

From: Camilla Gersh >

Sent: 19 June 2026 11:43

To: Licensing <Licensing@haringey.gov.uk>

Subject: Application for a Premises Licence- International Supermarket, 455-457 High Road, Tottenham, London, N17 6QB (WK/654242)

Dear Haringey Licensing team,

Re: Application for a Premises Licence- International Supermarket, 455-457 High Road, Tottenham, London, N17 6QB (WK/654242)

I write to you to object on behalf of the Haringey Placemaking team to the application above. The area in which this unit is located is well provided with international, independent and chain supermarkets, including the Enfield Food Centre (422-424 High Road, opposite), Ozdiller Supermarket (467-469 High Road, just three shop units up on the same side of the street) and the ASDA supermarket (490 High Road, a short distance to the north). For more specialised international food, Ozdiller offers Turkish food, and there are Caribbean Supermarket (488A High Road) and Bruce Grove Supermarket (3 Bruce Grove) for Afro Caribbean Food; Sofi-Mar (516 High Road) for Romanian food; and Cyprus Supermarket (400 High Road) for Cypriot food. Holcombe Market, which also sells produce, seafood and other groceries, is virtually across the street. It's therefore difficult to see what market need is being addressed by the proposed use. The need or demand for a premises is not factor that can be dealt with under Licensing. If there was a Cumulative Impact Policy in place under the Act for the area in question, then we would have an automatic assumption of refusal for any new application involving alcohol.

The block in which this unit is located is particularly prone to the congregation of street drinkers, starting from mid-afternoon and carrying on into the wee hours. Those involved in the street drinking gather particularly on the north side of the pharmacy at No. 465 High Road, using crates or whatever they find as seating; however, they often spill over to the entrance of St Mark's Methodist Church and the bus stop in front. Their behaviour is intimidating and sometimes aggressive, and often leads to other forms of ASB, including public urination, public defecation and use of abusive language, as well as rough sleeping at the entrance to the church.

These gatherings have been observed and formally documented through an Environmental Visual Audit (2023) carried out by the Metropolitan Police's Crime Prevention unit, which focused on the junction of St Loy's Road and the High Road. Please see attached. The Environmental Visual Audit notes,

'ASB generated by street drinkers and drug dealers using bread crates and bins to sit, loiter and consume alcohol late into the night. These issues are affecting residents and local shop

keepers who are avoiding the area due to the fear of crime and repercussions if engaging with the drinkers.'

This activity constitutes a regularly occurring infringement of Haringey's Borough-wide Public Space Prevention Order (launched 1 May 2025 for 3 years), which prohibits the consumption of alcohol in public spaces, among other things. The proposed use, which seeks a licence to allow for 24-hour sale of alcohol, only facilitates these repeated infringements. The PSPO does not ban the ability to consume alcohol in public at all. It allows for authorised officers to remove or issue fixed penalty notice against individuals that are consuming alcohol and causing anti social behaviour / alarm, distress to the public. It is not a blanket ban on consuming alcohol in public.

Haringey Council have also recently [invested significant funding into this site](#), as part of heritage improvement works to St Mark's Methodist Church and the adjacent shopfronts – including Nos 455-457 High Road – under the Tottenham High Street Heritage Action Zone programme: more than £1.3 million of Haringey Council and Government funding (plus considerable charitable contributions from the National Churches Trust, Benefact Trust and the London District of the Methodist Church) have been spent on this site to improve the look and feel of the building and wider area, as well as to mitigate ASB through design. The proposed 24-hour sale of alcohol will adversely affect Haringey's future funding bids for investment in the area. It will also increase the risk of ASB around the restored church building and shops, which could lead to damage and/or graffiti to the publicly funded works.

It should also be noted that the proposed use is in contravention of the lease terms between the current head leaseholder for the shopping parade (Burley Property Investment Company) and the freeholder of the site (St Mark's Methodist Church), which include restrictions on the permitted uses for the shop units.

Clause 3(n) of the lease, from 24 June 1938 for a period of 99 years (publicly available through the Land Registry) states,

'And that the demised premises shall not nor shall any part thereof be used for the purpose of any trade of business the carrying on of which would be detrimental to the full and free [sic.] user and enjoyment of the Church for the purposes for which it has heretofore been used and in particular that:

- (i) 'No alcoholic liquor of any description shall be sold dispensed or kept on any part of the demised premises*
- (ii) No trading or work shall be done on any part of the demised premises on Sundays'*

Additionally, Clause 3(q) states,

'And that no act or thing which in the reasonable opinion of the Landlords shall or may be or become a nuisance damage annoyance or inconvenience to the Landlords or any persons using the Church shall be done upon the demised premises or any part thereof'.

These restrictions were transferred to the sub-lease between the head leaseholder and the previous tenants of Nos 455-457 High Road, Dignity Funerals, which expired on 31 March 2026.

While the restrictions on use under the lease terms likely have no bearing on the licensing decision, they will make it impossible for the applicant to secure a lease of the unit under the proposed use. Outside of Licensing Act 2003 scope.

I trust the above information is useful in supporting the Licensing team's decision on this application and strongly encourage the team to refuse the application. If you would like any further details on the above, please don't hesitate to get in touch.

Sincerely,

Camilla Gersh, MA, GradDiplCons(AA), IHBC
Regeneration Officer

Haringey Council
Placemaking and Community Development
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