

Objection to the Application to Remove Condition Restricting Hours of Operation under S169(1)(a) of the Gambling Act 2005

Re: 519 Green Lanes, Hornsey, London, N4 1AN

Dear Haringey Licensing Team,

We strongly oppose the application to remove the existing operational hour restrictions (9:00 AM–11:00 PM) for the premises at 519 Green Lanes. This proposal risks significant harm to the local community, which includes families, vulnerable individuals, and small businesses, and contradicts both planning and licensing principles.

Key Concerns

1. Protecting Local Residents and Vulnerable Groups

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 Haringay 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.

Haringay 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.

Haringay 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.

2. Increased Crime and Antisocial Behaviour (ASB)

Haringey is already impacted by crime and ASB associated with late-night gambling venues. Extending operational hours would worsen these issues:

- **Crime hotspot concerns:** Green Lanes already sees significant ASB, theft, and drug-related incidents. Late-night hours would add to these pressures.
- **Disruption to nearby residents:** The streets immediately surrounding the premises would face increased noise and disturbances late at night, affecting the quality of life for residents.
- **Exploitation of at-risk groups:** The local area has seen a rise in street homelessness and substance abuse. Allowing extended access to gambling facilities would likely attract vulnerable individuals, worsening existing problems.

These issues directly conflict with the objectives of the Gambling Act to prevent gambling from being a source of crime or disorder.

3. Contradiction of Local Policies and Previous Decisions

This application disregards key local and national policies:

- **Haringey Local Plan (Policy SP10)** emphasises the importance of high streets that reflect community needs and values. Allowing gambling venues to operate late at night detracts from the inclusive, family-friendly character of Green Lanes.
- **Haringey's Statement of Gambling Policy 2022-2025** highlights Harringay as an area requiring additional protection from gambling-related harm due to high levels of deprivation. Removing time restrictions would go against this strategy.
- A Planning Application and subsequent appeal to extend opening hours at Admiral Casino, **513 Green Lanes** was dismissed. These decisions were based on valid concerns about residential amenity, noise, and ASB—issues that remain unresolved.

4. Negative Impact on Local Families and Businesses

Green Lanes is a bustling high street that thrives on its independent restaurants, cafes, and shops. Late-night gambling venues would:

- Discourage families and residents from visiting the area due to safety concerns.
- Compete unfairly with legitimate evening economy businesses such as restaurants and cafes, which contribute positively to the high street's vibrancy.
- Reduce footfall for small businesses, as increased ASB and crime deter visitors.

Feedback from residents and local shopkeepers highlights growing concerns that unrestricted hours for gambling venues could damage the community atmosphere of Green Lanes.

Conclusion

The current restrictions on operating hours at 519 Green Lanes are critical for maintaining community safety, protecting vulnerable individuals, and preserving the character of the area. Extending these hours would disproportionately harm residents, families, and businesses while exacerbating local issues with crime and ASB.

We strongly urge the Licensing Authority to reject this application and uphold the existing time restrictions under the Gambling Act 2005 to safeguard the community.

Yours faithfully,

The Gardens Residents Association (GRA)