

From: XXXXXXXXXXXXXXXXXXXXXXX

Sent: 04 January 2023 18:02

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

Subject: Rakkas licence review

To whom it may concern,

I would like to urge Haringey Council to enforce stricter measures on Rakkas, up to and including revoking its current licence.

From its licence revocation in 2021 to its repeated breaches in 2022, Rakkas has shown that it does not take the rules seriously and does not deserve to run a licenced business. It has befouled our local area with its regular and unapologetic flouting of regulations, and the council should act to sanction it appropriately.

As a local resident I've seen nothing but disruption and nuisance from this business. This includes:

- Noise late at night from the outdoor garden throughout the year. While Enforcement took action and visited on occasion, the disruption was very regular;
- Noisy customers revving and/or idling engines on Lothair Road North as they park or leave.
- Shouting and, on one occasion, fighting among customers on Lothair Road North;
- A huge increased of parked cars up Umfreville Road, Lothair Road North, Venetia Road and Tancred Road, giving residents fewer parking options;
- Regular parking on double-yellow lines opposite the restaurant on Green Lanes, in the area outside the entrance to Harringay Green Lanes station and outside McDonalds;
- Aggressive posturing and sexist leering from bouncers, whose presence has been described as threatening and merely to make the restaurant appear more exclusive than it is.

I find it insulting and a waste of council time that Rakkas is permitted to pursue an extension to its licence when this review of its current licence is in motion. I also noticed on Monday, January 2, people with clipboards stopping passers-by to glean testimonials about Rakkas, some of whom are not local residents, so I have reservations about such support. I hope this is noted in the review.

XXXXXXX

Resident, Lothair Road North

From: XXXXXXXXXXXXXXXXXXXXXXXX
Sent: 04 January 2023 18:52
To: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Comment on licensing review for Rakkas

Dear licensing,

I am writing in response to the licensing review for Rakkas 365-369 Green Lanes, Haringay, London N4 1DYS. I have recently moved back with my parents on Lothair Road North for a few months in between renting, and the difference in the area and road from 18 months ago until now is astounding, primarily due to the noise, rubbish and disruption caused by Rakkas. This is mostly in relation to:

- Rubbish-Multiple service bins being left blocking the pavement for days on regular occasions often with rubbish and liquid spilling out of them. This makes it hard to walk past on the pavement and impossible if you were using a walking stick, wheelchair, carrying shopping or pushing a buggy. An example of this can be seen in the photo attached below.
- Noise- especially throughout the summer there was constant loud noise late into the evening severely impacting my quality of life. I could no longer sit in my garden to relax without disruption. This was due to windows being left wide open and music being played loudly, with bright lights. This would continue into the night severely impacting my sleep.
- Nuisance- there are multiple cars parked along all spaces in the road, blocking our driveway and making it impossible to park or use our car. The Rakkas website advises patrons to park on the road.
- When concerns have been raised directly with the venue intimidation tactics have been used rather than engaging with the local community to reach a resolution.
- There has been a noticeable increase in crime and disorder in the area- this is not solely due to Rakkas, however it does mean there are multiple large groups of people congregating on street corners, which can be intimidating.
- The above have been severely impacting the quality of life of many local residents- including me- increasing stress and having a detrimental impact on day to day life. There has been no attempt made to engage with the local community that I have experienced and the above are all increasing in scale rather than being resolved.

I hope these comments are useful in the licence review and are fully taken into consideration on how this is taken forward.

Name: XXXXXXXXXXXXXXXX
Address: XXXXX lothair road north, n4 1er

Attachment 1- taken on 15/11/22



From: Cllr Zena Brabazon <Zena.Brabazon@haringey.gov.uk>

Sent: 04 January 2023 19:27

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

Subject: Rakkas Review representation

Dear Licensing

Please find attached my representation regarding the review of the Rakkas license.

Thanks

Zena

Cllr Zena Brabazon

Cabinet Member, Children, Schools and Families

Labour Member for Harringay Ward

Haringey Council
225 High Road, River Park House, N22 8HQ

t. 0208 489 5788

m. 07812677710

zena.brabazon@haringey.gov.uk

www.haringey.gov.uk

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

facebook.com/haringeycouncil

Please consider the environment before printing this email

Haringey Council Licensing Team
Alexandra House, Level 4
10 Station Road,
Wood Green
London, N22 7TR

04/01/2023

Dear Licensing Team

Re: Review of Rakkas Restaurant License

I am writing to you in my capacity as a ward councillor for Harringay ward. The Rakkas restaurant is located in my ward.

I have received many complaints from residents who live near the Rakkas. The complaints relate to noise nuisance, emanating both from the premises, and from customers returning to their cars and to loud music from the rear extension beyond permitted hours. They told me that this has been an ongoing problem for several months, which they have reported to the local authority. The local authority did respond to their complaints, and my understanding is officers tried to work with the Rakkas to ensure they complied with the licensing conditions. Despite best efforts however, noise nuisance continued, with over 20 reports submitted by residents who have been adversely affected, as I set out in my letter to you below of 9 December. To clarify further, during the very warm summer I was told Enforcement Officers visited in July, August and September because of repeated disregard for the conditions, and for residents whose right to enjoy their gardens was severely affected.

It is regrettable that, despite enforcement efforts and LBH engagement with the business, the Rakkas continued to flout licensing conditions, and that this has now culminated in the Council, as a Responsible Authority calling a Review of the Premises Licence.

Committee members will know that the Rakkas has applied for a variation to its license, for longer opening hours in the rear of the premises. As of writing this submission in support of the review, the variation application has not been heard. I have therefore attached my representation for that application below, since it is, in my view, entirely relevant to the issues being addressed in the review. In summary these are, noise nuisance, anti-social behaviour and continuing breach of existing licensing conditions.

Thank you for your consideration of this representation.

Yours sincerely

Zena Brabazon
Cllr, Harringay ward

**ORIGINAL REPRESENTATION SUBMITTED IN RESPONSE TO VARIATION OF
LICENSE REQUEST**

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

9 December 2022

Dear Licensing Team

Variation to the Premises Licence: 365-369 Green Lanes, N4 1DY

I am writing as ward councillor for Harringay ward to object to the application made by the Rakkas restaurant for a variation to their current license.

My objection is based in particular on the prevention of public nuisance, and in addition, on the way in which the premises has operated since it re-opened in March 2022 as a much larger venue - a triple frontage restaurant, with a mezzanine to the rear.

As ward councillor I have been contacted on several occasions by local residents who live near the premises. They have told me about the noise nuisance, emanating both from the premises, and from customers returning to their cars. Of particular concern was the use of the rear extension with noise and light pollution outside the permitted hours, (i.e., after 9pm). They have told me there was music coming from the rear extension, again in breach of licensing conditions. These breaches have been reported to the local authority.

Noise nuisance has particularly affected residents living in Lothair Road North, to the rear of the premises. The roof and side windows of the rear extension have been opened (contrary to requirements) and this has been especially problematic when live music was being played. On behalf of residents I have reported the noise nuisance, and disregard for the licensing conditions, to LBH enforcement officers. They have followed up, witnessed loud music from the premises themselves, and have issued a formal warning notice having confirmed the external area was in use after 11pm.

It is regrettable that, despite enforcement efforts and LBH engagement with the Rakkas, residents continued to report noise nuisance, with over 20 reports submitted by residents who have been adversely affected. During the very warm summer, Enforcement Officer visited in July, August and September because of repeated disregard for the conditions, and for residents whose right to enjoy their gardens was severely affected.

Noise nuisance has been compounded by the noise which occurs when Rakkas customers return to their cars, parked in Lothair Road North, Venetia Road, Tancred Road and others, late at night. Raised voices, shouting, slammed car doors, car stereos and revved engines all cause huge disruption when ambient noise levels are very low in otherwise quiet residential streets. As the Council's Licensing Policy 2021-26 states, '*A licence holder's responsibility does not end at the door of their premises*' (section 9.6).

Turning to light pollution, the unauthorised use of the rear extension after permitted hours has also led to problems with this for residents in Lothair Road North. As a very large glazed structure extending over the rear of four premises, the extension emits a huge amount of light and residents are aware of bright light shining long after the 9pm deadline, with customers clearly visible moving around in this area.

Residents have also filed complaints via the Council's website about unpleasant cooking smells emanating from the premises, and have reported on overflowing commercial waste bins on the pavement in Lothair Road North remaining there for up to 4 weeks, and also an unsafe emergency access door opening outwards onto Lothair Road North.

Given these experiences, you will appreciate that residents are very concerned about this new application to vary the license, to allow the back addition/outside area to remain open until 23.30 (Sun-Wed) and 00.00 (Thur-Sat).

The council's Licensing Policy 2021-26 (p8) states that its fundamental purpose *'is to ensure that licensed premises have a positive impact on their locality'* but, based on residents' real experience of this venue, it is debateable as to whether this aspiration for this licensed premises is possible.

Noise nuisance was an issue raised at the hearing for the current license. The concerns raised by the objectors at that hearing were considered by the committee to be reasonable. The committee *'was satisfied that a premises of this size would attract a lot of patrons and would need a comprehensive set of conditions to manage the likely impact of noise and other nuisance on local residents. The Committee accepted that the licence holder was offering a different business to the previous owner but retained some concerns about the manner in which it was proposed that the premises would operate.'*

Regarding the issue of managing the outside space, the Licensing Committee determined that it needed to be managed in a manner which promoted *'the licensing objectives with respect to nuisance, which had been a concern of the residents and decided that closing the outside area by 9pm would reduce the risk of the premises undermining the licensing objective with respect to public nuisance'*.

It is hard to escape the conclusion that the Licensing Committee took the issues of noise nuisance and management of the outside space very seriously, and set conditions designed to minimise problems. Regrettably, these problems remain where the license conditions have been breached. Given this, on what basis can the current variation be approved?

Zena Brabazon
Cllr, Harringay Ward

From: XXXXXXXXXXXXXXXXXXXXXXXX

Sent: 04 January 2023 19:50

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

Subject: Complaint against extended opening hours - Rakkas

Hi there,

Please find attached the license representation form against Rakkas request.

Kind Regards,

XXXXXXXXXXXXXXXXXXXXXXXXXX



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.....

Address.....
.....
.....

Postcode... N4 1ER.....

Licence application you wish to make a representation on

You do not need to answer all of the questions in this section, but please give as much information as you can:

Application Number.....

Name of Licensee... ^{Rakkas}.....

Name of Premises (if applicable)... ^{Rakkas}.....

Premises Address (where the Licence will take effect).....

.....
365-369 Green Lanes, Harringay, London, N4 1DY

Postcode... N4 1DY.....

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

Since the opening of Rakkas me and my family have been impacted by more than 10 separate incidents outside our home all relating to people either intoxicated or acting disorderly. The incidents are 1) due to attendees of Rakka parking on Lothair Road returning back to there cars and loitering. They are extremely loud and on 5 occasions late at night I've had to walk outside and ask them to move on as it has awoken my wife and newborn son. On 2 occasions the attendees have been rude, refused and attempted to instigate a fight. On another occasion my wife was walking home after meeting friends and she was harrassed by 2 people outside of our home who threatened to fight her, for simply asking them to keep the noise down on a residential street. Alongside this we've had items stolen from our bicycles which are in our front garden and recently a man used the porta-loo (due to current building works on my home) whilst my wife was opening the front door. By extending the opening hours, will cause the issues to escalate with attendees being more intoxicated and increasing the anti-social behaviour and worryingly the safety of my wife to return home by walking down our street at night.

Public Safety

The Prevention of Public Nuisance

Since the opening of Rakkas, intoxicated attendees are walking down Lothair Road North. They do not do this quietly and forced me to upgrade our windows to acoustic glass, to reduce the noise from paterons leaving Rakkas at night.

The Protection of Children from Harm

I,.....,hearby declare that all information I have submitted is true and correct.

Signed:

Date: 4th Jan
2023

Please email the completed form to licensing@haringey.gov.uk.

From: XXXXXXXXXXXXXXXXXXXXXXXX

Sent: 04 January 2023 20:04

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

Subject: Rakkas Restaurant 365-369 Green Lanes Licensing Review

I am writing in relation to the licensing review for Rakkas 365-369 Green Lanes, Harringay, London N4 1DYS. I live on Lothair Road North and the disruption that the restaurant is causing to our daily lives is significant.

The noise of the music, especially during the summer, is incredibly excessive and played all evening long. It makes the garden almost unusable for most activities due to repetitive annoying music. For example, the song Wild Thoughts by DJ Khalid is played every single day without exception and it gets very irritating. They are treating the venue as a nightclub rather than a restaurant. They need to either invest in sound proofing and air con so that they can shut the windows or to turn the music down.

There has also been an increase in the amount of broken bottles and drink cans left on the road by people leaving the restaurant, as well as large noisy groups late at night and the amount of customers parking on the road mean that the local residents are unable to park.

All these issues have been steadily getting worse over time and I hope these comments are taken into consideration when undertaking the licensing review.

Kind regards,

XXXXXXXXXXXXXXXXXXXX

From: XXXXXXXXXXXXXXXXXXXX
Sent: 04 January 2023 23:13
To: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Objection to Rakkas

Re - Objection to Rakkas

General - Their recent behaviour includes disingenuously engaging with individuals in Lothair Road North, only to publicly distort and misrepresent their opinions for their own gain. This shows that they are an untrustworthy operation, unlikely to fulfil their obligations or keep any promises they make.

Prevention of Crime and Disorder

There has been a surge in criminal behaviour to do with cars. There have been stolen licence plates, broken windows and dangerous driving in the last 3 months. I have witnessed dangerous driving from someone who subsequently parked and entered the club, and I reported this incident to police in November 2022.

Drugs - There is an increase in people appearing to trade drugs in our road. This was already a problem before Rakkas opened but has worsened. I have had to move drug-users off elderly neighbours' doorsteps. There are often high-end cars driving slowly around, having a brief meeting with a young person on the street, then driving on.

Bouncers - Proof that this is a club not a restaurant, the bouncers are there to control and intimidate people. I have had to comfort one middle-aged neighbour who was aggressively approached and berated by the bouncers, leaving her scared. They do not show interest in protecting the wider community.

Public Safety

At times the pavement by the entrance is blocked by large groups of young people waiting to enter, or standing to chat. Pedestrians are forced onto the railings or even into the road. The management seem to have made no effort to manage their customers or accommodate the passing public.

The numbers and type of vehicles and people have changed the feel of the area and the residential street is much busier. I have witnessed illegal speeds and dangerous driving from customers leaving Rakkas club. I have witnessed a young woman who works at Rakkas club being apparently harassed by a man outside my house.

Prevention of Public Nuisance

Parking - There has been a surge in parking pressure as the Rakkas website instructs visitors to park in our residential road. Residents are now finding it challenging to park from early evening on. My own drive is now continually blocked by visitors after 7pm.

Noise pollution - Rakkas creates noise pollution for the mixed generations of our road, from the very elderly who have been living here since the 1960s, to Looked After young

people being fostered in our neighbourhood, to families with babies and young children. It ruins our ability to enjoy our previously quiet homes and in summer our gardens. The back extension of Rakkas is huge and full of people too late into the night so close to a street full of domestic dwellings. As I sleep in the front of the house I am woken every night by people leaving the venue.

Rubbish and refuse - The side entrance is in Lothair Road North and we now have to live with and walk past smelly rubbish bins – there are around three as it is such a large place, and they are often overflowing. Rubbish is not well managed. This general lack of care for the local area has been obvious from the start (see above in General).

Protection of Children from Harm

As a Foster Carer employed by Haringey, I feel it is paramount that we protect our Looked After Children from the anti-social activities we've noticed around Rakkas. We have at least two Looked After Children that I know of in the vicinity, possibly more. My own current foster placement is scared of the bouncers whom he has to pass every day on the way home from school. He experiences them negatively, finding them scary and intimidating. He has also been exposed to the drug-related behaviour in our road (see above). He has to scooter into the road to avoid Rakkas club's rubbish on the way to school.

There is a second foster placement nearer to the club, and he is already battling to study for GCSEs. How is it going to impact on childrens' schooling when there is late noise coming from the club outside space on Sunday nights? This is obviously re-victimising the most vulnerable members of our community, it is adversely affecting them and their future. It is unacceptable, especially when it is purely for the sake of commercial gain. Surely they deserve a more positive, family-friendly, residential environment in which they can make progress safely?

Best regards

XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

From: XXXXXXXXXXXXXXXXXXXX
Sent: 05 January 2023 10:57
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>
Cc: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Re: RAKKAS ENGAGEMENT

Thank you,

I too received a visit from the owner of Rakkas and was pleased they were making a (belated) attempt to reach out to the community. I filled in their form, largely indicating that I was bothered by noise and thought they could do more about it. They were friendly, inviting us for a meal on the house, but dismissive of concerns, denying that they were applying for longer hours and blaming noise on the pub opposite.

For the record, my main concerns are:

- 1) Noise in summer. They play very loud music on summer afternoons which makes it very unrestful to be in one's garden. When I was speaking to them they said "this is why we built the roof" but there was plenty of noise in the summer just gone, after their reopening with the roof.
- 2) Noise in the street. Taxis honking horns, drunken shouting, cars idling etc. Mainly between 11pm and midnight. They claimed this could be to do with customers from the pub (who, it is true, can get quite rowdy in the small garden on summer nights) and this may be true. But it doesn't feel coincidental that I never noticed it before Rakkas' opening as a more nightclubby-looking venue attracting a young crowd.

I don't wish to be a NIMBY. This part of Green Lanes is lively and I knew that when I moved here in 2014. But there's a difference between the atmosphere in the rest of the area's restaurants and the more late-night, music-based vibe they are cultivating in their restaurant. I note that other bars (eg Brouhaha and the Salisbury) are very mindful of their neighbours, bringing people inside quite early and encouraging quiet leaving.

Thanks and all best,
XXXXXXXXXXXXXXXXXX
XXXX Lothair Road North
N4 1ER
XXXXXXXXXXXX

On Wed, 4 Jan 2023 at 18:29, Daliah Barrett <Daliah.Barrett@haringey.gov.uk> wrote:

Dear residents,

We have received communication from residents expressing concern about some door knocking and engagement being carried out by Rakkas.

We can confirm that some survey papers were submitted yesterday by Rakkas initially labelled as a petition but we did not share the same view as the business on this matter. Instead the document has been accepted as a business feedback survey that Rakkas may wish to rely on at the hearing on the 19th January.

The onus is on Rakkas to notify the Authority if they are wishing to call any witnesses that may have completed the survey to appear at the hearing to answer any questions on their behalf.

Please note that your representation in relation to the Variation application still stands and can only be withdrawn by yourselves and not by the business.

Residents are also writing in to support Rakkas in relation to the review matter following the doorstep engagement that has been undertaken. The business is permitted to engage in this way.

Please do not assume that your previous representations in relation to the Variation application will automatically be carried over on the review application, that will not be the case.

The finish period for the review consultation remains the 5th January 2023.

Hope the above is helpful.

Regards

Daliah Barrett

Licensing Team Leader

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From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX**Sent:** 05 January 2023 12:42
To: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Re: comment on Rakkas

Hello,

I didn't remember receiving a reply on this, so checked back and realised that I should have packaged my comment inside a comment form, which I now have, and which is attached.

The comment in the form is the same comment as the one above, just packaged in a form.

Thank you,
LH

On Fri, Dec 16, 2022 at 1:53 PM XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX> wrote:
Hello, I understand you are reviewing the current licence for Rakkas, 365-369 Green Lanes for possible breaches of its existing licence and have reached out to the community for comments, which will be anonymised.

I have no specific evidence or dates, only a general account, as below.

Since Rakkas has opened, we have had many/repeated issues with the very loud music coming from the rear of the business over the back gardens of the houses on the North side of Lothair Road North. We're quite far from Rakkas but even traveling that distance over lots of gardens it can still be heard loudly in ours. It can also be heard inside our house, even when all windows and doors have been shut.

Being a real supporter in our high street, I would usually never speak against a small business in difficult economic times - but this has been a repeated frustration for us, and I understand the situation to be worse for our neighbors who are closer to the restaurant who are getting less diffused/louder music than we are.

Please let me know if you need any further information to contextualise or clarify the above.

All best,
XXXX



LICENSING ACT 2003 - REPRESENTATION FORM

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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 <input type="text"/>
Address <input type="text"/> Lothair Road North, London.....
Postcode <input type="text"/> N4 1ER.....

Licence application you wish to make a representation on
<i>You do not need to answer all of the questions in this section, but please give as much information as you can:</i>
Application Number.....
Name of Licensee.....
Name of Premises (if applicable) <input type="text"/> RAKKAS.....
Premises Address (where the Licence will take effect) <input type="text"/> 365-369 Green Lanes.....
Postcode <input type="text"/> N4 1DY.....

Reason/s for representation
<i>Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives. Any representations that are considered to be vexatious or frivolous will not be considered (please see Haringey Council's leaflet Variations, Representations and Appeals for Premises Licences and Club Premises Certificates).</i>
<i>Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.</i>

From: XXXXXXXXXXXXXXXXXXXXXXXX
Sent: 05 January 2023 23:22
To: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Rakkas

I have lived at XXXX Lothair Road North since 2011. When the initial license application for Rakkas was posted I believe that rather early evening hours were specified. It soon became a late night place, which seemed odd because I could recall no notice of an application to extend hours. I should have seen such a notice even posted in front, since I was walking past the door several times a day, taking my son to and from school, and going to Green Lanes shops. You would have some official version of the history, but from my standpoint the hours got longer and louder with no notice or consultation.

Since Rakkas opened, there have been numerous times when their large rubbish bins have been parked on the pavement on Lothair Road North. In the early days they were more or less stationed there, and attracted a lot of fly tipping. After numerous complaints by neighbours the situation improved, but now and then the bins show up again, for an afternoon, for a day, for a couple of days. When they stay long enough they again attract additional, informal, contributions of rubbish around them on the pavement.

I surmise that the bin problem owes something to the fact that the bins are kept behind a locked door. The door sits flush to the pavement and, contrary to the usual rule for such doors, opens outward onto the footway. I am told that on the plans submitted for the establishment, this door was labelled "emergency exit only", but in fact it is in heavy use both for the rubbish bins and for deliveries. It seems that the owners of this establishment want to have their cake and eat it - the extra interior space gained from positioning the exit door as they have, and a door at the back for rubbish and deliveries. But what we get for that is a meter or so of steel door swinging out into the footway, and now and again rubbish bins and fly tipping on that same footway.

Since Rakkas re-opened in its current enlarged format, there has been an increase in litter where cars had been parked on Lothair North, especially on Friday and Saturday nights towards the Green Lanes end of the road.

If Rakkas has not, in other respects, honoured the terms of its license, I do not believe that that license should be renewed or restored.

XXXXXXXXXXXXXXXXXXXX

Sent from [Outlook for iOS](#)

From: Cllr Anna Abela <Anna.Abela@haringey.gov.uk>

Sent: 05 January 2023 23:22

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

Subject: Representation on the review of Rakkas Bar's License

Dear Licensing Team,

Kindly find attached my representation on the review of Rakkas Bar's License.

Thank you for considering my representation.

Kind regards,

Anna

Anna Abela

Councillor for Harringay ward

Haringey Council Licensing Team
Alexandra House, Level 4
10 Station Road,
Wood Green
London, N22 7TR

5th January 2023

Dear Licensing Team

Re: Review of Rakkas Bar License

I am writing to you in my capacity as a local councillor for Harringay ward, where the Rakkas Bar is located, to express my strong support for this review of the establishment's license.

Since being elected to represent Harringay in May, I have already been contacted by several residents who live near Rakkas Bar regarding the noise emanating from the premises. Furthermore, residents in Lothair Road North, Venetia Road and Tancred Road frequently write to me, my fellow ward councillors, and Haringey Council's Antisocial Behaviour and Noise enforcement officers regarding the noise pollution caused by patrons raising their voices while loitering outside the premises or returning to their cars. Patrons can often be heard shouting, revving their engines, and playing loud car stereo music, disturbing the peace in a residential area.

Despite repeated interventions by Haringey Council's Enforcement officers, I have not seen any meaningful efforts to improve noise management and address antisocial behaviour by the owners of Rakkas Bar, both within their own premises and in relation to patrons leaving their premises. I therefore urge you to consider this long-standing adverse impact on community wellbeing in the context of a review of the establishment's licence.

Thank you for considering my representation.

Yours faithfully

Anna Abela
Councillor (Harringay ward)

From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Sent: 04 January 2023 17:44

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

Subject: Rakkas Licensing Application

Hello,

I just wanted to re-send my thoughts on the restaurant 'Rakkas' which operates at the end of Lothair Road North. I've re-submitted my previous thoughts below but it seems that since that time, representatives of Rakkas have been knocking on doors on our streets. One neighbour says she was asked to fill in a survey, which she did and in doing-so, highlighted her concerns with the current operation. Rakkas then it would seem have mis-used that survey as a 'letter of support' against her will which seem underhand and also, fraudulent. This is only adding to the concern in the local community and hopefully you will find this information useful as well as the other email I know you've received from the local area.

Best regards,

XXXXXXXXXXXXXXXXXX

XXXX Venetia Road, N4 1EJ

Hello,

With regards to the application for extended licensing hours for Rakkas - 365-369 Green Lanes, Harringay, London, N4 1DY / Ward - Harringay, we would like to formally complain as I know a large number of the local residents do also.

Currently, the noise, litter, aggravation and illegal parking is making the current situation a nightmare, especially of the residents of Lothair Road North. Since they've opened we've had a huge increase in litter in the streets (as well as industrial waste), an increase in violent events and abusive behaviour and they are apparently in constant breach of their current license with the noise way past what they should be allowed.

Green Lanes has a wonderful history of being able to make the hospitality industry work in harmony with the large residential community. But Rakkas has not adhered to any code to ensure that the relationship the residents have with the restaurants and bars remains a good one. It has made the neighbourhood and surrounding area a more volatile, noisy, dirty area and as a community, we strongly oppose the idea of making this situation worse.

Best regards,

XXXXXXXXXXXXXXXXXX

XXXXXXXXXXXXXXXXXX Venetia Road, N4 1EJ

From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Sent: 03 January 2023 15:08
To: Licensing <Licensing.Licensing@haringey.gov.uk>
Cc: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Subject: Review of Premises Licence for Rakkas

We would like to support the licence review initiated by ASB Enforcement against Rakkas at 365-369 Green Lanes.

We have attached a pdf file detailing our reasons and attached a sample of video files as supporting evidence

Regards

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

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

Personal details

Name [REDACTED]
Address [REDACTED] Lothair Road North
London
N4 1ER

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



From: XXXXXXXXXXXXXXXXXXXX
Sent: 30 December 2022 16:44
To: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Review of licence for Rakkas

XXXXXXXXXXXXXXXXXXXXX
XXXX Lothair Road North
N4 1ER

Premises in question:
Rakkas
365-369 Green Lanes, Harringay, London, N4 1DY
Ward – Harringay

We wish to comment on how Rakkas operates from the experience of local residents, ahead of the Council's review in January.

General

Rakkas already creates a number of problems for the area and local residents. Since the new, enlarged premises opened it has changed the nature of the area, so that what was a quiet cluster of three residential streets has become a great deal busier and noisier, into the late evening. It is also out of keeping with the look and feel of the other restaurants in Green Lanes.

Rakkas is described as a restaurant but appears to be more than that. The website shows performances of (very lively-looking) live music, and features activities such as fire-eating, giving the impression of a floor-show in addition to food and drinks, and could be seen as encouraging rowdy behaviour. In fact, the website specifies 'Friday – Sunday Entertainment, Live Music – Fire – Magic'. There is also a Shisha bar. Rakkas is a large set up, with a substantial rear extension which causes significant nuisance for local residents.

If this were simply a neighbourhood restaurant serving food and drink its scale and impact on the area and the local community would be considerably less and likely to be acceptable. The problems arise from a combination of:

- its size (three shop fronts in one each with a rear extension, which attracts large numbers of customers)
- the rear extension itself is huge, actually touches the wall of the first house in Lothair Road North – this extends the nuisance into the private gardens behind, and is only yards from the bedrooms of the adjoining houses. The extension is of a scale and intrusion that it's hard to understand how it got planning permission at all.

Problems – these include:

- **Parking and consequential nuisance** - the residential streets nearby are quiet and we are a stable community of families and older people. The Rakkas website's FAQs directs

guests to park here after 6pm which can lead to congestion (often late into the night at weekends) and recurring noise from vehicles and voices as drivers reversing up and down the streets and speed away. The visiting cars appear to be high end and could attract crime, and the customer demographic suggests many come from outside the borough which may account for the volume of traffic and changes the look and feel of the area. The website also suggests parking in the retail park across Green Lanes, whereas that parking should be for shoppers.

- **Security** – it's hard to understand why a regular restaurant should need bouncers, which creates a sense of unease. The individuals themselves are silent and standoffish, rarely interact with members of the community (I walk past them most days) and when they do it is negative – recently interrupting a conversation with my sister in a law to current me in a hostile fashion, when in fact they had misheard, after which there was no apology. They seem to see their role as protecting Rakkas, rather than public safety. The fact that Rakkas was found to be in breach of Covid regulations on more than one occasion (at a time when they also had bouncers) does not inspire confidence in their probity and good management, especially now that it has more than doubled in size.
- **Congestion** – nor do they seem to do anything to facilitate passage on the pavement. At busy times the area by the entrance is blocked by large parties waiting to enter, or leaving and standing to chat, making it difficult to pass without stepping into the road; the bouncers seem to make no attempt to manage this or show any regard for local people passing. This is also quite near a bus stop, which all adds to the congestion and tension.
- **Rubbish and refuse** - is also a problem. The side entrance is in (residential) Lothair Road North and we now have to live with and walk past three large rubbish bins – often smelly and overflowing. Rubbish was very bad at first, with furniture packaging all over the pavement, and food. It remains not always well managed, with bins full to the brim and their contents sometimes spread over the pavement. This general lack of care for the local area has been clear from the start – several of the longest lorries we have ever seen turned into Lothair Road North to deliver the furniture, so cars had to be moved, with no notice or appreciation of this from the owner. And ahead of and upon opening we received no information or assurances about the approach of such a large and imposing social centre. There seems to be no notice, interest in or care taken by the owner/management regarding the impact on local people. Very recently (in the last week or so) we have noticed that the bins have been moved inside, and hope this will continue.
- **Noise** - noise from the premises is probably the single most negative effect on the neighbourhood, particularly at the rear. While we are half-way up Lothair Road North, and so not as badly affected as others closer to Green Lanes, the noise is still a disturbance, particularly interfering with our quiet enjoyment of the rooms overlooking the rear, and our use of the gardens. Over the summer months were aware of noise on several occasions late at night around 11pm; I have a recording from 28 July from my garden, where you can hear shouting and groups of men's voices whooping, and there were several other instances. This further confirms the concern that Rakkas is more of a

club than a restaurant, with the noise sounding like rowdy behaviour. Had the rear of the extension been smaller, and just used for dining, it is unlikely that it would have this impact on residents. And such a building seems particularly inappropriate only a few feet from the rear rooms and gardens of a street of domestic properties. There is a sign asking customers to be quiet when they leave, but this is small and on the outside, which seems odd.

Conclusion

Rakkas casts a shadow over the whole area, whether we're walking along Green Lanes or in and around our own homes and gardens. We have outlined above some of the impacts in terms of parking, numbers of visitors (who come from other areas, hence the parking issues), and unpleasant street presence, with the counterproductive presence of the bouncers. In summary, there are two major issues with Rakkas. First it is out of keeping for both a residential area and for Green Lanes itself. Second the owner has made no contact or communication with the local community, and seems to have no interest in either being a good neighbour or about the impact of his activities on the locality. We have never been provided with any information about who to contact there is we have a concern or complain.

We hope this information gives a sense of the impact of Rakkas on the local area, and is helpful when considering the terms of the licence.

From: XXXXXXXXXXXXXXXXXXXXXXXX
Sent: 02 January 2023 23:12
To: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Rakkas licensing act review

Hi

I live in lothair road north and have been made aware of the licence review for Rakkas 365-369 Green Lanes, Harringay, London, N4 1DY
Ward - Harringay

Since opening there has been a significant increase in:

- 1) anti-social behaviour - fights, people playing loud music from cars, shouting in the street at venue closure times/late evening
- 2) additional traffic and congestion - huge increase in cars parking within or outside bays preventing local residents from being able to park near homes, or obstructing roads/paths because not parked within bays
- 3) litter/mess/noise
- 4) large intimidating bouncers on street even during the day/morning

It is a residential area with a significant number of young families and older residents. Having what is fast becoming a night club at the end of the street is extremely distressing for local residents - particularly with safety concerns in the area and an increase in noise, traffic, litter and mess

Yours sincerely

XXXXXXXXXXXXXXXXXXXXXXXXXXXX

Sent from my iPhone

From: LCSP [Ladder Community Safety Partnership] <lcsp@blueyonder.co.uk>
Sent: 03 January 2023 15:50
To: Licensing <Licensing.Licensing@haringey.gov.uk>; Daliah Barrett <Daliah.Barrett@haringey.gov.uk>
Subject: Review of a Premises Licence- Rakkas, 365-369 Green Lanes, N4 (WK/555222)

Please find attached the LCSP's letter concerning this review.
Ian Sygrave
Chair LCSP

LADDER COMMUNITY SAFETY PARTNERSHIP

Lcsp@blueyonder.co.uk

Haringey Council Licensing Team
Alexandra Park House, Level 4
10 Station Road,
Wood Green
London, N22 7TR

3 January 2023

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

Introduction

I am writing to you on behalf of the local community in my capacity as elected Chair of both the Ladder Community Safety Partnership (LCSP) and the Harringay Ward Police Panel. The LCSP is an umbrella organization containing many individual members but also representatives of Neighbourhood Watches and Residents' Associations throughout the Ward including Green Lanes. We are an independent group, although we work in partnership with many other key stakeholders to improve the quality of life for local people. The Police Panel obviously works closely with our local officers and sets priorities which aim to keep the area safe, and free from crime, antisocial behaviour and other nuisances.

Our members – and particularly those who live near the venue, warmly welcome and strongly support the Review of the Premises Licence by the Council in its role as a Responsible Authority. We also support and agree with the revised conditions as proposed in the Review.

As the Review application makes clear, there have been numerous breaches of the licence witnessed on multiple occasions between March and November 2022 by the Council's Enforcement Officers. In addition there have been over 20 complaints by local residents.

Members of the Committee will be aware that the venue's owners have been seeking longer hours in the back addition area, despite this serious record of non-compliance. At the time of writing this representation (3 January), this previous application for a variation had not yet been heard, but the arguments against allowing the extension of existing hours in the back addition are obviously the same as those for ensuring that these hours (ie. 21.00 for this section of the premises) are fully respected and carried out.

We have therefore copied below our previous letter (dated 8 Dec) which was submitted in respect of the Variation application at the end of last year. The arguments which are made in it fully explain why we believe that the Licence Review is necessary and why a very clear and easily enforceable time limit of 21.00 is required in that part of premises which has caused so much public nuisance since the venue reopened in March 2022.

Thank you for your consideration of this representation.

Ian Sygrave
Chair, on behalf of the LCSP
Chair, on behalf of the Harringay Police Panel

Copy of letter of 8 December 2022 as noted above:

LADDER COMMUNITY SAFETY PARTNERSHIP

Lcsp@blueyonder.co.uk

Haringey Council Licensing Team
Alexandra Park House, Level 4
10 Station Road,
Wood Green
London, N22 7TR

8 December 2022

Variation to the Premises Licence: 365-369 Green Lanes, N4 1DY

Introduction

I am writing to you on behalf of the local community in my capacity as elected Chair of both the Ladder Community Safety Partnership (LCSP) and the Harringay Ward Police Panel. The LCSP is

an umbrella organization containing many individual members but also representatives of Neighbourhood Watches and Residents' Associations throughout the Ward including Green Lanes. We are an independent group, although we work in partnership with many other key stakeholders to improve the quality of life for local people. The Police Panel obviously works closely with our local officers and sets priorities which aim to keep the area safe, and free from crime, antisocial behaviour and other nuisances.

Our members – and particularly those who live near the premises (in flats along Green Lanes and to the rear in Lothair Road North, Venetia and Tancred Roads) are very concerned at the prospect of the back addition/outside area remaining open until 23.30 (Sun-Wed) and 00.00 (Thur-Sat). The council's Licensing Policy 2021-26 (p8) states that its fundamental purpose '*is to ensure that licensed premises have a positive impact on their locality*' but our members are not convinced that such aims will be achieved via the proposals in this application.

Concerns are based on two of the key licensing objectives

- The prevention of crime and disorder
- The prevention of public nuisance

and on the way in which the premises has operated since it re-opened in March 2022 as a much larger venue (triple frontage plus mezzanine and across four premises to the rear)

1. Existing Premises Licence: Noise

The existing license granted by the Committee '*considered that the concerns raised by the objectors in their written and oral representations were reasonable concerns. The Committee was satisfied that a premises of this size would attract a lot of patrons and would need a comprehensive set of conditions to manage the likely impact of noise and other nuisance on local residents. The Committee accepted that the licence holder was offering a different business to the previous owner but retained some concerns about the manner in which it was proposed that the premises would operate.*

As regards the outside area, the Committee considered that the outside space needed to be managed in a way that would promote the licensing objectives with respect to nuisance, which had been a concern of the residents and decided that closing the outside area by 9pm would reduce the risk of the premises undermining the licensing objective with respect to public nuisance'.

These comments make it very clear that the Committee had concerns about noise nuisance coming from the area currently under review – concerns which, as we will demonstrate, have been proved to be only too well founded. Moreover, if the variation being applied for were to be granted, the Committee would in effect be overturning and countermanding its own closely argued decision, which would be a very strange outcome.

2. Existing Premises Licence: Planning

It is well known that licensing and planning are two separate regimes, but they are often also mutually dependent. The Council's Licensing Policy 2021-26 (p13) makes this clear when it explains that all planning permissions and conditions must be respected.

In this context, the Licensing Committee's decision stated that although it *'was not responsible for planning matters, it noted that there were some planning issues relating to the retractable roofing proposed and extraction system that required attention and wished as an informative matter only, to gently encourage the applicant to get planning matters resolved to the satisfaction of the planning authority without delay'*.

The applicant has signally failed to follow this advice, to the extent that LBH Planning have issued an Enforcement Notice requiring

- The removal of the unauthorized single story rear extension, with a retractable roof, in its entirety
- Cease the mixed use of the premises as a restaurant/shisha lounge
- Remove all 12 canopies that have been installed at the front of the building

The applicant has appealed the Enforcement Notice, and a decision by the Planning Inspectorate is awaited.

We believe that it is important for the Licensing Committee to be aware of this situation because the Licensing Policy 2021-26 (Section 5.1) states *'it is strongly recommended that applications should normally be from businesses with relevant planning consent for the property concerned. This applies equally to applications seeking a license to facilitate a change of use/type of operation'*.

3. Prevention of Public Nuisance, and other issues arising since the re-opening of the premises

The cavalier attitude displayed towards planning requirements has been repeated across the board.

- Noise nuisance, both from the premises and from customers returning to their cars.
- Unpleasant smoke and cooking odours and smells.
- Use of the rear extension with noise and light pollution outside permitted hours (i.e., after 2100).
- Overflowing commercial waste bins on the pavement in Lothair Road North for extended periods (e.g., up to 4 weeks at a time).

- An unsafe emergency access door opening outwards onto Lothair Road North (in breach of the Highways Act).
- Questionable use of 145 Lothair Road North which is adjacent to Rakkas. The rear of 145 LRN has been linked to Rakkas via a doorway in the garden of 145 LRN. This was done to facilitate access by Rakkas staff to a newly constructed outbuilding in the rear of 145 LRN which is used for storage and access to the house which has been used for staff accommodation and an office.
- Shisha use in enclosed areas (in breach of the Health Act).

While not all of these issues may be matters for licensing concern, they paint a very clear picture of a total lack of respect for, and compliance with, rules and regulations across a wide variety of areas including licensing, planning, building control, health and safety, and waste disposal.

In order to deal with the key licensing issue of the Prevention of Public Nuisance, we will focus our attention on noise nuisance, light pollution and noxious smells which are, according to the Licensing Policy 2021-26, '*principal concerns*' (section 20).

Noise nuisance has been a really serious problem for residents living to the rear of the premises, especially in Lothair Road North. In the warm weather, the roof and side windows of the rear extension have been opened (contrary to requirements), meaning much more noise has escaped. This has been especially problematic when live music was being played. We are aware of tenants at one of the houses close to Rakkas who have curtailed their tenancy arrangements as the noise interfered too much with their studies.

LBH enforcement officers have witnessed loud music from the premises likely to be a public nuisance in March this year. They issued a formal warning notice having confirmed the external area was in use after 11pm. Unfortunately, this had no effect, as residents continued to report noise nuisance. To our knowledge there have been over 20 reports submitted by residents who have been adversely affected. This led to further Enforcement officer visits in July, August and September. The colder weather has eased the problem for now, but that is not the point. Residents should not have to put up with an unacceptable level of noise every time decent weather occurs. This also effectively reduces residents' enjoyment of their own back gardens, and even intrudes inside properties (as noted above) when residents are trying to work or study, or simply relax.

A further noise-related problem occurs when patrons of Rakkas return to their cars, parked in Lothair Road North, Venetia Road, Tancred Road and others, late at night. They are very often in high spirits after rounds of drinks and a night out, and raised voices, shouting, slammed car doors, car stereos and revved engines all cause huge disruption when ambient noise levels are very low in otherwise quiet residential streets. As the Council's Licensing Policy 2021-26 states, '*A licence holder's responsibility does not end at the door of their premises*' (section 9.6).

The unauthorised use of the rear extension after permitted hours has also led to light pollution for residents in Lothair Road North. The extension is a very large glazed structure extending over the rear of four premises and residents are aware of bright light shining long after the 21:00 deadline, with customers clearly visible moving around in this area. Conversely, when the windows have been retracted anyone in the rear of Rakkas can see straight through into the back gardens of Lothair Road North, invading the privacy of local residents. There has also been a need for residents to file complaints via the Council's website about unpleasant cooking smells emanating from the premises.

4. Conclusion

In the light of all this evidence, it would obviously be totally inappropriate to reward a track record of lack of compliance with extended hours. The premises should be concentrating on abiding by the existing terms of its licence (and complying with a wide range of other regulatory regimes) rather than looking to operate for even longer hours, with even greater potential for noise nuisance in a building which LBH Planning believes to be unauthorised.

We therefore urge the Licensing Committee to refuse permission for the extended hours which are being sought for the rear of the premises. By doing so, the Committee would support and endorse the decision which it has already made in the original and current licence, to limit the hours for the back addition to 21:00 daily.

Thank you for your consideration of this representation.

Ian Sygrave

Chair, on behalf of the LCSP

Chair, on behalf of the Harringay Police Panel

From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Sent: 01 January 2023 13:03
To: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: comment on a licensing review Rakkas

My name is XXXXXXXXXXXXXXXX. I live at XXX Lothair Road North, London N4 1EW.

This is the residential road affected by the activities at Rakkas restaurant/club on Green Lanes.

At the beginning of December I sent my objections relating to the fact that Rakkas had applied to extend its hours of operation.

Now the council has set up a review of the Rakkas' licence on the basis that it is felt that Rakkas has not complied with the terms of its existing licence.

I understand I must now also send in my views on this review and these are listed below.

**VIEWS ON COUNCIL REVIEW OF RAKKAS LICENCE FROM DEBORAH POTTS,
XXXX**

Application Number.....not known.....

Name of Licensee.....Rakkas.....

Name of Premises (if applicable)...Rakkas.....

Premises Address (where the Licence will take effect).....365-369 Green Lanes, Haringay,
London, N4 1DY

I agree with the Council that Rakkas is not complying with its original licence conditions and would support measures to enforce its compliance with those conditions.

My views are affected by these points:

The Prevention of Public Nuisance

Currently Rakkas is already causing many problems for residents in Lothair Road North. It backs onto our road and has built an extension out from behind the Green Lane premises which affects us.

I believe that the size and nature of this extension does not comply with what was allowed under its original planning application and that this should be dealt with. There is already serious noise nuisance from that area which is a major concern.

Also it is exceedingly difficult for residents in Lothair Road North to find parking at the weekends in particular, and late in the evening generally.

The nuisance that is being caused is very upsetting, and extremely so for those nearest the Green Lanes end of the road. The noise goes on beyond the times allowed under its licence.

There are also lots of people milling about late at night in our road, getting into their cars, and talking loudly and this often wakes me.

There have already been many objections raised about Rakkas with the council and am relieved that the Council now may be taking action because Rakkas has already been in breach of its current license on occasion.

The Prevention of Crime and Disorder

There is drug dealing occurring at the end of our road near Green Lanes. It is extremely obvious and makes me feel unsafe when walking there late at night. I do not know to what extent this is related to Rakkas but it seems to have arisen since the premises open. If there is drinking there at hours beyond those licenced I feel this problem will worsen.

Public Safety

As noted above, I already feel unsafe at night because of the drug dealing. There are also lots of people milling about late at night in our road, getting into their cars, and talking loudly and this is not a safe environment for residents either.

XXXXXXXXXXXXXXXXXXXX

From: XX
Sent: 05 January 2023 22:32
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>
Cc: Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Re: RAKKAS ENGAGEMENT

With reference to your email below I thought I would just state that I have heard through our neighbourhood WhatsApp group that apparently Rakkas has been suggesting email messages be sent by some of those they spoke to on the doorstep, the text of which bears absolutely no relationship to what the people actually said to those who were doing the survey. In other words the text of the email suggested that the resident was unconcerned about the Rakkas licencing issues when in fact they had told them that they were very concerned.

It maybe this has already been pointed out to you but I did think this was somewhat outrageous and wanted to make sure that it was put on the record that it was occurring. Yours sincerely Deborah Potts

On 4 Jan 2023 18:29, Daliah Barrett <Daliah.Barrett@haringey.gov.uk> wrote:

Dear residents,

We have received communication from residents expressing concern about some door knocking and engagement being carried out by Rakkas.

We can confirm that some survey papers were submitted yesterday by Rakkas initially labelled as a petition but we did not share the same view as the business on this matter. Instead the document has been accepted as a business feedback survey that Rakkas may wish to rely on at the hearing on the 19th January.

The onus is on Rakkas to notify the Authority if they are wishing to call any witnesses that may have completed the survey to appear at the hearing to answer any questions on their behalf.

Please note that your representation in relation to the Variation application still stands and can only be withdrawn by yourselves and not by the business.

Residents are also writing in to support Rakkas in relation to the review matter following the doorstep engagement that has been undertaken. The business is permitted to engage in this way.

Please do not assume that your previous representations in relation to the Variation application will automatically be carried over on the review application, that will not be the case.

The finish period for the review consultation remains the 5th January 2023.

Hope the above is helpful.

Regards

Daliah Barrett

Licensing Team Leader

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From: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
Sent: 04 January 2023 21:04
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; Licensing <Licensing.Licensing@haringey.gov.uk>
Subject: Rakkas license review

To whom it may concern

I have received the below email from Rakkas on Green Lanes. I understand there is a licence review ongoing currently.

Some Rakkas staff came to my doorstep at the weekend and asked me to respond to a survey in return for a discount.

I filled in the form. My response made clear that we can hear noise from Rakkas in our house and, even though it does not personally affect me (as we live quite far away), I suggested that to improve things they should not play music outdoors. Specifically, over the last summer we could hear music emanating from their premises until late in the evening, both when in the garden and in our house with the windows open.

I have today received the below email which suggests that I have shown my support for Rakkas by filling in a form. I am concerned that my response to their survey (and potentially those of other respondents) may be misrepresented to you as supportive of their application/review. This is not the case. I simply provided my views in the hope that Rakkas would act to improve the situation.

XXXXXXXXXX

----- Forwarded message -----

From: Reha Sookkraz <rehasookkraz@licensing182.co.uk>
Date: Wed, 4 Jan 2023 at 15:43
Subject: Support for Rakkas
To: XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

Hi XXXXXXXXXXXXXXX

Hope you are having a good start to the year. I am contacting you on behalf of **Rakkas 365-369 [Green Lanes, London N4 1DY](#)** with regards to the review application.

You have shown your support for the restaurant by filling a form, can you please do it in a different format so that it can be submitted to the council for the review hearing?

Can you please email the following to licensing@haringey.gov.uk before **midnight tomorrow 5th Jan 2023**:

Dear Licensing

My name is XXXXXXXXXXXX ([105 Lothair Road North, N4 1ER](#)) and I am writing in support of Rakkas 365-369 Green Lanes, London N4 1DY in relation to a review application of its premises licence dated 9th December 2022.

I live in close proximity to the premises and never had any issues with the owner nor any of the patrons, especially in relation to public nuisance.

I believe the premises contributes to our community and promotes the four licensing objectives.

Please can you take this representation into account when evaluating this review application.

*Yours faithfully,
XXXXXXXXXXXXXXXX*

Please let me know if you have any issues with the above and when you have done so.

Thank you for your help.

Kind regards,
Reha Sookraz

Associate of Duncan Craig

Licensing 182 Limited

W | www.licensingbarrister.co.uk

T | 07594 910323

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