

## Representations AGAINST Victoria Stakes Review

From: XXXXXX  
Sent: 27 November 2025 16:38  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria stakes

Dear Licensing Team,

I am writing to show my support for The Victoria Stakes in Muswell Hill. I live nearby and run a hairdressing business close to the pub, which means I hear a great deal from local residents about what's happening in the area.

The feedback is consistently positive — the community genuinely values and supports The Victoria Stakes.

When Lewis took over, he personally visited my business to introduce himself, which immediately set the tone for a respectful and open relationship. Since then, we have maintained a strong professional connection, and I have always found him approachable, responsible, and committed to running the premises to a high standard.

The staff as a whole are attentive, well-organised, and considerate of both neighbours and nearby businesses.

They manage the venue responsibly and ensure customers behave appropriately. Their presence contributes to the safety and order of the area rather than causing any concern.

In all the years I've lived and traded here, I've never witnessed crime, disorder, or antisocial behaviour linked to the pub. Even at busy times, the team remain in control and handle situations calmly.

The function room at The Victoria Stakes has become a valuable asset to the community, hosting many local events that are supported professionally and smoothly by the staff.

Inside, the atmosphere is warm and welcoming, and the pub provides good food, good service, and a dependable space for people to gather.

As both a resident and a business owner who speaks daily with members of the community, I can confidently say The Victoria Stakes is well-run, well-regarded, and an important part of the local area. I fully support the continuation of its licence.

iPhone'umdan gönderildi

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From: XXXXXX  
Sent: 02 December 2025 12:14  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria stakes

Dear Council,

I am a neighbour of The Victoria Stakes and pass the pub frequently as part of my day-to-day life

As a dog walker, I am out early in the mornings and again later in the evenings, and I have never noticed any issues coming from the pub during these times. The outside area is always kept as tidy as possible, and anyone sitting outdoors is clearly monitored by the staff.

From what I see, the pub is managed with care and due diligence.

In my work, I speak with many locals who regularly use the yard and dining room at The Victoria Stakes for all kinds of celebrations. It has become a key part of our community, and it would be a real shame to see anything change.

I completely disagree with this appeal and fully support The Victoria Stakes.

Kind regards

Sent from my iPhone

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From: XXXXXX

Sent: 02 December 2025 18:52

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

Subject: The Victoria Stakes

> Dear Council,

> We have lived in Harringay all our lives, and The Victoria Stakes has always been an important part of the community and culture here.

> We have been going to the pub for many years and have used the yard at the back for various celebrations ourselves, this year using it for my mums wake which everyone said was perfect , It is a lovely hidden gem within the neighbourhood, and it is respected and appreciated by so many local people.

> The management have always done their best to honour guests' needs while also making sure that neighbouring houses remain comfortable and undisturbed.

> We also know they make a real effort to hire locally, with many of our son's friends having taken part-time jobs there during the summer and Christmas periods. This has been a great opportunity for young people in the area and another example of how the pub supports the community.

> We fully support The Victoria Stakes and the positive role it plays in our neighbourhood.

> It is a pub that tries very hard to respect neighbours and make sure rules are adhered to for the people who use it . I know management personally now as our son has been working there for 3 months , this is his first job while studying for his A levels . Everyone on the staff and management have gone out of their way to make it a safe and happy work environment and our son loves working there . He is learning a lot he will take with him in future work.

> Kind regards

> Tina & Paul Reed.

> Sent from my iPhone

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From: XXXXXX  
Sent: 05 December 2025 12:17  
To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
Subject: The Victoria stakes

Me and my family have lived in haringey for many generations and have always had the Victoria stakes for special events including the wake of my grandmother were the staff were accommodating and welcoming, I also have many friends who live close to the pub who say the same that the pub is a great environment and a pivotal part of the local community, never posing as a disturbance or causing any nuisances, for this reason I highly oppose the complaints made and will continue to support the Victoria stakes throughout my time in haringey.

In addition I have gone to school very close to the pub for seven years and have seen it grow and improve through the new owners Kindest regards Beau Reed

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**From:** XXXXXX  
**Date:** 4 December 2025 at 20:06:35 GMT  
**To:** [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)  
**Subject:** Licensing Act 2003 Review - Victoria Stakes

To whom it may concern:

The current owners of this public house have little or no regard for their neighbours.

The licensing objective is prevention of public nuisance. In breach of the objective that there was to be no live or amplified music and the area was to be used for dining the owners are allowing such music and are allowing the area to be used for large weddings etc.

They clearly care little about the effect on residents and as such they should not be allowed to continue to have the benefit of the licence as they are in breach.

Stephen White

XXXXXXX

Sent from my iPhone

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From: XXXXXX  
Sent: 15 December 2025 18:31  
To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
Subject: Victoria Stakes

Hi there

Re the licensing review for the Victoria Stakes pub at 1 Muswell Hill.

This is a pub that is very close to my heart having enjoyed many times there over the years, milestone birthdays and family celebrations.

It is a much loved and valued hub for the local community and I was shocked and surprised to see the words "crime and disorder" on the notice. I have never known

any crime/ disorder/ public nuisance or issues with public safety to have arisen at the pub over the 10+ years we have been frequenting it.

It is very much a family pub so the fact that the notice said it has “failed to uphold the licensing objectives of the protection of children from harm” is truly shocking and I find this very hard to believe.

I believe the review application should be dismissed outright and the premises license should absolutely be allowed to continue on its current terms. It would be a huge loss to the local community if this pub were to forced to close.

Many thanks for considering my objection to this notice.

I look forward to your reply and to our local pub staying open.

Regards,

Michelle Kirschner-Grant

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From: XXXXXX

Sent: 15 December 2025 19:06

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

Cc: XXXXXX

Subject: Victoria Stakes

I have been made aware of the concerns about the Victoria Stakes and while I don't know the details, what I do know is that the pub is a vital part of our community, not least the every two weeks quiz, Sunday lunches and then the parties for friends and family upstairs.

If it were to close, it would be a huge loss to the community so I hope closure can be avoided and sensible measures taken to address any concerns from those who live closest to this great pub. Best, Colin

Colin Peacock

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From: XXXXXX

Sent: 15 December 2025 19:11

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

Subject: Victoria Stakes

It comes as a surprise that anyone would make negative comments about the Victoria Stakes.

That the Victoria Stakes is a valued hub of the local community and is regularly used by locals on our street and in the surrounding area. We have never experienced the pub causing crime, disorder, public nuisance, or issues with public safety: in fact the pub attracts families and friends.

We live on Redston Road and have been here for over 25 years - the Victoria Stakes is a pillar of the local community.

The believe the review application should be dismissed and the premises licence should continue as is.

With kind regards

Tim Cowen

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From: XXXXXX

Sent: 15 December 2025 19:19

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

Subject: Victoria Stakes pub

Hello

I have been informed that my local pub, the Victoria Stakes, is under licensing review.

I live at XXXXXX and visit the pub approximately twice per month to enjoy the pub quiz. I also meet friends there for supper approximately once per month.

I consider this pub to be a vibrant and important part of the local community. It has a wonderful and welcoming atmosphere and is very comfortable for people of my age group (61years) as it's generally calm, well managed, and not noisy.

I would be greatly saddened if this historic local community resource lost its licence and heartily support it staying open in its current form.

With kind regards

Catherine Shaw

Sent from my iPhone

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From: XXXXXX

Sent: 15 December 2025 19:29

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

Subject: Victoria Stakes pub

Dear sir/madam

I would like to say I'm unhappy that there has been a notice given to the above mentioned pub!

I'm a local resident and use the pub weekly. It caters for all types and is the heart of our community.

I can honestly say I haven't encountered any trouble or noise that would be deemed as excessive and feel that the review application should be dismissed and the premises continue its licence.

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Look forward to hearing from you, many thanks Deborah Peacock

Sent from my iPhone

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From: XXXXXX

Sent: 15 December 2025 19:43

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

Subject: Victoria Stakes Licence

To whom it may concern,

I am writing to urge you to dismiss the review of the licence of Victoria Stakes Pub.

I have been a resident local resident for the last year, and local to the area for nearly 50 years. The Victoria Stakes has been a lovely family pub, respectful of its community and its local residents.

Now that I live around the corner, I visit the pub weekly for dinner or a drink. It has such a lovely, safe feel, and is a hub for families.

I have not once witnessed any kind of disorderly behaviour or ever been made to feel unsafe when there with my children or friends.

I feel that it is a travesty that this pub should be under review, as The Victoria Stakes and its staff has only ever displayed friendliness, community and pride for its local area.

I strongly believe that the review licence should be dismissed and that the Victoria Stakes should continue under its current licence.

Many thanks,

Julia Ahrell

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**From:** XXXXXX

**Sent:** 15 December 2025 19:57

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

**Cc:** Tom Cassels <tom.k.cassels@gmail.com>

**Subject:** The Victoria Stakes Pub licensing review

To whom it may concern,

We learnt with sadness, that our local pub, The Victoria Stakes is having its license reviewed due to a complaint about anti social behaviour.

As a long standing residents of XXXXXX - we have lived here for 23 years we are writing to support the pub. The Victoria Stakes is a fantastic community pub that has hosted two of our children's christenings , Christmas Day for a number of years

when I was too tired to cook and also given all three of my now adult children, valuable work experience when they worked as waiters / bar tenders.

It is an iconic and historic pub - my grandfather drank in The Victoria Stakes in the 1950's before watching the horse racing at Ally Pally. It is also a place where my husband and I can have a quiet drink after work. We appreciate the community in the pub which is a rare commodity in London nowadays.

Redston Road is close to Alexandra Palace which is a huge venue. I have never been aware of any anti social behaviour coming from pub patrons - it is the Palace that can cause issues . However, this area is a bustling and social hub and to choose to live here is to accept that there are many visitors and as a result it is a fantastic place to live!

I hope that you consider mine and my husband's support of The Victoria Stakes pub when you are reviewing the licensing. We live at -

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Helen Ryan and Tom Cassels

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**From:** XXXXXX

**Sent:** 15 December 2025 20:03

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

**Subject:** Victoria Stakes Pub.

Dear Sirs,

I was deeply distressed to see a notice in my local pub this evening, when I popped in for a bite to eat.

The Victoria Stakes, is not just one of the best in the borough—it is the heart of our community. I find it almost impossible to believe that anyone could make a complaint against such a well-run, welcoming, and responsible establishment. I have been a regular there since I moved to the area 18 years ago, and in all that time I have never once witnessed antisocial behaviour, seen children put at risk, or observed anything that would justify putting its licence in jeopardy.

Over the years, this pub has been the setting for so many important moments in my life and the lives of others in the community. I have attended weddings there, enjoyed comedy nights, shared Christmas lunches, and celebrated countless milestones. Most memorably, I even managed to celebrate my 60th birthday there—legally and responsibly—during lockdown with a small group of friends.

We live in a very neighbourly community, and this pub is central to how we connect—particularly through its hugely popular quiz nights. For many of our young people, it has been their very first place of employment, helping them take their first steps into working life.

We are losing pubs at a devastating rate—around one every day—and with each closure we lose a piece of our social fabric and local heritage. While I understand that action must sometimes be taken against establishments where genuine issues exist, for example the N8 (formerly the Hornsey Tavern) this pub is a highly respectable venue and bears no resemblance to those that warrant such scrutiny.

If someone chooses to live near a pub, they must surely accept that there may be inconveniences. It seems unreasonable to expect a long-standing, much-loved community institution to be threatened as a result.

As a woman, I have always felt completely comfortable and safe going there alone, which is something that cannot be said for every public space. That sense of safety, inclusivity, and belonging is invaluable and rare.

We cannot afford to lose this pub. I urge you, with absolute sincerity, not to revoke its licence. Doing so would not only be unjustified—it would be heartbreakingly.

Yours sincerely,

Lindsay Fowler

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**From:** XXXXXX  
**Sent:** 15 December 2025 20:04  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Support for the Victoria Stakes

My name is Elena Carofyllakis and I live at XXXXXX, XXXXXX

I am writing in support of the Victoria Stakes pub as I understand its licence is currently being reviewed. I have lived on Redston Road for over 12 years and have never experienced the pub causing crime, disorder or noise disturbance. On the contrary, it is a place where families are welcomed and we take our children regularly. They love it. We have celebrated many occasions at the Victoria stakes - weddings, birthdays, bar mitzvah's as have many others and there has never been any disturbance. It is an important venue for many of the local community.

I believe that the licensing should continue unchanged and believe it would be hugely negative if it were to be restricted in any way.

This is a great pub and is an asset to the neighbourhood.

Regards,

Elena Carofyllakis

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**From:** XXXXXX  
**Sent:** 15 December 2025 20:05

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

**Subject:** Victoria Stakes license review

I live at 43 Redston Rd and am a regular at the pub. I believe it to be a very well run pillar of our community and have never had cause for complaint or concern.

Dan Douglas

Sent on the move. Please excuse typos!

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**From:** XXXXXX

**Sent:** 15 December 2025 20:08

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

**Subject:** Review of the license for the Victoria Stakes

I have lived near to this public house for over 25 years and I have never seen or heard any disturbance or public disorder of any kind.

I am quite frankly shocked by the review of the license. I have had my 60th birthday there and the reception after my mother's funeral. I have attended many lovely family parties there too, all without any problems, complaints, public nuisance or safety issues at all.

I find it incomprehensible that renewing the license is under consideration. The pub is such an important part and centre of our lovely community. They hold a weekly quiz which many of us attend, show live screenings of major sporting events, have comedy nights and many other special occasions. The food is good and it's a great local place for lunch or dinner.

I believe the review of the pub license should be dismissed and the Victoria Stakes should stay open. We would all be lost without it as the centre of our community.

Karen Kelner

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Sent from my iPhone

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From: XXXXXX

Sent: 15 December 2025 20:18

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

Subject: Support

I'm writing in support of the licensing application for the Victoria Stakes public house.

It's a wonderful local amenity that embraces the local community extremely well, aside from serving a great pint and a good plate of food.

The number of times it is referenced on local social media sites as a great place to host a family event is commendable, and the atmosphere is always friendly, welcoming and respectful of the local community.

I write in support of the licensing application.

Sally Walker

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**From:** XXXXXX

**Sent:** 15 December 2025 20:22

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

**Subject:** Representation in Support of Victoria Stakes, Muswell Hill – Premises Licence Review

Dear Sir or Madam,

I am writing in response to the notice regarding the review of the premises licence for Victoria Stakes, 1 Muswell Hill, London N10 3TH.

I live locally at Warner Road, and I would like to formally state that I am not disturbed by the operation of the pub. I have not experienced issues related to noise, disorder, public nuisance, or any other concerns mentioned in the notice.

From my perspective as a nearby resident, Victoria Stakes is a positive part of the local community. It is a well-used, well-managed venue that contributes to the character and vitality of the area. I believe it would be a loss to the neighbourhood if the pub were forced to close or have its operations significantly restricted.

Based on my personal experience, I do not consider the premises to be causing ongoing problems, and I therefore support the pub remaining open and continuing to operate under its current licence.

Thank you for taking my representation into consideration.

Kind regards,

Fredrik Harrling

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**From:** XXXXXX

**Sent:** 15 December 2025 20:30

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

**Subject:** VICTORIA STAKES LICENSING REVIEW

Dear Haringey Licensing

I was concerned to hear that the Victoria Stakes pub was facing a review of its licence.

I have never witnessed any criminal or anti social behaviour in the pub and it is well managed in my view.

As a neighbourhood local it provides excellent service particularly with its great food offering.

In common with all pubs the Vikki Stakes is facing a difficult trading environment and I applaud its attempts to attract new customers by putting on events. It also provides a range of jobs in the hospitality trades at a time of rising unemployment.

Its tucked away position at the foot of Muswell Hill means it has few neighbours who are likely to be troubled by the comings and goings at the pub. so any complaints made about it, that have given rise to a review, should be treated with some scepticism.

Please leave the pub's current licence in place. I am sure any current complaints are vexatious and unfounded.

Yours sincerely

Mr N Allaway

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**From:** XXXXXX

**Sent:** 15 December 2025 20:44

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

**Subject:** Victoria Stakes

Hi Team,

It has come to my attention that the Victoria Stakes is under some sort of review.

I genuinely have no idea why or how this could possibly be the case. I have lived in the WERA area my entire life and the Victoria Stakes has been our local since I can remember. My family immigrated here in the 50's and have always been welcome - it would be devastating to the community if their license was revoked.

It's unbelievable people in the community can be so hell bent on taking away local enjoyment.

Ricky Bains

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**From:** XXXXXX

**Sent:** 15 December 2025 21:01

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

**Subject:** The Victoria Stakes — a valuable community asset

Dear local licensing authority,

I hear that the license of The Victoria Stakes is under review.

As a local resident, I value this pub and believe it to play an important role in the community.

In my opinion, unless there are serious reasons to the contrary — which should be made public — the premises should be given leave to continue to trade and to enrich the neighbourhood.

Regards,

Steven Buckley

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From: XXXXXX

Sent: 15 December 2025 21:14

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

Subject: Victoria stakes

I am a local resident and my name is

Patricia Morris

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XXXXXXX

I am writing to you concerning the Victoria Stakes pub. This is an historical pub which has been here for some decades and is part of our cultural heritage. As a local resident, we visit the pub regularly for parties and social events. We have never been aware of any untoward events and love socialising there with all generations of our family - grandparents, grandchildren and adults.

We celebrated our civil partnership there and would use it again whenever we can.

This pub is very important to our community and should remain a valued part of our lives.

With all good wishes

Patricia Morris and Audrey Henning

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Sent from my iPhone

**From:** XXXXXX

**Sent:** 15 December 2025 21:37

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

**Subject:** Victoria stakes

I understand that the licence arrangements for the Victoria Stakes is under review.

I have lived on XXXXXX to this pub for 20 years and frequented this pub on many occasions. I have never witnessed any anti social behaviour, nor have I been disturbed by noise from the pub, or people leaving the pub.

I dont believe there's an issue with public safety or that children are in any way endangered.

I believe it's a positive impact on the community. It's been a pub for a very long time, families are welcome there, we've eaten there many times with our children and I've never witnessed any rowdy behaviour in this pub.

I hope that you take this into consideration when reviewing your decision

Yours sincerely

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From: XXXXXX

Sent: 15 December 2025 21:43

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

Subject: Victoria Stakes - licensing review

I would like to add my support to the Victoria Stakes as I understand they have received a complaint.

The Victoria Stakes is a fantastic local pub and community space which supports a number of important groups meeting there. They welcome everyone who comes in to their doors with a great team of staff and I have never heard a single negative voiced about the pub- indeed, it is often cited as the best pub in the area. I have loved it for many years and they were brilliant and so professional over Covid times.

Please feel free to contact me if you have any queries

Kind regards

Lizzy Emery

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**From:** XXXXXX

**Sent:** 15 December 2025 21:51

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

**Subject:** Victoria Stakes pub

Dear sir or madam, I've been living on XXXXXX for 20 years and have been made aware if a recent complaint regarding the Victoria stakes pub. As a local resident I have nothing but the highest regard for our local pub and restaurant and regularly recommend it to visitors to the area as a focal point and asset to the area. The pub is a landmark to the area and has always been well managed and never have I witnessed any anti social or nuisance behaviour connected to the pub or it clientele.i have never in my time in the area had any concerns , felt threat or disturbance from this well established local asset. I would hope that all the above is taken into consideration when your review of the licence takes place. King regards Sean McGrail XXXXXX

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Sent from AOL on Android

**From:** XXXXXX  
**Sent:** 15 December 2025 21:57  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria stakes

I understand that the license for the Victoria Stakes is under review. I am a local resident who has been a customer of the Victoria Stakes over more than 40 years. I have never had any problems there, no criminal activity, no concern about children, or any public nuisance.

I cannot understand why the license for this local community pub is being reviewed.

I urge that the existing licence should continue.

John Weatherby

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Sent from my iPhone

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**From:** XXXXXX  
**Sent:** 15 December 2025 22:12  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes

To whom it may concern

I am disturbed that the Victoria Stakes is facing a review of its licence.

The Victoria Stakes is a significant, well loved resource for our community. In the 8 years that I have lived in Redston Road, the Victoria Stakes has greatly enhanced my enjoyment of the area, and that of my late wife. I cannot recall any incidents of crime, disorder, public nuisance, or issues with public safety that could be attributed to the presence or operation of the Victoria Stakes.

I regard the Victoria Stakes as, and have used it as, a family pub, with a child-friendly environment. It is a place I turn to without any hesitation for a friendly, family meal, as well as for its regular Tuesday night quiz nights, which are well-behaved, and never rowdy.

Since I live in Redston Road, I live very close to the Victoria Stakes, and I have never been disturbed by its presence.

In view of the points I have made above, I am unequivocally of the view that the licence review application should be rejected and that the licence should continue on its current terms.

Best regards

Denis Linford

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**From:** XXXXXX

**Sent:** 15 December 2025 22:20

**To:** Licensing <Licensing@haringey.gov.uk>; Jennifer Williams <jfg.williams@gmail.com>

**Subject:** Representation Regarding the Victoria Stakes Licensing Review

Dear Sir/Madam,

My name is James Cahill, and I live at XXXXXX with my partner, Jennifer Williams. I am writing in relation to the licensing review of the Victoria Stakes pub 1 Muswell hill.

We have lived in the area for over ten years, during which time the Victoria Stakes has been an important community hub, well-used and valued by local residents. We have never experienced any issues with noise or anti-social behaviour. The pub is popular, but never rowdy, and has always maintained a welcoming, family-friendly atmosphere.

We regularly visit with friends and family, and we consider it an important local institution. For these reasons, I strongly believe that the premises licence should continue on its current terms. I would be very disappointed if this were not the case.

Kind regards,

James Cahill

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**From:** XXXXXX

**Sent:** 15 December 2025 22:38

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

**Subject:** Victoria Stakes Pub Review/application

Hello

I understand there is an application to close my local pub (of 30 years standing ) based on nuisance and anti social behaviour.

I want to defend the pub which, in my experience over decades, has never been anything other than a joy for me and my family. The pub supported the local Food Bank and community groups including the University of the third age and Hornsey Petanque club - both central to making this community work, especially for seniors.

I have NEVER witnessed a disturbance of any kind in or around the pub.

I worry that the application may be malicious and orchestrated by one person with a grudge.

The Victoria Stakes is a positive and vital part of the local community.

Yours sincerely

John Trampleasure

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**From:** XXXXXX

**Sent:** 15 December 2025 22:52

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

**Subject:** Victoria stakes pub

To whom it may concern,

As a local resident of over 10 years XXXXXX I was shocked to learn the licensing of Victoria Stakes pub was under review.

Over the years this pub has been a great asset to the community. I've done antenatal classes there and made friends for life, I've used the dining room for birthday parties for my kids, I've had countless family meals and even more catch ups with friends and neighbours over drinks and the occasional pub quiz.

I strongly support keeping this valuable community asset and sincerely hope you agree.

Many thanks,

Martina Rossi

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**From:** XXXXXX

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**Sent:** 15 December 2025 22:59

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

**Subject:** Fwd: Victoria Stakes Pub

Corrected email address.

Begin forwarded message:

**From:** Penelope Chalmers XXXXXX

**Subject: Victoria Stakes Pub**

**Date:** 15 December 2025 at 22:56:47 GMT

**To:** [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)

Dear Sir,

I am distressed to hear that a complaint has been made about the pub recently. I live just up the road in XXXXXX and we have had large family celebrations there as well as being regular users of the pub for 20 years. Moreover the pub has provided pop-up bars for us in our Rookfield street parties for some years.

I have never experienced the pub as rowdy - busy yes and maybe noisy when

punters are having fun. But there is no harm in that. The idea that the pub causes crime or public disorder is a fantasy in my mind. I definitely support the new management in their hard work to provide a welcoming community hub and hope that this complaint can be seen as one person's miserable approach to life.

I believe that the review application should allow the premises licence to continue on its current terms. I wish the management well.

Yours sincerely

Penny

Penny Chalmers  
XXXXXXX  
XXXXXXX  
XXXXXXX.

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**From:** XXXXXX  
**Sent:** 15 December 2025 23:02  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Victoria Stakes

I was astonished to hear that this quiet local pub is being threatened with closure. This is a much valued community asset, which serves the local area with friendliness. I am not aware of any noise issues, let alone dangers to children. What malicious nonsense.

Ian Crofton  
XXXXXXX  
XXXXXXX

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**From:** XXXXXX  
**Sent:** 15 December 2025 23:06  
**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
**Subject:** Representation for Victoria Stakes

To Whom it May Concern

I have lived in the area since 2008 and did not frequent the local pubs. The local WhatsApp group would often mention the Victoria Stakes as a place for the locals to congregate. I would often drive past the Victoria Stakes and noted that it looked like a traditional pub but never seemed overcrowded. The entrance is at a busy junction where there is plenty of noise from the traffic.

A year ago a colleague from outside the area advised me that the 'Vicky Stakes' was one of the best pubs in the area and we arranged to meet on a Friday evening. I was pleasantly surprised that there was plenty of seating and a warm and friendly environment with families and groups of friends, all ages – nothing like the heaving crowded pubs and bars of the City where I work.

Since then I have visited the Victoria Stakes with my 18 year old son on Friday evenings, just for 1 drink and some snacks to go with it. More often than not it is

relatively quiet and welcoming. I have not experienced the pub causing crime, disorder, public nuisance, or any issues with public safety.

I am very saddened to hear that the license may be revoked after so many years of supporting the local community. I believe the review application should be dismissed/rejected and that the premises license should continue on its current terms.

Yours sincerely,

Alex Seale

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**From:** XXXXXX

**Sent:** 15 December 2025 23:09

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Subject: Representation in Support of The Victoria Stakes – Premises Licence Review

Dear Licensing Team,

I am writing to offer my full support for The Victoria Stakes and to make a positive representation regarding the current premises licence review.

My family and I have been regular patrons of The Victoria Stakes for many years. For three years we lived at Hollybank on Muswell Hill, literally a one-minute walk from the pub, and during that time we never experienced any disturbance, noise issues, or negative impact, despite the very close proximity.

We now live on Linzee Road, which is a short walk away, and we continue to frequent The Victoria Stakes regularly. It remains an important and much-valued part of our local life. We have enjoyed countless Sunday lunches there, regularly meet friends for drinks, and it has become a much-loved tradition for us to visit every Christmas Eve. This year we have also booked Christmas lunch, something we very much look forward to.

Throughout all the time we have spent at The Victoria Stakes, I have never experienced or witnessed any issues relating to crime, disorder, public nuisance, or public safety. The pub is responsibly managed, welcoming, and family-friendly, and in my experience it does not negatively impact the neighbourhood or endanger children.

The Victoria Stakes is a valued hub of the local community, providing a safe, welcoming place for people to gather, socialise, and celebrate. Establishments like this play an important role in maintaining community cohesion and local character.

Based on my long-standing and consistently positive experiences, I do not believe the concerns raised reflect the reality of how the pub operates or the contribution it makes to the area. I therefore respectfully request that the review application be dismissed and that the premises licence be allowed to continue on its current terms.

Thank you for taking the time to consider my representation.

Yours sincerely,

Gill Girdlestone

XXXXXXX

XXXXXXX

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**From:** XXXXXX

**Sent:** 15 December 2025 23:13

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

**Subject:** Victoria Stakes pub

I understand there is to be a licensing review on the Victoria Stakes pub.

This is hugely distressing. The pub is an anchor for the local community welcoming all local families. I have never experienced a bad atmosphere, violence or any form of aggravation & am shocked at that suggestion.

It would be a huge loss to the community to close the pub.

**Gay**

Gay Briggs

XXXXXXX

XXXXXXX

XXXXXXX

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**From:** Helen Hamnett <helenhamnett@hotmail.com>

**Sent:** 15 December 2025 23:14

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

**Subject:** Licensing Review for Victoria Stakes pub

Dear Licensing Team,

I am writing to make a personal representation in support of The Victoria Stakes pub.

I have been visiting the pub regularly for many years and have always found it to be exceptionally well run. It is a calm, welcoming and respectful environment, and I was genuinely surprised to learn that it is being reviewed on the grounds of an alleged failure to uphold the licensing objective of preventing public nuisance.

In my experience, The Victoria Stakes is a valued hub of the local community. It provides a friendly and inclusive space for people to meet and socialise, and it contributes positively to the wider neighbourhood. I have never witnessed behaviour associated with crime, disorder or public nuisance, nor have I experienced any issues relating to public safety.

Although I do not live immediately next to the premises, I have never observed, when visiting, noise or behaviour spilling out into the street in a way that would cause disturbance.

Based on my long-standing and consistent experience of The Victoria Stakes, I do not believe there is justification for the review, and I respectfully ask that the premises licence be allowed to continue on its current terms.

Thank you for taking the time to consider my representation.

Yours faithfully,

Helen Froggatt

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From: XXXXXX

Sent: 15 December 2025 23:31

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

Subject: Victoria Stakes pub

I have just seen the notice referring to the Victoria Stakes. I just can't equate the items, mentioned to this pub.

I assumed it was a mistake at first.

I use the pub occasionally and have never seen anything but a correct gentle public house.

I walk by very often living so close, frequently late at or near closing time. I have never seen nor heard anything untoward There are pubs, even nearby that I would avoid. This is not one of them.

I still think this must be a mistake.

I am a 78 year old man who likes a well run, pleasant pub, this is the local one I would choose.

There must be an ulterior motive somewhere. It just doesn't make sense.

Public safety. Children from harm, just bizarre

Yours

Michael Lee

XXXXXXX

XXXXXXX

Sent from my iPad Mike

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**From:** XXXXXX

**Sent:** 15 December 2025 23:53

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

**Subject:** Victoria Stakes pub

Hello,

I live in XXXXXXX and my nearest pub is the Victoria Stakes at the bottom on Muswell Hill.

I have lived here for 25 years and in that time have regularly visited the Victoria Stakes to eat, have a drink or attend events. We have taken our relatives there when they visited London. I was only there the other day upstairs where the space had been hired for an excellent talk for local creative businesses. I also had a lovely social evening recently when I met lots of my neighbours there to say goodbye to a couple who were moving away from our road.

I also exhibited my art in the space which I was grateful for.

In all this time, I have never seen any unruly behaviour or seen anyone drunk. To me, its a lovely local asset to our neighbourhood. I was really shocked to hear that it is facing a licensing review.

Regards

Jocelyn Angell

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 00:44

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

**Cc:** XXXXXX

**Subject:** Victoria Stakes

To whom it may concern

We are reaching out in support of The Victoria Stakes local pub. We understand that the pub is currently facing a licensing review, prompted by someone in the local community. If so, this voice does not reflect the community as a whole.

We are Caroline Kracke and Ivan Sivukha and we live around the corner at XXXXXX where we live with our two young children.

The Victoria Stakes is a treasured hub of the local community. We regularly dine here as a family and am proud to host other family friends from across London. It is such a unique and convenient place to meet and make memories. Have been proud to call Victoria Stakes as our genuine 'local' / go-to pub. Almost as if it is an extension of our living room.

We have not experienced the pub causing crime, disorder, public nuisance, or issues with public safety

It does not endanger children (otherwise we wouldn't take them) or negatively impact the neighbourhood.

In fact the pub has donated their time and goods to neighbourhood events on a regular basis over the years. The spirit of the Victoria Stakes management to give back to the community has been a charming reminder to us all that supporting local, independent businesses adds more than economic value. It builds social capital.

We are are not disturbed by the pub management / staff or the customers despite living very nearby.

We believe strongly that the review application should be dismissed/rejected and that the premises licence should continue on its current terms.

With kind regards,

Caroline Kracke and Ivan Sivukha

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From: XXXXXX

Sent: 16 December 2025 03:20

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

Subject: Victoria stakes licence assessment

To who it may concern

I understand there is a current reassessment of the Victoria Stakes licence. Please can you consider my wholehearted support for a pub I have known for over 30 years. In addition I held my marriage celebrations there.

Pubs like the Victoria stakes are part of the fabric of our local community and it should be fully supported by Haringey. The pub has always been there and anyone buying properties near by were fully aware of the location and should not be allowed to subsequently get the licence changed so as to increase their property value.

We trust in your support to this institution.

Rees Brislin

XXXXXXX

XXXXXXX

XXXXXXX

Sent from my iPhone

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From: Helen Rushworth <hrushworth@gmail.com>

Sent: 16 December 2025 05:08

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

Subject: Victoria Stakes

Dear Sir/Madam,

I have been shocked to see only this evening a notice suggesting the Victoria Stakes is threatened by losing its licence.

This pub has the best reputation in the area. There is never any disruption or disturbance either inside or outside. It is a lovely family facility serving great food to the community and is a great place to take children.

Ironically there are two pubs in the vicinity that do cause disruption especially N8 which seems to keep its license in spite of being a public nuisance.

I wonder if there is some malice in whatever complaint you have received about the Victoria Stakes as to me this exactly the sort of facility that a local community needs.

Nothing you identified in your list of reasons for reviewing the license has ever been apparent.

I live at 26 Clovelly Road N8.

Kind regards,

Helen Rushworth

Sent from my iPhone

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**From:** Patricia Duggan <[duggan950@gmail.com](mailto:duggan950@gmail.com)>

**Date:** 16 December 2025 at 05:03:50 GMT

**To:** XXXXXX

**Subject: License renewal**

To whom it may concern

I believe the Victoria Stakes pub is in danger of having its license revoked because of some individuals bad notice! I have been a patron of this pub for 40 years and have never witnessed bad behaviour/ noise etc. This is a shameful slur on this amazing pub and I am writing to put my absolute disgust that the license should even be under review! During the past few years I have attended art classes in the upstairs room and have been made very welcome then and at all subsequent visits.....do not allow this haven of fun and community to close!

Yours Patricia Duggan

XXXXXX

XXXXXX

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From: XXXXXX

Sent: 16 December 2025 06:57

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Victoria Stakes Pub

Dear sirs

I am writing to support our wonderful local community pub. I cannot understand how it is under review.

It is a hub for our area, with a very rich history. We have lived here since 2004 and got married there in 2016.

We have never experienced any anti social behaviour of any kind and we live very nearby.

To be honest I am astonished by this review, and wholeheartedly believe it should be dismissed.

Kind regards

Miranda Barrett

68 Redston Road

London N8 7HE

Sent from my iPhone

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**From:** Kerk Davies <Kerk@kerkdavies.co.uk>

**Sent:** 16 December 2025 07:00

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

**Subject:** Victoria Stakes

Dear Haringey

I understand that the Victoria Stakes pub, licence is under review.

The pub has been providing a great meeting place for me and my family for many years. We have found it to be welcoming for us and our children and grandchildren. It has always given the impression of being a local community hub.

The environment of the pub feels safe and the staff are kind and attentive.

I honestly can't understand why the licence needs to be under review.

In hopes of a continued Victoria Stakes.

Kerk Davies

XXXXXXX

XXXXXXX

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From: XXXXXX

Sent: 16 December 2025 07:03

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

Subject: Victoria Stakes - Licence

I do not think the licence at Victoria Stakes needs to be reviewed.

My husband and I have been regular visitors since 1979.

I go there regularly with my children and young grandchildren.

I have never found it to be noisy.

The staff are friendly and helpful and the garden is very pleasant and the whole venue is clean and tidy.

We have been to events in the upstairs room and it's never been particularly noisy.

The food is good, the drinks are fine and the atmosphere is friendly and neighbourly.

Our local Crouch End U3A groups often meet there - the staff are very receptive to this.

This pub is an asset to our neighbourhood and should be kept going.

Julia Davies

XXXXXXX

XXXXXXX

Sent from my iPhone

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**From:** C Scarlett | RareBasic <chloe@rarebasic.co.uk>

**Sent:** 16 December 2025 07:20

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

**Subject:** Victoria Stakes Pub N10 Licensing Review

Dear Licensing Team,

I am writing to make a representation in support of The Victoria Stakes public house.

I have lived in this area my entire life, for over 40 years, and during that time the Victoria Stakes has been a constant part of the local community. In my experience, the pub has only improved over the years and is now a lovely, friendly and well-run establishment that is a real asset to the neighbourhood.

I live very close to the pub and, despite this proximity, I have never experienced any issues relating to noise, disorder, anti-social behaviour, or public nuisance. I have not seen any problems with crime or public safety, and the pub has never caused disturbance to my home or the surrounding area.

My family and I regularly visit the Victoria Stakes, particularly for Sunday roasts, and we also attend events such as their quiz nights. The pub is welcoming, family-oriented, and inclusive, and it provides a safe and enjoyable space for local residents of all ages. In addition, the Victoria Stakes actively supports local community events, further demonstrating its positive role within the area.

The pub is a valued hub for the local community, and it would be a travesty for it to lose its licence. Based on my long-term experience of living nearby and using the premises, I strongly believe that the review application should be rejected and that the premises licence should continue on its current terms.

Thank you for taking the time to consider my representation.

Yours faithfully,

Chloé

**Chloe Scarlett Coats**

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From: XXXXXX

Sent: 16 December 2025 07:23

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

Subject: Victoria Stakes Issue

Dear Council member,

The Victoria Stakes is an institution of our area. Please do not let one person's unfounded complaints cause an issue for their license. It is part of the heritage of this area, named after taking the "stakes" for the original Alexandra palace race track.

As a community member, I can vouch for its value add as a social space, community hub and centre of life and memories for us all.

My name is Alexander Petrides, I live at XXXXXX

Please dismiss this case and allow the premises to continue with its license on the current and proper terms.

Best wishes,

Alex

Alex Petrides

XXXXXXX

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 07:23

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

**Subject:** The Victoria Stakes

Dear Sor/Madam

I am writing as a local resident and customer of the Victoria Stakes pub in support of their license renewal.

I was surprised to hear that objections have been submitted. This pub is a local institution and very much part of community life. As well as fulfilling the usual functions of a pub - drink and food - it has hosted many community events. For example my local choir sang at an event raising money for the food bank. I strongly support their license renewal on it's current terms

Kind regards

Barbara Babic

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 07:43

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

**Cc:** Carolyn Whittaker <carolynwhittaker133@gmail.com>

**Subject:** Victoria Stakes licensing review

I understand there is a current review of this. As a very local resident (approximately 2 minutes walk away) I strongly support the renewal of the license. The pub plays a key role in the local community and the local economy. I and my family and friends have made use of its facilities for a number of years.

I'm not aware of any anti social behaviour there - rather it is a well run establishment attended by predominantly local people, who behave respectfully to others in the neighbourhood.

I trust you will take this into account in the review.

Jonathan Card

XXXXXXX

XXXXXXX

Sent from my iPhone

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**From:** XXXXXX

**Sent:** 16 December 2025 07:52

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

**Subject:** Victoria Stakes

Hi, I heard that there's a concern about the Victoria Stakes on Park Road, with a licensing review taking place. I just want to convey that as a neighbour, I've been very happy to have the pub nearby. There's little nuisance, I go there with my family frequently, and it's a great addition to the neighbourhood. I very strongly hope this is sorted out, it would be a huge loss to the neighbourhood if anything were to happen.

Thank you,

John

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From: XXXXXX

Sent: 16 December 2025 07:58

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

Subject: The Victoria Stakes

I am writing in support of the current licensing situation of The Victoria Stakes. Nothing should be changed. This is a much-loved community hub and has been never in my experience been any danger whatsoever to children or to its surroundings. Its owners are respectful and responsive and much aware of their responsibilities to the local surroundings. It is deeply shocking (and frankly unbelievable) that such an important and beloved part of our friendly community should be under threat. I know that very many local people think as I do.

Laura Fransella

XXXXXXX

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From: XXXXXX

Sent: 16 December 2025 08:02

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

Subject: Victoria Stakes licensing Review

Hi

I am emailing as I have heard that the Victoria Stakes pub at the bottom of Muswell Hill is having its licensing reviewed due to an unhappy neighbour.

Please take the whole community into account, I have been going to that pub, an important and historic part of our community, for 30 years. I have never experienced

any disturbance of the peace, any criminal activity, anything but people gathering to spend time with friends and family.

I also live very nearby and only consider it an asset to the community. In this day and age of hate, cancel culture, and fear, it is so important we take care of the things that give back to the community as a whole, and don't just listen to one noisy group who don't see the pub as a personal benefit to themselves.

The Victoria Stakes is a part of our history, our culture, our community, our local lives and it must be protected. Not only that but it is incredibly well kept and picturesque and elevates the area aesthetically. When pubs are closing and being turned into flats, we should be celebrating the ones that are still thriving.

Please tread lightly with this decision and think about the community you serve,

Catherine Baker

XXXXXXX

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XXXXXXX

Sent from my iPhone

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**From:** XXXXXX

**Sent:** 16 December 2025 08:19

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

**Subject:** Victoria Stakes

Good morning,

I wanted to send you a quick note voicing my complete support for Victoria Stakes. We really enjoy having a pub/restaurant nearby that we feel comfortable bringing our young children to for the occasional weekend dinner. Victoria Stakes provides a nice, calm environment with upscale food and I have never witnessed any rowdiness or heard a noise disruption from the pub. The staff are really kind to our kids and we love being able to "support local" for a dinner out.

Please let me know if you have any questions.

Kind regards,

Lauren Nimmons

XXXXXXX

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From: XXXXXX

Sent: 16 December 2025 08:30

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

Subject: Victoria Stakes pub

Dear LB Haringey

I understand the Victoria Stakes pub is facing a licensing review. I am a local person who values the pub enormously- and have often booked it for weddings and birthday parties. I have never witnessed any trouble there in the 30 years I have been going - and it is an integral part of the community. It is well used by people

attending events in Ally Pally including the farmers market- and a good employer of young people.

Please  let it continue to operate as it currently is. It has businesses on either side of it and is next to a busy junction only local people understand ergo people are always hooting at the drivers who don't spot the filter / those who don't know who has priority. It causes no more noise than the drivers.

Paul Conroy - XXXXXX

Sent from my iPhone

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From: XXXXXX

Sent: 16 December 2025 08:30

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

Subject: Review of licence of Victoria Stakes pub

Dear team,

The Victoria Stakes pub is my local. I live just up the road in the XXXXXX. In the 21 years we have lived here we have never been bothered by excessive noise coming from the pub, which always closes on time.

The pub is valued within our community and most of our neighbours drink /eat there regularly. It would be a serious loss if it were to close down as it is especially welcoming to guests and has an excellent friendly atmosphere.

I hope this review will have a positive outcome

Yours

John Hayward

XXXXXX

XXXXXX

Sent from my iPhone

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From: XXXXXX

Sent: 16 December 2025 08:35

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

Subject: Victoria Stakes pub

I understand the council are reviewing the license for the Victoria Stakes pub

1 Muswell Hill N10

following a complaint.

I am dismayed to hear this... as a local, having lived on XXXXXX for over 30 years, I have visited this pub many, many times & never heard of any nuisance . It has been a friendly, welcoming friendly, family pub in all those 30 years and is a welcome part

of our local community. It would be very sorely missed were it to have to close down

R Tyndall

XXXXXXX

XXXXXXX

Sent from my iPhone

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From: XXXXXX

Sent: 16 December 2025 08:39

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

Subject: Victoria Stakes Pub

I am emailing to register my support for the continued licensing of the Victoria Stakes pub. This delightful hostelry is an ornament to the neighbourhood and greatly valued by me and other local residents. It is well run and the clientele are well-behaved. I can think of no basis on which their licence should be revoked.

Cortland Fransella

XXXXXXX

XXXXXXX

Resident since 1978.

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**From:** XXXXXX

**Sent:** 16 December 2025 08:41

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

**Subject:** Victoria Stakes, Muswell Hill

Like many local residents I am shocked to hear that the Victoria Stakes could lose its license. I live near the pub and have regularly visited it over many years and have never seen or been told about any problems to do with crime, public safety, nuisance or harm to children.

For about 20 years I was secretary of the Warner Estate Residents Association (and I'm still on the WERA committee) and I have been active in other community groups across the borough.

I hope that the review application will be dismissed.

Joyce Rosser

XXXXXXX

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From: XXXXXX

Sent: 16 December 2025 08:45

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

Subject: Victoria Stakes

I am shocked to hear that Victoria Stakes is under threat of having its licence revoked. Everyone I know in the local area regards this pub as a truly valuable community hub. It is used by many local groups, my choir included, as a friendly

meeting place. I have attended birthday parties and anniversary celebrations at Victoria Stakes. We all love it and would urge the licensing authority to allow it to continue just as it is.

Dinah Marmery

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From: XXXXXX

Sent: 16 December 2025 08:56

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

Subject: Victoria Stakes - Support for license renewal

Dear Licensing Team

I write in reference to the review of the license being undertaken of the Victoria Stakes pub.

My family and I are regular users of this pub and it's an incredible community asset. We regularly attend with our children to use the "yard" as well as attending for sports events, local events at Ally Pally and for socialising with other members of the community.

Any change to the current license will be detrimental to the pubs function and I suspect ultimately lead to closure.

We hope you find in support of the renewal.

Many thanks

Tom

Thomas Ellis

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From: XXXXXX

Sent: 16 December 2025 09:05

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

Subject: Victoria Stakes, 1 Muswell Hill, N10

I am a resident who lives in close proximity to the Victoria Stakes pub and I am advised that there is a proposal to close the pub.

I wish to express my shock and disbelief at the allegations of noise, public nuisance, crime and issues with public safety and cannot see how this endangers children and negatively impacts the neighbourhood. It's ridiculous to suggest this.

I have lived here for over 18 years and have never experienced any of this during that time and I have been a regular customer too.

Please accept this email as my strong objection to this proposed closure. The Victoria Stakes is and has been a local institution since Victorian times and has been the hub of the community and we will suffer negatively from its closure.

Please reconsider.

Kind regards

Eve Wilder

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XXXXXXX

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From: Jacqueline Sawford <japsawford@yahoo.co.uk>

Sent: 16 December 2025 09:12

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

Subject: Victoria Stakes Licensing

I am very distressed to see that my 'local pub' is under a licensing review. This is an extremely important hub to this community. In the 47 years that I have lived in close proximity (40 years in XXXXXX and 7 years prior to that in Hollybank (almost next door to The Victoria Stakes) I have not been disturbed or been aware of any form of disturbance from this public house. The landlords, previous and current have played a very important role; hosting charity events, funeral wakes, family parties, weddings and the like. All this together with being a local friendly safe public house serving food and being a happy meeting place to enjoy a drink with friends and family.

This review application should be rejected and dismissed on the grounds that The Victoria Stakes has so much to offer this area and in my view none of the reasons given in the 'notice' are accurate or true.

My name is Jacqueline Sawford of XXXXXX

Sent from my iPad

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**From:** XXXXXX

**Sent:** 16 December 2025 09:18

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

**Subject:** VICTORIA STAKES, 1 MUSWELL HILL, LONDON N10 3TH - Licencing Review

I am writing to you regarding the above Licencing Review - to be clear I am supportive of the establishment and I believe that the Licence should be maintained by the Victoria Stakes and that I disagree with the basis of the review.

I am a resident of the area (address below) and have been for almost 30 years.

I have attended the pub on a casual basis and also for specific communitee events over the years. Focussing specifically on recent years I have found the establishment continues to be a valuable hub for the local communitee.

The suggestion that it has attracted an increase in Crime and Public Safety I personally find to be nonsense. I have never felt threatened by staff or clientelle and I have felt safe in the area when ever leaving the premises.

Children are regularly around and passing through the area at the weekend and early evening and I have never seen anyone behave in a way that would threaten harm, intimidation or discomfort for children.

It is the only pub in the immediate area that I have regularly brought friends and family to, suitable alternatives being at the top of Muswell Hill or in Crouch End.

I have no vested interest in the ownership of the Premises either personally or through friend or family connections.

I am happy to expand on the above if required to do so.

Peter Newcombe

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 09:22

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

**Subject:** The Victoria Stakes license review - pls reject

To whom it may concern

I am writing to express my genuine support for the Victoria Stakes pub, a valued hub of the local community. Whilst large chains are now part of the small parade of shops a very short distance from our house, we value the independent, friendly, family run institutions, of which few remain. The Victoria Stakes in particular has been here way longer than we have, which is almost 29 years!

We have never experienced any issues with public safety. It doesn't endanger children or negatively impact the neighbourhood. Conversely we have celebrated significant events there and, as neighbours, meet there for a drink from time to time.

Living at 153 Priory Road, we have never experienced any disturbances. If there are any, it is the large delivery trucks offloading to the Co op and the cages filled with cardboard that take up space on the pavement.

I understand there is a licensing review and I very much hope that for once, the council will listen to local residents and dismiss the review application and the pub is left to continue on its current premises terms. We need local venues and shops to be run by local people for the local community.

Tali Krikler

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 09:24

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

**Subject:** Victoria Stakes pub licence review

Dear Haringey Licensing Team,

I'm writing to you regarding the review of the Victoria Stakes' licence.

The Victoria Stakes is a proper community gastro pub - it's long established, welcoming and friendly, where people come together. Losing it would be a genuine blow to the community spirit around here.

I live within a 2-3 minute walk of the Victoria Stakes and I've never witnessed any trouble, dodgy behaviour, or anything that's made me feel unsafe. There's never disorder and no issues with public safety that I'm aware of. The noise levels are perfectly reasonable. It's always been well-run and responsible.

The pub doesn't cause problems for families or negatively impact the neighbourhood in any way. If anything, it enhances our area. It's doesn't make life difficult for residents in any way.

Personally, I've had nothing but positive experiences at the Victoria Stakes. We regularly eat there, pop in for a drink and organise meeting friends there.

I really hope you'll take these points into consideration. The Victoria Stakes is a valued part of our community, and I believe and hope its licence should be maintained.

Thank you for taking the time to read my opinion.

Yours sincerely,

Sarah Berman,

XXXXXXX

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 09:27

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

**Subject:** Re : Victoria Stakes pub, Hornsey

To whom it might concern :

I am astonished that the license of the Victoria Stakes pub is under threat. It is a really important local venue with a long history within the area. It is a great place to meet up/ eat and meet community members. No-one should be complaining of noise - this is a city and it is a pub !!

It never makes a noise that would be annoying.

Rowan Dawkins

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 09:28

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

**Subject:** Licence review - Victoria Stakes

Hello

My name is Sadia malick, XXXXXX

I believe the review application should be rejected and the premise licence should continue on its current terms.

The Victoria Stakes is a local pub and community and a hub for me and my family and my neighbours to meet, there is a friendly atmosphere and it has always been a safe pub to visit,

There should not be a review as there have never been any issues in my 10 years of visiting the pub.

Kind regards

Sadia

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From: XXXXXX

Sent: 16 December 2025 09:30

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

Subject: Victoria Stakes public house

To whom it may concern

I am writing to you as a long time customer and a long time supporter and user of the Victoria Stakes pub.

I have lived here since 1991 and have always used the Victoria Stakes pub not only for drinks, many many meals but also for large parties of celebration which has also included our children and lately our 5 grandchildren.

We have also used the pub for a very dear friend's life celebration event which was huge and needed both upstairs and the yard to be fully catered and supported with efficient and professional staff.

The Victoria Stakes got us through COVID times and managed to support customers with many safe space ways to be part of the community and find a moment of joy.

Not once have I ever experienced any doubt as to their level of professionalism and efficiency to ensure the safety of their customers at all times.

I have on many occasions taken my grandchildren there and they have always ensured they are happy and safe.

I have been there having a meal when the pub has been full serving customers on their way to Ally Pally for an event and they have seamlessly managed that number of people and I haven't experienced any form of disruption at closing time.

The outside yard has been such a bonus to have to entertain small and larger groups and we are asked to leave at the correct time.

I would be grateful if you would consider these points I have made and I hope I have conveyed the importance of this very much loved local public house.

My name is Kim Staniland

XXXXXXX

Yours faithfully

Kim Staniland

Sent from my iPhone

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**From:** XXXXXX

**Sent:** 16 December 2025 09:31

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

**Subject:** The Victoria Stakes , Muswell Hill London N10

I am writing as a long term customer to offer my absolute support for the licence renewal for the Victoria Stakes pub .

I have lived in Linzee Road since 1991 and The Vicky Stakes has been the pub I have used more than any others around Crouch End , Hornsey and Muswell Hill. I had drunk there before moving to Hornsey and "upstairs" was the venue for my 60th Birthday and more recently for the very memorable wake of local resident , Roger Pratt , the Oscar nominated Cinematographer a long term customer whose family like all of mine have been regulars as customers and behind the bar .

On Monday 22nd I will be attending an annual Crouch End Christmas dinner for 22 long standing residents and customers at "The Stakes" . It's an annual institution.

Over the years the pub has changed to survive Covid , a fire and licensing hours and customer expectations. It has had a long tradition of experienced and expert owners , tenants and managers and all have offered great beer , excellent food , comedy , music and community .

I have watched and heard with horror the shenanigans at the old Hornsey Tavern ( now N8) which has become a blight on the community yet still miraculously keeps its doors open despite apparent attempts by the police and its neighbours to get it shut down .

The idea that the Stakes is being lumped into a similar discussion because of the objections of a very small minority is inconceivable.

No doubt the appearance of customers coming down from the Darts at Ally Pally during December changes the vibe and numbers but as far as I have seen has never resulted in anything other than enjoyment .

The licenced industry has enough economic headwinds to fight without the nimbyish views of few residents who have probably lived locally , for less time than many of the locals and for considerably less time than the pub, even in its current guise .

I would urge the licensing committee to ensure the licence for the pub is continued /renewed and perhaps focus on real problem licenced facilities in the Borough ( pubs , takeaways and restaurants) whose purpose is very often little to do with Community provision and more to do with facilitating unneighbourly activities .

Sincerely

Will Staniland

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**From:** XXXXXXX  
**Sent:** 16 December 2025 09:34  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes

Dear Sir or Madam

I am writing about the review being undertaken concerning the Victoria Stakes pub at the foot of Muswell Hill.

My wife and I have been customers of the Victoria Stakes, particularly for meals out as a treat, for many years.

In all that time we have regarded the venue as welcoming, civilised and comfortable.

Nothing has taken place in our experience which would constitute a breach of the licensing objectives.

The Victoria Stakes is a valuable community pub and I support its license being continued.

Regards

James Jenks

XXXXXXX

XXXXXXX

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From: XXXXXXX  
Sent: 16 December 2025 09:41  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes 1 Muswell Hill

Dear Sirs,

I am writing to support our local pub The Victoria Stakes, 1 Muswell Hill as I understand the license is being reviewed.

I live at XXXXXX where I have been for over 20 years.

The pub has been an important meeting place for many years, we held our wedding reception there 13 years ago and it has remains a place where my husband and I go to remember that happy day.

I have also attended art classes in the upstairs room and continue to meet my friends from the classes in the pub. I notice when I am there that it is used by other friendship groups brought together to learn other languages.

The pub particularly important to me these days as I am now disabled and it is convenient for me to get there using my mobility scooter. All the staff have always been very helpful and respectful of my condition.

I have always found the pub well managed during my visits and I do not recognise the complaints stated in the public notice.

Yours faithfully

Lucy Fuller

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**From:** XXXXXX

**Sent:** 16 December 2025 09:41

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

**Subject:** Review of the Premises Licence - The Victoria Stakes, Haringey

Dear Sir/Madam,

I am writing to express my strong support for the continuation of the premises licence for The Victoria Stakes public house in Haringey. I'm a local resident and live at 7 Wood Vale

The Victoria Stakes is a long-established and highly valued focal point for the local community. It plays an important role not only as a licensed premises, but as a social and cultural hub where residents come together, build relationships, and maintain a sense of neighbourhood cohesion. I recently held my own birthday celebration at the pub, which is just one example of how the venue is used responsibly for positive community occasions.

At a time when many local pubs are under threat, it is vital that well-run, community-minded venues such as The Victoria Stakes are supported rather than penalised. Public houses contribute significantly to local identity, the evening economy, employment, and community wellbeing. Their loss often results in a diminished sense of place and fewer safe, supervised spaces for people to socialise.

While I recognise that the licensing process must take complaints seriously, it is also important that decisions are balanced and proportionate. In many cases, objections arise from a small number of individuals whose expectations may not reflect the realities of living in a vibrant, mixed-use urban area. The presence of a pub necessarily involves a degree of activity, and this should be viewed in context rather than treated as inherently problematic.

From my experience, The Victoria Stakes is responsibly managed and makes clear efforts to operate in a way that respects both patrons and local residents. Maintaining its licence would support the broader public interest by preserving an inclusive, well-used community space rather than contributing to the continued decline of local pubs.

I therefore urge the Licensing Sub-Committee to take into account the strong community support for The Victoria Stakes and to allow the premises licence to be maintained.

Thank you for considering this representation.

Luca

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**From:** XXXXXX

**Sent:** 16 December 2025 09:49

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

**Subject:** support for Victoria Stakes

I have recently been informed that the Victoria Stakes (1 Muswell Hill) is currently facing a licensing review. I, Liane Thakur, live at XXXXXX, and have never had anything other than positive experiences with them and around them. They close at the time they are meant to close, ask that any who enter are respectful to the neighbours and see it as a fabulous local. I have never heard of any of its patrons being anything other than respectful. They have never had a problem asking anyone who is belligerent or out of control to leave, and I've never felt it was unsafe in any way. I truly don't understand anyone having an issue with the pub. It would be a HUGE loss to the community if they were to close - many of us, including my neighbours on Farrer Rd, go there to meet with friends, have wedding receptions and parties, etc. I believe the review application should be dismissed/rejected and that the premises licence should continue on its current terms.

Kind regards,

Liane Thakur

XXXXXX

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**From:** Laura Archer XXXXXX

**Sent:** 16 December 2025 09:56

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

**Subject:** Victoria Stakes Pub Licensing Review

Dear Haringey Licensing Team,

I recently found out that Victoria Stakes is undergoing a licensing review. My family and I live down the road from the pub and the venue is a valuable asset to the area and a pub that we frequent regularly. Our two young children go to the nursery opposite the pub and now the school at the top of Muswell Hill and Victoria Stakes has been an important part of our community in meeting friends there at the end of a nursery or school day.

We have lived in the area since 2019 and had our first child during Covid in 2020. We made some strong connections with other families from the nursery and to keep us sane during those post Covid times, it was invaluable to have a welcoming friendly pub in the form of Victoria Stakes for us to go to and decompress after busy weeks or on weekends. Our children have had numerous Birthday meals there. Our son's 1st Birthday party was hosted there and we have such fond memories from that time, it was the first time a lot of people had got together post Covid.

It has always been an incredibly safe environment and very family friendly. I have never seen any issues with noise or rowdiness, even with the darts crew that are currently inhabiting the local area. They are polite and Victoria Stakes are very wary about the locals so don't allow any rowdy or loud noises. We have even noticed that it closes much earlier than other pubs in the area, which makes it a quieter place for the neighbours. We walk past the pub daily and never have we felt unsafe or threatened by those in the pub. Our son has had to have many quick wee stops on the way down the hill from school and they've always been very family / welcoming. Seeing it all lit up for Christmas at the moment it's a real asset to the area.

In summary I believe the review application should be dismissed/rejected and Victoria Stakes should be allowed to continue in its current form. Please find below my details so that my view can hopefully go towards keeping the pub going.

Laura Archer

XXXXXXX

XXXXXXX

Many thanks,

Laura

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**From:** XXXXXX

**Sent:** 16 December 2025 09:57

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

**Subject:** Victoria Stakes Crouch End

We are local residents – living in Warner Road for the last 35 years.

We regularly use the Victoria Stakes pub and want to support the renewal of their license.

This is a friendly, quiet, local amenity – used by all ages.

Please do not dismantle amenities for our community.

Carol Edwards

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**From:** XXXXXX

**Sent:** 16 December 2025 09:58

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

**Subject:** Victoria Stakes Pub licensing review

I am astonished to hear that the licence for the Vicky Stakes pub is under review because of complaint

I have no idea what the complaints are but I wish to say that the Vicky Stakes has been an important feature of the local community for over 30 years. We have visited the pub many times, we sometimes eat there with our family. There has never been any trouble or complaint and the atmosphere is always happy and family friendly. I cannot think of a pub less likely to have problems than the Vicky Stakes. I do hope that any attempt to withdraw its licence will be dismissed. Any complaints must surely be malicious. I strongly support continuation of the licence.

Chris and Barbara Hamnett

XXXXXXX

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 10:03

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

**Subject:** Appeal for Victoria Stakes pub

Hello, I have just been informed that the Victoria Stakes is under threat. As regular visitors, my family and I are shocked at this news.

This pub is the heart of our community and in over 15 years I have never experienced any issues that would warrant the complaints stated. The staff are so friendly and helpful making this one of the most family friendly pubs in the area and it's loss would be devastating.

As well as being our local friendly pub it has also been the venue for so many great celebrations with family & friends. And there is a serious shortfall of such venues in this area.

I strongly feel that the review application should be dismissed and that the licence should be allowed to continue on its current terms.

I hope you will consider my views.

Many thanks - Fran Carrigan, XXXXXX.

Sent from [Outlook for Android](#)

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From: XXXXXX

Sent: 16 December 2025 10:03

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

Cc: Jane Stokes <janeyjane2@yahoo.com>

Subject: Victoria Stakes

Good morning,

I have just been made aware of the licensing notice against the Victoria Stakes public house in Muswell Hill.

I have lived in Crouch End for almost 20 years and class the Victoria Stakes as my local pub. We regularly attend and always have a great time there with friends.

I am shocked to hear of this notice and can only speak highly of the past and new owners and their staff. We have never had an issues at all and frequently stay till closing time or bring the whole family for Sunday lunches.

It is a solid part of our community and I have never heard a bad word said against the place or heard any form of disruption.

Please reconsider this complaint immediately as changing the existing licence would have a detrimental effect on the local community.

Yours sincerely,

Jane Stokes

XXXXXX

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XXXXXX

Sent from my iPhone

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**From:** XXXXXX

**Sent:** 16 December 2025 10:05

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

**Subject:** The Victoria Stakes

This is just to say that I have enjoyed visiting the Victoria Stakes public house for many many years as my sister lived in XXXXXXXX. It has always been a most friendly pub full of families I have never seen it as a threat no sign of danger just people enjoying themselves. My sister uses it regularly and even has attended art classes there over the years it is an essential part of the community. Jacqueline Squires XXXXXXXX XXXXXXXX

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From: XXXXXXXX

Sent: 16 December 2025 10:10

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

Subject: Victoria Stakes Licensing Review

Hi there

I understand there is an ongoing licensing review for the Victoria Stakes Pub.

I am aware of a serial complainer nearby for some years. And also very much aware of the steps the pub has since taken to minimise noise (including installing a decibel meter to monitor the volume of events upstairs).

The pub is the beating heart of the local community. I am a neighbour. So I'm sure I'm biased, but I have never seen any evidence of crime or disorder there, or issues of child or public safety.

Instead, I have seen a well-run establishment (with these owners and the previous), which not only takes into consideration the views of close neighbours, but in fact goes out of its way to consult on them.

Like all pubs with a long history, I would hate to see the views of a vocal minority curtail the pleasure of thousands of people.

I would be very happy to provide more evidence, should you need it, of how the Victoria Stakes supports the local community. I feel very strongly that the review should be dismissed and that the licence should continue on its current terms.

Chris Reed

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From: XXXXXXXX

Sent: 16 December 2025 10:13

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

Subject: Victoria Stakes

Dear Haringey

I am completely flabbergasted that the Victoria Stakes has been issued with a notice regarding nuisance, harm to children and crime and disorder.

Nine of these things happen at the Victoria Stakes It is a warm friendly community hub with polite customers.

Where have these accusations come from.

I have lived in the area for over 20 years and I have never seen anything that would even be close to what the notice refers to.

As for harm to children absolutely ridiculous.

Please go and visit the pub for yourselves instead of taking a complaint at face value.

I am horrified.

I wholeheartedly support the Victoria Stakes as a community pub with high standards.

Regards

Irene Pratisides

XXXXXXX Sent from my iPhone

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**From:** chrisjbarker46@gmail.com <chrisjbarker46@gmail.com>

**Sent:** 16 December 2025 10:18

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

**Subject:** Victoria Stakes

I was amazed to her that the Victoria Stakes is facing a licensing review because of complaints from one local resident. I am a local resident, sometimes use the pub, and often pass by at all hours of the day and evening. There is a general calm atmosphere and I have never witnessed any bad behaviour or loud noise emanating from the premises. The Victoria Stakes is a valuable local amenity and I sincerely hope the review will not result in negative consequences for the pub.

Yours sincerely

Chris Barker

XXXXXXX

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**From:** XXXXXX

**Sent:** 16 December 2025 10:22

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

**Subject:** Victoria Stakes?

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

I live at XXXXXXXXX and have lived there for 20+ years. The Victoria Stakes is a local institution and is widely regarded as one of the nicest establishments in the area. The idea that it causes public nuisance is absurd. It is a community asset of the highest order. Our sons' football club hosts year end parties there, we have attended birthdays and funeral receptions there, spent New Years there, watched World Cup matches there, and it is our annual dinner choice on fireworks night. Its also in our regular Friday pub night rotation. In those 20 years, I have never seen so much as a shouted altercation in or around the Stakes. I have never even seen a

crowd form outside at closing, making noise. Further, I have never in all that time heard tell of any issues with the pub or its patrons, and that includes a Wood Vale whatsapp group that registers complaints about all things great and small.

The pub deserves to survive and thrive, and the community is the better for it.

Thank you,

Brian Murphy

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**From:** XXXXXXXXX

**Sent:** 16 December 2025 10:22

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

**Subject:** Representation in support of The Victoria Stakes – Gibbs Burke, Crouch End Resident

Dear Haringey Licensing Team,

I am writing to you today to submit a formal representation in strong support of The Victoria Stakes pub, regarding the current licensing review.

I wish to state clearly that The Victoria Stakes is a valued community hub, and I strongly object to any measures that would restrict its operation. In my experience, this establishment is the very definition of a community asset, not a public nuisance.

My support is based on the following grounds:

The Victoria Stakes is not a rowdy drinking den; it is a safe, family-oriented environment that is unique in our area. It is one of the few places where families feel genuinely welcome. The provision of coloring menus and board games creates a wholesome atmosphere where children are safe and entertained. It is a rare "gem" of a pub that prioritizes a gentle, inclusive vibe over loud late-night drinking.

The layout of the pub, specifically the upstairs and the back areas, serves as essential space for community events and gatherings. There is simply no other establishment in the immediate vicinity that offers this kind of facility for residents to come together. Losing this, or restricting it, would be a detriment to the local social fabric.

I understand this review has been prompted by a neighbor complaint. I wish to go on record stating that I have never witnessed crime, disorder, or public nuisance caused by the venue. The management runs the pub responsibly. To penalize a thriving, well-loved community hub based on the grievances of a single individual would be unjust and unrepresentative of the wider neighborhood's view.

The Victoria Stakes does not endanger children or disturb the peace; quite the opposite, it provides a safe haven for the former and contributes positively to the latter.

I therefore urge the Licensing Sub-Committee to dismiss the review application and

allow the premises license to continue on its current terms.

Yours sincerely,

Gibbs Burke

XXXXXXXXXXXX

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From: XXXXXXXXXXXXXXX

Sent: 16 December 2025 10:22

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Victoria Stakes

Good morning

I understand that the licensing for the Victoria Stakes is coming up for review.

I live on the Rookfield estate close by and really value the good service this community pub has to offer. Staff are polite, food and drink are good and it is a great place to visit with families.

The pub supports our community events by setting up much appreciated drinks tents.

I am attending a Christmas function tonight and look forward to the great atmosphere and good food this pub has to offer.

I urge that the licence continues .

Yours sincerely,

Gillian Weale

Home owner: XXXXXXXXXXX

Sent from my iPhone

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From: XXXXXXXXXXX

Sent: 16 December 2025 10:23

To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

Subject: Victoria Stakes Pub

Dear Sir or Madam

I want to register my objection to removal or restrictions to the current licensing conditions.

I use the pub regularly and more importantly they ran a fanatic event for my 60th birthday in April 2025.

My experience of the team is that they were very aware of local neighbours and noise and enforced the relevant conditions.

I believe this is a well run pub and am highly qualified to make this judgement as for 8 years ending in July 2021 I sat on the Board of Mitchells and Butlers Plc - one of the UK's biggest operators.

It is a pub with huge local history and it would be terrible if its licence was withdrawn.

Imelda M Walsh

XXXXXX

Sent from my iPhone

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**From:** XXXXXXXXX

**Sent:** 16 December 2025 10:28

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

**Subject:** Victoria Stakes, Park Rd., N8

I understand there are objections to the renewal of the license for the Victoria Stakes based upon it causing disturbance in the area. Whilst I do not live close enough to the premises to be directly affected by it, I use the pub and pass it many times during the day and throughout the evenings. I have never noticed anything untoward happening in or in the immediate area associated with the pub. Inside, the pub is welcoming to adults and children. I regard it as a positive contributor amenity and character to the local area. I can see no reason to curio the license for the premise and would support license renewal.

Tony Hetherington

XXXXXX

Sent from my iPad

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**From:** XXXXXXXXX

**Sent:** 16 December 2025 10:43

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

**Subject:** Victoria Stakes Licensing Review

Good morning ,

I am writing g to support the on going licence for the Victoria Stakes.

Myself and my wider family have used the Victoria Stakes over a number of years for meals with friends and many family celebrations.

They have been a cohesive presence in the community for many years and I cannot believe they are a danger to anyone.

I would like to know how many people have complained to Haringey for it to carry out this review and I sincerely hope that they are allowed to continue their business as normal.

Chris Beskin

XXXXXX

Sent from my iPad

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**From:** XXXXXXXXX

**Sent:** 16 December 2025 10:43

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

**Subject:** Victoria Stakes

Dear Team at Haringey Council,

I have just heard that the Victoria Stakes is subject to the licensing review. As a local neighbour I wanted to express my support for the pub. It's a lovely place, a real local asset. I have lived around the corner for 20 years and I have never experienced or heard of any issues.

I hope that any objections will be dismissed, allowing the pub to continue on its current terms.

Kind regards,

Julie Harris

XXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 10:55

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

**Subject:** Victoria Stakes

We are emailing our support for the licence for Vic Stakes. It is a great pub and meeting place for the community and we have never seen anything which would cause its licence to be revoked or not renewed. Please support these local hospitality places Isabel Manley and Jim Duke

XXXXXX

Sent from my iPad

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 10:58

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

**Subject:** Victoria Stakes Pub

Good morning

It has been brought to my attention that there is a licensing review of the Victoria Stakes. This has raised some serious concerns as the Stakes is our local pub and a key part of our community and particularly a good meeting place for friends, neighbours and family.

We live on XXXXXXXXXX Road and the Victoria stakes is our local pub, which is a very relaxed place to visit, meet, have a drink and often eat food. It is part of the reason why we moved here in 2020 as it is a 2 minute walk for us and has proved to be exactly what a local pub should be.

The Stakes is a brilliant local pub, with the majority of clients being older people, 30+ with the majority being 40 - 60. It caters perfectly for those of us that do not want to be in a noisy pub with loud music. The choice of drinks are vast and varied (not generic), the food is excellent and the pub is definitely aimed at a more established local client.

I am struggling to see why there is a licensing review on this pub considering that:

1. I have never seen or experienced any signs of disorder or unruly behaviour, either in the pub, or around the pub at any time,

2. I occasionally come home late from work and the area around the top of Park Road is extremely quiet and very orderly. People leaving the pub do so quietly and without fuss. The roads around the Victoria Stakes are always clean and calm.
3. I live on XXXXXXXXXX Road with my wife and we have never been disturbed by noise and we certainly have never encountered people leaving the pub being disruptive to the local community in anyway.
4. Even as an events venue, we never encounter any disruption to the local area.

As someone in his 50s, this is a respected local venue for residents and particularly those of us that want a relaxed location to meet, have a drink and eat. My best friend recently had his wedding reception at the Stakes which was a fabulous experience and resounding success. I cannot see a reason why this should change and would negatively affect the community.

I believe that this review should be dismissed and the pub should be allowed to continue on the current license.

Best regards

Royinder Thakur

XXXXXXX

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From: XXXXXXXXX  
Sent: 16 December 2025 11:00  
To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
Subject: Victoria Stakes. 1 Muswell Hill. N10. Licence Review

I am shocked to see notification that the license for the Victoria Stakes is under review which could lead to the closure of the Pub that I have known for many years. This is a piece of local history, I can even remember the Pub when horse racing was at Alexandra Palace, when a lorry lost control down Muswell Hill and crashed into the Pet Shop opposite and pub staff helping out (I lost my Saturday job in the pet shop then!). My Dad attended meetings in the rooms upstairs. Family reunions held upstairs. My son's school friends worked there. My daughters Mothers and Toddlers group met upstairs. I've attended local quizzes, comedy nights, had many many meals, met friends, watched sport, attended weddings and wakes. This is truly a "Local" community public house.

Over the years I have seen many reincarnations as ownership and landlords change, even closure due to a fire.

I was brought up in XXXXXXXXX for 16 years and lived in Crouch End since, and for the last 12 years in XXXXXXXXX Road so the pub is my local. I do not understand the four allegations stated and never experienced any issues that would necessitate a licence review.

I object strongly to a review.

Clive Haworth

Lesley Johns

XXXXXXXXXX

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Hello,

Just in case it is required, for the representation to be acknowledged, my address is XXXXXXXXXX.

KR,

Ewan

**From:** XXXXXXXXXX

**Sent:** 16 December 2025 10:55

**To:** [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk) <[licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)>

**Subject:** Review of Victoria Stakes' Premises Licence

Hello,

I am writing to make a formal representation in support of the Victoria Stakes public house in relation to the current review of its premises licence, specifically regarding the allegation that it has failed to uphold the licensing objective of the prevention of public nuisance.

I have lived in the vicinity of the Victoria Stakes for over 20 years, and my wife has lived locally for over 30 years. During that time, the pub has been a long-standing and valued part of the local community. Based on our extensive experience living nearby, I do not recognise the characterisation of the premises as a persistent or unreasonable source of public nuisance. I regularly frequent and pass by the pub at various times of the day, evening, and late night, and I see no evidence that would justify a review in respect of public nuisance.

In our experience, noise levels associated with the Victoria Stakes are entirely consistent with what one would reasonably expect from a well-run public house, particularly one located in a mixed residential and commercial area of London. Any occasional noise from patrons or music should be viewed in the wider context of urban living, especially given that the premises is situated at one of the busiest road junctions in Haringey, where background traffic and general city noise are a constant feature.

Importantly, the pub has historically demonstrated a responsible approach to its operation, including the management of customer behaviour and adherence to appropriate closing times. Over many years of residence, we have not experienced sustained or excessive disturbance that would support the conclusion that the licensing objectives are being undermined as part of the premises' day-to-day operation.

I am concerned that the complaint prompting this review may reflect an isolated or subjective experience rather than a pattern of behaviour or a systemic failure by the premises. In my view, it would be disproportionate to penalise a well-established local venue, one that has coexisted with nearby residents for decades, on the basis

of a single or limited complaint, in the absence of clear evidence of persistent nuisance or failure to engage constructively with residents.

The Victoria Stakes contributes positively to the local area both socially and economically and plays an important role in community life. I respectfully urge the Committee to give due weight to the views of long-term residents such as myself, whose lived experience suggests that the premises has operated responsibly and in a manner consistent with the licensing objectives.

For these reasons, I ask that the review be approached with proportionality and balance, and that the premises licence be allowed to continue without unnecessary restriction.

Kind regards,

Ewan Dunn

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 11:33

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

**Subject:** Victoria Stakes licensing review

To whom it may concern

It has been brought to my attention that the Victoria Stakes' license is under review. As a local resident at XXXXXXXXXX I would like to say that I greatly treasure the Victoria Stakes. Apart from the fact we often go as a family because of its lovely atmosphere, delicious food.. as a wheelchair user it is one of the very few accessible venues in the area.

Whether I've been for a drink there or wheeled past it coming home from somewhere else I've never witnessed or heard any disturbances. As a disabled, 53 year old woman and potentially vulnerable out on my own, I feel very safe going by at anytime of day or night. It's just the sort of place I would go into for help if I ever did feel threatened. The staff and the clientele are always great.

I'm born and bred in the area and over the years have been a barmaid there, held various birthday parties there, we now go for family meals and I often pop in for a cheeky glass of wine with my dog after we've been for a walk.

I honestly believe the premises licence should continue as it is. It provides such a positive, safe and welcoming space for families and friends. If there were any changes it would be a massive loss to the community.

For your records:

Kate Chesser

XXXXXXX

Thank you for taking the time to read this.

Kate Chesser

Mental Performance Coach  
London Bees Football Club

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 11:52  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes review

We understand that the Victoria Stakes, 1 Muswell Hill, N10 3TH is subject to a Review under the Licensing Act 2003. We wish our experience and views to be considered as part of this review.

We have lived close to the Victoria Stakes for over thirty years and have frequented it quite often over that period. In all that time, we have never experienced any public nuisance, disorderly or criminal conduct, or any safety concerns associated with the premises. Though it has changed ownership in recent times, we have not noticed any difference in terms of customer behaviour or management oversight.

The pub's clientele is well-behaved and compliant with rules. In fact, the pub attracts an older, more mature age group who express themselves with less exuberance than the younger clientele of many other pubs locally, which creates a calm, and frankly, rather staid atmosphere. In our experience, it is never loud and boisterous.

We don't object in the least to events at Alexandra Palace, but it should be noted that these create most of the noise, traffic congestion and crowd issues in this locality; the Victoria Stakes is insignificant in comparison.

It is a positive feature of the locality, providing a convenient and accessible space for nearby residents. For the many elderly people who live in the vicinity there is nowhere else for them to meet, eat and socialise in congenial surroundings within walking distance (other pubs and cafes either cater for a different demographic or don't open in the evenings). Most importantly, it has been generous in providing support and facilities for several voluntary community groups.

We should state that we have no financial or other interest in the Victoria Stakes; we don't know the owners or the complainants, and we are writing to you solely in the interests of preserving a valued community facility and resource.

We have no knowledge of the specific complaints that have given rise to this licensing review, but from our experience, we can only assume they are vexatious and should be dismissed.

Seán Boyle & Anne Conoult

XXXXXXX

Mobile XXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 11:59  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes - Licensing Review

To whom it may concern,

I am shocked to learn that the Victoria Stakes is facing a licensing review. This pub is of great benefit to the local community. The pub provides a wonderful site for socialising, a safe premises for those with infants and toddlers to go, hosts child/baby events & classes and has never been linked to any crime or disorder as far as I am aware.

The Victoria Stakes also benefits the local economy and employs numerous people.

It would be a massive loss should the pub not be able to continue to operate as it does currently.

Yours faithfully,

Cai Pearce

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 12:03

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

**Subject:** Victoria Stakes License review

Hello,

I would like to voice my support to continue the license for this pub on its current terms. I have been using the Victoria Stakes for the past twenty years and have found them to be most considerate to neighbours. I live down the road. Whenever we use the covered outside area we are always asked to move into the main building earlier than closing time to minimise noise to neighbours.

I know the darts at Alexandra Palace is on right now and there are hoards of drunk men roaming around the foot of muswell hill and that must be noisy for those affected but it is a separate issue to how the Victoria Stakes is run, so if the complaint that has been made is due to recent noise, please do not confuse fallout noise from the darts with the pub itself.

To my knowledge and direct experience children have not been negatively impacted by the pub and I have no knowledge or experience of the pub causing crime, disorder, public nuisance or public safety.

The Victoria Stakes is a valued part of our community. Please dismiss the review application.

Many Thanks

Hilary Tailor

XXXXXXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 12:15

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

**Subject:** Victoria stakes

I have lived near the Victoria stakes for almost 40 years and in that time, it has never caused a nuisance through noise disturbance.

I would regard any complaint on these grounds as entirely frivolous. I believe any such complaint should be dismissed

Gerald Kennally

XXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 12:17

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

**Subject:** The Victoria Stakes Pub

Good Afternoon,

It has come to my attention that some local residents, or possibly one in particular, have made complaints about The Victoria Stakes pub. I have always had a wonderful time at this pub. They serve great food, have been very helpful and accommodating when we've brought our family and friends with children. It's a great spot that we visit regularly for meals as well as taking a break while our children attend activities at the church. I'm not sure what the complaint is that was lodged but I would strongly argue in favour of keeping this community pub open as it adds character and a unique place for people to gather in the community for all types of events. Thank you for your time and I hope you'll consider all viewpoints from the community as a whole rather than just one, negative.

Kind Regards,

Alex Calderwood

XXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 12:31

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

**Subject:** Victoria Stakes support

Hello -

I'm writing to you as a local resident to support The Victoria Stakes.

I wanted to send this in because the pub is a genuinely important part of our neighborhood. It's not just a place for a pint; it serves as a real hub for the community. It's a friendly, grounded spot where locals actually catch up with each other.

It's also great to see how they use the space for things other than just the bar. They let local groups use the venue at really reasonable rates - for example, the weekly life drawing class. It's rare to find spaces that support local hobbies and groups like that, and it makes a big difference to the area.

I live nearby, and I can honestly say I've never had any issues with them regarding crime or disorder, public nuisance or noise.

In my experience, the pub is well-managed and the customers are respectful. I've never felt unsafe walking past, and I've never been disturbed by the venue. It has a positive impact on the local community, and I'd hate to see that change. A safe, and culturally enriching establishment that deserves the council's full support.

Thank you for considering my representation.

Kind regards,

Tami Hoffman

XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 16 December 2025 12:34

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

Subject: Victoria Stakes - licensing review.

To whom it may concern:

I believe one individual has voiced disquiet with regard to the Victoria Stakes Pub at the bottom of Muswell hill. I was astonished to hear this. I live in close proximity to the pub (XXXXXXXXXX.) and pass it most days - often during pub opening hours. I have never (in the past 23 years since I moved here) seen anything untoward take place in or in front of the pub. This is a very low key establishment. Locals go there for a quiet drink, meal and to mix and mingle. It provides good community spirit in pleasant surroundings. The owner / proprietor works hard to run a pleasant, welcoming establishment.

90,000 jobs in the hospitality sector have been lost since Labour came into power and pubs are closing at the rate of 9 per day! For God's sake don't add to these depressing statistics. Running any sort of business in the current economic circumstances is extremely challenging. Business owners put their heart and soul into their jobs - not to mention £££. This shouldn't be jeopardised by one individual.

This local social hub should be permitted to continue functioning as it has done for decades.

Haringey Council would be better served addressing the problem that I have raised with my local councillors - fly-tipping in Farrer Mews - some 100 yards from the pub. The pile of rubbish has been there for months. Numerous emails have gone unanswered. Can you please intervene and ensure that this matter is sorted? Thanks in anticipation.

Best Wishes,

Brian Bowles

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From: XXXXXXXXXX

Sent: 16 December 2025 12:35

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

Subject: Victoria Stakes' licence

I sometimes drink or eat in the Victoria Stakes. It's a great well-maintained local Victorian pub. It would be a shame if its licence were revoked. I was in there last night and I saw the staff make a decision not to serve someone who seemed as though he had had enough to drink. He and his friends had to leave the pub. I was impressed by the way the Victoria Stakes staff handled this situation.

I'm not sure what has precipitated this review of the Victoria Stakes' licence, but I'm assuming it is complaints from local residents. I'm sure that the residents who live near it, chose to buy a property near a pub and a main road, so their property would have been priced accordingly and they must have been aware that they could expect a certain level of noise. The Stakes has been a working pub at the bottom of Muswell Hill for longer than anyone living locally has lived near it and from what I've seen online, it's a far more genteel establishment than was the case a few decades ago.

Thank you for reading my submission  
Penny Steed  
XXXXXXXXXX

Sent from my iPad

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From: XXXXXXXXXX  
Sent: 16 December 2025 12:35  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: The Victoria Stakes, Muswell Hill Road.

Dear Sirs,  
We were distressed to learn that, following a complaint, the Victoria Stakes (hereinafter, "the Stakes") is subject to a licensing review.

Over many years the Stakes has been the scene of many celebrations within our extended family. This has included a 70th birthday party, a 80th birthday party, a Golden Wedding and numerous reunions with family and friends from overseas.

We have always found the Stakes to provide a warm and convivial atmosphere, with good food and cheer. On none of our visits have we ever witnessed any bad, unruly or threatening behaviour. Nor have we ever been disturbed by excessive noise or music.

We and many neighbours have always found the Stakes to be well run and consider it a valuable community asset and believe the premises licence should continue on its present terms. Anything less would threaten a grievous loss to the neighbourhood.

Yours faithfully,  
Richard and Jane Green  
XXXXXXXXXX

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From: XXXXXXXXXX  
Sent: 16 December 2025 12:40  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes Licensing Review

Dear Sirs

I am a local resident and an occasional user of the Victoria Stakes public house, often to attend events in their function room, which is a rare facility in this area of North London - and one I am considering booking for my 70th birthday celebration next year.

I have never noticed any public disorder or mismanagement at the pub. The garden area is a popular choice for people to use all year round. Inevitably this will result in some noise that will be heard by neighbours. But the pub existed before any of these close neighbours bought or moved into their homes.

It is wrong that a public house that has existed in this location for over 100 years can have its licence reviewed for spurious and minor reasons. Public facilities like this should be protected by our elected representatives on the Licensing Committee. Please bear that in mind. Pubs play an important role in our communities and should be protected.

Please do not limit or remove the Licence of this valuable local facility.

Yours Faithfully

Tony Westbrook  
XXXXXXXXXX

Sent from my iPhone

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 12:47  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes license review

Hello

I understand that the license for the Victoria Stakes pub is under review. This is my local pub, and I wanted to share my views on the value it brings to the local community.

I visit the pub on a regular basis with my family, including my two young children. We are always greeted with a warm welcome, and the pub offers a safe and happy environment for local families to gather and have a meal or drink together. My children attend a nursery in close proximity to the Victoria Stakes, and it is a regular meeting point for families at the nursery to gather together. It really is a valued community hub.

I've never observed any sort of antisocial or criminal behavior in or around the pub, and have never seen the pub looking particularly rowdy at any point.

The grounds of any complaints received about the pub really are a mystery to me, as far as I'm concerned the Victoria Stakes is a high quality local establishment which I happily attend with my family. I don't see that there are grounds for complaint, and it's my opinion that the license review should be dismissed. The management team are committed to running a local pub that benefits the community, and which in no way causes any detriment.

I would appreciate my views being considered in relation to this matter.

Kind regards

Philippa Bond

Sent from [Outlook for iOS](#)

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 12:50  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Regarding a review of Premises Licence for Victoria Stakes

Hello.

I've seen the public notice stating that the **Victoria Stakes** will be undergoing a premises licence review.

We don't live quite close enough to the Victoria Stakes to be able to monitor if the noise levels sometimes reach unacceptable heights for the immediate neighbours.

However - I wanted to share my view on the pub in general.

1. Generally - it seems like a quiet pub. We go there, we walk past, use the shops across the road etc., I never see any anti-social behaviour or noise.

2. It's a valuable local option for hosting the small celebrations / weddings in a pub setting, it would be a shame to lose it, there aren't many that compare.
3. We have often used it to celebrate family birthdays (e.g. a regular table booking for 10), for children and adults alike and have always been happy with the service & environment for all generations.

If any changes to their premises licence are proposed - I hope there will be clear and multiple examples of there being a true change for the worse (vs. opinion) and rules around noise levels no longer being upheld in an acceptable way. If not then this proposal should be dismissed.

Thank you.

Sólveig Ósk Óskarsdóttir

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 13:02  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Licensed Premises Review

Dear Sir/Madam,

I write in respect of the application for a review of the Victoria Stakes public house license.

I am surprised at the grounds for the application - the Victoria Stakes is a much loved local pub. Whilst it can get busy during events at Alexandra Palace, as a local, I have never witnessed significant nuisance emanating from the pub. At a time when many pubs and hospitality venues are struggling, it would be a shame for this community resource to be closed because of a small number of complaints. Particularly when the majority of the community regard this as a place to go for a quiet pint.

I very much hope that the council will reconsider this review,

Kind regards,

Lisa Young

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 13:05  
**To:** Licensing <Licensing@haringey.gov.uk>; Carolyn Mitchell <carolynbloremitchell@hotmail.com>  
**Subject:** re Victoria stakes N8

Dear Haringey

I would like to write in support of the Victoria stakes public house which apparently has its current license under review. This is a fantastic community pub which

provides a safe community hub for the older generation and indeed the community in general.

It is very well managed business and I have never heard of any disturbances being caused to local residents. I cannot understand why it is under review as it is a heritage pub for the local estates and is much loved and frequented by the local populace.

I believe the review application should be dismissed/rejected and that the premises licence should continue on its current terms.

Best

Carolyn Blore Mitchell

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 13:11  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria stakes pub

Sent from my iPhone

Dear Haringey team

I heard that there had been a complaint about the pub and I would like to respond by saying the pub has been a valued amenity to the local community for a very long time and it would be a great shame if this provision was affected.

I recently attended an 80th birthday there and some weeks later a family gathering celebrating the first birthday of my nephew's son. Lovely family events enabling all generations to gather comfortably. I have never in over 30 years of being in the area seen or heard of any problems caused by the pub.

I fully support the pub remaining a great place for our communities celebrations.

Regards

Claire Allaway

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 13:16  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes, Muswell Hill

We are very concerned to hear about a licensing review for the Victoria Stakes at 1 Muswell Hill

Having lived on the XXXXXXXXXX for 6 years, we know the pub as a true local asset. Both of the residents associations have held meetings there, and outside those events the community makes good use of the facilities.

Whilst we are not that close, we do visit the bar and restaurant and walk around the area a lot. We have never been concerned about any issues related to use of the premises.

Clearly someone has applied for the review, but our experience indicates it should be dismissed. As a community, we need this place to remain as it is.

Marc Hull & Virginia Segal

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 13:32  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Pub licence

Hi there,

I have just heard, with some distress, that the licence for the Victoria Stakes pub is being reviewed.

I have always enjoyed going there, and found it an enjoyable and friendly pub for all ages.

It has always encouraged participation in fun events such as quiz nights, which attract a good group of people.

I have never been upset or concerned by anything going on there. Although I don't live close to it, I go past it often at all times of the day, either to walk in Ally Pally Park, use the shops, catch a bus, and of course to use the pub itself.

I really hope you will permit to continue to function as a great hub for people.

Many thanks.

Yours.

Dimitri Sklavounis

XXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 13:33  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes N8 - pub

I have lived the Crouch End/Finsbury Park area since the late 1970s and one of the things I treasure is buildings and enterprises that still exist. I now live at the bottom of Muswell Hill and I treat the Victoria Stakes pub as a regular place to visit or enjoy a meal.

I am very saddened that you should be considering revoking their license and I would urge you to reconsider this decision.

Yours

Natalie Jones

XXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 13:39  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes pub

Hi there my name is Benjamin Marks, my address is XXXXXXXXXX.

I just wanted to make a representation effectively on behalf of the continuation of the licence for the Victoria Stakes pub.

I've enjoyed socialising at there for many years: that includes drinking there, eating there, going to parties there and enjoying their pub quiz.

I've never had any problems or seen any disorder of any kind. I regarded the pub as a valuable local resource and a much loved pub. In these times of growing social isolation and with a lack of neutral spaces - and a crisis of pub closures - it would in my opinion be madness - and tragic - if it were closed down or hindered in any way.

Happy to comment further if you have any questions. But I've nothing bad to say about the place, it's well run and I've never seen anything untoward there, in any way.

Best wishes

Ben Marks

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From: XXXXXXXXXX

Sent: 16 December 2025 13:45

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

Subject: Victoria stakes license

Hello,

I have just been told by a neighbour that the Victoria stakes has a license review under way. We live locally, use the pub regularly and think it is a great place. Very well run, well kept, never the source of any inconsiderate or nefarious activities. Unfortunately for the staff we and our fellow parent friends take our small people there for afternoon weekend meet ups. The team are always kind, patient and tolerant! It's a proper part of the community and a business that is a key part of the local area and the host of many local events from prenatal classes to family celebrations. We hope you will see it in the same way when considering its license renewal.

Best regards,

Ben Todd

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From: XXXXXXXXXX

Sent: 16 December 2025 13:47

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

Subject: Victoria Stakes

Hello ,

I am Dr Anne Cooke, XXXXXXXXXX and the Victoria Stakes is a local pub.

I am writing in support of the Victoria Stakes which is very much a local hub where friends and family can meet for a drink or a meal, celebrate a birthday or the life of a friend who has passed away.

The staff are friendly and efficient and in all the many times I have been there I have never encountered unruly or rowdy behaviour.

There is another pub nearby called The Priory, situated next to the Co-op which is a more noisy and impacts more on passers by as folks often sit outside at tables drinking and smoking.

The Victoria Stakes is much more family friendly.

It would be a big disservice to the local community if the Victoria Stakes were to close.

Yours sincerely  
Anne Cooke  
Sent from my iPhone

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From: XXXXXXXXXX  
Sent: 16 December 2025 13:55  
To: Licensing <Licensing@haringey.gov.uk>  
Cc: Victoria Stakes Events <EVENTS@victoriastakes.co.uk>  
Subject: Victoria Stakes Pub 1 Muswell Hill

Victoria Stakes is a valued hub of the local community, sponsoring local clubs like Hornsey Pétanque Club generously and holding an annual Food Bank Appeal in the pub.

Over the past seven years we have never experienced the pub causing crime, disorder, public nuisance, or issues with public safety

The pub is also a hub for several local U3A activity groups for the over 50s to meet on its premises at no cost and its regular quiz nights are properly professionally managed and end at 10pm

We've never seen it endanger children or negatively impact the neighbourhood as far as we know.

I'm the chair of Hornsey Pétanque Club (HPC) and many of our 50 members have taken advantage of generous drink and food discounts.

My name is Peter Emery and I live at XXXXXXXXXX.

On behalf of HPC, we believe the VS review application should be dismissed/rejected and that the premises licence should continue.

Yours faithfully

Peter Emery

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From: XXXXXXXXXX  
Sent: 16 December 2025 13:57  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Licensing Review of The Victoria Stakes

### **Victoria Stakes licensing review**

I'm writing because I had heard that the license for the Victoria Stakes is to be reviewed. I do not know whether my contribution will be valid, as I moved from Crouch End a little over a year ago. However, I had lived there for more than thirty years, and prior to that in Muswell Hill for many years.

The Victoria Stakes has always seemed a very friendly and – no pun intended – sober place. I cannot imagine that it could be seen as in any way a nuisance.

I've often met with friends there, as much for a meal as a drink.

Our best friends had their wedding reception there, and when we return to visit our many friends in the area, it is a welcome place to go.

The main source of noise and disruption in the area is **never** the Victoria Stakes: it is the use, or overuse, of Alexandra Palace and Park for events (currently darts).

The loss of the Victoria Stakes would be substantial for the neighbourhood, most unwise and unwelcome.

Yours,

John Henderson, formerly of Warner Road, now XXXXXXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 13:36

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

**Subject:** Re: The Victoria Stakes

This pub has enormous social value providing a locus for many families and individuals in the Warner estate area to meet, eat, debate and enjoy all the conviviality that a first rate local pub should. It has done so for many many generations.

I have been a 'regular' there for the best part of 53 years, and I have never, never experienced any violence, threat or oppressive noise. And certainly nothing that would in anyway threaten or be unsafe for children of any age. The staff are constantly cheerful and helpful; security and the overall management of the pub is first rate and is always enhanced during particularly busy episodes - darts finals, pop events, firework displays etc.

If it is these that are causing offence one might as well review the licence that Alexandra Palace holds for putting on extremely noisy events which encourage the consumption of extraordinarily large amounts of alcohol.

Reviewing the Victoria Stakes' licence is laughable, and threatens, jobs, community, neighbourhood and conviviality at a time when these vitally important qualities are all, sadly, under ever-increasing threat.

Drew Clode

XXXXXXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 14:05

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

**Subject:** RE: Victoria Stakes License

Dear Sir or Madam,

I am writing in response to the recent review of the premises licence for Victoria Stakes public house.

I have lived locally for approximately 13 years and, throughout that time, Victoria Stakes has consistently operated as a positive and valued part of the local community. It is a well-run establishment with considerate management, and in my experience it has never caused disturbance, disorder, or concern.

I live just around the corner and can see the pub from my window. Over many years, I have never witnessed any incidents of crime, anti-social behaviour, or public disorder connected to the premises, nor have I ever been personally disturbed by its operation. While I recognise that, as with any public house, isolated issues can occasionally arise, I have seen no evidence to suggest that this venue presents any ongoing or material problem.

Since learning of the licence review, the matter has been widely discussed among local residents. I have not heard a single negative comment about Victoria Stakes; on the contrary, it is widely regarded as a genuine community hub and a valued local amenity. For that reason, I find it difficult to understand what circumstances could justify a review of its licence.

I appreciate that the Council must carefully consider all representations. However, I strongly believe that Victoria Stakes has demonstrated a long and consistent record of responsible operation, and I hope that this positive history and the support of the local community will be taken fully into account.

I respectfully ask that the licence review be withdrawn and that Victoria Stakes be permitted to continue operating as it has done responsibly for many years.

Yours faithfully,

Scott Readman

XXXXXXXXXX

Tel: XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 16 December 2025 14:24

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

Subject: Victoria Stakes

Dear All,

I am very surprised to see the Council's notice. Having been a local resident for almost 30 years the Victoria Stakes has never been a "troublesome pub", it's had several different ownership over the years but has always been known as a respectable establishment where couples, families and the community can gather safely.

I urge you to consider your actions, seemingly when there seems to be a total lack of action when concerning a pub on Hornsey High Street.

Whoever and for whatever reasons they have brought your attention to the Stakes I struggle to understand and think that the council has to sensibly reconsider its position, Kind regards Paul Duffy

XXXXXXXXXX

Sent from my iPhone

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From: XXXXXXXXXX

Sent: 16 December 2025 14:42

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

Subject: The Victoria Stakes N8

Dear Haringey Licensing

I've lived in a street adjacent to the Victoria Stakes for almost 17 years. I regularly visit the Victoria Stakes and always find it a friendly environment. It is an old pub and part of the heritage of the area, especially with its links to Alexandra Palace and Park. Personally, I've never been aware of any noise disturbance in all these years despite passing by the pub in the evening quite frequently nor from the vantage point of my own home. My neighbours also are regulars there and I have never heard any of them voice a negative word about noise levels.

If the Victoria Stakes were no longer a working pub it would mean a great loss to the local community.

I think that the proposed review of the licence agreement should be rejected.

Yours sincerely

Georges Meisner

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 14:46

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

**Subject:** Victoria Stakes licence review

Dear local licensing authority

I am writing to give my strong support to the Victoria Stakes's case to keep its licence, which is apparently under review.

This pub is a true community asset, and has been serving the local area for many years. I have enjoyed many visits for food, drink, talks, comedy, music and football.

In 16 years, I have never known the Victoria Stakes to cause or be the scene of any disturbance, violence or nuisance, or to be at risk of causing harm to anyone. It always seems to be a calm and relaxed environment, with very good management.

It seems inconceivable to me and local neighbours and friends that there could be any justification for removing the pub's licence.

The review application should be dismissed and the Victoria Stakes allowed to continue on its current licence terms.

Liz Roberts

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 15:01

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

**Subject:** Support of the Victoria Stakes pub

Dear Sir/Madam

I am writing in support of the Victoria Stakes pub.

I understand there has been a complaint made against the Vic Stakes which has prompted a licensing review.

I have lived a few streets away from the pub since 1999 and not once in that time have I been aware or alerted to any incidents related to criminal behaviour or creating a public nuisance.

I use the pub regularly and again, I find the staff and environment calm, safe and welcoming.

I am perplexed by this complaint and obviously I do not know the detail but it seems that it is entirely out of character for the Vic Stakes. I hope that you are able to take this email into account when coming to your decision.

Kind regards,

Ms Neera Malhotra

XXXXXXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 15:20

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

**Subject:** The Victoria Stakes pub licence review

Dear Haringey Licensing Team

I am a near neighbour of The Victoria Stakes and I would like to express my support for the venue.

The Victoria Stakes is a valued hub of the local community and I am a frequent visitor, both for meals and meeting friends for drinks but also for events like private parties and comedy nights, for example.

I have never experienced the venue or its customers causing crime, disorder, public nuisance, or issues with public safety. In my opinion it does not endanger children and young people or negatively impact the neighbourhood in any way and the owners are careful not to allow disturbances or noise outside the pub.

I have never been disturbed by any activity at the pub and have always experienced them as very respectful of the community.

I believe the review application should be dismissed/rejected and the premises licence should continue on its current terms. In my opinion it would be disastrous to close this valued venue which is used and loved by the local community.

Yours sincerely

Camilla Deakin

XXXXXXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 15:21

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

**Subject:** Victoria Stakes

Sheila Reynolds

XXXXXXXXXX

To whom it may concern

I was shocked to hear that Victoria Stakes was subject to a licensing review - it is the most respectable , calm welcoming pub in the area, a beacon at the Palace Gates.

I have lived on Priory Rd since May 1998 and have never experienced any noise, unruly behaviour or disruption emanating from the pub.

On the contrary I have always viewed it as a valued meeting place amongst our local community. I have always found it to be warm and inviting and friendly

I have been there at different hours of the day with various clientele from young children to old - the atmosphere has always been one of tolerance and goodwill . I have never experienced unruly or disturbing behaviour. The food is good ( probably portions are too big - but who's to complain about that)?

The idea that it would have its licence withdrawn is shocking - getting off the W7 bus late at night it's always been a comfort to know that Victoria Stakes is close by should I feel uncomfortable or scared in any way .

By way of comparison every night we Walk our dog along Priory Rd & Hornsey High Street - what a difference walking past North Eight - clients urinating without shame in the gutters on the high street, loud music loud noise arguments etc - compared to the sober Victoria

I hope you will consider the licensing application very carefully as it would be a great loss to the neighbourhood if it were to lose its licence

Tganjs Sheila Reynolds

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 15:35

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

**Subject:** application for licensing review of the Victoria Stakes pub

Licensing review of Victoria Stakes pub. 1 Muswell Hill

I have lived at XXXXXXXXXX for over 20 Years and have never seen any problems or disturbance at this pub which is a valued local asset for our community.

We do not go there often but have been there several times and used it for successful family gatherings and parties with children. The food is good and the staff are friendly and helpful.

It is well kept and popular.

I do not believe that this application for review application is relevant and so it should be dismissed.

Deborah Kaplinsky

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From: XXXXXXXXXX  
Sent: 16 December 2025 15:37  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes

To whom it may concern,

I have used this pub/community resource for almost 35 years and have never experienced nor heard of any occurrences of public nuisance during that time. During my frequent visits to the pub over the years I have always found the atmosphere to be genial and no noisier than one would expect a popular pub to be.

Yours sincerely  
Trudy White

XXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 15:43  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** In support of the Victoria Stakes Pub (N10)

Good afternoon,

I am writing to express my strong support for the Victoria Stakes, a much-loved and highly valued pub at the heart of our local community.

The Victoria Stakes is far more than just a place to eat and drink. It is a welcoming, family-friendly pub that serves as a genuine meeting point for people of all ages. For many residents, it is a social hub — a place where neighbours connect, friendships are formed, and community spirit is actively nurtured.

The pub also has significant historic importance to the area and has long been a familiar and cherished local landmark. Its presence helps preserve the character of our neighbourhood and contributes to the unique identity of the community.

In the 46 years that I have lived in the area, I have never witnessed any antisocial behaviour, safety issues, or nuisance arising from the pub or its patrons. On the contrary, the Victoria Stakes has always been well run, respectful of its surroundings, and a positive presence within the community.

In addition, the Victoria Stakes brings much-needed business to the local area, supporting jobs and encouraging footfall that benefits surrounding shops and services. It consistently goes above and beyond in supporting local events, charities, and community initiatives in a way that no other pub in the area does.

Losing or diminishing the Victoria Stakes would be a real loss to the community — socially, economically, and culturally. I strongly believe that the premises licence should continue on its current terms, allowing the pub to carry on serving the community responsibly as it has done for many years.

Thank you for taking the time to consider my views.

Yours sincerely,

Nirmal Jethwa

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 16:01  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Fwd: Victoria Stakes public house

Dear Sir / Madam

Having heard that there is a license review / renewal for the Victoria states public house I am writing to you with this email of support for the current owners and the pub in general

As a local resident, my family and I visit the premises on a regular basis throughout the year. In fact it is one of the rare pubs in the area where I feel comfortable to take my family and occasionally my dog.

Since taking over, the new licensees, have done a really good job improving the food whilst maintaining a good selection of traditional bitters and the warmth and ambience of the pub itself.

The pub is without doubt part of the charm of our Local Community and it also provides a great meeting place for local residents.

I personally support the renewal / maintaining their existing license and know that many of my neighbours in the community feel the same way.

Please let me know how I can support you or the Victoria Stakes further in making an informed decision to maintain this license.

Regards

Mike Emery  
XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 16:06  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes

To Haringey Council

My local pub, The Victoria Stakes, is a true community hub. I have lived within two blocks of the pub for 30 years, and I've never heard or seen anything at the pub which would indicate that it has ever negatively impacted the neighbourhood in any way.

On the contrary, it has been a great and unique asset to the community. Besides the pub's wonderful selection of food and drink, which I have enjoyed over the years with friends and family, I have attended many meetings of local groups upstairs in their function room. These have often involved talks about literature and architecture. I have also enjoyed celebrations in The Yard at the back.

In short, there is nowhere else nearby that provides for the community in the same way as Victoria Stakes, and I strongly feel that the review application should be dismissed and that the premises licence should continue on its current terms.

Regards,

Roslyn Amaler

XXXXXXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 16:08

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

**Subject:** Victoria Stakes License

Dear Licensing Department

We have heard that the Victoria Stakes license is up for review.

We have lived in Crouch End for 23 years and we love the Victoria Stakes. In fact it is the only pub we have been to on a regular basis. It serves gorgeous food and drinks and always has a lovely welcoming atmosphere and is never too noisy or riotous, you can really hear yourself talk in there. Also even when we have been to events upstairs - then it is not too noisy for a chat. In fact downstairs you can't even notice there is an event happening. With so many pubs closing their doors it would be a real shame if the Vicky Stakes was not allowed to carry on functioning.. It's a good decent local pub and it has a an interesting history attached to it as well.

We very much hope that you will see fit to renew its license.

Best

Cindy

Cindy Thornton

XXXXXXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 16:17

**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Licensing Review

Dear Licensing Review team

I was astonished to learn that the licence for the Victoria Stakes pub is under review and that it might lose its licence. From your website I learn that this is for 'Failure to uphold the licensing objective of prevention of public nuisance'. This seems incomprehensible.

We have lived in Redston Road, near to the pub, for over 40 years.

At no time have we experienced nuisance from the pub or its visitors and we have never experienced rowdy behaviour (or any other inappropriate behaviour) or poor management on any of our pretty regular visits.

On the contrary, we have found the Victoria Stakes to be an excellent and welcoming local pub which also serves good food in a friendly environment.

It is a well-run establishment, and we are happy to go there with our grandchildren and children of family friends when the occasion arises.

I can see no reason why the status of this well-managed pub should be called into question.

I look forward to a favourable outcome for the Victoria Stakes ongoing presence as our local.

Sheila Sang

XXXXXXXXXX

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From: XXXXXXXXXX  
Sent: 16 December 2025 16:27  
To: Licensing <Licensing@haringey.gov.uk>  
Cc XXXXXXXXXX  
Subject: Personal Representation - The Victoria Stakes, N10

Dear Sir/Madam,

I have been made aware that the Vicky Stakes is facing a licensing review.

I have to say I am shocked this is even a debate.

The Vicky Stakes is a fantastic local, community-minded pub.

We live at XXXXXXXXXX, about 400 yards from the VS. We moved in here 19 years ago - and we think it is one of the great pubs of North London. It does so much for the community. It is child-friendly, dog-friendly. It has ante-natal classes, it has comedy nights, it has a great quiz...I could go on and on.

As a small area between Crouch End and Muswell Hill it provides a cornerstone for the community.

I have never experience anything negative at the pub - or outside. Conversely, we have had so many positive times there - including our wedding anniversary party and, every Christmas, our pre-Christmas dinner/ post long dog walk drink.

We should be honouring and supporting local businesses which are a credit to the community - and the Vicky Stakes perfectly exemplifies this!

It's a wonderful place!

Yours Faithfully,

Ben Todd and Caroline Day

XXXXXX

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Dear Haringey

I believe that there are objections to the renewal of the license for the Victoria Stakes based upon it causing disturbance in the area.

I live on Park Road near to the pub and occasionally go in for a drink or meal. It's a lovely friendly pub, with good food and perfectly lovely clientele. I even used to take my children there on bonfire night for an orange juice to watch the fireworks.

In the 30 odd years that I have lived on Park Road, I can honestly say that I have never noticed anything untoward happening in or in the immediate area associated with the pub.

The pub is definitely a great local amenity and gives character to the local area. I can see no reason for any complaints and would definitely support their license renewal.

Yours sincerely

Diana Muggleton

XXXXXX

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**From:** XXXXXXXXX

**Sent:** 16 December 2025 16:51

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

**Subject:** Representation regarding Victoria Stakes pub, 1 Muswell Hill N10.

Hello there

I have lived about 400 metres from the Victoria Stakes for over 20 years. I have always found it to be a quiet and well-run pub and certainly no source of nuisance.

It occasionally is a little busier and noisier when there are events on at nearby Alexandra Palace but there are certainly many far noisier, more rowdy pubs in the borough.

I would very much be in favour of renewing the licence as it stands

Thank you

Gary Bennis

XXXXXX

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**From:** XXXXXXXXX

**Sent:** 16 December 2025 17:51

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

**Subject:** Feedback on licensing review of the Victoria Stakes pub

I am writing in support of the Victoria Stakes pub, as I gather you are doing a licensing review.

This pub is a very valuable local community hub - much loved and used by the local community. My husband and I often go there for a drink.

In no way have we ever seen anything that could be a public nuisance. It is always very discreet in terms of noise, it is a quiet and friendly pub where we can have a drink and chat without loud music. We are retied so appreciate a quiet venue to meet and chat.

We have been coming here for the last 30 years, and regard this pub as an integral part of the local community. They support a lot of community activities, including life drawing classes which I plan to attend in the new year.

Staff are always friendly and helpful.

I strongly believe that the review application should be dismissed and that the licence should continue on its current terms.

Kind regards

Sarah Purdie

XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 16 December 2025 17:52

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

Subject: The Victoria Stakes licensing review

Dear Haringey Licensing Team

We are shocked to hear that The Victoria Stakes' license is being reviewed for the seemingly ridiculous reasons mentioned on the order notice.

As if it's not hard enough for local pubs to keep afloat and make a commercially viable business in this day & age without this nonsense! The Victoria Stakes has been around for generations and provides a wonderfully warm & welcoming location for local people to meet & socialise. It's always been a favourite amongst our family, friends & neighbours as the place to go for an informal dinner & drinks together.

We have also been to many events - children's birthday parties, weddings, networking events etc - in the brilliant function room upstairs.

There are very few places locally that can offer what The Victoria Stakes offers the community.

In all the years we have been going there, neither of us have never witnessed any excessive noise, aggressive behaviour or anything untoward whatsoever! This reviews seems completely ridiculous and almost like it must be a clerical error and meant to be for a different pub!! This is a misguided review and the money it must cost the council to carry out is wasted money and should be spent elsewhere.

We sincerely hope enough other people in the local area realise this is happening and speak out too.

Regards

Anna & James Ironmonger

XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 16 December 2025 18:09

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

Subject: The Victoria Stakes

Dear Sir or Madam,

I am writing in relation to the licence review application concerning The Victoria Stakes

I wish to formally state that I believe the review application should be rejected, and that the premises licence should continue on its current terms.

I live very close to the pub, and based on my experience, I have not encountered any issues relating to crime, disorder, public nuisance, or public safety associated with the premises. Despite the close proximity, I am not disturbed by noise or behaviour from the pub and have found it to be well-run and respectful of local residents.

I do not believe the premises endangers children in any way, nor does it have a negative impact on the surrounding neighbourhood. On the contrary, I have only ever had positive experiences with the pub, and it has always felt like a safe and welcoming place.

The pub is an important part of our neighbourhood, contributing positively to the local community and providing a valued social space for residents. It would be a huge loss if its licence were restricted or revoked.

For these reasons, I respectfully ask that the licence review application be rejected and that The Victoria Stakes be allowed to continue operating under its current licence conditions.

Thank you for considering my representation.

Yours faithfully,

Emma Shaw

XXXXXXXXXX

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From: XXXXXXXXXX  
Sent: 16 December 2025 18:13  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes licensing review

To whom it may concern,

I'm writing with regards to the licensing review regarding the above venue. This is my local, at least by choice.

The other pub nearby is the Priory of which although I have no complaints, during the warmer weather they host rock bands while opening all the Windows and doors onto the pavement. We can hear it streets away!

I cannot begin to imagine a problem with the Victoria Stakes, they have no regular live music, it is a completely different class of pub, that is reflected in the clientele.

As a local resident for 20 years I have never witnessed any rowdy behaviour or undesirable characters attending. I take part regularly in the quiz night there.

The problem with pubs today I would suggest that since the smoking ban virtually all licensed premises have people outside.

Had you been to the Victoria Stakes you would see for yourself, compared to other licensed premises, for example in Hornsey and some notorious venues in Muswell Hill, you would witness nothing out of the ordinary here.

Go to any pub with a bar full of say just 50 people, talking, laughing and you will experience a certain volume of noise.

It's what comes with people being sociable.

Should we refuse licenses for every premises across the town due to one or two complainants?

Perhaps we should instead consider the number of people who do not complain?

As local pubs struggle with costs, I feel we and our councils should support local community hubs before we have none left, and no community.

Life can't go on without some noise, nobody would dream of closing Tottenham Hotspur Stadium due to the noise, what would Haringey Council do if somebody did complain about the football stadium?

Should we close factories, garages, places of work if somebody complains "not in my backyard"? Perhaps residents should first consider a nearby local venue before moving into an area?

I therefore request that Haringey Council support our community hubs / local businesses and maintain the existing license for the Victoria Stakes.

Don't worry, if a rowdy crowd took over and spoiled our fun, you will be the first to know.

Regards

Graham Pike  
XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 18:13  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Fw: Representation – Victoria Stakes Licensing Review

Dear Licensing Team,

I am writing to clarify that my representation submitted in relation to the Victoria Stakes licence review engages the licensing objective of Prevention of Public Nuisance.

My statement relates specifically to ongoing noise disturbance, loss of amenity and disruption to daily life caused by amplified music and outdoor events during the period I lived at XXXXXXXXXX.

Please could this clarification be read alongside my original representation.

Kind regards,

Thomas Galster

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** Monday, December 15, 2025 2:08:13 PM  
**To:** [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk) <[licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk)>  
**Subject:** Representation – Victoria Stakes Licensing Review

Dear Licensing Team,

My name is Thomas Galster and I lived at XXXXXXXXXX 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 XXXXXXXXXX, 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, XXXXXXXXXX

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

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From: XXXXXXXXXX  
Sent: 16 December 2025 18:27  
To: Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>  
Subject: The Victoria Stakes licensing review

Dear Sir,

We live in XXXXXXXXXX and have heard that The Victoria Stakes public house is due for a license review due to a close neighbour of theirs having made a complaint. We would like to speak in support of the pub and the continuance/renewal of its license.

We have lived in Hornsey since the 1980s and while not frequent pub-goers find the Victoria Stakes a safe, civilised and convenient place to meet for a quiet drink and chat or perhaps something to eat. Situated at a traffic and public transport intersection, it is ideally placed to bring together people from the wider Haringey community. In our experience it is busy but never rowdy, well regulated and unerringly hospitable - the ideal meeting spot for people of all ages and kinds. I have never seen or heard of problems with drug dealing or drunkenness as there are with other establishments in the area - it is simply a nice, friendly local.

Please allow us to keep this valuable social asset.

Sincerely,

Colin & Maggie Brewster

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From: XXXXXXXXXX  
Sent: 16 December 2025 19:28

To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes License

As local residents, we are concerned to hear that the Victoria Stakes license is being reviewed because of local complaints. We have used the pub and restaurant over many years and have always received excellent service and experienced a pleasant, convivial atmosphere. We have never experienced any antisocial behaviour or worrying situations for children or anyone else.

Last year we celebrated our 80th birthdays with a party in the Yard with friends and family including children. The organisation was perfect, the food provided was well presented and delicious. Our guests were very impressed and the event was very successful as a result of the efforts of the management and staff.

It would be a great loss to the area to lose such a successful, well respected meeting place with such high standards. We sincerely hope that the pub/restaurant will continue to serve the community for many years to come.

Margaret and Roger Worth,  
XXXXXXXXXX

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From: XXXXXXXXXX  
Sent: 16 December 2025 19:33  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes

I find it hard to believe the Victoria Stakes, known affectionately as the Vicky Stakes, in Muswell Hill is at risk of losing its licence.

I struggle to think of another pub so welcoming to all, to families, to people with dogs, to couples getting married, to drinkers and to diners - all are treated with warmth, with respect, and being sited in a highly residential area is not lost on those working there or its regular clientele.

We have so many happy memories of times there since moving to XXXXXXXXXX 12 years ago. I cannot emphasise too strongly what a huge loss it would be to the community if the Stakes was forced to close its doors.

We appeal to you to listen to our voices and those of our Warner Estate neighbours who think so highly of our local pub and are at a loss to understand how there can be any doubt about its future.

Kind regards

Sue and Mark Gonnella

Sent from my iPhone

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 19:44  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Cc:** zoe cowking <zcowking@gmail.com>  
**Subject:** Victoria Stakes, 1 Muswell Hill

Dear Sir/Madam

I have recently been made aware that the licence for the Victoria Stakes is under review, reportedly on the grounds of public order. It is concerning that I was only informed of this matter through a neighbour. Surely a more inclusive method of gathering public opinion could have been utilised?

I am writing to formally request the termination of this review. The Victoria Stakes is a valued establishment within our community, renowned for hosting a variety of events and attracting clientele who are consistently respectful and amicable. As a long-term resident of over 20 years, I have never witnessed any disorderly behaviour or excessive noise from the patrons. In fact, just last week, my wife and I enjoyed a pleasant meal there, and we would be deeply disappointed if the opportunity to continue doing so were denied to local residents.

The Victoria Stakes is one of the finest pubs in the area, and I strongly urge you to dismiss this complaint.

Yours faithfully,

Julian Cowking

XXXXXXXXXX

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**From:** XXXXXXXXXX

**Sent:** 16 December 2025 19:49

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

**Subject:** Comments on Victoria Stakes licensing review

Dear Sir or Madam

I am writing regarding the licensing review of the Victoria Stakes at 1 Muswell Hill, N10 3TH. I live at XXXXXXXXXX, and so the Victoria Stakes is my local pub.

Having grown up in Hornsey, I have known the Victoria Stakes for several decades. I have been there on many, many occasions with friends and family, first as a young adult and more recently with my own children. It has always been a place where I and my family have felt welcome and safe. I have never experienced any trouble there and my impression of the current management is that they are committed to maintaining the pub as a genuine hub for the community. This is evidenced not only by how they run the pub, but also through their engagement and support for local causes - eg donating prizes to local schools' fundraising.

I strongly believe in the importance of businesses like the Victoria Stakes to a thriving local community and economy. It would be devastating to lose the pub or to see its viability threatened by restrictive application of licensing rules.

Yours faithfully

Daniel Becker

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 20:11  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes - Licensing Review

Dear Sir/Madam

We live at XXXXXXXXXX. Prior to that, my family and I lived on XXXXXXXXXX for c.7 years.

We understand that the Victoria Stakes pub is currently facing a licensing review.

I would like to put on record how much my family and I enjoy this pub. It is friendly and safe, and we have always enjoyed our visits to the pub over the 8+ years we have lived in the area.

We have 2 young children - a toddler who attends Planet Tiny nursery, and a 5 year who has recently started Reception class at Muswell Hill Primary School. Victoria Stakes is a particularly welcoming environment for parents with young children - the back yard is a good space for children to play board games, colouring etc. This is not always the case with pubs in the local area.

If the Stakes were to close, my view is it would be a big loss to the community, as well as a loss to the people employed by the pub. I believe the review application should be dismissed, and that the premises license should continue on its current terms.

Thank you for your consideration, and I hope you enjoy the holiday season!

William Greaves (and family!)

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**From:** XXXXXXXXXX  
**Sent:** 16 December 2025 20:11  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Pub, licence review

Good Evening,

I hope this email finds you well.

I've just learned that The Victoria Stakes Pub has come under a licence review due to a neighbours complain for various reasons.

We moved to the area 3 years ago. We love it here. Surrounded by parks, great community and especially our great local pub "The Vicky".

Since we moved we soon realised that this pub is central to our community.

I can say hand on my heart that I've never experience any problems or anti social behaviour.

The pub doesn't play loud music, doesn't have live music.

Its a safe space for children, (I have two young nephews who love our Sunday roasts at The Vicky) and is pet friendly.

But best of all are the staff! Very sweet and welcoming, who I'm happy to say have become friends over the years.

I really hope you would reconsider any action towards our Pub and that the premises licence should continue on its current term.

Kind regards,

Danny Salas (Local Neighbour)

Danny Salas

XXXXXXX

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From: XXXXXXXXXX  
Sent: 16 December 2025 20:22  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes

Hi there,

I understand the licence at Victoria Stakes is under review.

As a local resident (XXXXXXXXXX) I'd like to appeal this review. Victoria Stakes is very much a valued local venue for the community. It's a civilised and respected venue that I regularly patronise. The staff are always friendly and personable and the venue is always clean and presentable.

If you'd like to discuss further please give me a call on XXXXXXXXXX.

Regards,  
Jeremy Capps

XXXXXXXXXX

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Sent: 16 December 2025 21:53  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes

Dear Sir/Madam,

I have just heard, and find it almost impossible to believe, that you are seriously considering revoking the licence of the Victoria Stakes pub in Muswell Hill. Whatever are you thinking of? Historically it forms a Victorian boundary to Alexandra park with the Starting Gate pub by the station. As a pub it is run professionally and successfully offering the additional bonus of restaurant quality food and a party venue which is the envy of many public houses beyond Haringey. And in addition it opens its doors to community meetings without demanding a hire fee beyond a few cups of coffee.

I cannot imagine what has given you the idea of revoking the licence of such a valuable asset to the local community.

Yours faithfully,  
Yvonne Packer  
XXXXXXXXXX

Sent from my iPhone

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From: XXXXXXXXXX  
Sent: 16 December 2025 23:19  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes Proposed Licensing Review

Dear Sir/Madam,

I believe there is a proposed review of the Victoria Stake license.

I write as a resident of XXXXXXXXXX of 24 years and the Crouch End Area since 1989.

It would be a tragedy to the area to lose the Victoria Stakes as an eatery, a Pub to meet friends and chat, and a landmark, that ties us to the history of the Alexandra palace when it was a horse race track as well as a great place for a pint. It is always somewhere that I and my family look forward to going to and taking friends, relatives and overseas visitors there.

I personally have never witnessed anything that would go anywhere near requiring a license review. It is always extremely civilised well organised with engaging staff.

It is well patronised by locals of all ages. Families eat there, fun quiz nights as well as holding functions. I recently held a wake there for a resident who had lived in the area since 1948. He would have been please to know that' where we went.

Overall it is a great asset to the area.

Please look on this review favourably.

Yours sincerely,

Mark Langley

XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 16 December 2025 23:20

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

Subject: Victoria Stakes, Muswell Hill

I have used the Victoria Stakes as a local pub on many occasions over recent years. I have never been aware of unreasonable disturbance when leaving at the end of the evening and hope that the pub will continue to be enabled to provide a service to the local community.

Peter Townley

XXXXXXXXXX

Sent from my iPhone

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From: XXXXXXXXXX

Sent: 16 December 2025 23:46

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

Subject: Victoria Stakes Pub

To whom it may concern,

We were deeply distressed to learn that the Victoria Stakes may have its licence revoked.

In the 30 years we have been living in the area we have enjoyed the tangible sense of community this pub affords - it being present in many happy memories of our time here : pre kids Thai food evenings; post kids snatched evenings out when parents could babysit; a bowl of sweet potato fries on the way home from work ( sadly discontinued !) ; wedding celebrations; special Mothers Day meals with friends from America; sister's 60th birthday celebrations; Sunday lunches; surprise gatherings and Girls Nights out ... The staff and management have always been welcoming and knowledgeable and we are most grateful to the pub for giving our daughter her first taste of work - so important to have a local establishment which we know and love take care of local children when they are of an age to start flying the nest .

Having had close ties to the pub through our daughter we watched carefully when there were big events at the Palace and were impressed with the way in which concert /festival / darts etc goers were skilfully given a chance to unwind if needed at the Vicky Stakes - a buffer between Palace and the "outside world " On occasion we would join our daughter on those occasions when she was working late so can vouch for her safekeeping.

We have never sensed any sort of under age drinking being allowed by the establishment and rather feel it to be a family friendly place during the weekends and local adult chill out in the evenings .

Parties are generally kept to the upper rooms and courtyard and are separated enough to be able to enjoy a peaceful time there when not involved .

We would hate to see this much loved, community asset disappear and would strongly recommend that the licence be continued on its current terms . If the review is upheld we

stand to lose a genuine piece of local history , many happy memories , a truly local community hub and a popular local landmark.

With thanks for your consideration for the good of the local people,

Miranda and Kevin Hathway  
XXXXXXXXXX

Sent from my iPhone

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From: XXXXXXXXXX  
Sent: 17 December 2025 09:25  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Re: Victoria Stakes licensing review

Hi again,

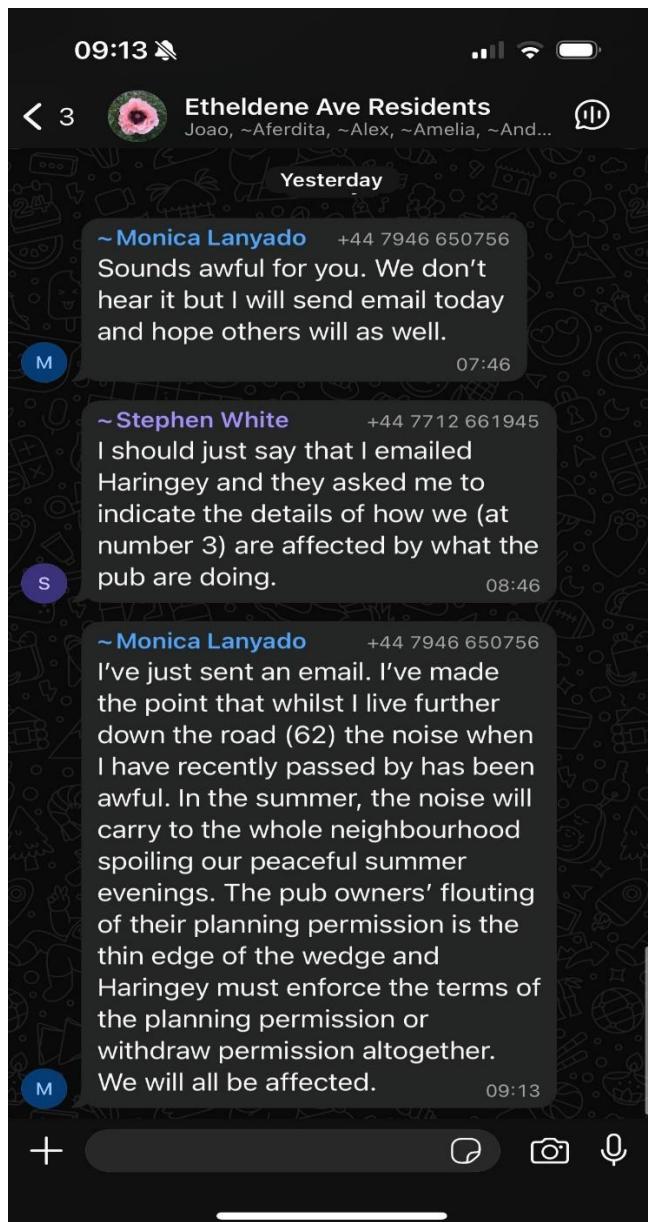
As a follow up to my email below, I'd like to make you aware that a couple of individuals have been lobbying their neighbours in local WhatsApp groups to support them in their complaints against the pub.

As you can see in the attached screenshot, people are emailing you with false information- telling you they are affected by the noise, when they admit to the WhatsApp group that they can't hear anything.

Just thought you should be aware that the complaints emails you have been receiving may not be truthful.

Thank you,

Hannah



On Wed, 17 Dec 2025 at 08:02, Hannah Marinho <XXXXXXXXXXXX> wrote:

Hello,

I am writing in support of the Victoria Stakes pub, which I understand is facing a licence review.

My name is Hannah Marinho and I live at XXXXXXXXXX, with my husband Joao Marinho and three-year-old daughter.

We feel the pub is an asset to the local area and we would be devastated if it lost its licence.

We have had no problems with noise levels, crime, disorder or public nuisance. It is a lovely, high quality, child-friendly pub, where many local families gather at the weekends for lunch. It does not impact children negatively at all.

The pub has been there for a very long time and it would be a shame if it closed because of a handful of fussy neighbours, when many in the local community value the pub so highly.

I hope that the review application will be dismissed and that the pub can continue to operate on its current terms.

Kind regards,

Hannah Marinho

(XXXXXXXXXX )

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From: XXXXXXXXXX

Sent: 17 December 2025 08:20

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

Subject: License renewal- Victoria Stakes Park RosdN8

I support the application for the renewal of the License for the Victoria Stakes .

The pub is and has been an integral part of the local community hosting fund raising events for local charities., community events and much more. (Also serving excellent food).

Carefully and considerately managed, it would be a tragic loss if it was forced to close.

Elizabeth Leverton  
XXXXXXXXXX

Sent from my iPhone

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**From:** XXXXXXXXXX

**Sent:** 17 December 2025 09:55

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

**Subject:** Victoria Stakes Pub

Dear Sirs,

I have been frequenting the Victoria Stakes for well over 20 years, under various owners and tenants.

I was genuinely shocked to learn that such a respectable and well-run establishment has received a complaint. In all my years of visiting the pub, I have never experienced any antisocial behaviour—certainly nothing comparable to that associated with other establishments in the area.

It would be a real travesty if this pub were forced to close and join the ever-growing list of public houses that disappear each year.

Regards

Martin Hough

Haringey Resident

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XXXXXXXXXX

Sent: 17 December 2025 10:31

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

Subject: Urgent - Victoria Stakes

Dear all

I hear that the Victoria Stakes is threatened to close down. It would be such a shame- this place is between Muswell Hill and Crouch End a key location for both neighborhoods, this is where we meet it's half way through. I don't think it's noisy outside and don't understand the power of one person versus a whole community. I would like to add that there are only 2 pubs in Muswell Hill which is rather sad and you'd like to close down the third. We need the pubs to meet!!! Please don't close it.

Thanks.  
Marie Osty from Muswell Hill  
Sent from my iPhone

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 10:58  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** The Victoria Stakes Public House, London N10

Re: The Victoria Stakes, 1 Muswell Hill, London N10 3TH

To the Licensing Review Committee,

I am writing as a long frequenter of The Victoria Stakes pub which I believe is having its license reviewed.

Muswell Hill doesn't have a lot of pubs compared with surrounding areas and in these times where community is being actively pulled apart as we strive to maintain it, it seems unthinkable to threaten the future of one of our community hubs.

I lived for many years in Turnpike Lane and my children have always gone to school in Muswell Hill, I have many friends and family in the area and am connected to its community. I know this pub to be a cherished and necessary part of the neighbourhood.

I have never witnessed the disorder or mismanagement that might prompt a review. In fact, I have held - and still hold - meetings with teachers, school parent groups, local football teams and volunteers from our food bank in this very pub.

It is an important place that serves an important function.

Now I live a little further across London I appreciate ever more the imperative to preserve good pubs in the areas where they are pivotal, that truly serve a purpose in their communities and deserve to be protected as we would sports facilities, libraries and places of worship.

Picking at the cornerstones of our community will only hurry its demise, so I urge you to reject this license review application.

Yours sincerely

Philip Ayers

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 12:07  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes - Licensing review

The Victoria Stakes pub is a much loved and valuable local amenity.

It's well run with responsible staff and leadership.

Personally my family celebrated significant life events there under previous management.

I have even organised filming with Jamie Oliver there.

We have continued to attend well behaved Sure is Funky nights upstairs under new management without even a hint of trouble or anti-social behaviour.

Any recent objections seem malicious and vexatious.

I strongly oppose a review application as a waste of council time and money, and support the continuation of their licence under current terms

Richard Max

XXXXXXXXXX

cell. XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 17 December 2025 13:26

To: XXXXXXXXXX

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

Subject: Re: Personal Representation - The Victoria Stakes, N10

Dear Sir/Madam,

In addition to my husband's email, I should like to add my own support to our lovely local.

I grew up in this area so have gone to the Victoria Stakes for almost 40 years. This pub is a part of local history - the name itself comes from the horse race that used to happen around Alexandra Palace. It is also a part of our family's own history: 18th and 21st birthdays; our wonderful surprise party organised by our children for our 25th wedding anniversary this year, with the help of pub staff.

This is a family-friendly, dog-friendly establishment, and to my mind the balance they strike between a calm atmosphere and just enough buzz is spot on: we have had our neighbours' social meet-ups (Farrer Road residents, we're honorary members) here, never had concerns about inviting friends or family, young and old, for meals or drinks here. When my best friend was terminally ill, this was one place we could come, safe in the knowledge there would be nice food and kind, considerate service, and that it would not feel overwhelming - and as an author, it is a perfect spot for meeting up to talk books with like-minded people. We also attend the Tuesday quiz.

In the past few weeks, my husband and I have popped in with our dog, who believes it's his pub, with my parents and our niece, following a concert of my father's, by ourselves, for a quiz with friends and for a meal with other friends. My daughter has also had a Christmas dinner there with all the staff of a local children's performing arts charity. Our family will also stop there, post dog walk and pre-lunch on Christmas Day as we do every year.

The pub has weathered enough challenges in the past decade - not only Covid, but also bad fire damage - and we are very grateful that it has come through. We believe we are very lucky to have this fantastic pub as our local. It is a valuable asset to our corner of Haringey and I would hate for it to have to change.

Do feel free to contact me if there is anything further you would like to know,

Caroline Day  
XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 13:48  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes - Licensing Review

Hi

I am writing in support of the Victoria Stakes and them continuing to operate as a pub within our local community. I think that the current review should be dismissed.

I am a local resident, I live in Muswell Hill and regularly visit the Victoria Stakes. Not only have I attended private events, weddings and bar mitzvahs there but go regularly for social events. It is a great and necessary part of our local community.

I have never experienced or seen any behaviour that I would deem a nuisance. There are not many pubs in our area and therefore it is very important that we maintain this one.

Kind regards

Bianca Michaels

XXXXXX

XXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 12:31  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** License Review of Victoria Stakes

To whom it may concern

I live 240m from the Victoria Stakes -- it is my local pub, and as well as frequenting it for a drink, we have used it for family events. It is a valuable and much loved local resource.

The sign says that they have failed to uphold the licensing objectives of

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

As a local resident with children, who both visits and walks past the Victoria Stakes very frequently, I have never observed anything that could be classed as them failing to prevent crime and disorder, problems with public safety, or the protection of children from harm.

I've heard some neighbours are complaining about noise nuisance. I have personally never encountered unwanted noise from the Victoria Stakes, and indeed when using the back 'covered' area as part of a large group, have been advised by staff that we should avoid being too noisy. Last time we booked an event there (which was under the previous management), our contract stated: "The Yard is background music only. The Dining Room can be used for dancing, bands & DJ's with the back door being kept closed at all times. All PA's, DJs, Bands are subject to sound limiter and governed by the Duty Manager onsite."

Yours faithfully

Russ Buble

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 14:43  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Pub

I was shocked to hear that The Victoria Takes Pub is having its licence reviewed for (allegedly) failing to uphold the licencing objective of:

- The Prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

I have lived down the road from this pub for the last 14 years and have never even heard the whisper of a rumour of any such allegations. My own experience and that of friends has been of a family-friendly, quiet pub providing a well-managed and useful local amenity.

I would be interested to know if there is any **actual** (as opposed to anecdotal) evidence regarding these allegations - are the police being repeatedly called out to deal with the alleged crime and disorder? Have children actually been harmed??

Any such evidence should be closely scrutinised and its provenance rigorously vetted before being used to discredit what has always seemed to me to be a perfectly respectable establishment.

Michael Williamson

Local resident

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 14:58  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** The Victoria Stakes public house licensing review

Dear Licensing Team,

I am writing to make a representation in support of The Victoria Stakes public house in relation to the current premises licence review.

I am a long term local resident at the address below (20 years in the area) and have personal experience of the pub. I consider The Victoria Stakes to be a valued part of the local community and a well-run venue that contributes positively to the area.

In my experience, the premises **has never** caused issues relating to crime or disorder, public nuisance, or public safety. I have not been disturbed by noise or anti-social behaviour associated with the pub, and I do not believe it has a negative impact on the neighbourhood.

I live very close to the premises with a young family and have not experienced disturbance despite the proximity.

The pub provides a welcoming, inclusive space for local people and plays an important role as a community hub. My own experiences there have been very positive, and I have always found it to be responsibly managed.

It would be a massive loss for the community for the pub to lose its license - I am frankly quite shocked that someone has seen fit to complain about it, I suspect they don't understand what this business means to the local community.

On this basis, I believe the review application should be dismissed and that the premises licence should continue on its current terms.

Thank you for taking the time to consider my representation.

Kind regards,

Barry Flanigan

Home address: XXXXXXXXXX

Tel: XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 17 December 2025 15:15

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

Cc: Jason Barrass <jasonbarrass@gmail.com>

Subject: Victoria stakes License Review

Dear Sir/Madam,

I am writing to you as I understand the license is under review for the Victoria Stakes public House.

I am a regular at the pub and just wanted to state it is an establishment viewed by some of us a community hub where we gather with other families and friends. We have had several parties there over the years and it is well run and a positive addition to our neighbourhood. We live very close to the pub and we have not experienced the pub causing local nuisance, crime or any other disturbances.

I hope you reject the review and let the establishment continue to operate as it currently is.

Best Regards,

Katrin & Jason Barrass

XXXXXXX

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From: XXXXXXXXXX

Sent: 17 December 2025 15:46

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

Subject:

To whom it may concern

I am writing to voice my concern that the Victoria Stakes has been wrongly accused of causing disorder to the local community. It is a valued hub of the local community where I live, 88 Barrington Rd, N8 8QX

I have not experienced the pub causing crime, disorder, public nuisance, or issues with public safety

That it does not endanger children or negatively impact the neighbourhood, in fact quite the opposite. I have attended 50th birthday parties, Xmas wreath making events and also children's parties!

I conclude by stating that I believe the review application should be dismissed/rejected or that the premises licence should continue on its current terms.

Best wishes

Philippa Wright

XXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 15:56  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Licensing Review

Dear License Review Team,

I understand that the Victoria Stakes pub at the foot of Muswell Hill is undergoing a license review.

I don't fully understand the reasons for the review, unless it is simply routine. I have never seen any sign of noisy or unruly behaviour or indeed any behaviour of concern, and never feel threatened in any way walking past it (unlike some other pubs in the wider area). I can't imagine that it is a threat to anyone or has a negative impact on the local neighbourhood, quite the opposite, it is a really valuable local asset. I do realise that people sometimes move to what they see as a 'lovely area' and then dislike exactly those local conditions that make it desirable (like church bells, cockerels, pubs, schools) and hope that isn't the case here. Personally, I was quite worried that the pub would be lost after the fire in 2016, and was really pleased that it was brought back to life as it is a real asset to the area as well as an old landmark.

Please retain the license as it is and allow the Victoria Stakes to continue trading in the normal way.

A Beatrice Murray (Shrestha)

XXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 16:43  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes problems

As a local resident of 54 years standing I would like to register my concern that the Victoria Stakes which has been a centre for local activities ever since I can remember is being targeted in this absurd nimby way. To be honest one does not reside near a venue of this sort if one is not prepared for a certain overspill of social activities. Personally I enjoy sounds of jollity from that direction . It tells me that even if I at almost 83 am obliged to retire from such activities there are still people out there enjoying life. Please do not give in to this killjoy pressure !

XXXXXX

XXXXXX

Sent from [Outlook for Android](#)

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 17:11  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes

Hi there,

I am troubled to hear that the Victoria Stakes is undergoing a licensing review. This is a perfect local pub with a deep history; at a time in which our local pubs are under threat it would be a scandal for its licence to be revoked. I have never experienced

any disorder, excessive noise, public safety issues, or anything similar, over c.15 years of visiting the pub.

It is critical to the fabric of the local community that the pub's licence carries on as currently set out.

All the best,

André Petheram

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From: XXXXXXXXXX  
Sent: 17 December 2025 17:27  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes licensing review

Hello there,

I just want to add my voice in support of the Victoria Stakes pub.  
I live locally and it's evident from my visits there that it is a really important part of the community. I had a wonderful birthday there in the upstairs room.

It's not loud . People don't hang around outside for hours . It's not a place for drunks to hang out. The staff are always brilliant. They host many community supported activities : quiz nights , comedy nights, private functions and more. It's an iconic institution. It would be a huge loss, in these times of diminishing spaces for people to meet, to reduce its hours or licence time.

A person or two does not justify changing it. That/those person/ people might well have issues about ANY community activities. Who knows?

It's a significant asset to N8 .

With good wishes and high hope that sense and community spirit win .

Clare Trueman

Sent from my iPhone

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From: XXXXXXXXXX  
Sent: 17 December 2025 17:35  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Victoria Stakes Licensing Review

Dear Haringey Council,

I understand the license of the Victoria Stakes Pub (1 Muswell Hill N10) is currently under review.

As a local resident, I wanted to express my opinion about the pub. I think it has a really positive impact to the community providing a place to meet and eat with friends. I do not have any issues regarding noise, safety or disturbance.

As a long term resident of the area, I love having the pub and function room open for family celebrations, watching sport and just catching up with friends.

Best

Roisin Delaney  
XXXXXXX

Sent from Mobile

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 17:39  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes

The Victoria Stakes is a hugely valuable local gathering hub.

I am not a regular visitor - night after night - but nevertheless I know it is a vital part of our community. It is not a new arrival. It has always been there - at least for as long as I can remember.

As a single woman it is a safe place for me to visit.

We loose our local pubs at our peril.

The area would be the poorer without it.

Please please consider the local impact on our community if we were to loose the Victoria Stakes.

Wendy Weiner.

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Sent from my iPhone

**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 17:56  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Pub Muswell Hill

Hello.

I have read the notification at The Victoria Stakes pub on Muswell Hill that the premises licence will be under review. The note states the review is in connection with causing a public nuisance due to people and music, which I don't quite understand.

I've lived in the area for around 25 years and find it to be a quiet pub with good food and drink and a place where it's actually possible to have a proper conversation due to the low noise levels. I celebrated a birthday at the pub a few years back and they were very accommodating with space and service. I cannot see how this pub could be classed as noisy or creating a public nuisance. It would be sad to lose the pub after all they went through with the covid pandemic and being able to come back from a fire some time back under previous owners. I would hope that any dispute or complaints about noise could be settled without threatening something of a community asset.

Kind regards,

Pete

Peter Quirk

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XXXXXXX

**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 18:04

**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Licensing Review

Good Afternoon,

I was very surprised to read that there is a licensing review of this pub. I have lived at 182a North View Road for the last 33 years -and have seen the pub change to meet the

needs of the local community. It is a well run, welcoming place and in all the time I have lived nearby I have never seen or heard any disturbance in or outside the pub.

It's a quiet area and the Victoria Stakes certainly isn't a place where trouble makers or people who have consumed too much alcohol frequent. The restaurant is popular and the function rooms well used for weddings and celebrations.

It's a true local pub, an important community hub, where people gather to socialise. I can't imagine why there would be any complaints about the pub and there is no apparent reason to change its licence.

Kind regards,

Shirley Brailey,

XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 18:17  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Licencing Review

Hi

With so many pubs closing down it its really important that the Victoria Stakes keeps its current licence unchanged. It is a popular and long established local pub that I frequently visit and walk passed in the evening. It is very well run and I have never experienced any excessive noise or anti- social behaviour. Several young people I know got their first job working there and it would be very sad to deprive others of that opportunity.

I do not believe there has been a failure to uphold the licensing objective of prevention of public nuisance and it should continue to operate with the current licence.

Thanks

John Collingwood

XXXXXXXXXX

Sent from [Outlook for Android](#)

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From: XXXXXXXXXX  
Sent: 17 December 2025 18:27  
To: Licensing <Licensing@haringey.gov.uk>  
Subject: Licensing review Victoria Stakes, N8

Dear sir/madam,

It has come to my attention that the Victoria Stakes pub's licence is under review. Although I have been unable to find the specific nature of the review as this was not listed on your website, I would like to offer my opinion to the consultation process.

As a local resident (XXXXXXXXXX) I have been a regular customer at the Victoria Stakes for many years, including many recent visits. I have always found the atmosphere to be friendly, the service excellent and have never witnessed any behaviour that feels in any way uncomfortable. It does not seem to present any obvious danger to the area, and in fact is an important and valued asset to the local community.

I would therefore in general oppose a change to its licence which may jeopardise its continued operation.

Yours faithfully,  
C Jacobs

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Sent from my iPhone

**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 18:29  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Victoria Stakes Premises Licence

Hi there

I am a Crouch End resident writing in support of the Victoria Stakes who I believe are facing a challenge to their premises licensing.

I held my significant birthday celebrations at the pub, it holds a very special place in the area and it's a really important part of local Crouch End / Muswell Hill culture.

I am not aware of any issues caused by the pub - it is in fact a very much valued and central hub for the community - there is no negative impact to the locality in fact it is the opposite.

I believe that the review application should be dismissed and that the premises licence should continue on its present terms.

Thank you

Sam James  
XXXXXXXXXX

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**From:** XXXXXXXXXX  
**Sent:** 17 December 2025 18:31  
**To:** Licensing <Licensing@haringey.gov.uk>  
**Subject:** Re: The Victoria Stakes, Muswell Hill

I'm just following up my email from yesterday which gave my support for the Victoria Stakes pub,

Since then I have been talking to and emailing various neighbours and have found out more information. I now understand the main complaint against the current managers of the Victoria Stakes is about noise - music and functions like weddings with lots of people - at the back of the pub in 'the Yard'. In my experience this area has been solely used as a dining area.

I have not been affected personally by the noise but if functions are being on at the back involving loud music I can understand that this would be a significant nuisance

for close neighbours. Furthermore, I have been informed by two separate sources that the manager of the pub is rude, unpleasant and abusive when approached with concerns about the way the pub is being run. If true, this is obviously unacceptable.

Kind regards,

John Cotterell

I just wanted to temper my previous wholehearted support for the pub.

On Tue, 16 Dec 2025 at 10:20, John Cotterell <[jscotterell@gmail.com](mailto:jscotterell@gmail.com)> wrote:

I am writing as a local resident of over 20 years to fully support the Victoria Stakes pub.

I understand that complaints have been received about the pub. I live only a couple of hundred metres from the Victoria Stakes, and have been going there with family and friends to eat and drink for many years.

I can honestly say I have never known the pub to have been the cause of any crime or public disorder. I am not aware that it has ever negatively impacted the neighborhood and, in fact, it is a very positive asset for the community. I certainly do not think the pub has endangered children nor been a threat to local safety.

Feel free to contact me directly if you would like to discuss this further.

King regards,

John Cotterell  
XXXXXX

XXXXXX

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**From:** XXXXXXXXX

**Sent:** 17 December 2025 20:08

**To:** Licensing <[Licensing@haringey.gov.uk](mailto:Licensing@haringey.gov.uk)>

**Subject:** Victoria Stakes licensing review

To whom it may concern,

I'm writing to share my support for the Victoria Stakes pub and disagreement with the idea that they are failing to prevent public nuisance.

As a local, I have regularly visited the Victoria Stakes for years. I have always found it to be a friendly, welcoming pub with a strong community feeling. There is not a culture of rowdy behaviour and I have never seen anyone causing a nuisance.

It would be a real shame to limit the licensing (and potentially the viability) of a great third space in our community, particularly if the concerns are based on a small number of neighbours with unreasonable expectations of the realities of choosing to live near a pub.

I hope you will take this into consideration and thank you for reading.

Eleanor Bridger-Wilkinson, XXXXXXXXX

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**From:** XXXXXXXXX

**Sent:** 17 December 2025 20:14

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

**Subject:** Victoria stakes

To whom it may concern,

I write to you concerning the victoria stakes pub. I have lived in the area for over 5 years and have always found the pub a lovely, welcoming hub of the community. I have regularly visited the pub to read my book and/or decompress from busy days. As a person of colour I have always felt welcome, safe and part of the community as a result.

In all my years visiting I have never witnessed crime, disorder or antisocial behaviour from any patrons. I have regularly taken my nephews for Sunday lunch due to the great service of all the staff, alongside the safe, welcome environment they nurture. Any attempt to shut down this established pub will be a huge loss to not only hornsey but also harringay as a whole.

Kind regards,

Aran Uppal

XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 17 December 2025 21:10

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

Subject: Victoria Stakes

Re the investigation into the value of The Victoria Stakes Pub.

It has been and continues to be a very well run and friendly place and the many years me and my friends and family have been going there we have always enjoyed the friendly pleasant atmosphere and the service and care for staff as well as customers. It would be a great shame if we'd loose this very well placed community licenced friendly public facility.

Barry Hope ( local resident )

Sent from my iPhone

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From: XXXXXXXXXX

Sent: 17 December 2025 22:07

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

Subject: The Victoria Stakes

I understand Haringey is undertaking a review of the Stakes license.

I want to voice my support for this very important social, community centre. I have lived in The Chine, within 5 minutes walking distance, for nearly 70 years & the Stakes has been, & I hope always will be, a place of good company, excellent beer, great food & a very welcoming atmosphere. At a time when pubs & places of hospitality are under enormous pressure, & closing - to the detriment of their community- it is so important we support those doing their utmost to stay open & remain an integral part of the neighbourhood.

I hope your committee agrees!

Jan Hall

XXXXXXXXXX

Sent from my iPhone

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From: XXXXXXXXXX

Sent: 17 December 2025 22:29

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

Subject: The Victoria Stakes

Hello I am writing to the licensing panel to draw your attention to some very positive experience that I have personally experienced in my dealings with the pub.

In 2018 my stepson Reuben was given a job working behind the bar as a trainee waiter, and bar worker during the summer. As the new academic year approached, his colleagues who were also working in the pub, gaining valuable work experience, started to return to university and sixth form and Reuben found himself busier than ever, helping out the assistant manager at another pub owned by the landlord in Kentish Town. Reuben became the assistant manager and then the landlord in the space of a few months. The Moscow World Cup followed and Reuben turned the new pub around and had found his feet in the world of hospitality, and he continues to work in the business with his own pub now, The Grafton in NW5, recently frequented by the Prime Minister no less, to whom Reuben has spoken on the subject of beer and Arsenal football club.

I regularly use the Victoria Stakes to this day. Not only does it provide opportunities for experience and advancement in a career, but it serves the local community very well indeed, and I have never had a negative experience with the landlord or customers who are served there, neither have I been disturbed by the activities of the business.

I would be very disappointed and cross if the pub were not granted a licence to operate in future, it is a valuable community asset and an oasis of proper catering and hospitality in a desert of small business, where they are closing weekly.

I can be contacted by any officer from the council to discuss my statement above. I live locally and my address is:

XXXXXXXXXX

M: XXXXXXXXXX

Yours etc

David Scott

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**From:** XXXXXXXXXX

**Sent:** 17 December 2025 15:17

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

**Subject:** Victoria Stakes

Dear sir / madam,

The Victoria Stakes is a wonderful pub, and a great asset to those locally and those who come from afar.

I live in nearby XXXXXXXXXX and often drop in for an early evening drink. I am 70 years old and the pub has been part of my whole life. Indeed I worked there for a few weeks when I was a student.

At a time of national crisis for pubs, when eight a week are closing, I would have thought that this is the time, more than ever to support them.

The Victoria Stakes has never disturbed me in any way. I know of nobody it has disturbed.

Yours sincerely

Richard Williams

XXXXXXXXXX

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From: XXXXXXXXXX

Sent: 17 December 2025 23:58

To: Licensing <Licensing@haringey.gov.uk>  
Subject: The Victoria stakes pub

To whom it may concern

I wish to express my support and loyalty to the Victoria stakes pub, N8.  
It's a friendly local with warm, welcoming staff, a great selection of drinks and food and a  
lovely back garden area that always welcomes dogs and kids.  
We treasure this local gem and visit regularly, often to just have a bite to eat and a catch up  
with mates.  
We offer our heartfelt support for this establishment.

Joan Walker

Sent from somewhere lovely



## LICENSING ACT 2003 - REPRESENTATION FORM

To make a representation in respect of an application for a Premises Licence or Club Premises Certificate please complete the following form. For representations to be considered relevant they must relate to one or more of the four "Licensing Objectives" (listed below).

Please note all representations will be made available for applicants to view. If you make a representation objecting to the application it is likely that you will be called upon to attend a hearing and present your objection before a Licensing Committee.

Personal Details
Name Richard Harris
Address XXXXXXXXXXXX
Postcode XXXXX

Licence application you wish to make a representation on
<i>You do not need to answer all of the questions in this section, but please give as much information as you can:</i>
Application Number.....
Name of Licensee.....
Name of Premises (if applicable)...Victoria Stakes pub
Premises Address (where the Licence will take effect)..... 1 Muswell Hill, London .....
Postcode...N10 3TH

Reason/s for representation
<i>Under the Licensing Act 2003, for a representation to be relevant it must be one that is about the likely effect of the application on the promotion of the four licensing objectives. Any representations that are considered to be vexatious or frivolous will not be considered (please see Haringey Council's leaflet <b>Variations, Representations and Appeals for Premises Licences and Club Premises Certificates</b>).</i>
<i>Fill in reason/s for your representation in the space provided under each Licensing Objective it relates to.</i>

**The Prevention of Crime and Disorder**

Not at issue.

**Public Safety**

Not at issue.

**The Prevention of Public Nuisance**

This establishment is one of the few pubs I have used without hesitation over several years. I cannot recall a single visit there which gave rise to concern about nuisance of any kind. The food, the service, the atmosphere have been exemplary. As regards the disagreeable noise of passing road traffic, its location is not ideal but that, no doubt, has become worse over the past decades and can hardly be laid at the door of the pub.

**The Protection of Children from Harm**

Not at issue.

I, Richard Harris, hereby declare that all information I have given is true.

Date:  
16th December 2025

Please email the completed form to [licensing@haringey.gov.uk](mailto:licensing@haringey.gov.uk).

Not wishing to appear legalistic but I note that the much venerated Lord Denning said this:  
"a public nuisance is a nuisance which is so widespread in its range or so indiscriminate in its effect that it would not be reasonable to expect one person to take proceedings on his own responsibility to put a stop to it, but that it should be taken on the responsibility of the community at large."  
It is hard to believe that anything that is alleged to have happened at the Victoria Stakes comes close to meeting this definition. On the contrary, it is the kind of place that has a wide local following and attracts universal applause and affection.