

Representations **FOR** Victoria Stakes Review

From: XXXXXXXX

Sent: 14 December 2025 12:04

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

Subject: License review- Victoria Stakes N10 3TH

Dear Licensing Team,

My name is Caitlin Galster. I am 23 and I am studying at the University of East Anglia. I stay at XXXXXXXX with my family when I am not in Norwich during term time.

Over the summer of 2025 (and up until late September) I was working in a nearby Pharmacy and studying for university assessments. Construction noise, loud music and regular outdoor events at the Victoria Stakes made it very difficult to concentrate at home. On several occasions I had to leave the house to revise because the noise from the rear yard was simply too disruptive to work through.

Also, during the summer, I often noticed that the pub's extractor fan and its mechanical noise (turning on and off throughout the night) were clearly audible outside and in my bedroom. This continuous background noise added to disturbance and made it harder to rest properly.

The heat this summer made things worse. I was frequently unable to open my window for ventilation because even a small opening meant letting in music, crowd noise or mechanical sound. I changed my study and sleep routines to try to avoid peak noise times, but this wasn't always possible as I was working and preparing for exams. It had a real effect on my ability to rest and prepare for university work.

When I came home, time with family often felt overshadowed by events at the pub. Meals were sometimes interrupted or moved because of noise, and it was disappointing especially after being away for long periods at university. I was also aware that the disruption was affecting other family members, which added to the feeling of instability at home.

I raised my concerns with the management during the summer, but Lewis Johnson grouped my message together with someone else's rather than addressing what I had said individually. I had hoped for a direct conversation about the impact but it didn't leave me feeling fully heard.

Based on my experience, the situation clearly relates to the licensing objective of Prevention of Public Nuisance. The level and unpredictability of noise, both music and mechanical, made studying, resting and even ordinary family time very difficult while I was at home.

Thank you for taking the time to read my representation.
Please acknowledge receipt of this email.

Yours sincerely,

Caitin Galster

XXXXXXX

Resident when in London: XXXXXXXX

From: XXXXXXXX >

Sent: 15 December 2025 14:08

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

Subject: Representation – Victoria Stakes Licensing Review

Dear Licensing Team,

My name is Thomas Galster and I lived at XXXXXXXX from early June 2025 until late September 2025, during which time I was applying for part-time work, attending interviews, and preparing for university exams.

During this period, loud amplified music and large outdoor events at the Victoria Stakes regularly disrupted my ability to study at home. On several occasions I had to leave the house to prepare for exams because the noise from the rear yard was too intrusive to work through. I experienced similar disruption when completing job applications and interview preparation.

Family meals and quiet evenings were frequently affected when events were taking place. I often felt unable to relax in my own home and sometimes left purely because the noise became too loud and overwhelming. Social time with friends was also cut short or abandoned due to the disturbance. It genuinely felt like we were being pushed out of our living space.

Even now, when I return home from university, I find it difficult to know whether I will be able to rest or work due to the unpredictable level of music and crowd noise from the pub. This uncertainty has made me reluctant to come home, as I cannot predict what level of disruption I am returning to.

I hope this representation is helpful to your review. I am no longer living permanently at 1C, but my experience from June to September 2025 was consistently affected by noise from the premises, which I believe clearly engages the licensing objective of Prevention of Public Nuisance.

Yours sincerely,

Thomas Galster

Former resident, XXXXXXXX

P.S. Please respond to indicate this email has been received.

From: XXXXXXXX

Sent: 15 December 2025 21:35

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

Subject: Regarding License Review of Victoria Stakes Pub-N10 3TH.

To whom it may concern,

I wasn't planning on emailing about the Victoria Stakes Pub but I thought it was only right considering I live next to the pub year round and it is escalating each day to have a bad effect on me.

I have had a front row seat to all of the challenges my mother has faced regarding the pub and I know the toll it has taken on her both emotionally and physically.

I am currently a year 12 student but I had to endure the constant noise and disruptions due to the pub throughout my GCSE exams earlier in the summer, this resulted in me having to go

to the library daily and stay out of the house for long stretches of time in order to get any effective revision done. We have lived in this house for a few years now and I had no problem revising for end of topic tests in year 9 etc but I have found it to be unbearable with the noise in recent months. At the beginning of my GCSE exams I couldn't even afford to open the window in my bedroom (despite it being so warm) as I had to sacrifice comfort for the quieter conditions. I could not have both, with the windows open. I am not aware of the finer details of what my mother has formally informed the council of but I felt particularly threatened when one evening I was leaving my house to go and meet a friend when there was a man outside my door visibly drunk and disorientated. I ended up being around half an hour late as I had to wait for the man to move further away from my door so I could slip past. Another altercation happened when I was leaving for school one morning last month and I saw a man using the fence directly outside the front door climbing into the pub garden. Truthfully, I didn't feel very safe leaving my mum home alone in the house and the fact that the man saw my face and me wearing my school lanyard which revealed both where I lived and went to school. It seems obvious to me that the fence being relatively low gives any thieves an opportunity to access the pub at any time, this threatens my sense of safety.

I also am embarrassed to have any of my friends over as they will have to be subject to the unpredictable noise and disruption of the pub.

In the past few weeks I've been studying for end of term assessments and found myself in the same predicament as earlier this summer where I found the noise unbearable and it increasingly difficult to focus completely.

I also have found it hard in the evenings entering the lane to my house as there are often groups of drunk men loitering around the entrance to the lane and I have had to bypass them which also revealed where I live to drunk strangers.

I hope that this email gives you clarity on the situation within my house and while I am considered lucky to be in school most days so I am not always constantly surrounded by the noise, my mum works from home which leaves me worrying and constantly checking in with her throughout the day.

I hope this is useful for your review being carried out, please let me know you have received this or if you need any other information on my experience of things.

Thank you,
Julia Galster

From: XXXXXXXX
Sent: 16 December 2025 13:01
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Licensing renewal

I understand the new owners of Victoria Stakes are under a review to renew their license. It is a wonderful community based pub.

But, I will say the new owners have pushed the boundaries of their license and had loud parties in their "beer garden" space that have severely impacted the quality of life for those living at the bottom of Etheldene Avenue. The music is extremely loud at times. As our garden is almost shared space (we are at XXXXXXXX), it would be appreciated if limits could be put onto their license about the loudness music could be played and the hours it must be

brought inside. At times, during hot summer months, the windows are flung wide open, as is the back door. This almost acts as a broadcasting loud speaker. I have been at events in the pub where loud music is played and honestly it is too much. Please, please add some limitations to their sound levels.

With all of that said, it is a lovely pub and it would be good to renew their license.

Michele Wyckoff Smith
XXXXXXX
XXXXXXX

Sent from my iPhone

From: XXXXXXXX
Sent: 16 December 2025 13:58
To: Licensing <Licensing@haringey.gov.uk>
Subject: comments on licence review at Victoria Stakes public house

Regarding: Victoria Stakes (1 Muswell Hill, London N10 3TH, Ward – Muswell Hill)

Good afternoon,

I would like to express my opinion on the licence review of the public house above.

As a resident of Etheldene Avenue, it's great to have a nice local pub nearby. At the same time, Etheldene Avenue is a quiet residential street with a calm character, and the comfort of its residents should be amongst the top considerations.

As the garden of Victoria Stakes borders with gardens of nearby houses and opens into the street, it should continue to be restricted to no music (live or amplified) rule. And further measures should be taken to reduce the noise levels at the back of the house: e.g. kitchen extractor exhaust operation limited to kitchen open time.

Kind regards,
Alexander Evdokimov,
XXXXXXX

From: XXXXXXXX
Sent: 16 December 2025 21:43
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes, 1 Muswell Hill, London N10 3TH

Licensing Act 2003 reviews:

Victoria Stakes, 1 Muswell Hill, London N10 3TH

Ward – Muswell Hill

Failure to uphold the licensing objective of prevention of public nuisance.

Type of premises: Public House

End date: 17 December 2025

Dear Haringey

Thank you for giving us the opportunity to give our feedback on the above license

A conscientious neighborhood public house has become a hindrance since the new owners took it over earlier this year; with these aspects in particular

- Disregard for planning regulations by the playing of live or amplified music in the yard
- Disregard for hours of operation
- The 'Yard' is a designated dining area only but is being used for events such as weddings (100-200 people) with associated noise, traffic, loss of amenity
- Applying for late licence in one part of property but using it elsewhere
- Constant rubbish bins at front of property, not just at permitted times / days for collection
- Overflowing rubbish bins, leaving to the side for foxes and rodents (see image)
- Blocking of public pathway in front of property with bins, A boards, (see image)
- Uncontrolled designated areas for customers gathering in front property/blocking walkway for pedestrians
- Fire door propped open with fire extinguisher multiple occasions
- Poor control of music decibel levels exceed legal limits
- Excessive noise of music leading to loss of amenity
- No supervision or control when space booked by external operators
- Extraction fan left running out of hours
- Extraction fan poorly maintained high noise levels

Best regards

Paul

Image:



From: XXXXXXXX
Sent: 17 December 2025 12:16
To: Licensing <Licensing@haringey.gov.uk>
Subject: Victoria Stakes Pub

Dear Haringey Team,

I understand there is a licensing review in progress for the Victoria Stakes.

I have lived for the past 20 year at XXXXXXXX and until recently the Victoria Stakes had been an excellent neighbour.

Under the new ownership that has changed, and loud music intrudes into our lives from the covered dining-area at the back of the pub.

I previously thought this was just a case of an inconsiderate new management team moving in, and we had not recourse.

However, I now understand that the covered area at the back of the pub, from where the music blasts out, was actually approved by the authorities on the condition that no music (live or recorded) was to be played in that area.

I would therefore
ask that any new licensing decision reinforces the previous no-music condition,
and would also ask who we should notify if it is violated in future

Richard Nichols

From: XXXXXXXXXXXX
Sent: 17 December 2025 09:04

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

Subject: Licensing Act 2003 Review VICTORIA STAKES PUBLIC NUISANCE

I am alarmed to hear that my neighbours on Etheldene Avenue are experiencing very loud music from the yard dining area of the Victoria Stakes.

The pub is violating the 'no music' condition which was part of their recent planning permission agreement and seem to feel that they can flout this agreement without any action being taken by Haringey.

The yard is now being used as a new place to hold events and this inevitably is seen to include loud music for the celebrations. As I understand it, the yard was meant to simply be an extension of their existing dining area., not a new place to hold Events.

The new pub owners seem to feel that they can do as they wish without regard to the terms of the planning permission they have received from Haringey. This is clearly the 'thin edge of the wedge' and the new pub owners feel that nothing will be done to stop them from making a great deal of anti-social noise in a residential area.

Whilst we are further down the road, I have been shocked by the noise when I have been out and if it continues I dread to think of how we will be affected on warm summer evenings when the noise will inevitably carry. We have also found parking on our road to be a problem when there has been an event.

This unlicensed change of use of the yard section of the pub, is creating a public nuisance which will increase if not acted on now.

Please can you properly enforce the 'no music' part of the planning permission, and if this is not upheld, withdraw the planning permission altogether.

Sincerely,

Monica Lanyado Rodin

XXXXXXXXXX

Sent: 17 December 2025 09:45

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

Subject: Licensing Act 2003 reviews - Victoria Stakes

Dear Licensing team,

I am writing as a resident of Etheldene Avenue to raise ongoing concerns about noise disturbance from the Victoria Stakes pub following the change in ownership.

Throughout this year there has been a noticeable increase in loud music, amplified noise, and late-night activity, particularly from the pub's external areas. These spaces are frequently being used as a party area well into the evening, with little regard for how sound carries to nearby homes. The noise is loud, persistent, and disruptive, especially at night. Whilst we only hear the very loud parties from our house up the street, it is very loud as you walk to the end of the road and, during the summer, is much worse.

My understanding is that the pub has specific licensing conditions regarding noise levels, hours of operation, and the use of outdoor areas. Based on our experience as local residents, these conditions do not appear to be being respected by the current owners. The level and

frequency of disturbance is having a significant impact on residents' ability to enjoy their homes and gardens.

We fully appreciate the role the pub plays in the local community and do not object to its operation. Indeed the previous owners were always very respectful of their neighbours. However, there needs to be a reasonable balance between the business and the wellbeing of nearby residents, which currently feels absent.

I would be grateful if the Council could investigate whether the Victoria Stakes is operating within the conditions of its licence and advise what steps can be taken to ensure noise is properly managed, particularly in the evenings and in outdoor areas.

Please let me know if you require any additional information from me. I am happy to assist.

Thank you for your attention to this matter.

Kind regards,

Judith Neill

XXXXXXXXXX