

STATUTORY DECLARATION
OF
MR PETER MCDONALD

I, Peter McDonald of 32 Crystal Palace Park Road, London, SE26 6UG DO SOLEMNLY AND SINCERELY DECLARE AS FOLLOWS:

1. I have been owner and operator of The Victoria Stakes Public House, 1 Muswell Hill, London, N10 3TH since June 2024. Since that time I have operated the whole public house site including the covered dining area at the rear of the site.
2. A site plan of the public house with the covered dining area at the rear of the site outlined in red is attached as Exhibit 1.
3. Since taking over the ownership and running of The Victoria Stakes Public house in June 2024, I have operated the venue as a neighbourhood pub, using all available space including the pub, dining room and rear yard area to serve local residents and visitors. The rear yard is central to the general public house offer, providing a year-round, 65 cover area for dining and community events, supported by low-level background music and, on appropriate occasions, modest amplified sound for speeches and performances.
4. During my time operating the public house since June 2024, I have utilised the rear covered dining area continuously for the following purposes:
 - Dining and Drinking: with Continuous background music to create atmosphere for guests.
 - Weddings: We have 20+ weddings during my tenure. Each wedding typically includes amplified music and use of a PA for speeches.
 - Bar Mitzvahs-we have hosted at least 10 Bar Mitzvahs and all have had amplified music
 - Birthday Parties, we have also hosted lots of birthday parties which also have had amplified music and sometimes a small acoustic band
 - Community gatherings: The rear yard regularly hosts neighbours for national and local events, including:
 - England internationals and Champions league football matches
 - Rugby international fixtures.
5. Since June 2024, I have worked closely with neighbours to prevent disturbance. Music has played proportionately to the relevant occasion including background levels for dining and measured use of amplified sound for speeches, weddings and key community events.

AND I MAKE THIS DECLARATION conscientiously believing the same to be true and by virtue of the Statutory Declarations Act 1835.

DECLARED by Peter McDonald on: 14.11.2025





List of Exhibits:

1. Site Plan with the covered dining area at the rear of the site outlined in red.

EXHIBIT 1



Overlooking from adjacent property and direct light escape controlled by opaque/opaque material on south facing pitch. No direct view of north facing roof is available due to pitch and parapet wall.

Opalescent Plastic roofing on south facing pitch to reduce light escape and solar gain.
 Clear Plastic roofing allows light in on north facing pitch.
 Existing Steels to be sandblasted and painted.
 Brick wall to be sealed and whitewashed.
 Screen to be replaced a lightened.

Courtyard Canopy Victoria Stakes Public House: Plan

Client	The Council of Victoria Stakes	Scale	1:100
Project	Victoria Stakes Courtyard Canopy	Date	15/03/20
Architect	Johnstone T.Y.L.C. (Pty) Ltd	Author	J.T.
Address	100 Victoria Stakes	Checker	J.T.
City	Victoria	Approver	J.T.
State	Victoria	Scale	1:100
Country	Australia	Date	15/03/20