

Review of the Premises Licence: Rakkas, 365-369 Green Lanes, N4 1DY

Personal details

Name Andy and Catherine Cheatle

Address



3 January 2023

Reason for representation

We would like to support the review of the licence held by Rakkas of 365-369 Green Lanes which has been initiated by ASB Enforcement. The premises has not complied with all its Licensing or Planning obligations since it re-opened in March 2022. Further, the operation of the premises is in conflict with Haringey's licensing objectives and causes detriment to local residents. While recognising that the Licensing Committee's remit does not cover Planning concerns, we would encourage the Licensing Committee to consider the enforcement action being taken by Planning in determining any future action.

Particular issues with the operation of the premises at 365-369 Green Lanes are as follows listed by licensing objective.

Prevention of public nuisance

- The Rakkas premises underwent significant refurbishment during lockdown and reopened in March 2022 as a much larger venue. The premises expanded from a single shop front to a triple frontage and across four premises to the rear together with a new mezzanine floor.
- The new extension to the rear of the premises has a large retractable glass roof and sides which extends over the rear of four premises. Both Planning and Licensing Committees were concerned with potential noise coming from this area and placed restrictions on its use to manage noise levels. For example, Licensing required the rear of the premises to be cleared of customers and closed by 2100 hours while Planning required roof lights and windows to be non-opening. These requirements are not being complied with.
- Noise from the rear of the premises causes disturbance until the whole premises has closed (up to 0000 hours). This noise is particularly felt in warm weather when windows in the premises are retracted and we would like to open our own windows or use the back garden. Photograph of retracted windows attached.

- Lights from the rear of the premises are directed over local residents' gardens until much later than the premises' operating hours (i.e. the rear of the premises continues to be lit after the front of the premises has been closed). Photograph attached.
- There has been an increase in people parking their cars in local roads since March to access Rakkas. This follows the advice provided by Rakkas on its website. This has increased competition for parking spaces and has caused some drivers to park in front of our and other local residents' drives blocking us in.
- Noise from customers returning to their cars parked in Lothair Road North, Venetia Road, Tancred Road and other local roads. This has continued for up to an hour after the premises has closed (i.e. up to 0100) , and has consisted of loud talking and shouting from high spirited customers following rounds of drinks, slamming of car doors, revving engines and playing of loud music on their departure.
- Unpleasant smoke and cooking odours coming from the restaurant's chimneys and blown across the gardens and windows of residents' homes. Photograph attached.

Prevention of crime and disorder

- Since March there has been an increase in crime and disorder issues in the local area including drug dealing and use of nitrous oxide cannisters, car crime, muggings and burglaries. This increase in crime is not necessarily Rakkas' customers but it does coincide with the reopening of Rakkas.

Public safety

- Non-residents' cars accelerating down Lothair Road North to speeds which are not compatible with a narrow and quiet residential road thereby endangering vulnerable residents such as young children and elderly residents.
- Overflowing and smelly commercial waste bins on the pavement in Lothair Road North for extended periods create a health hazard and an obstruction to pedestrians, particularly those using buggies and walking aids, forcing them to go on to the road itself to pass one another. Further, this practice of leaving commercial waste bins on the pavement for extended periods of time differs from all other local commercial businesses.
- An unsafe "emergency" access door (solid, heavy metal) opens outwards onto Lothair Road North is also used for deliveries and entrance / exit for staff although the Planning application for a rear extension which was granted in February 2021 stated that this access door would not be in use in normal operation. However, the door is used daily and is a health hazard as it is not possible for those opening the door to see whether it is safe to do so – an accident waiting to happen.

Other

- The premises is now operating as a restaurant and lounge bar providing shisha, cocktails and live entertainment with only the restaurant facilities at the front of the premises. Compromises are being made to meet the differing requirements of these activities – for example shisha operating requirements require open windows while the license for other activities requires closed windows to reduce noise levels.

Evidence

We have raised these points with the manager of Rakkas and, following lack of any effective response, subsequently made complaints to the council with supporting evidence. Sample photographs are included in the appendix and sample videos are attached to exemplify points made in this representation.

We also note that the tenant of one of the houses in Lothair Road North close to the premises curtailed their tenancy arrangements over the summer as the noise from the premises interfered with their studies.

Conclusion

This evidence shows that the operation of 365-369 Green Lanes does not meet all its licensing obligations and has not done so since it reopened in March. This has resulted in noise and other public nuisance to local residents as well as an increase in crime and public safety issues. The premises should either be made to comply with existing licence obligations or have its licence removed.

Yours sincerely

Andy and Catherine Cheatle

APPENDIX

Evidence – sample photographs

Light pollution at rear of premises after 2100 hours



Retracted windows



Smoke



Commercial waste bins

