

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

Licensing Act 2003 reviews:

Victoria Stakes, 1 Muswell Hill, London N10 3TH

Ward – Muswell Hill

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

Type of premises: Public House

End date: 17 December 2025

Dear Haringey

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

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

- Disregard for planning regulations by the playing of live or amplified music in the yard
- Disregard for hours of operation
- The 'Yard' is a designated dining area only but is being used for events such as weddings (100-200 people) with associated noise, traffic, loss of amenity
- Applying for late licence in one part of property but using it elsewhere
- Constant rubbish bins at front of property, not just at permitted times / days for collection
- Overflowing rubbish bins, leaving to the side for foxes and rodents (see image)
- Blocking of public pathway in front of property with bins, A boards, (see image)
- Uncontrolled designated areas for customers gathering in front property/blocking walkway for pedestrians
- Fire door propped open with fire extinguisher multiple occasions
- Poor control of music decibel levels exceed legal limits
- Excessive noise of music leading to loss of amenity

- No supervision or control when space booked by external operators
- Extraction fan left running out of hours
- Extraction fan poorly maintained high noise levels

Best regards

Paul

Image:

