

Dated: 21<sup>st</sup> November 2025

STATUTORY DECLARATION

OF

BEN ABRAHAMS

Relating to

The playing of background music within the rear covered dining area  
At Victoria Stakes Public House  
1 Muswell Hill  
London  
N10 3TH

STATUTORY DECLARATION  
OF  
MR BEN ABRAHAMS

I, Ben Abrahams of [REDACTED] SOLEMNLY AND SINCERELY DECLARE  
AS FOLLOWS:

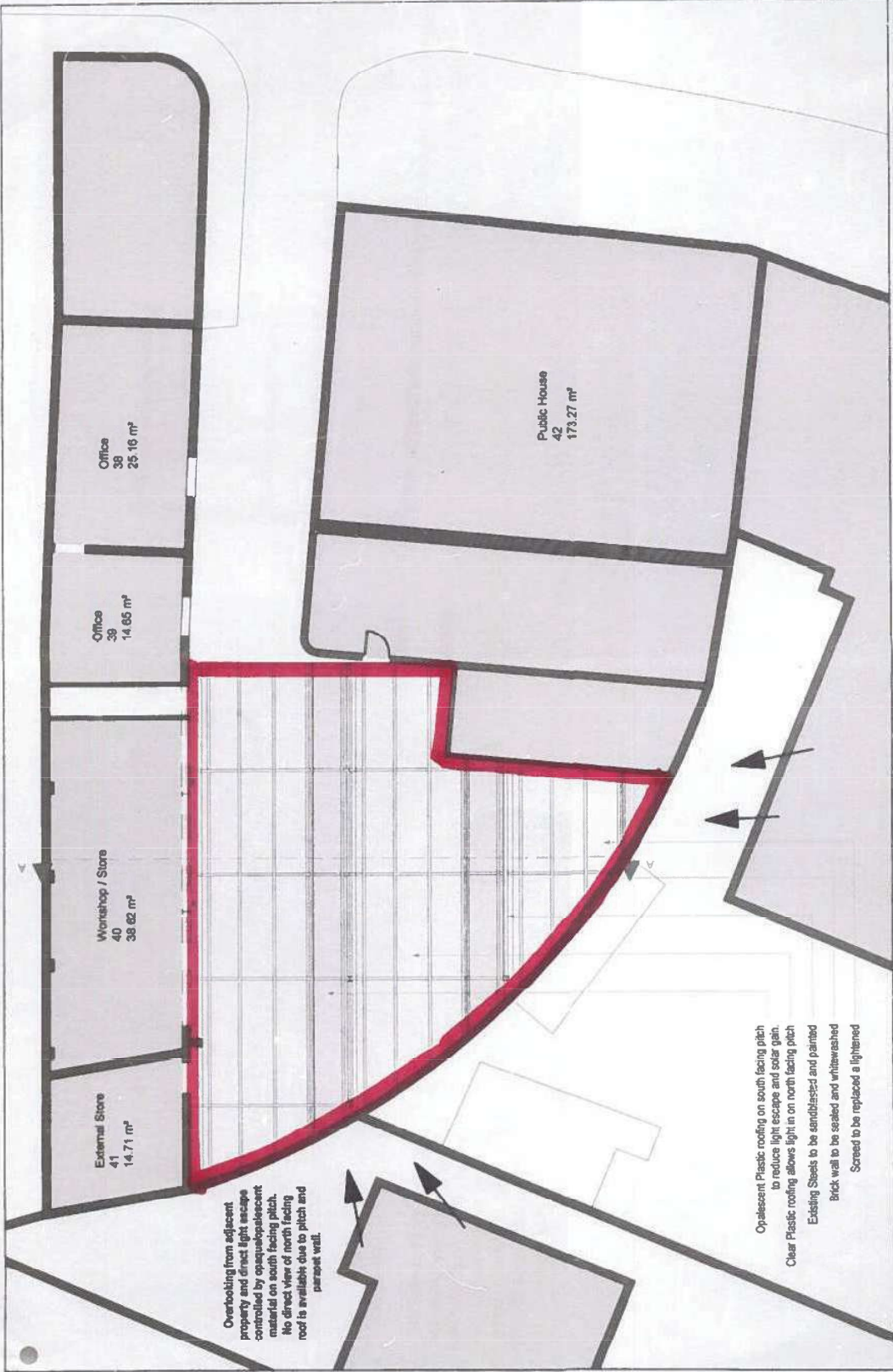
1. I was owner and operator of The Victoria Stakes Public House, 1 Muswell Hill, London, N10 3TH for 11 years from December 2013 to 5<sup>th</sup> Dec 2024. During that time I operated the whole public house site including the covered dining area at the rear of the site.
2. A site plan of the public 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 December 2013, I 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 was 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 for 11 continuous years, I utilised the rear covered dining area for the following purposes:
  - Dining and ambience: Continuous background music to create atmosphere for guests.
  - Weddings: I hosted 200+ weddings during my tenure. Each wedding typically included amplified music and use of a PA for speeches.
  - Community gatherings: The rear yard regularly hosted neighbours for national and local events, including:
    - England internationals at the FIFA World Cup and UEFA Euros (TVs and amplified sound).
    - Rugby World Cup fixtures.
    - National moments of celebration (e.g. Royal Weddings) and remembrance (e.g. the passing of HM The Queen).
    - Cultural & local programming: Art exhibitions, book launches, and filming (including crews from Jamie Oliver).
    - Seasonal music: Occasional acoustic artists (e.g., a gypsy trio on Boxing Day and New Year's Day) supported by a small PA.
5. Over the 11 year period I worked closely with neighbours to prevent disturbance. I was not made aware of any noise complaints related to operations in the rear yard. Music was played proportionate to the occasion throughout the 11 years 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.



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

The Courtyard Partnership, Ltd The Courtyard Partnership, Ltd The Courtyard Partnership, Ltd The Courtyard Partnership, Ltd		The Courtyard Partnership Victoria Stakes Courtyard Canopy		14/05/12		14/05/12		14/05/12	
DATE	DESCRIPTION	ISSUED	BY	DATE	DESCRIPTION	ISSUED	BY	DATE	DESCRIPTION
14/05/12	Initial Design	14/05/12	Initial Design	14/05/12	Initial Design	14/05/12	Initial Design	14/05/12	Initial Design

Courtyard Canopy Victoria Stakes Public House: Plan