sleep during the day. The site has no physical barrier between it and houses along Wolves Lane and Norfolk avenue, while sound also carries readily down the densely populated streets of Woodside, Sylvan and Arcadian. Amplified music – live or recorded – beginning at 9am seven days a week reads like a lot of potential disturbance without clarity about why and how often permission is being granted for.

**Specific comments relating to Sunday use:**

Speaking as the leader of a parish church meeting within eyeline and earshot of the new River site, I question why amplified music is needed from 9am on Sundays. Last Sunday afternoon, amplified music and PA announcements from the New River site could be clearly and loudly heard inside the church building. Existing use already has a bearing on services, events and youth & community groups that can meet in the building on Sunday afternoons (and at other times). I am grateful that our main Sunday morning services are currently impacted only very occasionally across the year. If the proposed changes mean the noise of current summer afternoon events were to before 12.30, it will make regular Sunday services at the parish church very difficult.

A blanket license for amplified music from 9am on Sunday mornings is difficult to respond to without knowing what kind of events are being proposed or how often. I'm wanting to be reasonable. As a local congregation, we don't expect to have no noise interruptions at all across the year. However, this license is asking for a lot more than that – it is granting permission for regular use that would make Sunday morning church services impractical.

I'm happy to speak to discuss any of the above. I await how the process unfolds from here with interest.

With best wishes,

Mark

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Revd Mark Jones Parry

-----Original Message-----

From: Millie Jenkins

Sent: 29 May 2026 20:09

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; [tammy1hymas@haringey.gov.uk](mailto:tammy1hymas@haringey.gov.uk)

Subject: Licensing application/change of use New River Sports Centre

Dear Sir/Madam,

I agree with the following points below that my neighbour has made. Also any change of use for New River Sports would require full planning permission from F2(local community)nature conservation to Sui Generis. The communities around the Sports Centre have not been properly notified. Why?

Sincerely,

Millie Jenkins & Estelle Smith

Of 101Woodside Road

"I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the

significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night—and to start amplified sound as early as 9:00 am—shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, read, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions—they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

-----Original Message-----

From: Rachel Salter

Sent: 29 May 2026 20:14

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Objection to New River Sports licensing act 2003 application

Hi,

I would like to object to the licensing act 2003 application for New River Sports and Leisure (N22 5QW) to have extended hours of amplified recorded and live music (including on weekdays), much larger events (up to 2000 people) and the option to sell alcohol from 11am into the evening every day.

I am a local resident and parent, living close to the site in the Woodside area. My family regularly uses facilities and buildings very near to the site, including the Wolves Lane Scout Hut, St Cuthberts Church and Wolves Lane Garden Centre.

I object on the basis that this is primarily a residential area where families live. A significant increase in the volume of event attendees, many of whom will be under the influence of alcohol, is likely to increase crime, disorder and antisocial behaviour in the Woodside and Wolves Lane area, posing a threat to public safety. The proposal to potentially sell alcohol everyday from 11am would likely lead to intoxicated people causing problems on otherwise quiet nearby residential streets.

It should be denied on the grounds of protecting children and young people from harm given the site's close extremely proximity to Mulberry Woodside Academy secondary school, and Wolves Lane Scout Hut. It is not appropriate to encourage large volumes of visitors to drink alcohol on a site that is so close to these places, and the young people who use them. Young people should be free to enjoy the fitness facilities at New River without the risk of encountering intoxicated people.

The application should also be denied because the plans would lead to public nuisance in terms of much worse noise pollution, including on weekdays and into the evenings when my child should be able to go to sleep without disturbance. During the week many people work from home or spend time with their children. I am already bothered by the sound of the loud PA system when I'm trying to enjoy my garden at weekends, and this license would mean more of this nuisance, including on weekdays.

Please deny the license application on these grounds.

Kind regards,  
Rachel Salter

Sent from my iPhone

**From:** Roland duqi  
**Sent:** 29 May 2026 20:30  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Application for a New Premises Licence – New River Leisure Centre, White Hart Lane, London, N22 5QW

Dear Haringey Licensing Team,

**Re**

**Applicant: Lee Ceightney (on behalf of New River Leisure Centre)**

**Closing Date for Representations: 01/06/2026**

I am writing as a local resident and allotment holder to submit my formal objection to the above-referenced premises licence application.

Under the Licensing Act 2003, interested parties may make representations based on the four core licensing objectives. My objection is explicitly raised on the grounds of \*The Prevention of Public Nuisance\* and \*Public Safety\*.

I object to the application on the following grounds:

### **1. The Prevention of Public Nuisance (Noise Pollution)**

The application requests permissions for regulated entertainment, including amplified live music, recorded music, and the supply of alcohol 7 days a week. Specifically, live music is requested until 22:00 on Fridays, 21:00 on Saturdays, and 20:00 on Sundays, alongside daily recorded music operating as late as 22:00.

The New River Leisure Centre directly borders local community allotments and residential areas. The introduction of regular, amplified outdoor or semi-outdoor events for up to 2,000

attendees will cause significant, unavoidable noise pollution. This will completely destroy the peaceful enjoyment, quiet recreation, and biodiversity of the adjacent allotments, as well as severely disrupt the residential peace of nearby properties into the late evening, seven days a week.

## **2. Public Safety and Public Nuisance (Traffic, Parking, and Crowd Management)**

An event capacity of up to 2,000 people at this specific location presents severe logistical and safety concerns:

### **Parking Saturation:**

The local infrastructure cannot accommodate the volume of vehicles associated with events of this scale. Inevitably, attendees will flood surrounding residential roads—specifically Wolves Lane, Norfolk Avenue and Devonshire Hill Lane—resulting in gridlock, illegal parking, and obstructed driveways.

### **Access for Emergency Vehicles:**

The intense traffic congestion generated by 2,000 attendees poses a direct threat to public safety, as narrow residential side streets may become impassable for emergency service vehicles.

### **Pedestrian Overcrowding:**

The dispersal of up to 2,000 people, many of whom will have been consuming alcohol, into narrow residential corridors late at night creates a high risk of anti-social behavior, littering, street urination, and crowd safety hazards.

## **Conclusion and Requested Action**

The scope of this licence is disproportionate for a facility positioned so closely to a quiet community asset (the allotments) and established residential areas. The combination of seven-day alcohol supply, high-volume amplified music, and a 2,000-person capacity will inherently result in public nuisance and compromise public safety.

I urge the Licensing Authorities Sub-Committee to \*reject this application\* in its current form. If the committee is minded to grant any aspect of the licence, I request that stringent conditions be imposed, including:

- A severe reduction in the maximum capacity allowed for events.
- A strict ban on outdoor amplified music, or a requirement for robust, independently audited sound-limiting devices.
- Significantly reduced operating hours, particularly on weekdays and Sundays, to protect the amenity of local residents and allotment users.
- A comprehensive, mandatory Traffic and Crowd Management Plan funded and managed by the applicant.

Please confirm receipt of this representation and keep me informed of the date and details of the sub-committee hearing.

Yours sincerely,

**[Roland Duqi]**

**From:** Silva

**Sent:** 29 May 2026 21:34

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Objection to application - Regulated Entertainment at New River Sports and Fitness - White Hart Lane, Wood Green, London N22 5QW

Dear Licensing Team,

I am writing to object to the licensing application submitted by New River Sports & Fitness, White Hart Lane, N22 5QW, seeking authorisation for live music, recorded music, late-night refreshment, and the sale of alcohol, including outdoor events of up to 2,000 attendees.

This application raises serious concerns under all four licensing objectives of the Licensing Act 2003 and is inconsistent with key principles of the Haringey Statement of Licensing Policy, including: preventing public nuisance, protecting children from harm, preventing crime and disorder, safeguarding community wellbeing, and ensuring licensing decisions reflect the character and needs of local neighbourhoods.

The applicant has not demonstrated that they can operate these activities, particularly large-scale outdoor events, without causing significant harm to the surrounding community, including residents in both Haringey and Enfield, who live directly adjacent to the site.

#### **1. Prevention of Crime and Disorder**

Haringey's Licensing Policy requires applicants to demonstrate robust measures to prevent crime, disorder, and anti-social behaviour. This application does not.

Events of up to 2,000 people, combined with alcohol sales, create a high likelihood of: intoxication-related disorder, fights and altercations, drug use, trespassing into neighbouring residential streets, intimidation of residents, late-night loitering, vandalism and property damage, theft and opportunistic crime.

The site is open, permeable, and directly borders residential areas, making it extremely difficult to control crowd behaviour or dispersal.

The applicant has not provided, a detailed security plan, a dispersal strategy, CCTV coverage details, stewarding levels, and measures to prevent alcohol-related disorder

Without these, the risk of crime and disorder is unacceptably high.

## **2. Public Safety**

Haringey's policy requires applicants to demonstrate that public safety risks are fully assessed and mitigated. This has not been done.

Events of this scale require clear crowd management plans, emergency evacuation routes, medical provision, trained stewards, and traffic and pedestrian safety controls.

And the site lacks controlled access routes, adequate lighting, dedicated event parking, safe pedestrian infrastructure, and capacity-appropriate emergency exits.

Large crowds leaving the venue in the dark, many under the influence of alcohol, pose a serious public safety risk to residents, pedestrians, and road users.

## **3. Prevention of Public Nuisance**

This is the most significant concern and is central to Haringey's Licensing Policy.

The application seeks permission for:

- **Live amplified music until 10pm on Fridays;**
- **Live amplified music until 9pm on Saturdays;**
- **Recorded music every day from 9am to 10pm;**
- **Alcohol sales throughout the day and evening;**
- **Outdoor events of up to 2,000 people.**

This will inevitably cause, excessive noise from amplified music, crowd noise, shouting, cheering, and microphone announcements, traffic noise, late-night dispersal noise, littering, anti-social behaviour, and disturbance to sleep and family life.

The surrounding area is predominantly residential, including families with young children, elderly residents, and people who work early shifts.

Noise from outdoor events travels significantly across open fields. Residents on both sides of the borough boundary will be directly affected. And I can ascertain this as we already hear the very loud noise coming from Haringey Borough Football Club - Coles Park day events.

The applicant has not provided:

- a noise impact assessment;

- a sound management plan;
- a resident-focused mitigation strategy;
- any evidence of community consultation.

This is inconsistent with Haringey's policy requirement to protect residents from unreasonable disturbance.

#### **4. Protection of Children from Harm**

This site is used daily by children attending sports clubs, school groups, youth teams, families using the facilities for fitness, and healthy entertainment.

Introducing regular alcohol sales and large-scale events increases the risk of children witnessing intoxicated behaviour, minors accessing alcohol, unsafe mixing of children and adults during events, exposure to disorder, litter including alcohol containers, and reduced safety in shared spaces.

The applicant has not demonstrated how they will prevent minors from accessing alcohol, nor how they will protect children who use the site for sports and recreation.

#### **Additional Concerns**

##### **A fitness and health facility selling alcohol is contradictory**

New River Sports Centre is marketed as a health and wellbeing facility. Selling alcohol, particularly during large events, directly contradicts this purpose and increases:

- intoxication;
- disorder;
- safety risks;
- harm to children;
- the likelihood of anti-social behaviour.

This is inconsistent with the centre's stated mission and with Haringey's policy emphasis on community wellbeing.

##### **Increased likelihood of theft, vandalism, and intimidation**

Large crowds, alcohol consumption, and late-evening events significantly increase the risk of:

- theft from nearby homes and vehicles
- vandalism of property
- intimidation of residents
- fear and reduced sense of safety in the community

Residents should not be made to feel unsafe in their own neighbourhood.

#### **Cross-borough impact**

Residents in **Enfield**, directly bordering the site, will be equally affected. Haringey's Licensing Policy requires the council to consider the wider impact of licensing decisions on neighbouring communities.

### **Conclusion**

This application, as submitted, **cannot/does not/will not** meet the licensing objectives. It will certainly increase crime and disorder, compromise public safety, cause significant and ongoing public nuisance, expose children to harm, undermine the wellbeing of two boroughs, and contradict the purpose of a health and fitness facility

**For these reasons, I strongly urge the Licensing Authority to refuse this application in full.**

If the Licensing Authority is minded to grant any part of the application, then strict limitations must be imposed, including:

- **No outdoor amplified music;**
- **No events exceeding 500 people;**
- **No alcohol sales beyond standard daytime hours;**
- **Mandatory noise monitoring;**
- **A detailed dispersal plan;**
- **A prohibition on late-evening outdoor events;**
- **A safeguarding plan for children using the site.**

Without such conditions, the impact on the community would be severe and unacceptable.

Yours sincerely,

Flavio Silva

**From:** za  
**Sent:** 29 May 2026 21:48  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Objection to proposal for new river sports centre

To whom it may concern

I have looked at the proposal on the council's website for New River Sports & Fitness to be used for more and bigger commercial events – including a licence for live and amplified music across the week, extended hours to sell alcohol and events for up to 2000 people.

As a local Haringey resident with two children aged 10 and 12 who attend cubs and scouts at wolves lane I am writing to object to the proposal on these grounds:

- \* the prevention of crime and disorder
- \* the prevention of public nuisance
- \* the protection of children from harm
- \* public safety

I am concerned about increased noise levels, drunk driving, speeding and antisocial behaviour and safety issues for local young people who attend evening activities at the scout hall in wolves lane usually on foot.

Kind regards

Dr Zibiah Loakthar

**From:** Ferhan Sterk  
**Sent:** 29 May 2026 22:01  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** New River Sports and Fitness (main site)

**RE: White Hart Lane, Wood Green, London N22 5QW, Ward – Woodside**

Dear Licensing Team

I am writing with regards to aboce application. I am FULLY objecting this application on these grounds for the objection to be considered valid:

- \* the prevention of crime and disorder
- \* the prevention of public nuisance
- \* the protection of children from harm
- \* public safety

My kids have been using Scouts and attending football pitch regularly everweek. Therefore, I am not happy for this application to be considered for the aboce reasons.

Best

Ferhan Sterk

-----Original Message-----

From: Pete Langford

Sent: 29 May 2026 22:10

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: New river licencing proposal

Hi - it has been brought to my attention that the new river sports centre are wanting a new licence to cover entertainment and live music.

I wish to object to this licence on the basis that their current operations are far too loud and disturbing for residents. Quite regularly I hear their amplified music and shouting even though I am on the other side of Woodside road ( ie nearer the high road). The worst I have heard it, the noise was audible from princes avenue near the north circular. I have yet not reported this noise pollution to the council noise / environmental health team but I am pretty sure they are already breaching limits.

On top of that should a "health and fitness" centre really be wanting to promote alcohol. I would be concerned they are just looking for income generation by renting out the premises to some of the more antisocial members of the local society.

I'm sure other people in the neighbourhood would have similar experiences so please can you take this into account when making your decisions on whether to approve this licence application.

Regards

Pete Langford

**From:** Evelina Rubio Hakansson  
**Sent:** 30 May 2026 10:43  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>  
**Subject:** Premises licence for New River Leisure Centre (as advertised 05/05/2026)

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

### **Ground 1: Conflict with existing planning protections**

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

### **Ground 2: Noise and loss of amenity**

I live very close (east end of Sylva Avenue) to the leisure centre and I can already hear events held on the site through double glazing. The proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes.

Many residents in the area work from home and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to people trying to work, rest and sleep.

### **Ground 3: Traffic, parking and public safety impacts**

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion.

Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

### **Requested outcome**

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

### **Alternative conditions if a licence is granted**

If the committee is minded to grant any licence, I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.
- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Please include this representation in the papers for the Licensing Sub Committee. I am prepared to attend and speak at any hearing if required.

Yours faithfully,

Evelina Rubio Hakansson

**From:** antonioua

**Sent:** 30 May 2026 11:30

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Re: Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW (as advertised 05/05/2026)

Following my previous correspondence, I wish to include further details and concerns.

My concerns extend far beyond the suggested operating hours or management arrangements. I object to the very concept of allowing large entertainment events, amplified music, and alcohol sales at this site. Any increase in such activity—regardless of time

limitations—would inevitably lead to greater noise, disruption, traffic, congestion, and pressure on the surrounding community.

Traffic and parking are further concerns. The surrounding roads are narrow, mostly one way, and already congested during busy periods. Increased vehicle movements, deliveries and late night dispersal will heighten noise and safety risks. The application does not include a credible transport or parking management plan to address these issues.

The location is at the centre of a residential area, directly opposite a school and close to parks, community amenities, and family homes. I am also deeply concerned about the potential harm to local wildlife and biodiversity in the nearby green spaces, allotments, and woodland.

I work from home as a mental health practitioner. It is vital that my work space is quiet and calm, as well as confidential. Noise disruption during the day or evening affects my ability to carry out this work and can have a direct impact on clients who rely on a calm and private space. The proposed hours, including the early start for recorded music and late evening operation, would make this extremely difficult. Furthermore I have concerns about the sale of alcohol on the premises between 9am and 10pm everyday and the potential detrimental impact on people's already fragile mental health.

This application undermines two of the licensing objectives: the prevention of public nuisance and public safety. I therefore ask that the Licensing Authority refuse the application in its current form.

If the committee is minded to grant a licence, I request that the following conditions be imposed:

- No amplified live or recorded music audible within nearby residential premises.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit and a requirement for an approved event management plan for any event outside of existing licensing agreements
- A transport and parking management plan with stewarding to prevent parking on residential streets.
- Regular monitoring and independent noise assessments where complaints are received.

New River is a valued community resource dedicated to sport, health, and wellbeing, and it should continue to serve residents in that capacity. In an area facing significant deprivation

and health inequalities, the Council should be prioritising investment in opportunities for physical activity, wellbeing, and community use—not converting the site into a major entertainment venue. For these reasons, I respectfully urge the Licensing Sub Committee to refuse this application in full.

Kind regards,

Annamaria Antoniou

-----Original Message-----

From

Sent: 25 May 2026 20:29

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Cc: Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

Subject: Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW (as advertised 05/05/2026)

Dear Sir or Madam,

I have included the local councillors into this email for their information.

I wish to submit a formal objection to the above premises licence application. It is my considered view that the proposed licensable activities and extended operating hours would result in a substantial loss of residential amenity and give rise to significant public nuisance for those living in the vicinity.

I reside in close proximity to the leisure centre (at the eastern end of Woodside Road), and I am already able to hear events taking place on the site despite having double-glazed windows. The hours sought for live and recorded music, together with the sale of alcohol, are excessive for a location embedded within a residential area. A large proportion of local residents work from home, and the late-evening and late-night operations proposed are incompatible with the reasonable expectations of a quiet neighbourhood. Noise from amplified music, as well as disturbance from patrons leaving the premises, will inevitably disrupt residents' ability to work, rest and sleep.

The site is subject to an existing planning permission (HGY/2014/0053), which contains a clear condition intended to safeguard neighbouring properties. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application is inconsistent with this requirement, as it seeks permission for amplified and recorded music at times when noise is already audible within nearby homes. Granting the licence as requested would therefore undermine the protections established by the existing planning consent. A 9:00 start time for recorded music is particularly unreasonable in this context.

Recent works on the site appear to be aimed at increasing capacity or facilitating more intensive use. Given that music events have already taken place in what appears to be breach of the above planning condition, I have limited confidence that other conditions—

such as ecological management obligations—will be adhered to.

I am further concerned about the additional traffic and parking pressures that would arise from events and alcohol sales. The surrounding roads are narrow, predominantly one-way, and already experience congestion during periods of increased activity. Additional vehicle movements, deliveries, and late-night arrivals and departures would heighten noise, exacerbate parking stress, and create avoidable highway safety risks. The application does not provide any credible transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and the protection of public safety. The proposed hours and activities would increase noise disturbance, late-night disruption, and the potential for disorder associated with late alcohol consumption. For these reasons, I respectfully request that the licensing authority refuse the application in its current form.

Should the committee nevertheless be minded to grant a licence, I ask that the following minimum conditions be imposed to safeguard local residents:

A prohibition on audible amplified music within adjoining residential premises at all times.

- A restriction on licensable activities to no later than 21:00 on Fridays and Saturdays and 20:00 on Sundays.
- A cessation of alcohol sales after 21:00.
- A strict capacity limit and a requirement for a detailed event management plan for any event expected to attract more than 100 attendees.
- A comprehensive transport and parking management plan for all events, including stewarding to manage dispersal and prevent parking on residential streets.
- Regular noise monitoring and installation of effective sound insulation, including independent assessments where complaints are received.

I request that this representation be included in the papers for consideration by the Licensing Sub-Committee. I remain willing to provide further information should it be of assistance.

Yours faithfully,  
Annamaria Antoniou

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organisations may be subject to recording and/or monitoring in accordance with relevant legislation.

-----Original Message-----

From: Monica Turner

Sent: 30 May 2026 12:05

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Premises licence for New River Leisure Centre (as advertised 05/05/2026)

> Dear Sir or Madam

>

> I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

>

> I live very close (east end of Woodside Road) to the leisure centre and I can already hear events held on the site through double glazing. The proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes. Many residents in the area work from home and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to people trying to work, rest and sleep.

>

> There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

>

> I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion. Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

>

> The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

>

> If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

>

> • No amplified live or recorded music to be audible within adjoining residential premises at any time.

> • No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.

> • No sale of alcohol after 21:00.

> • A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.

> • A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.

> • Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

>

>

> Please include this representation in the papers for the Licensing Sub Committee. I am prepared to attend and speak at any hearing if required.

>

> Yours faithfully

>

> Monica Turner

>

-----Original Message-----

From: Michael Weiss

Sent: 30 May 2026 13:21

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Application: Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Hi

I live in Barnet, but my daughter and son-in-law own a property in Lyndhurst Road in I have obviously visited them at this property very often.

I am writing to object to the proposed planning application.

Given the residential nature of the surrounding area, I am concerned that the hours and activities proposed within this application would materially worsen the impact on neighbouring residents.

In particular, the proposed provision for live music, recorded music, alcohol sales and late evening operation appears excessive for a site located within a densely residential neighbourhood. The combination of amplified entertainment, increased visitor numbers, vehicle movements and late-night dispersal is likely to result in additional disturbance to nearby homes, particularly during evenings when residents are attempting to rest and sleep.

I am also concerned that the scope of the application risks altering the character of the site from a community leisure facility into a venue capable of hosting larger evening entertainment events. The cumulative impact of amplified music, alcohol sales and extended operating hours would, in my view, be out of keeping with the surrounding residential environment and would reduce residential amenity for those living nearby.

Please refuse this application.

Regards

Michael Weiss

**From:** Holly Kal-Weiss <>  
**Sent:** 30 May 2026 14:00  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

I wish to object to this application on the grounds that it will contribute to the deterioration of the residential community near by.

This facility should remain a local community asset. Events hosting up to 2000 people with loud music and alcohol will irrevocably alter the essence of this site and could potentially lead to an increase in anti social behaviour.

Allowing amplified music late into the evening will cause noise disturbances to local residents at an unacceptable level.

Thousands of visitors a year will increase traffic and parking problems already felt by local residents.

Furthermore, as public access to public facilities decreases across London - with more and more resources for residents being shut or sold into private hands - the idea that you would allow events to take place which might infringe on the hours this facility is open to the public is a concern.

As a visitor to family in the area I am concerned for their health, safety and wellbeing and I do not see how this application will improve any aspect of their lives. As their council your responsibility is to your residents and I hope you will put their best interests into the forefront of this decision

Holly Kal-Weiss

Barnet EN

**From:** radica lee

**Sent:** 30 May 2026 15:03

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Subject: Formal Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW Dear Haringey Licensing Team, **\*\*Re: Application for a New Premises Licence – New River Leisure Centre, White Hart Lane, London, N22 5QW\*\***  
**\*\*A...**

Subject: Formal Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Haringey Licensing Team,

**\*\*Re: Application for a New Premises Licence – New River Leisure Centre, White Hart Lane, London, N22 5QW\*\***

**\*\*Applicant: Lee Ceightney (on behalf of New River Leisure Centre)\*\***

**\*\*Closing Date for Representations: 01/06/2026\*\***

I am writing as a local resident and allotment holder to submit my formal objection to the above-referenced premises licence application.

Under the Licensing Act 2003, interested parties may make representations based on the four core licensing objectives. My objection is explicitly raised on the grounds of **\*\*The Prevention of Public Nuisance\*\*** and **\*\*Public Safety\*\***.

I object to the application on the following grounds:

**### 1. The Prevention of Public Nuisance (Noise Pollution)**

The application requests permissions for regulated entertainment, including amplified live music, recorded music, and the supply of alcohol 7 days a week. Specifically, live music is requested until 22:00 on Fridays, 21:00 on Saturdays, and 20:00 on Sundays, alongside daily recorded music operating as late as 22:00.

The New River Leisure Centre directly borders local community allotments and residential areas. The introduction of regular, amplified outdoor or semi-outdoor events for up to 2,000 attendees will cause significant, unavoidable noise pollution. This will completely destroy the peaceful enjoyment, quiet recreation, and biodiversity of the adjacent allotments, as well as severely disrupt the residential peace of nearby properties into the late evening, seven days a week.

### 2. Public Safety and Public Nuisance (Traffic, Parking, and Crowd Management)

An event capacity of up to 2,000 people at this specific location presents severe logistical and safety concerns:

\* \*\*Parking Saturation:\*\* The local infrastructure cannot accommodate the volume of vehicles associated with events of this scale. Inevitably, attendees will flood surrounding residential roads—specifically Norfolk Avenue and Devonshire Hill Lane—resulting in gridlock, illegal parking, and obstructed driveways.

\* \*\*Access for Emergency Vehicles:\*\* The intense traffic congestion generated by 2,000 attendees poses a direct threat to public safety, as narrow residential side streets may become impassable for emergency service vehicles.

\* \*\*Pedestrian Overcrowding:\*\* The dispersal of up to 2,000 people, many of whom will have been consuming alcohol, into narrow residential corridors late at night creates a high risk of anti-social behavior, littering, street urination, and crowd safety hazards.

### Conclusion and Requested Action

The scope of this licence is disproportionate for a facility positioned so closely to a quiet community asset (the allotments) and established residential areas. The combination of seven-day alcohol supply, high-volume amplified music, and a 2,000-person capacity will inherently result in public nuisance and compromise public safety.

I urge the Licensing Authorities Sub-Committee to **reject this application** in its current form. If the committee is minded to grant any aspect of the licence, I request that stringent conditions be imposed, including:

- \* A severe reduction in the maximum capacity allowed for events.
- \* A strict ban on outdoor amplified music, or a requirement for robust, independently audited sound-limiting devices.
- \* Significantly reduced operating hours, particularly on weekdays and Sundays, to protect the amenity of local residents and allotment users.
- \* A comprehensive, mandatory Traffic and Crowd Management Plan funded and managed by the applicant.

Please confirm receipt of this representation and keep me informed of the date and details of the sub-committee hearing.

Yours sincerely,

Radica Foon

Sent from [Outlook for iOS](#)

**From:** Dai Galarza  
**Sent:** 30 May 2026 15:41  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** New River Sport Center.

Hello.

The 16th Wood Green Scout Group based at the Scouts's hut on Wolves lane, N22 5JD wish to object to the application from the New River Sports Centre to extend their alcohol and entertainment licence to cover larger events and more frequent events.

Our scouts hut is next door and used by young children two nights a week and also weekends. Our Scouts and Cubs meet on Friday evenings between 6 and 9:30 pm which is one of the days New River want to hold their events. When the new river have events on the noise of the DJ over the last couple of years is very loud in the hall making it difficult for the children to hear the leaders. The noise problem has been a lot more noticeable over the last two years. The setting of their arena tends to amplify the noise generated. Their plan for more live or recorded music is going to make it worse than at present.

The 2000 people gatherings they are proposing is far too many for this area and we are concerned about the potential for crime and nuisance with all these people in the street especially when our young people may be leaving for home. Many will need to walk home past the sports centre where I predict there will be crowds outside in the street smoking due to the indoor bans. Some of the older Scouts walk home unaccompanied but that may well need to stop. We already get litter and beer bottles discarded into our premises and this will obviously get worse if events are held next door.

So to summarise we are concerned about

- [ ] Excessive noise disrupting our meetings
- [ ] Effect on our young people having to pass through the crowds
- [ ] Potential crime and antisocial behaviour to be expected if alcohol involved
- [ ] Litter and smoking
- [ ] Public safety

The New River should be concentrating on promoting health and fitness to the local community and not use their facilities for inappropriate unhealthy events such as evening entertainment and drinking.

Regards.

**From:** Gosia Skalska  
**Sent:** 30 May 2026 22:24  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW

Dear Sir/Madam,

I write to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

#### 1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions.

Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition. This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;

- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins ecologically sensitive land including two contiguous SINC-designated sites forming a connected ecological corridor. The ecological significance of the area derives not only from the individual SINC designations, but from the functional connectivity between the adjoining habitats, which together support biodiversity movement and habitat resilience within an otherwise heavily urbanised area. Repeated high-intensity events may create cumulative impacts even where single events appear individually limited. Amplified music, low-frequency bass noise, floodlighting, crowd activity, litter and intensified footfall may adversely affect wildlife habitats and biodiversity value over time.

Residents regularly observe red kites (a protected species) and other birds in and around the adjoining SINC areas. It is unclear whether any ecological assessment has been undertaken regarding the impact of repeated large-scale events on these sensitive habitats.

Additionally, the New River Leisure Centre adjoins Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders (SINC status). Continued existing amplified music and event noise from the New River Leisure Centre already impacts the peaceful enjoyment of these allotments, which are crucial for recreation, gardening and mental wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or

- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;

- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

On an important, procedural note, local residents state that they were not properly notified of the application despite being directly affected by the Licensing proposal. Given the scale and potential impact of the application, it is clear that meaningful community consultation should have taken place. I would reiterate that our Ward Councillors were also unaware of these proposals.

Yours faithfully,

Malgorzata Skalska

-----Original Message-----

From: Louisa Christodoulou

Sent: 31 May 2026 10:06

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Application for New River Leisure Centre, White Hart Lane, N22 5QW

Date: 28 May 2026

To: Licensing Team, London Borough of Haringey

Email: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Application: Premises licence for New River Leisure Centre (as advertised 05/05/2026)

Representation deadline: 01 June 2026

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause a significant loss of amenity and public nuisance to neighbouring residential properties.

I live very close (Sylvan Avenue) to the leisure centre and I can already hear events held on the site through double glazing. The proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes. Many residents in the area work from home and the extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood. Noise from amplified music and from patrons leaving the premises will cause disturbance to people trying to work, rest and sleep.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible in nearby homes. Granting the licence as applied for would undermine the protections set out in the earlier planning permission.

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion. Additional vehicle movements, deliveries and patrons arriving and leaving late in the evening will increase noise, create highway safety risks and place further strain on local parking. There is no evidence in the application of a robust transport or parking management plan to mitigate these impacts.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

If the committee is minded to grant any licence I ask that the following minimum conditions be imposed to protect local residents:

- No amplified live or recorded music to be audible within adjoining residential premises at any time.
- No licensable activities beyond 21:00 on Fridays and Saturdays and beyond 20:00 on Sundays.
- No sale of alcohol after 21:00.
- A strict capacity limit for events and a requirement for a detailed event management plan to be submitted and approved for any event attracting more than 100 people.
- A transport and parking management plan to be submitted and implemented for all events, including stewarding to manage dispersal and to prevent parking on residential streets.

- Regular monitoring and a requirement to install and maintain effective sound insulation and noise control measures, with independent noise monitoring where complaints are received.

Thank you

Louisa

-----Original Message-----

From: Christina Evers

Sent: 31 May 2026 20:54

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Cc: Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>

Subject: Objection to New River Licensing Application

Dear Licensing Team

Re: New River Sports application

I am writing to object to this Licensing application as a resident on a street adjacent to the New River Sports Centre

My objections are as follows.

Prevention of crime and disorder

The venue has recently had to erect temporary fencing around the site recently to prevent people entering in the evening and threatening staff/using facilities illegally.

How will crime and safety be managed with many hundreds of people at the venue - the web page says events up to 2,000 people? It is unclear what plans are in place to manage security and indeed whether this would be appropriate for a highly residential area opposite

two schools and a nursery. Adding in alcohol into the mix seems to have further potential issues relating to disorder.

#### Public safety

White Hart Lane is already a high traffic and congested area. It seems likely cars will be a significant mode of accessing very large events at this location. What will the increase in traffic due for road safety and public safety? This is likely to increase safety issues for pedestrians and young people accessing after school and evening activities and the local park. It's not clear how this will be managed. It will additionally put pressure on residential parking in the area which is already stretched at times.

It is clear that 2,000 people arriving at this location will put a huge pressure on the road itself and others. The car park has no where near enough capacity to accommodate these vehicles.

How will crime and safety be managed with many hundreds of people at the venue? Have they consulted police? This is a highly residential area, with community facilities and green spaces. The impact will be huge.

#### Prevention of public nuisance

It is my understanding that the venue has already been contravening the original planning permission for the site, with events with amplified music, this further proposal will only increase the noise in a highly residential area. People need rest and recuperation in their homes - not frequent loud noise late into the night. Being resident on Sylvan Ave, N22 we already here large events with amplified sound from the venue.

The pressure on our local community is already great, sandwiched between Spurs and Ally Pally, that were created to sustain large events. New River was not. And since it's unclear what the frequency would be although it is noted that the application is for 7 nights a week.

For events of this scale, people arriving and leaving will make noise, disrupt local activity.

Environmentally, there will be light and noise pollution from running evening events, affecting the peaceful and calm environs - which boasts the wolves lane centre and local allotments - local green areas of value and that provide respite for local people. These are areas of nature conservation too. Noise and light pollution will dramatically alter those spaces, taking away from their environmental and wellbeing benefits.

Many thanks

Christina Evers and Mark Folan

**From:** Mary Connolly  
**Sent:** 31 May 2026 21:18  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>  
**Subject:** Premises License New RiverLeisure Centre

I wish to object to the premises licence submitted on the behalf of the New River Leisure Centre.

My objections are relating to the licensing objective of the prevention of public nuisance, and public safety.

I live in Sylvan Avenue close to Wolves Lane which is a residential area.

The application seeks permission for live music and recorded music and alcohol sales at events of up to 2000 people.

Currently the venue plays very loud amplified music which on occasions has been so loud that the volume stretches as far as the border of Wood Green High Road. It is so loud that it is impossible to have a conversation with family or guests in the garden.

I have complained about the noise and once got through to the council but on most occasions haven't been able to converse with staff in environmental health.

This disturbance hasn't been a regular occurrence but if the license is granted it will. As well as the noise level which will impact the residents health and well being , It will also have an effect on the traffic, bus use and possible drunken behaviour in this residential neighbourhood. .

For the reasons above I object to the licence being given .

Mary Connolly

Sent from [Outlook for iOS](#)

Batch 8

-----Original Message-----

From: Nicky Ellis >

Sent: 31 May 2026 21:31

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: New river sports centre proposals

Dear Sir/Madam,

I am writing to strongly object to the licensing application for new river sports centre. I live at Road, which is about half way down Woodside Road and so some way from the centre. Despite the distance, when events take place the noise pollution from the venue is already significant. When there are sporting events you can hear every word of anything said through a megaphone from our garden. While that seems a reasonable trade off for an occasional community event, it is obviously not acceptable on a regular basis. When there were events with loud music last summer the noise was so extreme it could still be heard very clearly inside the house with all the windows and doors closed. We had to keep all the windows closed despite the heat and even so it was very difficult for the children to sleep. The acoustics of the area are significant here - I think that because there is a large open space with roads running down and opening directly on to it with no horizontal streets/rows of houses to act a a sound break the noise is in effect amplified. If the current proposal goes ahead it is likely to make life in the surrounding streets intolerable to the points where people start moving away as it will seriously impact on the quality of life.

I am also concerned that parking in the area is already at capacity - I frequently cannot park near my house in the evenings as is - and I am not aware of any planning for the increase in traffic that will result from these plans. The current residents parking restrictions will not help as they only cover 11-1 during the working day.

There is so much more use that could be makes of the new river sports centre that would benefit the community, and I would ask you to engage very seriously with the noise pollution concerns - we are not talking here about the sort of noise you get from living near a local pub or small venue, we are talking the sort of noise that keeps you stuck inside your house wearing noise defenders.

Yours,

Nicky

**From:** John Blake  
**Sent:** 31 May 2026 21:35  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:**

Dear Haringey Licensing, (cc'ing in Woodside councillors),

I write to object to the premises licence application for New River Sports and Fitness, White Hart Lane, N22 5QW, as advertised on 5 May 2026.

I live on Woodside Road, close to the site. Amplified music from events at the leisure centre is already clearly audible inside my home with windows closed. This is not a theoretical concern – it is an existing problem, and this application would make it substantially worse.

The application seeks to licence both day-to-day operation and events for up to 2,000 people on the track and field area — 2,000 is the capacity of a mid-sized music venue, not a community leisure centre. What is being proposed is, in substance, a change of use – from a local community sports facility operating under Use Class F2 to an events and entertainment venue of a scale and character that would normally fall outside that classification. I would suggest that the committee needs to satisfy itself that the applicant has the necessary planning consent for the proposed use. As the Council's own Statement of Licensing Policy makes clear at section 2.9, all premises subject to an application should have the benefit of planning permission or be deemed permitted development, and both licensing and planning consents must be in place for lawful operation.

The proposed hours for recorded music are Monday to Friday 9am to 10pm, Saturday 9am to 9pm and Sunday 9am to 8pm – amplified sound across the entire working day and into the evening, every day of the week. It is worth noting that the leisure centre's own published Saturday opening hours are currently 9am to 5pm; this application would extend Saturday operation by four hours. Live music is proposed on Fridays until 10pm, Saturdays until 9pm and Sundays until 8pm. The sale of alcohol is sought from 11am daily, running to 10pm on weekdays. For the significant number of residents on surrounding streets who work from home, this represents a sustained and daily loss of amenity. For all residents, the combination of amplified music, late evening alcohol sales and a 2,000-person capacity creates obvious risks of noise, disorder and dispersal disturbance.

The site is subject to planning permission HGY/2014/0053. Condition 14 of that permission provides that amplified speech or music generated from the site must not be audible within adjoining residential premises at any time. That condition was imposed precisely because the planning authority recognised the proximity of this site to homes. The licence application is plainly inconsistent with it. Granting a licence for daily recorded music from 9am and weekend live music into the evening – to a venue seeking 2,000-person event capacity – would cut directly across protections that residents were given through the planning process. Music events have already taken place at the site at volume levels audible in surrounding homes, raising a serious question about whether Condition 14 is being enforced at all. A licensing decision should not extend permissions on a site where compliance with existing

controls appears to have failed.

The site also falls within an area designated as a Local Site of Importance for Nature Conservation (SINC). The planning permission included ecological management conditions, including five-year management plans. Events of the scale proposed – up to 2,000 people on the track and field area, with associated infrastructure, noise, lighting and waste – would have obvious implications for the ecological character of the site. There is nothing in the application to address this.

The surrounding streets – including Woodside Road – are narrow, predominantly one-way and already experience congestion during periods of increased activity at the site. Events of up to 2,000 people would generate vehicle movements, delivery traffic and late evening dispersal on a scale these streets are not designed to accommodate. There is no transport or parking management plan in the application. For a venue seeking a 2,000-person capacity with alcohol sales to 10pm on weekdays, this is a significant omission that goes directly to public safety.

The licensing objectives most directly engaged are the prevention of public nuisance and public safety. I ask the licensing authority to refuse this application in its current form. The scale of what is proposed is incompatible with the site's planning status, its nature conservation designation, its existing planning conditions and the residential character of the surrounding area.

If the committee is nonetheless minded to grant a licence, I request that conditions be imposed to protect residents, including:

- A requirement – consistent with Condition 14 of planning permission HGY/2014/0053 – that no amplified music or speech be audible within adjoining residential premises at any time.
- No live or recorded music after 21:00 on any day.
- No licensable activities after 21:00 on Fridays and Saturdays or after 20:00 on Sundays.
- No alcohol sales after 21:00.
- A capacity limit substantially below 2,000 for any event involving amplified music or the sale of alcohol, with a detailed event management plan to be submitted and approved in advance for any event exceeding 100 people.
- A transport and parking management plan for all events, including stewarded dispersal and measures to prevent parking on residential streets.
- Independent noise monitoring in response to complaints, and a requirement for effective sound insulation to be installed and maintained.
- Confirmation that the ecological management conditions of planning permission HGY/2014/0053 are being complied with before any event licence is exercised.

Please include this objection in the papers for the Licensing Sub-Committee. I am willing to attend the hearing if that would assist the committee.

Yours faithfully,

John Blake

**From:** Clare Stent  
**Sent:** 31 May 2026 21:45  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** New River Leisure Centre - Objection to Premises Licence Application

Clare Stent

30th May 2026

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I am writing to formally object to the premises licence application submitted on behalf of the New River Leisure Centre on White Hart Lane, Wood Green.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I am cc'ing the Woodside Ward Councillors for their information.

I am objecting under the licensing objectives in relation to: the prevention of public nuisance, public safety and the protection of children from harm.

1. Prevention of Public Nuisance

The application requests permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a largely residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighbouring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition. This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;

- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins ecologically sensitive land including two contiguous SINC-designated sites forming a connected ecological corridor. The ecological significance of the area derives not only from the individual SINC designations, but from the functional connectivity between the adjoining habitats, which together support biodiversity movement and habitat resilience within an otherwise heavily urbanised area. Repeated high-intensity events may create cumulative impacts even where single events appear individually limited. Amplified music, low-frequency bass noise, floodlighting, crowd activity, litter and intensified footfall may adversely affect wildlife habitats and biodiversity value over time.

Residents regularly observe red kites (a protected species) and other birds in and around the adjoining SINC areas. It is unclear whether any ecological assessment has been undertaken regarding the impact of repeated large-scale events on these sensitive habitats.

Additionally, the New River Leisure Centre adjoins Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders (SINC status). Continued existing amplified music and event noise from the New River Leisure Centre already impacts the peaceful enjoyment of these allotments, which are crucial for recreation, gardening and mental wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;

- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

On an important, procedural note, local residents state that they were not properly notified of the application despite being directly affected by the Licensing proposal. Given the scale and potential impact of the application, it is clear that meaningful community consultation should have taken place. I would reiterate that our Ward Councillors were also unaware of these proposals.

Yours faithfully,

Clare Stent

**From:** tamsin arrowsmith-brown <>

**Sent:** 31 May 2026 22:17

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW

Dear Sir or Madam

I write to formally object to the application by New River Leisure Centre, White Hart Lane, N22 5QW for a premises license.

I live at the eastern end of Woodside Road and already experience noise and disruption from the centre, particularly during the summer months.

My reasons for objecting are as follows:

**Prevention of crime and disorder**

My concerns in this area are mostly related to increased traffic on the roads surrounding the complex. The proposal for events hosting up to 2000 people would result in a significant increase in car traffic in the area, accompanied by increase pressure on parking. White Hart Lane and Wolves Lane are, in my experience, already hot spots for speeding as frustrated car drivers who have been stuck in bottlenecks surrounding the LTN areas speed up as soon as they hit any clear road. We cross this road daily with our son to take him to and collect him from school and it can be an alarming experience already. I also cycle to work via this road and similarly experience poor and dangerous driving regularly. The increase in traffic that this license would create will only serve to make things worse and potentially cause significant harm.

### **Public Safety**

As described above, I am concerned that the local residents will be at risk from an increase in drivers on the road, especially those who are frustrated from sitting in inevitable traffic. There are very few pedestrian crossing provisions on what is becoming a busier and busier road, making it difficult for local residents to move about the neighbourhood already, let alone if the traffic increases.

Most of the neighbouring streets, including Woodside Road, are narrow and one way and already experience congestion, speeding and dangerous driving.

### **Prevention of Public Nuisance**

This for me is perhaps the primary concern. As a close neighbour to the centre, we already experience noise and disruption coming from the site. Some of this is related to sporting events and is short-lived and totally acceptable. What has not been acceptable however, is being able to hear amplified music and commentary from events held at the site recently. The noise has on several occasions been constant, from morning until late, and is audible in our gardens as well as our houses and can even sometimes be heard from Woodside Park. This prevents residents from being able to enjoy our houses and gardens, rest and recharge during weekends when there is an event at the centre due to the stress and aggravation caused by the noise pollution.

I can only assume that hosting events serving alcohol until late at night will result in inebriated event goers dropping litter and making noise as they head home. In particular Woodside Road could become a popular route to the bus stops on the High Road and people having loud, drunken conversations as they walk past our bedrooms would cause significant disruption and distress.

The proposed hours are excessive for a residential neighbourhood. I, and many of my neighbours, work from home regularly and daytime noise and disruption from amplified music and passing event goers would significantly impact mine and my family's life. The potential for disrupted evenings due to the hours proposed is also significant, I have a young son and a partner and we all struggle to sleep if there is too much noise disturbance.

There is an existing planning permission HGY/2014/0053 which includes a clear condition intended to protect neighbouring residents. Condition 14 states: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighboring residential premises due to noise generated from the premises." The current licence application, not to mention the current operation on the site, conflicts with that condition. Clearly audible, loud amplified speech and music from the New River site has become an unwelcome 'normal' part of summer on Woodside Road. Granting the licence as applied for would undermine the protections set out in the earlier planning permission which are already being ignored.

Related to the increase in traffic, there is likely to be a nuisance caused by increased parking on neighbouring streets. Parking on Woodside Rd for example is allowed except for between the hours of 11am and 1pm and so our streets would fill up with cars parked to visit the New River Centre events. Even an (no doubt unpopular for local residents, who value the current flexibility) increased restriction on parking is unlikely to solve the problem as restrictions locally tend to end at 6pm.

### **Preventing harm to children**

I think it is clear that the reasons outlined above all relate to children living locally. In particular those attending the school opposite the New River centre and the schools and nurseries on Woodside Park and Lordship Rec.

For the reasons described above I request that the licensing authority refuse the application in its entirety.

Please include this representation in the papers for the Licensing Sub Committee. I am happy to provide further feedback if needed/helpful.

Yours sincerely

Tamsin Arrowsmith-Brown

**From:** Saskia Goldman

**Sent:** 31 May 2026 23:22

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; [tammy1hymas@haringey.gov.uk](mailto:tammy1hymas@haringey.gov.uk)

**Subject:** Proposed New River Leisure Centre licensing application concerns

Dear Sir/Madam,

I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night - and to start amplified sound as early as 9:00 am - shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions - they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

Regards,

Saskia

**From:** William Onger

**Sent:** 31 May 2026 23:26

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>; Cllr Lucia das Neves

<[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; [tammy1hymas@haringey.gov.uk](mailto:tammy1hymas@haringey.gov.uk)

**Subject:** Licensing application concerns

Dear Sir/Madam,

I write as a tax-paying resident living at the eastern end of Woodside Road to object to the proposed licence application for the New River Leisure Centre. My primary concern is the significant noise pollution this venue will introduce to our doorstep, but also concerns of safety, nuisance and traffic/parking congestion.

This is a quiet, settled residential community where local adults work hard to pay their taxes and numerous young children live and play. The proposed operating hours completely disregard our right to a peaceful home environment.

1) The plan to allow live and recorded music late into the night - and to start amplified sound as early as 9:00 am - shows zero consideration for the neighbourhood. It is vital to recognise that local children and working adults do not just need sleep to function. They need peace and quiet during the day and evening to unwind, and enjoy their own homes.

Crucially, local school children need a calm, quiet environment to concentrate on their homework without distraction, while many adult residents work from home and require a quiet space to focus on their jobs.

Currently, the thumping bass from events at this site penetrates straight through our double-glazed windows. Increasing the hours of this disturbance will completely shatter residents' right to the quiet enjoyment of their own homes.

This severe noise nuisance directly violates the established rules meant to protect our community. Under the site's existing planning permission, HGY/2014/0053 (Condition 14), it is explicitly stated that no amplified speech or music from the centre should ever be audible inside neighbouring properties.

The operators are already failing to meet this requirement.

On top of this, recent on-site construction indicates plans to expand venue capacity. Given that the operators have already breached noise conditions - they cannot be trusted with extended hours.

Granting this licence would simply reward bad behaviour and strip away our legal protections.

Regards,

William

**From:** Tuan Thai

**Sent:** 31 May 2026 23:26

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Licensing Application Objection – New River Leisure Centre White Hart Lane, N22 5QW

**Dear Members of the Licensing Sub-Committee,**

**RE: Licensing Application Objection – New River Leisure Centre**

I am writing as a Haringey resident of over 15 years to formally lodge my strong objection to this application in its entirety. Over the past fifteen years, I have seen our community evolve, and I am deeply invested in its long-term viability and wellbeing. This proposal is fundamentally incompatible with the surrounding infrastructure and directly undermines all four licensing objectives.

The idea of introducing large-scale entertainment, amplified music, and alcohol sales to this specific location is flawed. Even with shorter hours, the baseline traffic, noise, and crowd density generated by this commercial pivot will create unsustainable pressure on our local area.

I urge the Sub-Committee to reject this application based on the following material considerations:

### **1. Severe Noise Nuisance and Past/Current Regulatory Non-Compliance**

- **Impact on Economic and Educational Productivity:** Operating hours from 9:00 AM until late into the night disregard the basic needs and rights of residents. In an era of flexible working, many local professionals rely on a quiet home environment to operate businesses and work remotely. Furthermore, local children require a calm environment to focus on their education.
- **Acoustic Penetration:** Current low-frequency bass from the site already penetrates local double-glazed windows, proving that the venue lacks the structural containment necessary for high-output audio.
- **Pre-Existing Breaches of Planning Controls:** Under the site's existing planning permission (**HGY/2014/0053, Condition 14**), no amplified speech or music from the centre should be audible inside neighbouring properties. The operators are already failing to meet this legal requirement.
- **Operational Unreliability:** Granting extended hours to an operator with a track record of non-compliance creates an unacceptable regulatory risk and sets a dangerous precedent.

### **2. Logistical Infrastructure and Public Safety Risks**

- **Inadequate Transport Infrastructure:** Woodside Road and the surrounding network consist of narrow, congested streets. They lack the capacity to absorb commercial event traffic, delivery logistics, and high patron turnover.
- **Absence of Risk Mitigation:** The applicant has failed to present a robust transport or parking management plan.
- **Public Safety Vulnerabilities:** Flooding these constrained residential arteries with event vehicles and intoxicated patrons creates acute safety hazards for pedestrians, particularly school children. It will also completely overwhelm local residential parking.

### 3. Misalignment with Asset Value and Community Wellbeing

- **Proximity to Sensitive Receptors:** The facility sits directly opposite a school and close to family homes, allotments, and green spaces. The resulting environmental disruption will also negatively impact local biodiversity and wildlife.
- **Devaluation of a Community Asset:** New River is a vital sports, health, and wellbeing facility. In a borough marked by pockets of significant deprivation and health inequalities, the Council's strategic focus must remain on expanding public health opportunities. Converting a wellness asset into a commercial entertainment venue is an counterproductive allocation of community resources.

### Conclusion

This application represents an inappropriate commercial overreach that threatens the safety, peace, and structural integrity of a settled residential neighbourhood. I respectfully urge the Licensing Sub-Committee to reject this application completely.

Please ensure this formal objection is included in the official papers for the Licensing Sub-Committee.

Sincerely,

Tuan Thai

**From:** Joan Kelly

**Sent:** 31 May 2026 23:43

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Premises Licence Objection

**Joan Kelly**

**Date:** 31 May 2026

**To:** Licensing Team, Haringey Council **Re:** Formal Representation regarding Premises Licence Application – New River Sport and Fitness Centre, White Hart Lane

Dear Licensing Authority,

I am writing to formally object to the premises licence application for the New River Sport and Fitness Centre. I have lived on Norfolk Avenue since 1996. While my street is not right on the venue's doorstep, it is well within the range of the noise.

I want to be clear that I am not against live events, and I completely understand that the council needs to generate income from its spaces. However, the sheer scale of bringing up to 2,000 people into a quiet residential area for events running late into the evening will severely impact the community.

My objection is based on the legal licensing objective of **The Prevention of Public Nuisance**.

If this goes ahead as planned, it will cause serious problems for local people in the following ways:

### **1. Noise Disruption Across All Hours**

Because this is an open-air sports field, there is nothing to stop the sound from travelling. Even from Norfolk Avenue, when loud music is playing, we can clearly hear the booming bass and the eruption of crowds.

This area is home to people working all kinds of shift patterns. Before I retired, I was a shift worker myself, and I know firsthand that shift workers sleep at all hours. Some must sleep throughout the day, while others have to go to bed very early in the evening for dawn shifts. Relentless noise from daytime events running late into the evening destroys their ability to rest. Furthermore, for local families, this noise heavily impacts the evenings when parents are trying to put children to bed and keep them asleep.

### **2. The Impact of a Huge Capacity**

The application seeks to accommodate up to 2,000 attendees. The local infrastructure simply cannot cope with the impact of such a massive capacity.

The venue does not have the parking to support thousands of people. Naturally, attendees will drive into the surrounding streets looking for spaces, blocking residential roads and causing frustrating traffic jams. When events finish, the dispersal of such a huge crowd onto quiet, dark residential streets will inevitably lead to people talking loudly, lingering in the area, and causing general disturbance late at night.

### **3. The Reality of Late Finish Times**

Even if events have a scheduled end time, the reality of managing large crowds means that dispersal and noise will run late into the night. Pushing a crowd of this magnitude out into a residential ward late on a Friday or over the weekend is deeply unfair to the people who actually live and sleep here. The local area does not have the transport setup to clear thousands of people quickly and quietly.

### **Conclusion**

I urge the Licensing Sub-Committee to recognise that this application, in its current form, is fundamentally incompatible with the surrounding residential area.

I am not offering compromises on how to manage an unmanageable situation. The local infrastructure cannot support 2,000 attendees, and the proposed operating hours show a complete disregard for the families and shift workers who live here.

I formally request that the committee reject the application in its current scale and scope. The council must prioritise its statutory duty to prevent public nuisance over the desire to commercialise a community sports field at the expense of its long-term residents.

Yours faithfully,

**Joan Kelly**

**From:** Dan Brearley  
**Sent:** 01 June 2026 12:13  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Re: Objection to New River Sports Centre planning application

Daniel Brearley

**From:** Dan Brearley <>  
**Sent:** 01 June 2026 11:55  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to New River Sports Centre planning application

Dear Sir or Madam,

I wish to submit a strong objection to the above premises licence application.

As a resident of Lyndhurst Road, near to the leisure centre, I am very concerned that the activities and hours proposed would have an unacceptable impact on the enjoyment of my home and on the wider residential area surrounding the site.

Although the leisure centre already hosts events from time to time, noise from those events can be heard from within my property. This gives me little confidence that the much broader permissions now being sought could operate without causing disturbance. The application proposes extensive hours for live music, recorded music, alcohol sales and late night refreshment. In a location surrounded by family homes- we have two very young children- these hours are excessive and risk creating ongoing nuisance for local residents.

The area around the leisure centre is not a commercial entertainment district but a residential neighbourhood where many people work from home and where families expect a reasonable level of peace and quiet, particularly during the evenings. Extended events, amplified music and increased numbers of visitors leaving the site late at night are likely to affect residents' ability to work, relax and sleep.

I am particularly concerned because residents were given a legitimate expectation, through the original planning process, that noise impacts would be carefully controlled. Planning permission HGY/2014/0053 contains the following condition:

“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises.”

That condition was clearly imposed to protect nearby homes from noise disturbance. The current licence application appears difficult to reconcile with that requirement, particularly given that noise from events can already be heard within neighbouring properties. Granting the licence in the form applied for would weaken protections that local residents have reasonably relied upon for many years.

In addition to noise concerns, I believe the application underestimates the impact on local roads. The surrounding streets are already subject to congestion and parking pressure, speeding and residents parking particularly is a nightmare already. Events attracting larger numbers of visitors, particularly where alcohol is available, are likely to increase vehicle movements, parking demand and late-evening activity. This will place additional strain on residential streets and may create safety concerns for pedestrians and other road users. I have seen no convincing evidence within the application that these issues will be adequately managed.

For these reasons, I believe the application conflicts with the licensing objectives of preventing public nuisance and promoting public safety, and I ask that the application be refused.

Should the Licensing Sub-Committee nevertheless decide to grant a licence, I would ask that significant safeguards are imposed, including:

- Compliance with the existing planning requirement that amplified speech and music must not be audible within neighbouring residential properties.
- Earlier terminal hours, with all licensable activities ending no later than 7pm on Fridays and Saturdays and 6pm on Sundays.
- A restriction preventing the sale of alcohol beyond 7pm
- Mandatory noise-management measures, including ongoing monitoring, effective sound insulation and independent assessment where complaints are received.
- A requirement for transport, parking and dispersal plans to be in place for events, including stewarding arrangements to minimise disruption to surrounding streets.
- Event-specific management plans and attendance limits for larger gatherings to ensure that impacts on residents can be properly controlled.

Please include this representation within the papers presented to the Licensing Sub-Committee. I would be willing to attend and address the Committee should a hearing be arranged.

Yours faithfully,

Dan

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**From:** Emily Brearley  
**Sent:** 01 June 2026 12:16  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Re: Objection to New River Sports Centre planning application

Emily Brearley

**From:** Emily Brearley <>  
**Sent:** 01 June 2026 11:59  
**To:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>; Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Objection to New River Sports Centre planning application

Dear Sir or Madam,

I wish to submit a formal objection to the above premises licence application.

As a resident of Lyndhurst Road, in close proximity to the leisure centre, I am deeply concerned that the activities and operating hours proposed within this application would have a significant and detrimental impact on the enjoyment of my home and on the wider residential community surrounding the site.

While the leisure centre already hosts occasional events, noise from these events can often be heard from within my property. This experience gives me little confidence that the considerably broader permissions now being sought could be exercised without causing disturbance to nearby residents. The application seeks extensive permissions for live music, recorded music, the sale of alcohol, and late-night refreshment over prolonged hours. In an area predominantly occupied by family homes—including my own, where we have two very young children—these proposed hours are excessive and create a real risk of ongoing nuisance.

The area surrounding the leisure centre is not a commercial entertainment district; it is a residential neighbourhood where many residents work from home and families reasonably expect a degree of peace and quiet, particularly during the evenings. Extended events,

amplified music, and increased numbers of visitors arriving and departing late at night are likely to adversely affect residents' ability to work, relax, and sleep.

I am particularly concerned because local residents were given a legitimate expectation, through the original planning process, that noise impacts would be carefully controlled. Planning permission HGY/2014/0053 includes the following condition:

“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises. To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises.”

This condition was clearly imposed to safeguard nearby residents from noise disturbance. The current licence application appears difficult to reconcile with this requirement, particularly given that noise from events can already be heard within neighbouring properties. Granting the licence in the form proposed would undermine protections upon which local residents have reasonably relied for many years.

In addition to concerns regarding noise, I believe the application significantly underestimates the impact on local roads and parking. The surrounding streets already experience congestion, parking pressures, speeding, and difficulties for residents attempting to park near their homes. Events attracting larger numbers of visitors, particularly where alcohol is available, are likely to increase vehicle movements, parking demand, and late-evening activity. This will place additional strain on residential streets and may create safety concerns for pedestrians and other road users. I have seen no convincing evidence within the application demonstrating how these issues will be effectively managed.

For these reasons, I believe the application conflicts with the licensing objectives of preventing public nuisance and promoting public safety, and I respectfully request that the application be refused.

Should the Licensing Sub-Committee nevertheless be minded to grant the licence, I request that substantial safeguards be imposed, including:

- Full compliance with the existing planning condition requiring that amplified speech and music must not be audible within neighbouring residential properties.
- Earlier terminal hours, with all licensable activities ending no later than 7:00 pm on Fridays and Saturdays, and 6:00 pm on Sundays.
- A restriction preventing the sale of alcohol beyond 7:00 pm.

- Robust noise-management measures, including continuous monitoring, effective sound insulation, and independent assessment where complaints are received.
- A requirement for transport, parking, and dispersal plans to be implemented for events, including appropriate stewarding arrangements to minimise disruption to surrounding streets.
- Event-specific management plans and attendance limits for larger gatherings to ensure that impacts on local residents are properly controlled.

Please include this representation within the papers presented to the Licensing Sub-Committee. I would be willing to attend and address the Committee should a hearing be arranged.

Yours faithfully,

Emily

Emily Brearley

**From:** Isabel C-E <>  
**Sent:** 01 June 2026 15:39  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>  
**Subject:** Objection to Premises Licence Application for New River Leisure Centre, White Hart Lane, N22 5QW

To: Licensing Team, London Borough of Haringey

Application: Premises licence for New River Leisure Centre (as advertised 05/05/2026)  
Representation deadline: 01 June 2026

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that the proposed activities and hours will cause significant loss of amenity and public nuisance to neighbouring residential properties.

I live very close to New River, on Maryland Road, and as such, am affected by the noise/disturbance when New River run events such as some of the events held there last summer. I have two young children and they were also affected (very negatively) by the noise, unable to settle and sleep until late in the evening.

The proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes and many young families. I work from home three days a week and cannot concentrate with excessive noise. I have two young children who are also affected by noise. The extended hours proposed, including late evening operation and late night refreshment, are inappropriate for this residential neighbourhood.

I am also concerned about the likely increase in traffic and parking demand generated by events and by the sale of alcohol. The adjoining roads are narrow and already experience congestion.

The licensing objectives most directly affected are the prevention of public nuisance and public safety. The proposed hours and licensable activities will increase noise nuisance, late night disturbance and the potential for disorder associated with late alcohol sales. For these reasons I request that the licensing authority refuse the application in its current form.

Isabel Cabeza-Erikson

**From:** Jessica Davis

**Sent:** 01 June 2026 16:13

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Objection to Application: Premises licence for New River Leisure Centre (advertised 05/05/2026)

Dear Sir or Madam

I am writing to formally object to the above premises licence application on the grounds that existing planning permission HGY/2014/0053 includes a clear condition directly in conflict with this application. Condition 14 states: **“At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.** To prevent loss of amenity to neighboring residential premises due to noise generated from the premises.” The current licence application conflicts with that condition because it permits amplified and recorded music at times when noise is already audible nearby.

Last year, several events were held at the site and the noise from the amplified music could be heard at my house on Cameron Close, N22 8EY approx 0.5 miles from the site. This is not acceptable and it is clear that the venue cannot create adequate control and meet the licensing objectives around prevention of public nuisance. Additionally, the proposed hours for live and recorded music and the supply of alcohol are excessive for a location surrounded by homes.

Please can my objection be added for consideration,

Kind Regards,

Jessica Davis

**From:** Maggi Machado

**Sent:** 09 June 2026 19:57

**To:** Daliah Barrett <[Daliah.Barrett@haringey.gov.uk](mailto:Daliah.Barrett@haringey.gov.uk)>

**Cc:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Re: Objection to Premises Licence Application for New River Leisure Centre

 [IMG\\_5906.MOV](#)

 [IMG\\_5895.MOV](#)

Hello

Yes, of course, apologies for the delay!

My address is N22 5HY and the videos I have are from August 17, 2025, taken between 7-8:30pm.

I have attached 2 more videos (they appear as Google Drive links) as well as screengrabs of all three videos where you can see the date and time stamp. The best way to prove my

location is in the linked video where I switched to filming from the front of my house and you can see it is clear!Ave (especially if you were to match it up with homes on Google Maps.)

Please let me know if I can help in any other way and sorry for the delay in response.

Maggi



Add a Caption



Add a Caption

Sunday • Aug 17, 2025 • 8:30 PM [Adjust](#)  
📁 IMG\_5910

Apple iPhone 13 Pro H.264

Wide Camera — 26 mm f1.5  
1080p • 1080 × 1920 • 40.3 MB

30 FPS | 00:21

[Add a location...](#)



Sunday • Aug 17, 2025 • 8:17 PM [Adjust](#)  
📁 IMG\_5906

Apple iPhone 13 Pro H.264

Wide Camera — 26 mm f1.5  
1080p • 1080 × 1920 • 38.5 MB

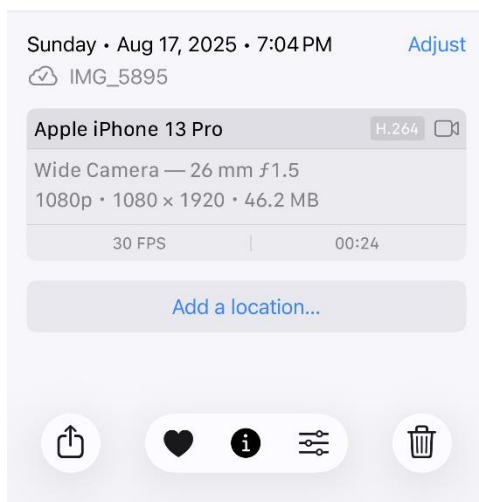
29.99 FPS | 00:20

[Add a location...](#)





Add a Caption



On Mon, Jun 8, 2026 at 4:38 PM Daliah Barrett <[Daliah.Barrett@haringey.gov.uk](mailto:Daliah.Barrett@haringey.gov.uk)> wrote:

Dear Ms Machado,

Please can you assist with this matter and provide the date and time of the recording so that the recording can be verified with the Centre. At the moment it just shows back gardens with some sound but there is nothing linking where the sound was emanating from.

Regards

Daliah Barrett

Licensing Team Leader

**From:** Daliah Barrett **On Behalf Of** Licensing

**Sent:** 01 June 2026 07:29

**To:** Maggi Machado <[maggimachado@gmail.com](mailto:maggimachado@gmail.com)>

**Subject:** RE: Objection to Premises Licence Application for New River Leisure Centre

Please provide your address to make this a valid representation.

Please also provide date of the recording.

Regards

Licensing Authority

**From:** Maggi Machado < >

**Sent:** 31 May 2026 21:37

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Cc:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>; Cllr Tammy Hymas1 <[Tammy1.Hymas@haringey.gov.uk](mailto:Tammy1.Hymas@haringey.gov.uk)>

**Subject:** Re: Objection to Premises Licence Application for New River Leisure Centre

Hello

I'd like to add some proof of how loud the sound system is for the residents of Woodside. Hopefully you can open the attached video but please let me know if you cannot. I also have more. They were filmed last summer during a 2-3 days festival at New River with amplified sound lasting for 8-10 straight hours. It was unbearable.

There's something clearly very wrong with the New River sound system, as the noise travels straight into the surrounding neighborhood, as if it was in our own gardens.

Not only should New River not be allowed to hold any additional events, their ability to hold the same kind of event with amplified sound that is in this video - which they have lined up again in their current schedule - should be taken away with immediate effect as they have already proven to be an extreme public nuisance.

Please deny their application.

Thanks again for your time

Maggi Machado

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organisations may be subject to recording and/or monitoring in accordance with relevant legislation.

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Mr Colin Edwards  
Abbey Design  
Canterbury Innovation Centre  
University Road  
Canterbury  
Kent  
CT2 7FG

**On behalf of**  
Mr Anthony Cawley  
Fusion Lifestyle  
4 Bickles Yard  
151-153 Bermondsey Street  
London  
SE1 3HA

Planning Application Reference No. **HGY/2014/0053**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)**

**NOTICE OF PLANNING PERMISSION**

Location: **New River Sports Centre White Hart Lane N22**

Proposal: **Alterations, extension and improvement to the existing grand stand, alterations, extension and improvements to the existing old pavilion, erection of an Air Dome structure (accommodating 4 No. tennis courts) resurfacing of the existing MUGA, new 5-a-side 3G pitch complex (accommodating 10 x 5-a-side 3G pitches), new 3G mini football pitch. Refurbishment of the existing 400m athletics track, new 3G pitch located on athletics track infield area, Introduction of a new 'Trim Trail' and boundary improvements**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 02/01/2014 and drawing numbers: 13.263.P01-P34, P35 C2, P36 C2, P37, E01, E03, B.4, C.1-.4, Planning, Design and Access Statement, ref. White Hart Lane Community Sports Project, Transport Assessment - ref. TC/615674/JIR, White Hart Lane Sports Flood Risk Assessment - ref. V3.0, Phase II Geo-environmental Assessment Report - ref. DMB/771450/R2, White Hart Lane Sports Centre Proposed Flighting Upgrade - ref SP1006\_1, Phase 1 Ecological Scoping Survey - ref 1026\_Rev B & Appendix A Rev A - Site plan with proposed mitigation

SEE SCHEDULE OF CONDITIONS ATTACHED

**19/03/2014**

**Emma Williamson**  
**Head of Development Management**  
**Planning Service**

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.

**HGY/2014/0053**

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 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. The development hereby permitted shall not be operated before 06:30 hours or after 22:30 hours Monday to Friday, before 07:00 hours or after 22:00 hours Saturdays, and before 07:00 hours or after 18:00 hours Sunday and Bank Holidays.

Reason: To facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

4. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the new tennis air dome, Old Pavilion extension and Grandstand extension have been submitted to, and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such approved detail and prior to the occupation of the development hereby approved.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

5. No development shall be commenced until full details of the all proposed internal lighting to be used in connection with the new tennis air dome, have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

6. Prior to commencement of works of the development hereby permitted, a plan showing the proposed landscaping scheme and boundary treatment shall be submitted to, and be approved in writing by the Local Planning Authority. The scheme shall include the following:

- i. Full details of plants and trees (common and Latin names, size and pot height; density or number, tree girth and method of growth i.e. container or open ground);
- ii. Maintenance schedule;
- iii. Full details of materials to be used on paved areas and other hard surfaces;
- iv. Suppliers or manufacturers;
- v. Guide to construction;

- vi. Paving/fencing/colours/finishes;
- vii. Location of lighting and details of lighting levels (wattage);
- viii. Any play equipment (specs, manufacturer, British or European Standard);
- ix. Any features or artworks; and
- x. All furniture

All planting, seeding or turfing shall be implemented in the first planting season following occupation of the buildings or the substantial completion of the development, whichever is the sooner.

Any plants or trees that die or are removed, damaged or diseased within a period of FIVE years from the substantial completion of the development shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent for a variation.

The approved landscaping scheme shall be constructed/installed prior to the occupation of the development to the satisfaction of the Local Planning Authority and shall be permanently maintained thereafter to the satisfaction of the Local Planning Authority

Reason: To ensure a satisfactory standard of external appearance of the development.

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Reason: To ensure the development is fit for purpose and sustainable

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Reason: To protect sports facilities from damage, loss or availability of use during construction

11. No development shall commence until a Method Statement detailing the remediation requirements, including a Discovery Strategy, an asbestos survey, and a Japanese knotweed survey taking into account shall be submitted to, and approved in writing by, the Local Planning Authority prior to that remediation and any works being carried out on site.

Upon completion of remediation a validation report to be submitted to the Local Planning Authority that provides verification that the required works have been carried out. The validation report shall be approved in writing by the Local Planning Authority before the development is occupied.

Reason: To ensure the development can be implemented and occupied with adequate regard for environmental and public safety.

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Reason: In the interest of residential amenity and public and highway safety.

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- a) Appointment of a travel plan co-coordinator for the development and must work in collaboration with the Facility Management Team to monitor the travel plan initiatives annually;
- b) Provision of welcome induction packs for new members containing public transport and cycling/walking information like available bus/rail/tube services, map and time-tables to all new members, travel pack to be approved by the Councils transportation planning team;
- c) Review of cycle parking provision annually as part of the travel plan and provide additional cycle parking facility if required; and
- d) A site management parking plan, the plan must include, details on the allocation and management of onsite car parking spaces in order to maximise use of public transport and management of the car parks on and event day, (games with more than 400 attendees)

Reason: To minimise the traffic impact generated by this development on the adjoining roads, and to promote travel by sustainable modes of transport

14. At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises.

To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises

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1. A description of the site including its flora, fauna, habitats and key features;
2. Aims and Objectives;
3. Prescription;
4. Work Plan; and
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Reason: The site is part of a Site of Importance for Nature conservation and as such its management comes with responsibilities to promote biodiversity in the area, and in order to demonstrate that the site is under active wildlife management an ecological management plan which would need to be produced and delivered.

16. The development hereby permitted shall not be commenced until a detailed surface water drainage scheme for the site, based on the agreed Flood Risk Assessment (FRA) contained in Colin Edwards email's dated 17/2/14, 18/2/14, 26/2/14 (2 emails) and 10/3/14 has been submitted to, and approved in writing by the Local Planning Authority. The drainage strategy shall include a restriction in run-off of a minimum of 54.8% and surface water storage on site as outlined in the FRA. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.

Reason To prevent the increased risk of flooding, to improve and protect water quality, and improve habitat and amenity.

INFORMATIVE: i) the Football Association design guidance note can be obtained on this link:

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INFORMATIVE: Waste Comments

There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Asbestos survey

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

MUGA pitches

The ground shall be trimmed and levelled using cut and filled as required. Any filling should be carried out in layers not exceeding 150mm thickness, and each layer should be compacted before the next is spread. A geotextile membrane shall be laid over the top of the levelled pitch area, beneath the MUGA pitch installation. Joints shall overlap by at least 300mm, as recommended by the Sport England CoP for MUGA's. Any drainage pipes to the MUGA pitches should be encased in a geotextile membrane for protection from elevated PAH.

INFORMATIVE:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

19/03/2014

**Emma Williamson**  
**Head of Development Management**  
**Planning Service**

**APPEALS TO THE SECRETARY OF STATE  
TOWN AND COUNTRY PLANNING ACT 1990**

Notes for guidance about appeal procedures in England.

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town & Country Planning Act 1990.
- If you want to appeal then you must do so within six months from the date of the local planning authority's decision against which you are appealing or if the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice you must appeal within 28 days of the date of this notice. If an enforcement notice is subsequently served then you have 28 days from the date of the enforcement notice or 6 months of this decision whichever period expires earlier, using a form which you can get from:-

The Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Tel: 0117 372 6372 Fax: 0117 372 8782

[www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

**Purchase Notices**

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Compensation**

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on an appeal or on reference of the application to him.
- These circumstances are set out in Parts IV and V and related provisions of the Town and Country Planning Act 1990.

Dear Licensing Team,

I wish to make a formal representation regarding the premises licence application submitted on behalf of New River Leisure Centre, White Hart Lane, London N22 5QW.

I object to the application on the grounds that the proposed activities are likely to undermine the following Licensing Act 2003 objectives:

- Prevention of Public Nuisance
- Prevention of Crime and Disorder
- Public Safety
- Protection of Children from Harm

My concerns are as follows:

### **Public Nuisance**

There is already significant noise disturbance associated with events and activities taking place at the premises. Existing use of PA systems, amplified music, announcements, and organised events has caused ongoing disruption to nearby residents. Noise from music and microphone systems can already be clearly heard from surrounding residential properties and public areas, particularly during evenings and weekends.

The proposed licence would formalise and potentially increase these disturbances by permitting live music, recorded music, late night refreshment, and the supply of alcohol across multiple days each week. The proposed hours, particularly for Friday and Saturday evenings, raise serious concerns regarding escalating noise nuisance and reduced quality of life for local residents.

In addition to amplified entertainment, there are concerns regarding:

- People gathering outside the venue before and after events
- Raised voices and anti-social behaviour as attendees leave
- Vehicle noise and congestion
- Littering and disturbance in surrounding streets

The application notice does not provide sufficient reassurance regarding effective noise mitigation, soundproofing, dispersal arrangements, or enforcement procedures.

### **Prevention of Crime and Disorder**

The addition of alcohol sales alongside entertainment events creates a foreseeable risk of increased anti-social behaviour, disorder, intoxication, and nuisance in the surrounding area. Given the existing level of disturbance from current activities, residents are concerned that the situation may worsen considerably if alcohol sales and licensed entertainment are expanded.

The application notice also lacks detail regarding:

- Security staffing
- CCTV arrangements
- Crowd management
- Event supervision
- Dispersal policies

### **Public Safety**

The application appears broad in scope and does not clearly explain how larger or louder events will be safely managed, particularly where alcohol is involved. Residents require reassurance regarding occupancy limits, emergency access, stewarding, and control of external areas.

### **Protection of Children from Harm**

As this is a leisure facility used by families and young people, there are concerns regarding the impact of alcohol-related events and evening entertainment on children attending activities at or near the venue. The application notice does not adequately explain what safeguarding measures will be in place.

### **Requested Considerations**

I respectfully ask the Licensing Authority to either refuse the application or impose strict conditions including:

- Reduced operating hours
- Strict limits on amplified music and PA system volume
- No external speakers or outdoor amplified sound
- Independent noise monitoring
- A detailed dispersal policy
- Enhanced security and CCTV requirements
- Restrictions on alcohol sales
- Clear safeguarding and Challenge 25 policies

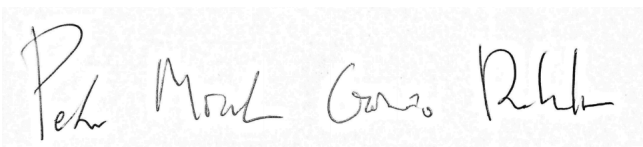
Given the existing history of disturbance associated with events at this venue, residents' concerns should be given significant weight when considering this application.

Please confirm receipt of this representation and include it within the papers presented to the Licensing Sub-Committee.

Yours faithfully,

Pedro Miguel Garvao Roberto

XXXXXXXXXXXXXXXXXXXX, London N22 XXX



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Yours faithfully,  
Mrs Monjusha Arvind Kenkare

XXXXXXXXXXXXX  
Wood Green  
London N22 XXX

Mr Colin Edwards  
Abbey Design  
Canterbury Innovation Centre  
University Road  
Canterbury  
Kent  
CT2 7FG

**On behalf of**  
Mr Anthony Cawley  
Fusion Lifestyle  
4 Bickles Yard  
151-153 Bermondsey Street  
London  
SE1 3HA

Planning Application Reference No. **HGY/2014/0053**

**TOWN AND COUNTRY PLANNING ACT 1990**  
**TOWN AND COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1995 (AS AMENDED)**

**NOTICE OF PLANNING PERMISSION**

Location: **New River Sports Centre White Hart Lane N22**

Proposal: **Alterations, extension and improvement to the existing grand stand, alterations, extension and improvements to the existing old pavilion, erection of an Air Dome structure (accommodating 4 No. tennis courts) resurfacing of the existing MUGA, new 5-a-side 3G pitch complex (accommodating 10 x 5-a-side 3G pitches), new 3G mini football pitch. Refurbishment of the existing 400m athletics track, new 3G pitch located on athletics track infield area, Introduction of a new 'Trim Trail' and boundary improvements**

In pursuance of their powers under the above Act, the London Borough of Haringey as Local Planning Authority hereby **PERMIT** the above development in accordance with the application dated 02/01/2014 and drawing numbers: 13.263.P01-P34, P35 C2, P36 C2, P37, E01, E03, B.4, C.1-.4, Planning, Design and Access Statement, ref. White Hart Lane Community Sports Project, Transport Assessment - ref. TC/615674/JIR, White Hart Lane Sports Flood Risk Assessment - ref. V3.0, Phase II Geo-environmental Assessment Report - ref. DMB/771450/R2, White Hart Lane Sports Centre Proposed Flighting Upgrade - ref SP1006\_1, Phase 1 Ecological Scoping Survey - ref 1026\_Rev B & Appendix A Rev A - Site plan with proposed mitigation

SEE SCHEDULE OF CONDITIONS ATTACHED

**19/03/2014**

**Emma Williamson**  
**Head of Development Management**  
**Planning Service**

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.

**HGY/2014/0053**

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 3 years from the date of this permission, failing which the permission shall be of no effect.

Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.

2. The development hereby authorised shall be carried out in accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.

Reason: In order to avoid doubt and in the interests of good planning.

3. The development hereby permitted shall not be operated before 06:30 hours or after 22:30 hours Monday to Friday, before 07:00 hours or after 22:00 hours Saturdays, and before 07:00 hours or after 18:00 hours Sunday and Bank Holidays.

Reason: To facilitate the beneficial use of the premises whilst ensuring that the amenities of adjacent residential properties are not diminished.

4. Notwithstanding the description of the materials in the application, no development shall be commenced until precise details of the materials to be used in connection with the new tennis air dome, Old Pavilion extension and Grandstand extension have been submitted to, and approved in writing by the Local Planning Authority and thereafter implemented in accordance with such approved detail and prior to the occupation of the development hereby approved.

Reason: In order to retain control over the external appearance of the development in the interest of the visual amenity of the area.

5. No development shall be commenced until full details of the all proposed internal lighting to be used in connection with the new tennis air dome, have been submitted to and approved in writing by the Local Planning Authority. Details shall include appearance and technical details and specifications, intensity, orientation and screening of lamps, siting and the means of construction and layout of cabling. The approved scheme is to be fully completed and shall be permanently maintained thereafter.

Reason: In the interest of design quality, residential amenity and public and highway safety.

6. Prior to commencement of works of the development hereby permitted, a plan showing the proposed landscaping scheme and boundary treatment shall be submitted to, and be approved in writing by the Local Planning Authority. The scheme shall include the following:

- i. Full details of plants and trees (common and Latin names, size and pot height; density or number, tree girth and method of growth i.e. container or open ground);
- ii. Maintenance schedule;
- iii. Full details of materials to be used on paved areas and other hard surfaces;
- iv. Suppliers or manufacturers;
- v. Guide to construction;

- vi. Paving/fencing/colours/finishes;
- vii. Location of lighting and details of lighting levels (wattage);
- viii. Any play equipment (specs, manufacturer, British or European Standard);
- ix. Any features or artworks; and
- x. All furniture

All planting, seeding or turfing shall be implemented in the first planting season following occupation of the buildings or the substantial completion of the development, whichever is the sooner.

Any plants or trees that die or are removed, damaged or diseased within a period of FIVE years from the substantial completion of the development shall be replaced to the satisfaction of the Local Planning Authority in the next planting season with others of a similar size and species, unless the Local Planning Authority gives written consent for a variation.

The approved landscaping scheme shall be constructed/installed prior to the occupation of the development to the satisfaction of the Local Planning Authority and shall be permanently maintained thereafter to the satisfaction of the Local Planning Authority

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7. The resurfaced artificial grass pitch hereby permitted shall not be constructed other than substantially in accordance with The Football Association Guide to 3G football turf pitch design principles and layouts, Edition 1 dated 2013, before it is brought into use.

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There are public sewers crossing or close to your development. In order to protect public sewers and to ensure that Thames Water can gain access to those sewers for future repair and maintenance, approval should be sought from Thames Water where the erection of a building or an extension to a building or underpinning work would be over the line of, or would come within 3 metres of, a public sewer. Thames Water will usually refuse such approval in respect of the construction of new buildings, but approval may be granted in some cases for extensions to existing buildings. The applicant is advised to contact Thames Water Developer Services on 0845 850 2777 to discuss the options available at this site.

Surface Water Drainage

With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of groundwater. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.

INFORMATIVE: Asbestos survey

Prior to demolition of existing buildings, an asbestos survey should be carried out to identify the location and type of asbestos containing materials. Any asbestos containing materials must be removed and disposed of in accordance with the correct procedure prior to any demolition or construction works carried out.

## MUGA pitches

The ground shall be trimmed and levelled using cut and filled as required. Any filling should be carried out in layers not exceeding 150mm thickness, and each layer should be compacted before the next is spread. A geotextile membrane shall be laid over the top of the levelled pitch area, beneath the MUGA pitch installation. Joints shall overlap by at least 300mm, as recommended by the Sport England CoP for MUGA's. Any drainage pipes to the MUGA pitches should be encased in a geotextile membrane for protection from elevated PAH.

### INFORMATIVE:

In order to discharge the surface water condition, the following information must be provided based on the agreed drainage strategy:

- a) A clearly labelled drainage layout plan showing pipe networks and any attenuation areas or storage locations. This plan should show any pipe 'node numbers' that have been referred to in network calculations and it should also show invert and cover levels of manholes.
- b) Confirmation of the critical storm duration.
- c) Where infiltration forms part of the proposed stormwater system such as infiltration trenches and soakaways, soakage test results and test locations are to be submitted in accordance with BRE digest 365.
- d) Where on site attenuation is achieved through ponds, swales, geocellular storage or other similar methods, calculations showing the volume of these are also required.
- e) Where an outfall discharge control device is to be used such as a hydrobrake or twin orifice, this should be shown on the plan with the rate of discharge stated.
- f) Calculations should demonstrate how the system operates during a 1 in 100 chance in any year critical duration storm event, including an allowance for climate change in line with the National Planning Policy Framework Technical Guidance. If overland flooding occurs in this event, a plan should also be submitted detailing the location of overland flow paths and the extent and depth of ponding.

19/03/2014

**Emma Williamson**  
**Head of Development Management**  
**Planning Service**

**APPEALS TO THE SECRETARY OF STATE  
TOWN AND COUNTRY PLANNING ACT 1990**

Notes for guidance about appeal procedures in England.

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State for the Environment under Section 78 of the Town & Country Planning Act 1990.
- If you want to appeal then you must do so within six months from the date of the local planning authority's decision against which you are appealing or if the decision relates to the same or substantially the same land and development as is already the subject of an enforcement notice you must appeal within 28 days of the date of this notice. If an enforcement notice is subsequently served then you have 28 days from the date of the enforcement notice or 6 months of this decision whichever period expires earlier, using a form which you can get from:-

The Planning Inspectorate  
Temple Quay House  
2 The Square  
Temple Quay  
Bristol  
BS1 6PN

Tel: 0117 372 6372 Fax: 0117 372 8782

[www.planning-inspectorate.gov.uk](http://www.planning-inspectorate.gov.uk)

- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the provision of the development order and to any directions given under the order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based its decision on a direction given by him.

**Purchase Notices**

- If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the London Borough Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

### **Compensation**

- In certain circumstances compensation may be claimed from the local planning authority if permission is refused or granted subject to conditions by the Secretary of State on an appeal or on reference of the application to him.
- These circumstances are set out in Parts IV and V and related provisions of the Town and Country Planning Act 1990.

Dear Licensing Team,

I wish to make a formal representation regarding the premises licence application submitted on behalf of New River Leisure Centre, White Hart Lane, London N22 5QW.

I object to the application on the grounds that the proposed activities are likely to undermine the following Licensing Act 2003 objectives:

- Prevention of Public Nuisance
- Prevention of Crime and Disorder
- Public Safety
- Protection of Children from Harm

My concerns are as follows:

### **Public Nuisance**

There is already significant noise disturbance associated with events and activities taking place at the premises. Existing use of PA systems, amplified music, announcements, and organised events has caused ongoing disruption to nearby residents. Noise from music and microphone systems can already be clearly heard from surrounding residential properties and public areas, particularly during evenings and weekends.

The proposed licence would formalise and potentially increase these disturbances by permitting live music, recorded music, late night refreshment, and the supply of alcohol across multiple days each week. The proposed hours, particularly for Friday and Saturday evenings, raise serious concerns regarding escalating noise nuisance and reduced quality of life for local residents.

In addition to amplified entertainment, there are concerns regarding:

- People gathering outside the venue before and after events
- Raised voices and anti-social behaviour as attendees leave
- Vehicle noise and congestion
- Littering and disturbance in surrounding streets

The application notice does not provide sufficient reassurance regarding effective noise mitigation, soundproofing, dispersal arrangements, or enforcement procedures.

### **Prevention of Crime and Disorder**

The addition of alcohol sales alongside entertainment events creates a foreseeable risk of increased anti-social behaviour, disorder, intoxication, and nuisance in the surrounding area. Given the existing level of disturbance from current activities, residents are concerned that the situation may worsen considerably if alcohol sales and licensed entertainment are expanded.

The application notice also lacks detail regarding:

- Security staffing
- CCTV arrangements
- Crowd management
- Event supervision
- Dispersal policies

### **Public Safety**

The application appears broad in scope and does not clearly explain how larger or louder events will be safely managed, particularly where alcohol is involved. Residents require reassurance regarding occupancy limits, emergency access, stewarding, and control of external areas.

### **Protection of Children from Harm**

As this is a leisure facility used by families and young people, there are concerns regarding the impact of alcohol-related events and evening entertainment on children attending activities at or near the venue. The application notice does not adequately explain what safeguarding measures will be in place.

### **Requested Considerations**

I respectfully ask the Licensing Authority to either refuse the application or impose strict conditions including:

- Reduced operating hours
- Strict limits on amplified music and PA system volume
- No external speakers or outdoor amplified sound
- Independent noise monitoring
- A detailed dispersal policy
- Enhanced security and CCTV requirements
- Restrictions on alcohol sales
- Clear safeguarding and Challenge 25 policies

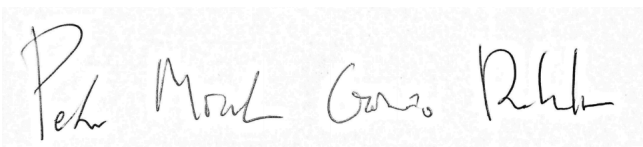
Given the existing history of disturbance associated with events at this venue, residents' concerns should be given significant weight when considering this application.

Please confirm receipt of this representation and include it within the papers presented to the Licensing Sub-Committee.

Yours faithfully,

Pedro Miguel Garvao Roberto

XXXXXXXXXXXXXXXXXXXX, London N22 XXX



Sean Legassick  
XXXXXXXXXXXX  
Haringey London  
N22 XXX

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;

- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;

- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

### 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

### 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;

- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours,

Sean Legassick

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Alison Bollers  
xxxxxxxxxxxxxxxxxx  
Wood Green  
N22 xxx

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Maryland Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
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1. Prevention of Public Nuisance

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- live music;
- recorded music;
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This demonstrates that the existing controls are already failing in practice.

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The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

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In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
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The application notice provides no detail regarding:

- acoustic insulation;
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- mitigation of noise from patrons entering and leaving events.

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## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

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- transport assessment;
- parking strategy;
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Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

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At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
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- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

 Alison Bollers

Giuseppe Lama  
XXXXXXXXXXXXX  
LONDON  
N22 XXX

To: [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Cc: [lucia.dasneves@haringey.gov.uk](mailto:lucia.dasneves@haringey.gov.uk); [tammy1.hymas@haringey.gov.uk](mailto:tammy1.hymas@haringey.gov.uk)

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Lyndhurst Road to formally object to the premises licence application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee. I also copy the Woodside Ward Councillors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety;
- the protection of children from harm.
- 

#### **1. Prevention of Public Nuisance**

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales;

- regulated entertainment events -

over extended hours throughout the week within a predominantly residential area.

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In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

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The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

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noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## **2. Public Safety**

The application also raises significant public safety concerns.

Lyndhurst Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

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Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behaviour risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

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Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### **CONCLUSION:**

For the reasons set out above, I respectfully request that the Licensing Sub-Committee **refuse this application.**

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

Giuseppe Lama

This page is intentionally left blank

Lynn Eastman

XXXXXXXXXX, N22 XXX

29<sup>th</sup> May 2026

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of XXXXXXXXXXXXX, N22 to formally object to the premises license application submitted on behalf of the New River Leisure Centre.

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Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

- full compliance with existing planning conditions;
- effective acoustic containment;
- enforceable mitigation measures; and
- a credible management plan capable of preventing nuisance.

The application notice provides no detail regarding:

- acoustic insulation;
- independent noise assessments;
- sound limiting equipment;
- crowd management;
- dispersal arrangements;
- monitoring procedures; or
- mitigation of noise from patrons entering and leaving events.

There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified

music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

Condition 13 of planning permission HGY/2014/0053 required the submission of a Travel Plan and management arrangements for event-day parking in order to minimise traffic impacts and protect local amenity.

However, the current licence application appears to provide no meaningful:

- transport assessment;
- parking strategy;
- dispersal plan;
- stewarding arrangements; or
- traffic management proposals.

This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

## 3. Protection of Children from Harm

The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behavior risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

## 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

Lynn Eastman

Dear Licensing Team,

I wish to make a formal representation regarding the premises licence application submitted on behalf of New River Leisure Centre, White Hart Lane, London N22 5QW.

I object to the application on the grounds that the proposed activities are likely to undermine the following Licensing Act 2003 objectives:

- Prevention of Public Nuisance
- Prevention of Crime and Disorder
- Public Safety
- Protection of Children from Harm

My concerns are as follows:

### **Public Nuisance**

There is already significant noise disturbance associated with events and activities taking place at the premises. Existing use of PA systems, amplified music, announcements, and organised events has caused ongoing disruption to nearby residents. Noise from music and microphone systems can already be clearly heard from surrounding residential properties and public areas, particularly during evenings and weekends.

The proposed licence would formalise and potentially increase these disturbances by permitting live music, recorded music, late night refreshment, and the supply of alcohol across multiple days each week. The proposed hours, particularly for Friday and Saturday evenings, raise serious concerns regarding escalating noise nuisance and reduced quality of life for local residents.

In addition to amplified entertainment, there are concerns regarding:

- People gathering outside the venue before and after events
- Raised voices and anti-social behaviour as attendees leave
- Vehicle noise and congestion
- Littering and disturbance in surrounding streets

The application notice does not provide sufficient reassurance regarding effective noise mitigation, soundproofing, dispersal arrangements, or enforcement procedures.

### **Prevention of Crime and Disorder**

The addition of alcohol sales alongside entertainment events creates a foreseeable risk of increased anti-social behaviour, disorder, intoxication, and nuisance in the surrounding area. Given the existing level of disturbance from current activities, residents are concerned that the situation may worsen considerably if alcohol sales and licensed entertainment are expanded.

The application notice also lacks detail regarding:

- Security staffing

- CCTV arrangements
- Crowd management
- Event supervision
- Dispersal policies

**Public Safety**

The application appears broad in scope and does not clearly explain how larger or louder events will be safely managed, particularly where alcohol is involved. Residents require reassurance regarding occupancy limits, emergency access, stewarding, and control of external areas.

**Protection of Children from Harm**

As this is a leisure facility used by families and young people, there are concerns regarding the impact of alcohol-related events and evening entertainment on children attending activities at or near the venue. The application notice does not adequately explain what safeguarding measures will be in place.

**Requested Considerations**

I respectfully ask the Licensing Authority to either refuse the application or impose strict conditions including:

- Reduced operating hours
- Strict limits on amplified music and PA system volume
- No external speakers or outdoor amplified sound
- Independent noise monitoring
- A detailed dispersal policy
- Enhanced security and CCTV requirements
- Restrictions on alcohol sales
- Clear safeguarding and Challenge 25 policies

Given the existing history of disturbance associated with events at this venue, residents' concerns should be given significant weight when considering this application.

Please confirm receipt of this representation and include it within the papers presented to the Licensing Sub-Committee.

Yours faithfully,  
Mrs Monjusha Arvind Kenkare

XXXXXXXXXXXXX  
Wood Green  
London N22 XXX

Mark Watson

XXXXXXXXXX, N22 XXX

28<sup>th</sup> May 2026

Dear Sir/Madam,

**RE: Objection to Premises Licence Application – New River Leisure Centre, White Hart Lane, N22 5QW**

I write as a resident of Lyndhurst Road, N22 to formally object to the premises license application submitted on behalf of the New River Leisure Centre.

I request that this representation be included in full within the papers presented to the Licensing Sub-Committee.

I also copy the Woodside Ward Councilors for their awareness.

My objection is made principally under the licensing objectives relating to:

- the prevention of public nuisance;
- public safety; and
- the protection of children from harm.

1. Prevention of Public Nuisance

The application seeks permission for:

- live music;
- recorded music;
- alcohol sales; and
- regulated entertainment events

over extended hours throughout the week within a predominantly residential area.

Residents in surrounding streets already experience significant disturbance from activities taking place at the site. Amplified bass music and amplified public address is frequently audible all day and into the evening within nearby homes, surrounding residential streets, and neighboring allotments, including through closed double-glazed windows.

This is therefore not a speculative concern regarding possible future nuisance. Existing activities are already causing material disturbance to neighbouring residents. Haringey Noise Prevention officers have already been notified of disturbance on a number of occasions. Recently, on a weekend, a report was made to local police of unacceptable noise levels from the New River Leisure Centre (music and public address).

Of particular importance is the existing planning permission relating to the site under reference HGY/2014/0053.

Condition 14 of that permission states unequivocally: "At no time shall any amplified speech or music generated from the site be audible within the adjoining residential premises."

The reason given for that condition is: "To prevent loss of amenity to neighbouring residential premises due to noise generated from the premises."

Residents' direct experience indicates that amplified music and public address from the site is already audible within surrounding residential streets and neighbouring homes despite this condition.

This demonstrates that the existing controls are already failing in practice.

The current application proposes amplified recorded music on a daily basis together with regulated entertainment events and alcohol sales for events accommodating up to 2,000 attendees. Given the scale of the proposed activities, it is inevitable that noise nuisance, patron dispersal noise, traffic movements and general disturbance would increase substantially beyond existing levels.

The site is surrounded by established residential streets and family housing. It is not located within a commercial entertainment district or town centre environment where such impacts might ordinarily be expected. The proposed intensification of entertainment use is therefore fundamentally incompatible with the residential character of the surrounding area.

The proposal to permit recorded music from 09:00 onwards, together with live music events and alcohol sales into the evening, would significantly undermine residents' reasonable enjoyment of their homes. Many local residents work from home, while children require a quiet environment for study, rest and normal family life.

In those circumstances, it would be inappropriate to grant an expanded premises licence permitting additional regulated entertainment and alcohol-related activities without first demonstrating:

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There also appears to be a clear inconsistency between the proposed licensing activities and the original planning framework for the site, which imposed strict controls specifically to protect neighbouring residential amenity.

The cumulative impact of amplified music, alcohol consumption, patron dispersal, vehicle activity and outdoor congregation would create substantial and ongoing disturbance for surrounding residents.

The site also directly adjoins local allotments Chitts Hill Allotments & Garden Society, used by approximately 300 plot holders and has been granted the status of a Site of Importance for Nature Conservation (SINC). Existing amplified

music and event noise already impacts the peaceful enjoyment of these allotments, which are used daily by residents for recreation, gardening and wellbeing.

The proposed intensification of amplified music and large-scale entertainment events would significantly worsen this disturbance and undermine the ability of allotment users to tend their plots in a quiet environment.

There are also concerns regarding the impact of increased noise pollution and intensified activity on local wildlife associated with the SINC. Plot holders have regularly observed protected species such as red kites within and around the allotment area. Increased amplified noise and large crowd events have the potential to disturb and deter wildlife from the area, further harming the environmental amenity and ecological character of this part of the borough.

## 2. Public Safety

The application also raises significant public safety concerns.

Woodside Road and the surrounding residential streets are narrow, heavily parked and already subject to congestion and difficult vehicle access. The local road network is unsuitable for intensified event-related traffic associated with licensed entertainment activities on the scale proposed.

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- parking strategy;
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This omission is particularly concerning given the number of children and families regularly using surrounding streets, including children travelling to and from local schools and recreational facilities. Riverside School, White Hart Lane is located opposite the New River Leisure Centre and clearly would suffer massive disruption to learning due to amplified music during school hours.

Additional traffic, taxis, visitor parking and patrons leaving licensed events would materially worsen road safety conditions and increase risks to pedestrians.

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The intensification of amplified entertainment and alcohol-related activities within close proximity to family housing also raises concerns regarding the protection of children from harm.

Children living nearby should not be subjected to repeated late-day and evening disturbance, anti-social behavior risks associated with alcohol consumption, or unsafe traffic conditions generated by entertainment events operating within a residential neighbourhood.

## 4. Concerns Regarding Consultation and Community Engagement

I am additionally concerned by the apparent lack of meaningful engagement with local residents and ward councillors prior to this application being submitted.

I understand from a local ward councillor that councillors would ordinarily be informed of proposals of this nature so they can engage with residents and identify local concerns. However, councillors were reportedly unaware of this proposal until after notices had been displayed.

Residents also note that the licensing notice was displayed during the local election period. While I appreciate that this may not itself determine the application, it contributes to a wider concern that the residential impacts of the proposal have not been properly considered or openly discussed with the local community.

#### Conclusion

For the reasons set out above, I respectfully request that the Licensing Sub-Committee refuse this application.

The applicant has failed to demonstrate that the proposed activities can operate without causing unacceptable public nuisance and adverse impacts on public safety and neighbouring residential amenity.

At a minimum, no extension or intensification of licensed activity should be considered unless and until:

- existing planning conditions are demonstrably complied with;
- an independent acoustic assessment is provided;
- comprehensive enforceable noise mitigation measures are independently verified;
- a transport and dispersal strategy is submitted; and
- meaningful consultation with local residents has taken place.

Yours faithfully,

Mark Watson

**From:** Cllr Mike Hodges  
**Sent:** 01 June 2026 00:25  
**To:** Nazyer Choudhury <[Nazyer.Choudhury@haringey.gov.uk](mailto:Nazyer.Choudhury@haringey.gov.uk)>  
**Cc:** 'licensing@haringey.go.uk' <[licensing@haringey.go.uk](mailto:licensing@haringey.go.uk)>; Cllr Marie Kristensen < >  
**Subject:** Entertainment Licence New River Sports Centre

Dear Nazyer,

I would like to object to the above venue being granted a licence for outdoor musical entertainment.

At a music event last summer, the sound travelled as far as Paisley Road, disrupting residents enjoyment of their gardens and causing them to retreat inside to avoid the noise.

The stadium is a sports venue and whilst the sound of the tannoys for sports events can be heard for some distance, sustained loud music is of a different order.

Centres will understandably want to maximise their income. This could be done through inside events such as weddings or meetings where the sound is contained within the building. The applicant wants to have the ability to hold events spanning three afternoons and evenings.

I believe in 2014 when planning was granted to refurbish the sports centre, it was stipulated that no sound should be heard outside the grounds of the sports centre. It would appear that last summer's event was in breach of this. I ask that any licence granted would continue to have this stipulation.

Thank you for your consideration.

Mike Hodges

Councillor White Hart Lane Ward.

**From:** Cllr Lucia das Neves <[Lucia.Dasneves@haringey.gov.uk](mailto:Lucia.Dasneves@haringey.gov.uk)>  
**Sent:** 29 May 2026 07:20  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Licensing application: New River Sports

Dear Licensing Team

Re: New River Sports application

I am writing as to object to this Licensing application in my capacity as the ward councillor for Woodside Ward, representing the interests of residents in my ward.

Before I address the licensing issues directly, I would like to say how disappointed I am that the Council did not engage with local councillors or local residents before submitting this application, as I would have said this was good practice and certainly something the Council has done in other areas/for other projects.

I would also add that the advertised notice had the date of 5 May 2026, two days before the local election. In the middle of the pre-election period, which is usually a business as usual only kind of time in Council work, this would have made it very difficult for local politicians to engage with the proposal. I find the timing highly unusual.

My objections are as follows

### **Prevention of crime and disorder**

The venue is already plagued by crime - The Council Leisure team told me in writing they had to erect ugly temporary fencing around the site recently to prevent people entering in the evening and threatening staff/using facilities illegally.

How will they manage crime and safety with many hundreds of people at the venue? It is unclear what plans they have in place to manage security and indeed whether this would be appropriate for a highly residential area opposite two schools and a nursery. Adding in alcohol into the mix seems to have further potential issues relating to disorder. Locally residents complain of lots of ASB relating to street drinking and urinating - on the high road for example, in local parks and on the streets.

## **Public safety**

White Hart Lane is already a high traffic and congested area. We have had several serious accidents around the junction of White Hart Lane and the High Rd N22, the Haringey highways team has acknowledged that this area is a problem and have been drawing up plans to improve matters. This New River spot has only one small and not so frequent bus service. It seems likely cars will be a significant mode of accessing very large events at this location. What will the increase in traffic due for road safety and public safety? This is likely to increase safety issues for pedestrians and young people accessing after school and evening activities and the local park. It's not clear how this will be managed.

We already have a documented request for better road safety at White Hart Rec - when I met with the Chief Executive of the Council for a walkabout we talked about better road crossing to access the Rec. We will be increasing traffic significantly on a road that already sees heavy traffic driving sometimes at speed. Local road complain of the same.

It is clear that 2,000 people arriving at this location will put a huge pressure on the road itself and others. The car park has no where near enough capacity to accommodate these vehicles. This suggests Taxis will be also a key method of arrival and departure, especially since alcohol will be permitted at the venue.

How will they manage crime and safety with many hundreds of people at the venue? Have they consulted police? This is a highly residential area, with community facilities and green spaces. The impact will be huge.

## **Prevention of public nuisance**

Residents report the venue has already been contravening the original planning permission for the site, with events with amplified music, this further proposal will only increase the noise in a highly residential area. People need rest and recuperation in their homes - not frequent loud noise late into the night. New River is also near some large housing estates where people do not have their own outside space - they'll be relying on local green space to rest and live out their right to family life and to recuperate from work. How will they do so with loud music and 100s of people movements in their local area potentially on weekday evenings and weekends? Local residents already report hearing the noise of activity at the venue currently in roads like Woodside rd N22, Maryland rd N22 These and beyond.

The sheer idea of moving 2,000 people around the area - I've highlighted the traffic safety issues above - but just the practicality and nuisance of it. Could an event be held on the same day as a Tottenham match day? The nuisance and disruption on White Hart Lane an in wood green centre is great, coupled with events at Ally Pally already. But New River is a

sports space - not a big venue designed to manage these matters. They are already having trouble managing crime at the venue when it's just a simple sports centre.

The pressure on our local community is already great, sandwiched between Spurs and Ally Pally, that were created to sustain large events. New River was not. And since it's unclear what frequency would be, but the aim is to make money, what's to stop it being very frequent?

For events of this scale, people arriving and leaving will make noise, disrupt local activity. For example, there are no public toilets between the venue and say Wood Green tube station, so when attendees leave, we are likely to see what happens in Wood Green now en route to Ally Pally - people using the street and local gardens!

Environmentally, there will be light and noise pollution from running evening events, affecting the peaceful and calm environs - which boasts the Wolves Lane Centre and local allotments - local green areas of value and that provide respite for local people. These are areas of nature conservation too. Noise and light pollution will dramatically alter those spaces, taking away from their environmental and wellbeing benefits.

### **Protection of children from harm**

New River is opposite a secondary school, a special school and a nursery. If we have week day evening events there - serving alcohol, when you people might be engaged in after school activity, it could increase their exposure to harmful drinking and encourage it? And is it right to have this kind of an event so near young children? Is this appropriate?

Parents and the community want to feel children are safe. Coupled with this, the Council Leisure team knows that Mulberry Academy are wanting to work on funding applications to bring the sports field next to the school (and opposite New River) back into use - it currently has a drainage problem - and they approached me as councillor and the Council for support. Their ideas included use for sport into the evening - which they Council said would help, as we have shortage of certain types of pitch for groups running sports in the borough. How will having loud events with alcohol and hundreds of people moving around impact this potential use and the schools' plan?

In summary:

Overall, I feel these plans have not been well thought through and have not engaged local people. I've had nearly 50 complaints about the plan to date in my inbox - all from local people. This reflects the local strength of feeling and concern. The fact that we have not seen a plan - do not know how it could work, means we cannot understand the centre's vision. We just have the basic licensing application to go on. And I feel there significant

planning implications here about changing the use of this venue and the breaches that residents believe have already taken place. Not a good sign or a good start.

The Council has missed a real opportunity to engage locally with what the centre could be - after all, local people are users and could be more so. I support the idea of a thriving leisure centre, we want places like this succeed - but by not working with local cllrs and the community to develop the ideas, you shut out the very people they seek to serve.

Kind regards,

Lucia

**Lucia das Neves**

**Labour Councillor for Woodside Ward**

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# Appendix D

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LICENSING ACT 2003  
Sec 24

**PREMISES LICENCE**

**Receipt:** SELMS00015089

**Premises Licence Number:** LN/000027586

*This Premises Licence has been issued by:*

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

**Signature:** .....

**Date:** 29<sup>th</sup> November 2024

**Part 1 – PREMISES DETAILS**

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

**NEW RIVER SPORTS & FITNESS (MAIN SITE)  
WHITE HART LANE  
WOOD GREEN  
LONDON N22 5QW**

Telephone: 0208 489 3443

**Where the Licence is time limited, the dates:**

Not applicable

**Licensable activities authorised by the Licence:**

**Regulated Entertainment: Live & Recorded Music**

**Late Night Refreshment**

**Supply of Alcohol**

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

**Regulated Entertainment: Live Music**

**Saturday 1700 to 0100**

**Recorded Music**

**Monday to Thursday 0900 to 2130**

**Friday 0900 to 2330**

**Saturday 0900 to 0100**

**Sunday 0900 to 2030**

**Late Night Refreshment**

**Friday 2300 to 2330**

**Saturday 2300 to 0100**

PREMISES DETAILS [CONT'D]

**Supply of Alcohol**

<b>Monday to Thursday</b>	<b>1100 to 2130</b>
<b>Friday</b>	<b>1100 to 2330</b>
<b>Saturday</b>	<b>1100 to 0100</b>
<b>Sunday</b>	<b>1100 to 2030</b>

**The opening hours of the premises:**

<b>Monday to Thursday</b>	<b>0730 to 2200</b>
<b>Friday</b>	<b>0730 to 0000</b>
<b>Saturday</b>	<b>0900 to 0130</b>
<b>Sunday</b>	<b>0900 to 2100</b>

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

Supply of alcohol for consumption **ON** the premises.

**Part 2**

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

**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:**

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

## **Annex 1 –Mandatory Conditions**

### **Supply of alcohol**

1. No supply of alcohol may be made under the premises licence;

(a) at a time when there is no designated premises supervisor in respect of the premises licence, or

(b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.

2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

3. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises—

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to—

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.

5. (1) The premises licence holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.

(2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

(3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either—

(a) a holographic mark, or

(b) an ultraviolet feature.

6. The responsible person must ensure that—

(a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures—

(i) beer or cider: ½ pint;

(ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and

(iii) still wine in a glass: 125 ml;

(b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

## **Annex 1 –Mandatory Conditions**

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

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

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

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

(a) —duty<sup>ll</sup> is to be construed in accordance with the Alcoholic Liquor Duties Act 1979(6);

(b) —permitted price<sup>ll</sup> 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<sup>ll</sup> 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<sup>ll</sup> 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) —value added tax<sup>ll</sup> means value added tax charged in accordance with the Value Added Tax Act 1994

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

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

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

### **Exhibition of films.**

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

2. Where —

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

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

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

**Annex 1 –Mandatory Conditions**

3. In this section –

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

**Door supervision.**

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

## **Annex 2 – Conditions consistent with the Operating Schedule**

The Licensee will ensure all measures of the 4 licensing objectives are implemented at the venue is adhered too at all times.

### **THE PREVENTION OF CRIME AND DISORDER**

There shall be no entry or re-entry of patrons to the premises after 0000 hours on SATURDAYS.

A digital CCTV system to be installed in the premises.

Cameras must be sited to observe the entrance doors from both inside and outside.

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

Cameras must be sited to cover all areas to which the public have access including any outside smoking areas.

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

Provide good quality images - colour during opening times.

Have a monitor to review images and recorded quality.

Be regularly maintained to ensure continuous quality of image capture and retention.

Member of staff trained in operating CCTV at venue during times open to the public.

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

Drinking vessels shall be made of toughened glass or plastic and shall be designed not to have a sharp edge when broken.

An incident log shall be kept at the premises, and made available on request to an authorised officer of the Council or the Police, which will record the following:

- (a) all crimes reported to the venue
- (b) all ejections of patrons
- (c) any complaints received
- (d) any incidents of disorder at or associated with the premises.
- (e) any faults in the CCTV system
- (f) any visit by a relevant authority or emergency service
- (g) all seizures of drugs and offensive weapons;
- (h) any refusal of the sale of alcohol

All staff authorised to sell alcohol will be trained. This training will be documented to include the date the training was given, the name of the person who gave the training, the person who received the training and signatures by both trainer and trainee.

On all event days several trained Marshals in high visibility jackets dealing with the roads, traffic and to assist patrons in the location of parking their vehicles. Also Marshals assisting with vehicle stopping on White Hart Lane for patrons to cross safely ensure public safety. On arrival and dispersal of patrons.

A personal licence holder shall be always on duty on the premises.

No drinks shall be served in glass containers for consumption outside the café-bar and /or the function room.

Alcohol consumed outside the premises building shall only be consumed by patrons seated in the spectators' area.

## **Annex 2 – Conditions consistent with the Operating Schedule**

A record shall be kept detailing all refused sales of alcohol. The record should include the date and time of the refused sale and the name of the member of staff who refused the sale. The record shall be available for inspection at the premises by the police or the Local Authority at all times whilst the premises is open.

The Licensee will liaise with community police officers for larger or higher risk events.

### **PUBLIC SAFETY**

All staff engaged outside the entrance to the premises, or supervising or controlling queues or parking, shall wear high visibility yellow jackets or vests.

All external emergency exit doors shall be fitted with sensor alarms and visible indicators to alert staff when the doors have been opened.

The premises licence holder shall ensure that any patrons drinking and/or smoking outside the premises do so in an orderly manner and are properly supervised by staff.

The approved arrangements at the premises, including means of escape provisions, emergency warning equipment, the electrical installation and mechanical equipment, shall at all times be maintained in good condition and full working order.

The means of escape provided for the premises shall be maintained unobstructed, free of trip hazards, be immediately available and clearly identified in accordance with the plans provided.

All emergency doors shall be maintained effectively self-closing and not held open other than by an approved device..

A copy of the premises' dispersal policy shall be made readily available at the premises for inspection upon request by a Police and/or Local Authority.

Staff members will undergo comprehensive training in health and safety, fire safety and first aid.

All equipment, such as kitchen appliances, will be properly maintained and regularly serviced.

Access to site will be controlled from main reception area.

H&S / Fire procedures will be in place and staff trained.

Each event will have First Aid trained staff on site during hours of operation and events.

### **THE PREVENTION OF PUBLIC NUISANCE**

Car parking facilities will be provided to attendees.

Staff and Door Supervisors shall actively monitor and control patrons queuing, leaving and entering the premises to ensure they leave the area quickly and quietly.

All windows and external doors shall be kept closed at any time when regulated entertainment takes place, except for the immediate access and egress of persons.

The spectator's area shall not be used after 10pm and shall be cleared of all patrons before that time.

No amplified sound shall be permitted in the spectators' area after 9pm.

Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.

## **Annex 2 – Conditions consistent with the Operating Schedule**

No noise generated on the premises, or by its associated plant or equipment, shall emanate from the premises which gives rise to a nuisance.

A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open.

The Premises Licence Holder shall require patrons hiring the premises for functions to use the in-house musical amplification system only which shall be controlled, monitored and maintained by Staff.

No waste or recyclable materials, including bottles, shall be moved, removed from or placed in outside areas between 0000hours and 0700hours on the following day.

The Premises Licence Holder shall conduct regular assessments (externally and around the full perimeter of the café bar and/ or the function room) of the noise coming from the premises whilst it opens for business and shall take steps to reduce the level of noise where it is likely to cause a disturbance to local residents. A written record shall be made of those assessments in a logbook kept for that purpose and shall include, the time and date of the checks, the person making them and the results including any remedial action. This record must be made available at all times for inspection by council officers.

All events held at the centre will be subject to an agreed hire form pre-event.

The management shall make subjective assessments of noise levels outside at the perimeter of the premises approximately every **1-2 HOURS** whilst regulated entertainment is provided to ensure that noise from the premises does not cause a disturbance to local residents. Records shall be kept of the times, dates and any issues discovered. These records shall be kept for six months. Records must be made available to an authorised officer of the Council or police, upon request. Where monitoring by staff identifies that noise from the premises is audible at the perimeter, measures shall be taken to reduce this i.e. turning volume down.

At the conclusion of all regulated entertainment events a suitably worded announcement shall be made to the customers, requesting that they behave in a quiet manner whilst they are leaving the premises.

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

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

At least one door supervisor shall remain directly outside the premises for 30 minutes after the premises has closed or until all customers have dispersed. The duties of these staff will include the supervision of persons entering and leaving the premises to ensure that this is achieved without causing a nuisance. All door supervisors (or marshals) shall be easily identifiable by wearing high visibility jackets or armbands.

Any door supervisor employed must be from an SIA approved contractor scheme.

Toilets at the premises shall be checked for any sign of drug use on average of every hour / two hours between 1800 hours and closing time on 0130 hours on event days. A record shall be kept of the times, dates and any issues discovered. These records shall be kept for six months. Records must be made available to an authorised officer of the Council or police upon request.

At least six prominent, clear and legible notices shall be displayed throughout the premises, including all toilets warning customers that drug use will not be tolerated.

A log must be kept and signed by each door supervisor each night they are employed at the premises indicating that they have been informed of, understand, and will implement the entry and search policy. This log must be made available to Police or Local Authority employees on request

## **Annex 2 – Conditions consistent with the Operating Schedule**

A log must be kept indicating the date and times door supervisors sign in and out for duty and must include clearly printed details of each door supervisor's name, SIA licence number, employer, and the duty they are employed to carry out on any particular night.

### **THE PROTECTION OF CHILDREN**

A 'Think 25' proof of age scheme will be operated and relevant material shall be displayed prominently within the Premises – including in a visible location:

- (a) At the entrance to the Premises;
- (b) Behind the bar;
- (c) In any other area where alcohol can be purchased by a customer.

The only acceptable ID will be those with photographic identification documents, including passport, photo-card, driving license or proof of age card bearing the PASS hologram.

A refusal book shall be kept at the premises and updated as and when required and made available for inspection on request to a Licensing Officer, Police or other responsible authority and shall be kept for at least one year from the date of the last entry.

All staff involved in the sale of alcohol shall receive induction and refresher training regularly relating to the sale of alcohol in respect to the Licensing Act 2003 legislation and the times and conditions of the premises licence.

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

A sign stating "No proof of age – No sale" shall be displayed at the point of sale.

All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale.

Outside of the hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within the premises (including alcohol behind the counter) is secured in a locked storeroom or behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by both customers and staff.

Staff training and record will be kept regarding the use of the refusals register as well as age verification generally will be kept on the premises.

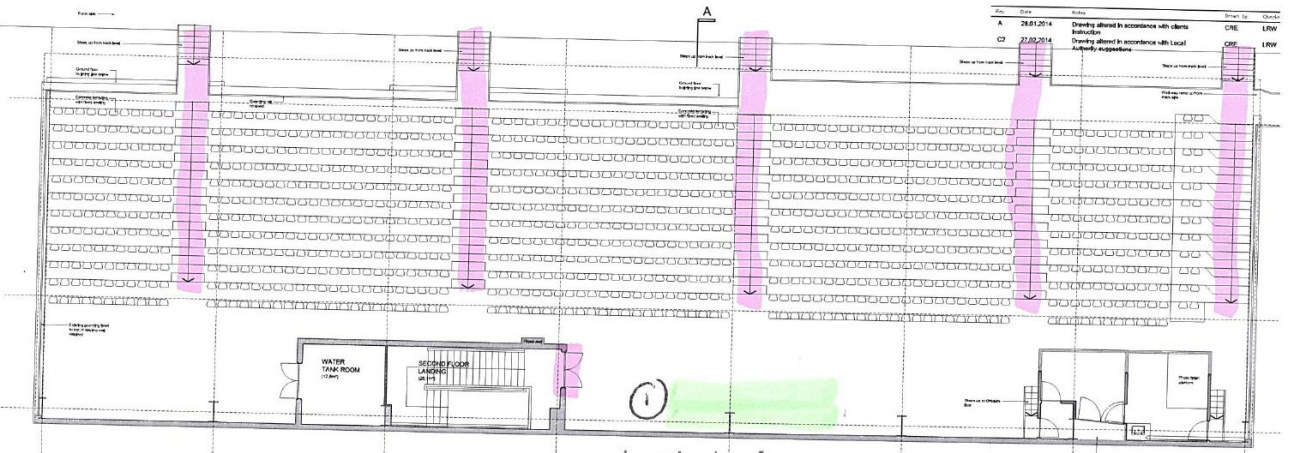
No adult entertainment will be conducted on site.

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

Not applicable

Annex 4 – Plans

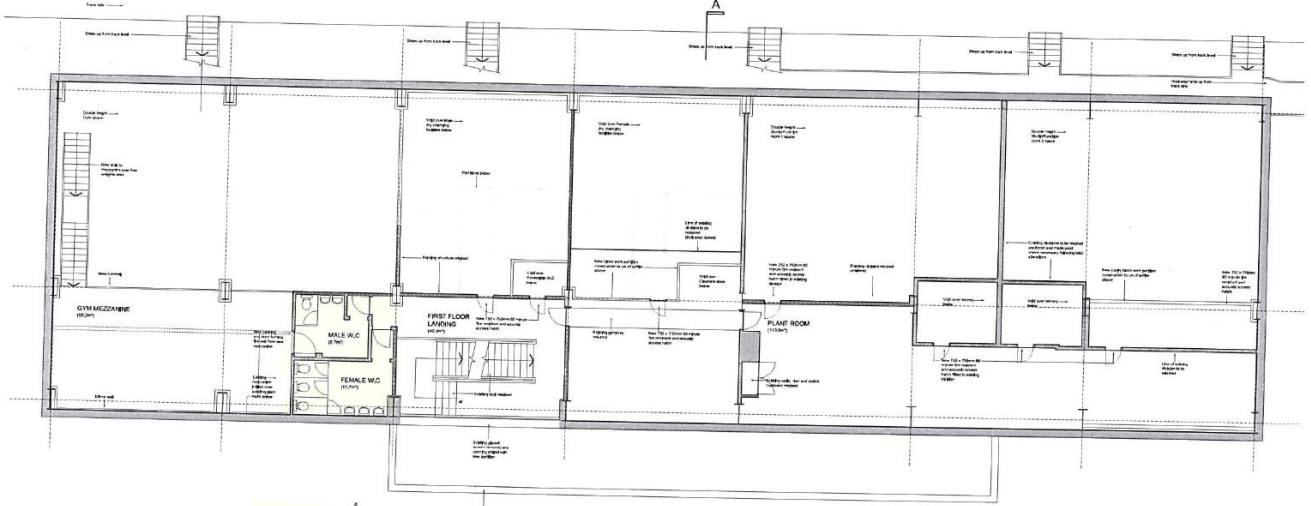
Location 1 - As per whole site map



emergency escape routes

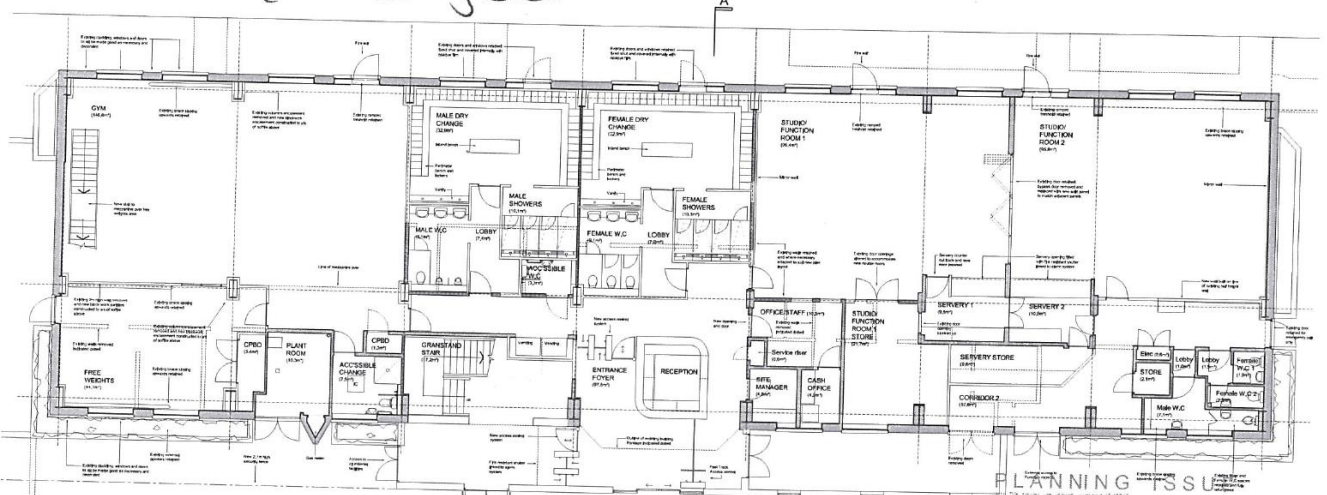
Location 1 - Alcohol sales Top of grandstand seating area

PROPOSED GRANDSTAND PLAN



1st floor toilets accessible from seating area

PROPOSED FIRST FLOOR PLAN



PROPOSED GROUND FLOOR PLAN

PLANNING TSSU

**ABBEY DESIGN**  
ARCHITECTURAL SERVICES LTD

WHITE HART LANE COMMUNITY SPORTS PROJECT, WHITE HART LANE, WOOD GREEN, N22 5QW

GRANDSTAND PROPOSED PLANS

Client	FUSION LIFESTYLE	Drawn By	PLANNING	Checked By	CNE	Drawn By	LRW
Sheet #	41	Scale	1:100	Date	DEC 13	Drawn By	LRW
Project	13/263	Revision		Project		Project	



Annex 4 – Plans

- ① location of alcohol sales
- ② 1,000 Seated Spectator Stadium - Alcohol sales + Consumption
- ③ cafe/bar 40 Person capacity Alcohol sales + Consumption
- ④ function space 250 capacity - Alcohol sales + Consumption



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Red verge - Boundary of site

White Hart Lane Community Sports Centre  
 (including Perth Road Playing Field)  
 White Hart Lane  
 Wood Green  
 N22

Deed document no. WGUDC 286 & WGUDC 181

Title no. freehold AGL201176, AGL200220

CPM no. 0850 & 0891

Overlay - Env. - Leisure

Plan produced by Janice Dabinett on 07/06/2013

Site area in hectares : Total sites = 15.1070 ha (main site 11.932 ha, Perth Rd field 3.1750 ha)

Scale 1:2500@A3  
 BVES Drawing No. A3.02401

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# Appendix E

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**Representation in Support of Premises Licence Application  
New River Leisure Centre – White Hart Lane, London N22 5QW**

To: Licensing Authority – London Borough of Haringey

We write in response to the representations received from local residents regarding the premises licence application submitted on behalf of New River Leisure Centre.

First and foremost, we would like to thank local residents for their feedback and acknowledge the concerns raised regarding noise, traffic, and the impact on the surrounding community, particularly around Maryland Road and nearby residential areas. As a long-established community leisure and sporting facility, we are committed to working positively with local residents and ensuring that the operation of the venue remains safe, responsible, and considerate to all members of the community.

New River Leisure Centre has operated for many years as a valued sporting and recreational facility serving local residents without a history of significant licensing issues, serious incidents, or enforcement concerns. The premises is not intended to operate as a commercial festival venue. The licensable activities sought are ancillary to the operation of a community sports and leisure facility and are limited in frequency and duration.

Following careful consideration of the representations received, we are willing to amend and strengthen the operating schedule and management controls as follows:

## **Reduction in Licensed Music Hours**

In direct response to concerns regarding noise levels and public nuisance Police have advised:

- Live music on: Fridays will now cease at 2130, Saturday at 2030 and Sunday 1930
- All music-related activities will now cease on Saturday at 2030 and Sunday 1930.

These revised hours significantly reduce the likelihood of late-evening disturbance to local residents.

## **Nature, Frequency, and Scale of Events**

The premises licence application is intended to facilitate a maximum of **five larger community events annually**.

- Events will take place solely between **the end of May and the beginning of September**.
- The venue remains fundamentally a **sporting and leisure facility**, not a festival venue.
- The majority of events will be sport-focused community activities with ancillary licensable entertainment and performances

To minimise disruption to residents:

- There will be **no back-to-back events**.
- A minimum period of **two weeks** will be maintained between each larger event.
- Events will be limited in duration and frequency to ensure they remain occasional community sporting activities rather than regular entertainment events.

## Event Management and Safety Measures

For all larger-scale events, a formal Event Management Plan will be prepared and implemented, including:

- Event-specific risk assessments
- Stewarding/Security arrangements
- Public safety procedures- such as liaising with the local police.
- Emergency response planning
- Noise management procedures
- Crowd management and dispersal arrangements

Attendance at events will be controlled and monitored to ensure the safe and responsible operation of the premises at all times. We will encourage the use of a ticketing system where possible.

The temporary fencing located on Wolves Lane is not intended to facilitate large-scale events. The fencing has been installed to prevent trespassing onto the site and to improve the safety and security of staff, members, visitors, and users of the leisure facilities.

## Noise Management and Monitoring

We fully recognise the importance of preventing public nuisance and are committed to implementing robust noise control measures.

Accordingly:

- Amplified sound levels will be actively monitored and controlled throughout events- if they are deemed to be at an unacceptable level, staff will instruct the organisers to turn the volume down immediately.
- Noise levels will be checked on an hourly basis during events and video evidence will be recorded and kept for a minimum of 6 months.
- Sound levels will be controlled to minimise noise breakout affecting surrounding residential properties.
- Particular attention will be given to controlling low-frequency bass noise, which is most likely to cause disturbance.
- Where reasonably practicable, speaker positioning will be directed away from nearby residential areas.
- We will provide a contact telephone number that local residents can call to raise any concerns.

The premises remain committed to working proactively with Environmental Health and local residents should any operational concerns arise.

## Community Communication and Resident Engagement

To improve transparency and communication with local residents:

- All confirmed larger events will be advertised in advance via the premises website and social media channels.
- Information regarding upcoming events will be shared with members and the wider local community ahead of time.
- The premises is willing to provide a dedicated contact telephone number during larger events so that any concerns raised by residents can be addressed promptly and responsibly.

We remain committed to constructive engagement with residents and responsible authorities and are willing to review operational arrangements following events where appropriate.

## Crowd Dispersal and Public Nuisance Prevention

At the conclusion of events:

- Announcements will be made requesting attendees to leave the premises quietly and respectfully with consideration for neighbouring residents.
- Stewards will monitor exit areas and encourage orderly dispersal from the premises.
- Signage has been installed at key exit points reminding attendees to both respect the surrounding area and to dispose of litter responsibly.

These measures are intended to minimise any potential disturbance during arrival and departure periods.

## Traffic and Parking

The venue already benefits from access to **three separate car parks** for attendees and visitors.

While parking on surrounding public roads is outside the direct control of the premises, the venue will continue encouraging visitors to:

- utilise on-site parking facilities where available;
- travel responsibly
- consider public transport options where appropriate- Wood Green Tube station

In addition, the premises proactively reviews event schedules at Tottenham Hotspur Stadium to avoid clashes where reasonably possible. Although previous events have not resulted in

significant operational issues, this additional coordination demonstrates the premises' commitment to minimising cumulative impact on the local area.

## **Community Benefit and Commitment**

New River Leisure Centre remains an important community asset promoting sport, recreation, health, and local engagement. The proposed events support community participation and contribute to the continued sustainability of the leisure centre for the benefit of local residents.

We are fully committed to promoting the four licensing objectives, namely:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

We respectfully submit that the amendments, concessions, and operational controls outlined above demonstrate a clear and responsible approach to event management and address the concerns raised by local residents in a proportionate and constructive manner.

We therefore respectfully request that the Licensing Authority take these additional measures and commitments into consideration and grant the premises licence application accordingly.

Yours faithfully,

**Lee Creightney**

On behalf of New River Leisure Centre

# Appendix F

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**Proposed Conditions offered via The Operating Schedule.**

Ensure all measures of the 4 licensing objectives are implemented at the venue. Ensure that the agreed information within the premises licence is adhered too at all times.

All events held at the centre will be subject to an agreed hire form post event. Training will be delivered to all staff to ensure all members of staff are aware of the venues obligations.

The prevention of crime and disorder

Trained security provided for events determined as required.  
Events to be agreed and documented with any third party hirer through the pre events forms.  
Staff trained to report any criminal offences or anti-social behaviour to the relevant authority.  
Ensuring that events adhere to the licensable activities.  
Liaison with community police officers for larger or higher risk events.

**a) Public safety**

Max occupancy levels set for all events depending on location.  
Events to be agreed and documented with any third party hirer through the pre events forms.  
Access to site controlled from main reception area.  
H&S / Fire procedures in place and staff trained.  
Each event will have relevant First Aid trained staff on site during hours of operation and events.

**b) The prevention of public nuisance**

Venue located in generally commercial area.  
Maximum music levels identified.  
Staff provided to litter pick post event to ensure litter is kept to a minimum.  
No smoking on site.  
Majority of events will be held within normal operating hours.  
Signage in place during events to remind visitors to leave quietly and respect neighbours.  
Car parking provided to attendees meaning minimal effect on residents for parking.

**c) The protection of children from harm**

No adult entertainment will be conducted on site such as gambling is permitted.  
Challenge 21 scheme in place and refusal book in place.  
Security in place where required.  
Access control into centre in place.

Proposed conditions from Met Police – Agreed with applicant:

Police suggest that licensable activities to finish 30 minutes earlier to allow patrons time to wind down. Police therefore suggest the following times:

**Regulated Entertainment: Live Music**

Friday	19:00 to 21:30 hours
Saturday	17:00 to 20:30 hours
Sunday	16:00 to 19:30 hours

**Recorded Music**

Monday to Friday	09:00 to 21:30 hours
Saturday	09:00 to 20:30 hours
Sunday	09:00 to 19:30 hours

**Late Night Refreshment**

Friday	11:00 to 21:30 hours
Saturday	11:00 to 20:30 hours

**Sale of Alcohol**

Monday to Friday	11:00 to 21:30 hours
Saturday	11:00 to 20:30 hours
Sunday	11:00 to 19:30 hours

Supply of alcohol **ON** the premises.

**Hours open to Public**

Monday to Friday	07:30 to 22:00 hours
Saturday	09:00 to 21:00 hours
Sunday	09:00 to 20:00 hours

The applicant has stated how the licensing objectives will be upheld. Police suggest the following conditions in addition to be added to the operating schedule along with those suggested by the applicant:

**THE PREVENTION OF CRIME AND DISORDER**

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

- (a) The premises will ensure that the system is checked on a regular basis to ensure that the system is working properly and that the date and time are correct.

- (b) There will be a camera on the entrance to the premises, to capture a clear image of anyone entering.
- (c) The system will provide coverage of the interior of the premises accessible to the public:
- (d) The system will record in real time and recordings will be date and time stamped:
- (e) At all times during operating hours, there will be at least 1 member of staff on the premises who can operate the system sufficiently to allow Police or authorised Council officers to view footage on request.
- (f) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided to the police or other authorised officers on request (subject to the Data Protection Act 2018) within 24 hours of any request.
- (g) Signage stating that CCTV is in operation will be clearly and prominently displayed at the premises.

An incident and refusal log [whether kept in written or electronic form] shall be kept at the premises, and made available on request to the police or an authorised officer, which will record:

- (a) Any and all allegations of crime or disorder reported at the venue
- (b) Any and all complaints received by any party
- (c) Any faults in the CCTV system
- (d) Any visit by a relevant authority or emergency service
- (e) Any refused sales of alcohol
- (f) Any and all ejections of patrons

All staff involved in the sale of alcohol shall receive induction and refresher training (every 6 months) relating to the sale of alcohol and the times and conditions of the premises licence.

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

## **THE PREVENTION OF PUBLIC NUISANCE**

Prominent, clear and legible notices shall be displayed at all public exits from the premises requesting customers respect the surrounding area and dispose of litter in a responsible manner. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.

A personal licence holder is to be present on the premises and supervise the sale of alcohol, or a trained member of staff nominated in writing by the DPS shall always be on duty throughout the permitted hours for the sale of alcohol and when the premises are open to the public.

No more than five (5) persons shall be permitted to smoke outside the front of the premises at any one time. The area shall be adequately supervised to control the number and behaviour of patrons and to ensure that they do not block the highway or cause a noise nuisance.

Car parking facilities will be provided to attendees. Staff and Door Supervisors shall actively monitor and control patrons queuing, leaving and entering the premises to ensure they leave the area quickly and quietly. All windows and external doors shall be kept closed at any time when regulated entertainment takes place, except for the immediate access and egress of persons. The spectator's area shall not be used after 10pm and shall be cleared of all patrons before that time. No amplified sound shall be permitted in the spectators' area after

9pm. Patrons permitted to temporarily leave and then re-enter the premises, e.g. to smoke, shall not be permitted to take drinks or glass containers with them.

Staff shall actively discourage patrons from congregating around the outside of the premises. At least one door supervisor shall remain directly outside the premises for 30 minutes after the premises has closed or until all customers have dispersed. A log must be kept and signed by each door supervisor each night they are employed at the premises indicating that they have been informed of, understand, and will implement the entry and search policy. This log must be made available to Police or Local Authority employees on request. A log must be kept indicating the date and times door supervisors sign in and out for duty and must include clearly printed details of each door supervisor's name, SIA licence number, employer, and the duty they are employed to carry out on any particular night.

## **PUBLIC SAFETY**

There shall be no vertical drinking of alcohol at the premises.

All emergency exits shall be kept free from obstruction at all times.

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

All staff engaged outside the entrance to the premises, or supervising or controlling queues or parking, shall wear high visibility yellow jackets or vests.

A copy of the premises' dispersal policy shall be made readily available at the premises for inspection upon request by a Police and/or Local Authority.

## **PROTECTION OF CHILDREN FROM HARM**

The premises will operate the 'Challenge 25' proof of age scheme in any area where alcohol can be purchased by a customer.

- (a) All staff will be fully trained in its operation and responsible alcohol sales and a record of this be kept on site and made available to police or an authorised officer.
- (b) Relevant material shall be displayed at the premises.

Only suitable forms of photographic identification, such as passport or UK driving licence, or a holographic marked PASS scheme cards, will be accepted and any other ID approved by the Home Office.

All tills shall automatically prompt staff to ask for age verification identification when presented with an alcohol sale. Outside of the hours authorised for the sale of alcohol and whilst the premises are open to the public, the licence holder shall ensure that all alcohol within the premises (including alcohol behind the counter) is secured in a locked storeroom or behind locked grilles, locked screens or locked cabinet doors so as to prevent access to the alcohol by both customers and staff.

## **Conditions form Noise & Nuisance RA**

- No more than five large event days per calendar year at 2000 capacity.

- The management shall make subjective assessments of noise levels outside at the perimeter of the premises approximately hourly, whilst regulated entertainment is provided to ensure that noise from the premises does not cause a disturbance to local residents/businesses. Records shall be kept of the times, dates and any issues discovered. These records shall be kept for six months. Records must be made available to an authorised officer of the Council or police, upon request. Where monitoring by staff identifies that noise from the premises is audible at the perimeter, measures shall be taken to reduce this i.e. turning volume down.
- The licence holder shall provide residents with a contact telephone number that they can call to raise any concerns.

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