

From: Niall McCann <
Sent: 14 January 2026 15:18
To: Nazyer Choudhury <Nazyer.Choudhury@haringey.gov.uk>
Cc: Daliah Barrett <Daliah.Barrett@haringey.gov.uk>; Marilyn Gayle <>; Licensing <Licensing@haringey.gov.uk>
Subject: Licensing Sub-Committee - The Victoria Stakes (Muswell Hill)

Afternoon

Please see attached:

- email from Cllr Brennan;
- response prepared by Big Sky Acoustics; and
- all our proposed conditions in a single word document for ease of reference.

Finally, I note that all our evidence thus far is in the supplemental bundle but in a slightly strange order. It goes:

- witness statement of Ben Abrahams;
- report of Big Sky Acoustics;
- exhibit 1 to the written submissions;
- exhibit 2 to the written submissions;
- exhibit 3 to the written submissions;
- exhibits LJ1 to LJ21 of Lewis Johnson's statement;
- witness statement of James Watson;
- witness statement of Lewis Johnson; and
- written submissions.

I should be most grateful if the committee could be made aware of the order to avoid any confusion.

Many thanks.

Kind regards,

[Niall McCann](#) | Partner

Recognised by Chambers for Licensing & The Legal 500 as a 'Leading Individual' for Betting, Licensing & Gambling 2026

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KEYSTONE LAW



Dear Niall,

I received this recording from Oonagh Shiel on the day after our online meeting with yourself and the pub owner/manager. I do not think this is quiet behaviour. The recording was taken from upstairs, above the glass canopy. It must have been much louder in Ms Shiel's house below the canopy, with only air between the noise and the living rooms. I do not immediately understand why no effort is being made to keep the noise at a liveable level.

Ms Shiel has made 60 noise complaints since the change of ownership and made none previously. She made none previously because there wasn't at that time this level of noise. Now there is. I send this to make sure you are aware of Ms Shiel's situation.

Do you consider it acceptable to ask Ms Shiel to live with this?

With kind regards,

Cathy Brennan

I welcome any comments that you have.

Sent from [Outlook for Android](#)

From: Oonagh Shiel <
Sent: Thursday, January 8, 2026 4:02:05 PM
To: Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>
Subject: Re: Loud music

Hi Cathy,

Here it is, video fully blurred.

I really want to comment on the lawful development certificate application. Thank you for your representation to Mark Chan. I have not received any response from the email I sent to Planning Support (and they flagged for his attention) earlier this week.

Best wishes

Oonagh

On Thu, Jan 8, 2026, 3:08 PM Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk> wrote:
Hi please edit your video of 29th December by putting a blur on the faces.

And send to me ASAP.

Cathy

Sent from [Outlook for Android](#)

From: Oonagh Shiel <
Sent: Thursday, January 8, 2026 1:04:20 PM
To: Cllr Cathy Brennan <Cathy.Brennan@haringey.gov.uk>
Subject: Fwd: Loud music

FYI. I received this email from the then manager of the pub related to very loud music that was playing in the yard and loud enough in my home to identify clearly every song. There were repercussions for the staff members who played music in the yard. This was during the time Ben Abrahams owned the pub and I would be surprised if he was not aware.

----- Forwarded message -----

From: **Jess Brennan** <
Date: Thu, Jan 5, 2023 at 8:08 PM
Subject: Loud music
To: <

Hi Oonagh,

My apologies for the delay in getting back to you, I have been off for the last few days.

I was passed along your email by another one of the team.

I firstly want to apologise about what took place the other evening- There is no excuse for it and I am incredibly sorry that this happened. It seems like from your video, that the speakers were connected in the Yard without the knowledge of the staff. Again, this is inexcusable.

All the staff on site that evening have been reprimanded, and have all received a written warning.

I apologise again profusely about this.

My mobile number is below- Please contact me at any time should the music be too loud or if there is excessive noise.

Please do not hesitate to contact me if you would like to discuss this further.

Kind regards,

--

Jessica Brennan

General Manager