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From: Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>
Sent: 06 December 2025 12:02
To: MemberEnquiries <MemberEnquiries@haringey.gov.uk>
Subject: License Review and Lawful Development Certificate Application

Dear Sir/Madam,

This a follow on from an earlier members enquiry. Ms Shiels has also been in contact on this matter.

The Victoria Stakes Pub in Muswell Hill is situated close to residential properties. In particular an outside sheltered area is immediately adjacent to a neighbour's fence, which is in turn only 3 feet from her front door. The pub changed hands in 2024 and the new owners are frequently holding loud music events in this outside area.

In the planning permission it was clearly stated that no amplified music should be played in this outside area. The new owner however advertises the venue for weddings, parties and other events and music is almost always played at these events. This is impinging on Ms Oonagh Shiel's amenities and ability to carry on her normal life. She frequently had to keep her windows shut in the hot summer. Her childrens have not been able to carry out university studies at home, due to the noise!!!!

I request that someone from the planning department comes and visits Ms Shiel's property to see quite how close it is - i have seen it myself!

Noise from inside the pub is acceptable but the noise from entertaining outside is wholly unacceptable.

This has only been a recent issue. There was no noise issue with the previous owners of the pub. These problems have occurred since the new owners took over in 2024.

I understand there is a License Review in progress. Ms Shiels has been informed that the current license has no conditions attached to it, although the planning consent specified no amplified music outside. Can I ask that conditions are now placed on the license to make

sure the owners keep the noise in that area acceptable for Ms Shiels? If this is not possible could I ask what else can be done?

I understand that the owners have also put in an Application for Lawful Development suggesting that the music has been in place for 10 years, but Ms Shiels says that the noise is only recent and therefore this application is being made on false grounds. **The current owners have only been in place for one year they cannot have knowledge of what happened previously.**

The pub owners are also claiming that the planning permission is unenforceable because they claim that amplified music has been played at that location for 10 years. I do not agree that the planning permission is unenforceable because the above grounds do not seem.

However the license and/or Lawful Development is agreed, it must ensure that Ms Shiels can live her life in peace. Therefore some stipulation is needed to prevent loud gatherings 3 feet away from Ms Shiels' door.

Please could I ask that urgent attention is given to this matter.

With thanks,

Cathy Brennan

Labour Councillor for Muswell Hill

Cathy.brennan@haringey.gov.uk

Vice-Chair of Audit Committee

Planning Committee Member

Adults Health and Social Care Scrutiny Panel Member

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From: Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>
Sent: Monday, December 15, 2025 12:52:56 AM
To: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>
Subject: Re: MEM/4137

Dear Daliah,

Thank you for this. I must emphasize that the community most definitely do NOT want to lose the pub the Victoria Stakes. The pub is much loved and used.

I would ideally like a condition to be put on the license to ensure that the noise from the outside yard is not excessive to close neighbours and to enable proper enforcement to take place if needed.

With kind regards,..

Cathy Brennan

Labour Councillor for Muswell Hill

Cathy.brennan@haringey.gov.uk

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