

Dear residents,

The applicants have responded to your concerns below. The applicant is also asking if you are happy to be approached directly for any mediation talks? The Licensing Sub Committee hearing will not be taking place until early January 2022, we will let you know of the date nearer the time. It is entirely your choice to engage with the applicants to try and find a solution to the concerns you currently have.

Regards

Daliah Barrett

Licensing Team Leader

**From:** Sam Moss <

**Sent:** 22 November 2021 11:39

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

Hello Daliah,

Please find my responses to the representation below.

- Unfortunately areas that used to be within the demise of the pub have been massively over developed for residential use and this means that there is no longer a garden to the rear. As is the case with many pubs across London this will mean that smokers will have to use the pavement to the front of the pub. There is no evidence that in a well-run establishment this leads to further crime and disorder. We have seen with other sites that we have opened that the replacement of an empty, boarded up building with a brilliant, well run pub (with things like external CCTV) actually has the opposite effect and reduces crime and disorder.
- We do not believe the pub will have any impact on the school to the rear as the pub's key trading hours will not overlap with the operating hours of the school.
- The comments regarding external seating are not relevant to this application as they will be the subject of a future 'Pavement Licence' application. The pub historically always had tables and chairs to the front of the building.
- The points about the external flue to the rear of the building are not relevant to this application and will be dealt with through a separate planning application.
- With regard to noise and operating hours, nothing that we have applied for is out of the ordinary or unusual. We are happy to work with residents, but anyone who purchased a property in a building that had previously been a pub and which had an empty ground floor trading area should have given at least some thought to the fact that it might re-open. Haringey Council have turned down numerous applications to convert the remaining pub space into residential use and have also listed the space as an 'Asset of Community Value'. This means that the ground floor area has to be run as a Public House. Any operator applying for a licence would broadly apply for a similar range of permissions. Within the original planning permissions given for residential conversion to the upper and lower floors suitable sound insulation should have been specified and installed at the time.
- Any conjecture about the impact of the pub on house prices or investments should have no bearing on the application.

As with the other pubs that we operate in London we will run a brilliant, safe, responsibly operated pub at the heart of its community. Any curbs to our application— particularly on operating hours - will severely limit the pub's long term viability.

Best wishes,

Sam.