



Start

Are you an agent acting on behalf of the applicant?: No

Applicant: Applicant details

Full name: Michela Brennan

[REDACTED]
[REDACTED]

Which legal structure are you applying as: An individual

[REDACTED]

Premises details

Premises or Trading name: Post Bar on the Water

Please provide a postcode, OS Map Reference or description: Description

Premises OS Map reference:

Address Description:

Premises Licence Proposal: De Zwann – Towpath Café/Bar Boat

Submitted to: Haringey Council

To Whom It May Concern,

We are applying for a **Premises Licence** to operate a small café/bar from our converted boat, **De Zwann (Registration Number: 524624)***, trading on the **Haringey Council-managed stretch of the River Lee** in **Tottenham Hale**.

This project aims to bring a high-quality, responsibly run refreshment point to the canal, aligning with Haringey's ongoing goals for regeneration, local business support, and activation of underutilised public spaces.

About Our Business

We are the team behind **The Post Bar**, a well-regarded venue on Tottenham High Road. We bring years of licensed hospitality experience and are committed to running De Zwann with the same attention to safety, community, and compliance.

About the Vessel – *De Zwann*

* **Registration Number**: 524624

* **Type**: Static trading boat for hospitality – **not for public transport or carrying passengers**

* **Cruising Licence**: The boat holds a current **continuous cruising licence** on the River Lea, with fees paid to the **Canal & River Trust**

* **Insurance**:

Fully insured through **Craft Insure**

* **Public Liability Insurance** with **Direct Line**, covering up to **£2,000,000**

* **Boat Safety Scheme Certificate**: Valid until **2nd September 2027**

* **Personal Licence Holder**: My partner is a certified **Personal Licence Holder**, ensuring legal and responsible alcohol sales

Proposed Operations

* **Service**: Sale of alcohol, non-alcoholic beverages, and light snacks

* **Facilities Onboard**:

* 4 x draught beer taps with integrated cooling

* 2 x fridges for drinks and perishable items

* A small preparation area for drinks and snacks

* **Trading Style**: Service from the boat only, either to towpath customers or at local canal-side festivals and pop-up events

* **No passenger service or on-board seating**

Requested Trading Hours

* **Summer Months (April–October)**:

* Regular service from **11:00am to 9:00pm**

* **Winter Months (November–March)**:

* **Occasional trading days only**, e.g.

* Apple Festival at Stonebridge Lock

* Christmas events, mulled wine stalls, etc.

Our Commitments

We are experienced licensees who understand the importance of operating responsibly. We will ensure:

* **Challenge 25** age verification and fully trained staff

* Clear waste disposal and recycling measures with First Mile.

* Noise kept to a minimum, with consideration for neighbours and wildlife

* Compliance with all alcohol and food safety regulations

* No risk to canal users, towpath visitors, or public health/safety

Supporting Tottenham Hale's Growth

We see De Zwann as more than a business – it's a community asset. Our aim is to:

- * **Encourage use of canal paths and public spaces**
- * **Bring vibrancy and footfall** to the River Lee area in Tottenham Hale
- * **Support local events** and enhance Tottenham's growing cultural offering

As Haringey locals ourselves, we are passionate about contributing to this area's positive transformation while running a responsible, safe, and sustainable service.

We appreciate your time and consideration of this application and would welcome the chance to speak further or provide any supporting documents needed.

****On behalf of The Post Bar & De Zwann** To trade as Post Bar on the River**

Full address of the premises:

Premises phone number: [REDACTED]

Plan of the premises: sandbox-files:///6841dcf105637497542852

Do you have a rateable value based on VOA? No

Are you applying to only sell alcohol?:

Which of these options applies to you?: No rateable value displayed

NDR Fee to Pay: £100

Applicant 2: Application details

In what capacity are you applying for the premises licence? Individual or individuals

Confirm the following: I am carrying on or proposing to carry on a business which involves the use of the premises for licensable activities

Individual applicant details

Applicant full name: Michela Brennan

Is the applicant 18 years of age or older? Yes

Applicant residential address: 316, High Road, Tottenham, Haringey, London, N15 4BN

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Operating Schedule

When do you want the premises licence to start? 15/06/2025

When do you want the premises licence to end?

Please give a general description of the premises Use of Towpath Space

Where space permits—and without obstructing pedestrians or cyclists—we would like to set up a small number of tables and chairs near the boat during trading hours. For example, at locations such as:

The Hale Wharf rusty bridge area, where the towpath widens and there is natural public space available

This will be kept to a minimal and flexible footprint, allowing customers a place to relax without impacting other towpath users. We will take full responsibility for managing these spaces and ensuring all furniture is cleared away at the end of each trading day.

Do you expect more than 5,000 or more people to attend the premises at any one time? No

How many people do you expect to attend the premises at any one time?

Additional fee to be paid for over 5,000 capacity. £

Regulated entertainment

This section covers regulated entertainment

Provision of plays

Will you be providing plays?: No

Provision of films

Will you be providing films?: No

Provision of indoor sporting events

Will you be providing indoor sporting events?: No

Provision of boxing or wrestling entertainments

Will you be providing boxing or wrestling entertainments?: No

Provision of live music

Will you be providing live music?: No

Provision of recorded music

Will you be providing recorded music?: Yes

Which days of the week do you intend the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 11:00

- End 1: 21:00
- Start 2: 11:00
- End 2: 21:00

Tuesday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Wednesday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Thursday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Friday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Saturday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Sunday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Will the playing of recorded music take place indoors or outdoors or both? Outdoors
State type of activity to be authorised, if not already stated, and give relevant further details.: Small speaker playing a Spotify playlist , not very loud just atmospheric background music
State any seasonal variations for playing of recorded music:
Non standard timings. Where the premises will be used for the playing of recorded music at different times from those listed above, list below:

Provision of performance of dance

Will you be providing performance of dance?: No

Provision of anything of a similar description to live music, recorded music or performances of dance

Will you be providing anything similar to live music, recorded music or performances of dance?: No

Late night refreshment

Will you be providing late night refreshment?: No

Supply of alcohol

Will you be selling or supplying alcohol?: Yes

Which days of the week do you intent the premises to be used for the activity? Monday, Tuesday, Wednesday, Thursday, Saturday, Sunday

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 11:00
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- Start 2:
- End 2:

Tuesday:

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Friday:

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- End 1:
- Start 2:
- End 2:

Saturday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Sunday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

Will the sale of alcohol be for consumption? Off the premises

State any seasonal variations:

Non standard timings. Where the premises will be used for the supply of alcohol at different times from those listed above, list below:

Designated premises supervisor consent

Are you (as the applicant), the designated premises supervisor. Yes

How will the consent form of the proposed designated premises supervisor be supplied to the authority?:

Please upload the completed consent form for the designated premises supervisor

Do you know the reference number for the consent form

Please enter the reference number for the consent form: n/a

Name of designated supervisor: Michela Brennan

Address of designated [REDACTED]

Enter the personal licence number [REDACTED]

Issuing licensing authority: Lambeth

Adult entertainment

Highlight any adult entertainment or services, activities, or other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children.

Give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children, regardless of whether you intend children to have access to the premises: None

Hours premises are open to the public

Which days of the week do you intent the premises to be used for the activity? Monday,

Tuesday, Wednesday, Thursday, Friday, Saturday, Sunday, Not applicable

Give timings in 24 hour clock. (e.g., 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.:

Monday:

- Start 1: 11:00
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- Start 2:
- End 2:

Sunday:

- Start 1: 11:00
- End 1: 21:00
- Start 2:
- End 2:

State any seasonal variations: We do not necessarily intend to trade every day most likely weekends and bank holidays but have put each day in case

Non standard timings. Where you intend to use the premises to be open to the members and guests at different times from those listed above, list below:

Licensing objectives

a) **General – all four licensing objectives (b,c,d,e):** We are experienced operators in the hospitality industry (running The Post Bar in Tottenham) and are committed to upholding all four licensing objectives through responsible trading, clear staff procedures, and thoughtful community engagement.

We will take the following general steps to ensure our business operates lawfully and safely:

All staff will be trained in licensing laws, responsible alcohol sales, and customer care.

A Personal Licence Holder will be present whenever alcohol is being sold.

We will maintain up-to-date risk assessments for the boat and towpath setup.

Signage will be displayed to encourage respectful behaviour, including reducing noise, disposing of litter, and not drinking beyond designated areas.

We will work closely with local authorities and police to ensure our activities complement community safety and well-being.

Alcohol will only be served in suitable containers (e.g. plastic, cans, or cups) to prevent danger to the public or wildlife.

Our public liability insurance (£2m) covers our towpath operations, and our Boat Safety Scheme certificate is valid until 2027.

Our setup (static boat, small-scale seating) is designed to complement and not disturb the local environment or other towpath users.

We take pride in running a welcoming and well-managed space that encourages responsible social interaction, supports local events, and respects the neighbourhood.

b) **The prevention of crime and disorder.** To prevent crime and disorder, we will implement the following measures:

We will operate a Challenge 25 policy and train staff to check valid photo ID (passport, driving licence, PASS cards).

No alcohol will be sold to individuals who are visibly intoxicated or causing a nuisance.

Staff will be trained in conflict management and how to report or defuse anti-social behaviour.

We will display signage stating that we do not tolerate abuse or aggression and reserve the right to refuse service.

Alcohol will only be sold within permitted hours, with all sales recorded and overseen by a Personal Licence Holder.

CCTV will be in use onboard and at The Post Bar; where appropriate, we may use portable CCTV for towpath trading locations.

We will work collaboratively with local police and community safety officers if any concerns arise.

As a mobile/static trading unit, we are able to move or pack down quickly if required to address any incidents or avoid gathering hotspots.

c) **Public safety:** We take public safety very seriously and have structured our operations to prioritise the well-being of customers and the general public. Key steps include:

The boat holds a valid Boat Safety Certificate until 2nd September 2027 and is insured under Craft Insure.

Public Liability Insurance is in place (£2 million cover).

The trading area is entirely separate from operational boat areas; customers will not board the vessel.

All seating/tables will be placed in areas that do not obstruct the towpath, keeping clear access for pedestrians, cyclists, and emergency services.

Equipment such as gas and electricity (where used) (Solar Panels & Battery) will be tested and maintained in line with safety standards.

Staff will be trained in basic health and safety, including manual handling, hot drink service, and first aid procedures.

Fire extinguishers and first aid kits will be available onboard at all times.

We will complete a full risk assessment for each site we trade from and adapt our layout based on local conditions.

d) The prevention of public nuisance: To avoid causing nuisance to the local community and towpath users, we will take the following precautions:

We will use quiet and respectful trading methods – no loudspeakers, amplified music, or generators that cause noise disruption.

Alcohol will be served in cans or plastic – no glass will be used in public areas.

Trading hours will be restricted to 11am–9pm in the summer and occasional daytime events in winter, avoiding late-night activity.

We will not allow loitering or disorderly behaviour around the towpath and will encourage customers to disperse quietly.

Waste will be managed carefully: bins will be available, and staff will regularly clear litter in and around the service area and we will never leave any area without a clean sweep.

We will engage with local residents, event organisers, and Haringey Council to ensure our presence complements the wider area and does not disturb wildlife or nature reserves along the canal.

e) The protection of children from harm: We will put the following safeguarding measures in place to ensure children are protected from harm:

We will operate a strict Challenge 25 policy and never serve alcohol to anyone under 18.

Alcohol will only be served by staff trained in age verification procedures.

Clear signage will advise that children must be accompanied by an adult at all times near the boat.

No age-inappropriate marketing or promotional materials will be displayed.

Staff will be trained to report safeguarding concerns to appropriate authorities.

The café/bar will operate in a family-friendly manner during daytime hours, serving soft drinks and snacks suitable for all ages.

No adult entertainment, gambling, or inappropriate material will ever be featured as part of our business model.

Declaration

I/we understand it is an offence, liable on conviction to a fine up to level 5 on the standard scale, under section 158 of the licensing act 2003, to make a false statement in or in connection with this application.

[Applicable to individual applicants only, including those in a partnership which is not a limited liability partnership]

I understand I am not entitled to be issued with a licence if I do not have the entitlement to live and work in the UK (or if I am subject to a condition preventing me from doing work relating to the carrying on of a licensable activity) and that my licence will become invalid if I cease to be entitled to live and work in the UK (please read guidance note 15).

The DPS named in this application form is entitled to work in the UK (and is not subject to conditions preventing him or her from doing work relating to a licensable activity) and I have seen a copy of his or her proof of entitlement to work, if appropriate (please see note 15)

Ticking this box indicates you have read and understood the above declaration yes I agree

Declaration

Full name: Michela Brennan

Capacity: DPS

Date: 2025-06-05

Payment summary

Amount: £100.00

Payment status: successful

Receipt numb

