

**Before the London Borough of Haringey's**

**Licensing Sub-Committee**

**Victoria Stakes**

**1 Muswell Hill, London N10 3TH**

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**1<sup>st</sup> WITNESS STATEMENT OF BEN ABRAHAMS  
ON BEHALF OF PREMISES LICENCE HOLDER**

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1. I am a Director of Roxy Bars & leisure Ltd, and later N10 Pub Ltd, the premises licence holder of The Victoria Stakes, 1 Muswell Hill, London N10 3TH (the "Premises") from 2013 to 2024. I live in the local area and frequent the Premises regularly.
2. Having read the representations in favour of the review, I am concerned that the impression given is that the Premises now trades differently from when owned & operated it. This is not the case. During the decade that I (Ben Abrahams) ran the Premises, the backyard was frequently used for events. There were more than 200 weddings, Bar Mitzvahs, life celebrations and christenings during my tenure (they were more frequent than under the current ownership) and numerous other events such as the showing of sport and community gatherings. This is in addition to its everyday use for eating and drinking, as well as hub for pre & post events at Alexandra Palace.
3. The backyard always had low level music playing. Microphones were also used for speeches and performances where necessary. TVs were used for screening.
4. During the 11 years of ownership, I maintained a good relationships with my neighbours, and had no noise complaints which resulted involvement from the Haringey licensing or EHO. Any concerns were dealt with promptly and resolved amicably. The pub remained an essential hub of the community and asset value to its surrounding neighbours.

5. I will be attending the licensing sub-committee hearing on 15 January 2026 to further assist the sub-committee.

**STATEMENT OF TRUTH**

*I believe that the facts stated in this witness statement are true. I understand that proceedings for contempt of court may be brought against anyone who makes, or causes to be made, a false statement in a document verified by a statement of truth without an honest belief in its truth.*

Signed:

Ben Abrahams 

Dated: 07/01/25