

Objection to Variation of Licensing Conditions – Future Leisure, 519 Green Lanes, London, N4 1AN

Dear Licensing Team,

I am writing to object to the application to vary the licensing conditions for 519 Green Lanes, specifically the request to extend the operating hours. As a local resident who lives close to the premises, I am concerned about the significant and negative impact this proposal would have on our area. This application undermines the core objectives of the Gambling Act 2005 and risks setting a dangerous precedent for other gambling establishments nearby, including No. 513 Green Lanes, which recently sought to appeal its own planning condition to extend opening hours from 11pm to 2am.

Concerns Relating to Licensing Objectives

Preventing Gambling-Related Crime and Disorder

Green Lanes already suffers from high levels of crime and anti-social behaviour. Areas with concentrated gambling establishments are known to attract crime, as highlighted in Haringey Council's Statement of Gambling Policy. Extending operating hours would likely worsen the situation, particularly during late-night hours when policing is less visible. Gambling facilities have been linked to specific types of crime, including theft and drug-related offences, which are already significant problems in this area.

Table 1 below shows crime levels in Lower Layer Super Output Areas (LSOAs) in Haringey which contain betting shops compared to those with no betting shops. The LSOAs with three or more betting shops in them have experienced nearly three times more crime between 2019 and 2021 than those without.

Average Count of Total Recorded Crime per LSOA (2019-2021)	
LSOAs with no gambling premises	344
LSOAs with one or more gambling premises	572
LSOAs with three or more gambling premises	989

Table 1: Crime Levels in LSOAs in relation to the numbers of betting shops

Crime occurs within the premises of betting shops which makes betting shops serve as crime generators. Additionally, they serve as crime attractors as they provide opportunities for offenders and victims to interact. There are already frequent issues of crime and ASB in the immediate vicinity of No.519 Green Lanes.

Haringay Ward is identified in the Local Plan as an area where the community may be at risk from gambling harm. With increasing numbers of street homeless and in an area of high deprivation, the offer of gambling faculties into the early morning is likely to attract a clientele who already experience deprivation, alcohol and drug dependency, leading to high levels of crime and anti-social behaviour. Drugs crime is a big local issue with known links to gambling.

Protecting Children and Vulnerable People

This area is particularly vulnerable to the harmful impacts of gambling. Haringay Ward is identified as a high-risk area for gambling-related harm due to its levels of deprivation, mental health challenges, homelessness, and issues with street drinking and drug dependency.

The site is within 100m of South Harringay Primary School and near other schools and youth-focused establishments. This proximity increases the risks of exposing young people to gambling-related harm.

The proposals are in direct conflict with council's Public Health new 'Super zone' approach, which aims to tackle gambling and other factors that could have a detrimental impact on health. The Super zone setup by Public Health is in recognition of the vulnerability of young people in the locality of these types of applicant sites being susceptible to undue influences that would include gambling (especially gambling that is represented in format of games that is attractive young persons).

Close to a centre dealing with vulnerable people, including housing, clinics, recovery centre, food banks;

The applicant site is located within 400m of a council run shelter for women suffering from domestic abuse on Burgoyne Road. This centre is specifically targeted at single adults who experience domestic abuse and homelessness. The proximity of the applicant site will pose a threat to the recovery of women staying at the refuge by being directly exposed to the harms of gambling.

Harringay Ward is ranked high in all risks associated with gambling-related harm and the vulnerable groups highlighted in the statement of Gambling Policy, suggesting a strong need to safeguard the area from over-concentration of late-night operation gambling premises.

The physical and mental health of those using the centre is at risk, with data collected by the Gambling Commission in 2019 showing that adult gaming centres hosted sessions of more than an hour on at least 150,000 occasions in the space of six months and that prolonged periods of play could lead to larger financial losses and mental harm.

Harringay ward has the highest number of HMOs in the borough (London Borough of Haringey Houses in Multiple Occupation: Housing Stock Condition and Stressors Report, August 2023) HMO accommodation is associated with a vulnerable population and people at risk of gambling addiction. Extending hours would make gambling more accessible at times when people are most at risk of harm.

Undermining the Local Economy and Community Safety

Unlike restaurants or shops, gambling establishments do not contribute to a safe or vibrant evening economy. The proposed extended hours will make the premises a magnet for late-night activity, increasing the likelihood of noise, disturbance, and anti-social behaviour. Gambling facilities provide no active surveillance or community oversight and do not contribute positively to the street environment.

Proliferation of Gambling Uses

The proposal would contribute to the over-concentration of gambling premises in Green Lanes. There are already numerous betting shops and adult gaming centres within a short distance, including Ladbrokes, Paddy Power, and Admiral. Allowing extended hours at this location would set a dangerous precedent, making it harder to resist similar applications from other premises in the future.

Haringey's Local Plan explicitly seeks to avoid the clustering of gambling uses, which are shown to have detrimental impacts on community well-being. The Local Plan, the Mayor of London's Town Centres SPG, and national policy all emphasise the importance of limiting the proliferation of such establishments to protect the vitality, viability, and safety of district centres.

Impact on Local Residents and the Character of Green Lanes

Green Lanes is a vibrant and diverse community with a mix of retail, restaurants, and residential properties. The area is family-oriented, with schools, places of worship, and community centres forming its core. Allowing extended hours for a gambling facility undermines this character:

- The late-night operation of gambling premises would lead to increased noise, foot traffic, and disruption to local residents, many of whom live directly above or adjacent to the premises.
- Unlike other businesses, such as restaurants, gambling establishments do not provide a family-friendly environment or support community well-being.

Links to Wider Policy Concerns

The proposal conflicts with multiple local and national policies:

- **Haringey Local Plan (Policies SP10 and DM1):** These emphasise protecting residential amenity, ensuring high-quality design, and fostering active frontages. Gambling premises, particularly those with extended hours, fail to meet these standards.
- **Haringey Statement of Gambling Policy 2022-2025:** This policy identifies Harringay Ward as a vulnerable area and highlights the risks associated with over-concentration of gambling establishments in high-deprivation areas.
- **Mayor of London's Town Centres SPG:** This policy calls for managing clusters of gambling uses to protect community safety, health, and well-being.

Conclusion

Allowing this variation would have serious and far-reaching consequences for Green Lanes. It would harm the character and safety of the area, disproportionately affect vulnerable residents, and undermine the Council's efforts to create a healthier and more sustainable district centre. It would also set a dangerous precedent for other gambling establishments to seek similar extensions, compounding the existing issues of clustering and over-concentration.

I urge the Licensing Team to reject this application in the interests of protecting our community and upholding the objectives of the Gambling Act.