

4. REPORT

Background

Homes for Haringey have submitted an application for the review of a premises licence under the:

Prevention of Public Nuisance objective due to:

- Noise Nuisance Complaints, from loud music entertainment emanating from the premises which has been witnessed.

Prevention of Crime and Disorder objective due to:

- Crime and disorder caused by patron's of the premises congregating on the footpath to smoke and leaving the premises outside of permitted hours.
- Carrying out licensable activities without the benefit of a premises licence.
- Operating beyond permitted hours on the premises licence.

Licensable activities authorised by the Licence:

Sale of alcohol

Monday to Wednesday	1100 to 2300
Thursday	1100 to 0000
Friday & Saturday	1100 to 0100
Sunday	1200 to 2300

Regulated entertainment

Monday to Wednesday	1100 to 2300
Thursday	1100 to 0000
Friday & Saturday	1100 to 0100
Sunday	1200 to 2300
Christmas Day	1200 to 1500 and 1900 to 2230
New Years Eve	from the start of permitted hours on 31 December until the start of permitted hours on 1 January

The opening hours of the premises:

Monday to Wednesday	1100 to 2330
Thursday	1100 to 0030
Friday & Saturday	1100 to 0130
Sunday	1200 to 2330

New Years Eve from the start of permitted hours on 31 December until the start of permitted hours on 1 January.

The designated premises supervisor is: MS DAWN FRASER

The Premises Licence Holders are: ADMIRAL TAVERNS

4.2 Details of the Application for Review. Appendix 1

The review is brought by Homes for Haringey in their capacity as Interested Parties. The residents of Love Lane, Headcorn, Tenterden, Beaufoy and Gretton residents associations voted to request the review of the licence held by Admiral Taverns.

Members should note that Mr Davis is the tenant of Admiral Taverns but his name does not appear on the premises licence. Ms Fraser is the personal licence holder and is therefore assigned as the designated premises supervisor at the premises and is also Mr Davis partner.

It is a fact that Admiral Taverns have been seeking to evict Mr Davis from the premises and is currently going through forfeiture proceedings to bring this about. The public house has been operated under the management of Mr Davis and it is the management of the premises that has caused residents to take this action.

The British Queen is located in a residential area; it is surrounded by residential properties on all sides.

5.0 RELEVANT REPRESENTATIONS (CONSULTATION)**Responsible authorities:****5.1 Comments of Metropolitan Police**

Representation has been made and tabled at Appendix 2.

5.2 Comments of Enforcement Services:**Noise Team**

Representation has been made and tabled at Appendix 3

5.3 Comments of The London Fire and Emergency Planning Authority

No representation made.

6.0 POLICY CONSIDERATIONS

- 6.1 The following provisions of the Licensing Act 2003 apply to this application:
Section 51-53 (review of premises licenses)

In determining the application the Licensing Sub Committee can take such steps as it considers necessary for the promotion of the licensing objectives, which are:

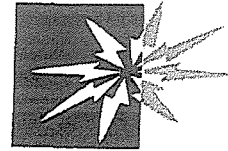
1. Take no further action
2. modify the conditions of the license
3. exclude a licensable activity from the scope of the license
4. remove the designated premises supervisor
5. suspend the license for a period not exceeding three months
6. revoke the license.

Where the Licensing Sub Committee takes steps mentioned in 3 or 4 it may provide that the modification or exclusion is to have effect for one such period (not exceeding three months) as it may specify. The Licensing Sub Committee is asked to give full reasons for its decision.

The Licensing Sub Committee must make its decision within 5 working days of the end of the hearing. Any decision of the Licensing Sub Committee is stayed from coming into effect for 21 days from the date of the decision, pending any appeal that might be made and the determination of that appeal. Any party to the proceedings may appeal against the decision of the Licensing Sub Committee.

- 6.2 The following provisions of the Secretary of State's guidance apply to this application: Paras 11.1 – 11.10, 11.14 – 11.21. These provisions are attached at Appendix 5.
- 6.3 The following paragraphs of the licensing authority's Statement Of Licensing Policy apply to this application; 24.1 -24.2, 25.1 – 25.7, these provisions are attached at Appendix 6.
- 6.4 The Licensing Sub Committee is reminded that the Human Rights Act 1998 guarantees the right to a fair hearing for all parties in the determination of their civil rights. The Act also provides for the protection of property which may include licences in existence, and the protection of private and family life.

APPENDIX 1
APPLICATION FOR REVIEW



Haringey Council

**Application for the review of a premises
licence or club premises certificate under
the Licensing Act 2003**

(1)

Reference number:

PLEASE READ THE FOLLOWING INSTRUCTIONS FIRST

Before completing this form please read the guidance notes at the end of the form.
If you are completing this form by hand please write legibly in block capitals. In all cases ensure that
your answers are inside the boxes and written in black ink. Use additional sheets if necessary. You
may wish to keep a copy of the completed form for your records

(2) We at Homes for Haringey

apply for the review of a [premises licence under section 51]

[club premises certificate under section 87] of the Licensing Act 2003 for the premises
described in Part 1 below

Part 1 - Premises or club premises details

Postal address of premises or club premises, or if none, Ordnance Survey map reference or
description

British Queens Pub
21 Love Lane
Tottenham

Post town London

Postcode (if known) N17 8HG

Telephone number (if any)

Name of premises licence holder or club holding club premises certificate (if known)
Admiral Taverns (58) Ltd

Number of premises licence or club premises certificate (if known)
06077468

Part 2 - Applicant details

I am

Please tick ✓ yes

- 1) an interested party (please complete section (A) or (B) below)
- a) a person living in the vicinity of the premises
 - b) a body representing persons living in the vicinity of the premises
 - c) a person involved in business in the vicinity of the premises
 - d) a body representing persons involved in business in the vicinity of the premises

Delete any words in square brackets which do not apply

(1) Insert name and address of relevant licensing authority and its reference number (optional)

(2) Insert name(s) of applicant(s)

Please tick ✓ yes

- 2) a responsible authority (please complete (C) below)
- 3) a member of the club to which this application relates (please complete (A) below)

(A) DETAILS OF INDIVIDUAL APPLICANT (fill in as applicable)

Mr Mrs Miss Ms Other title
(for example, Rev)

Surname First names

I am 18 years old or over Please tick ✓ yes
Date of birth

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

Current address

Post town Postcode

Daytime contact telephone number

E-mail address (optional)

(B) DETAILS OF OTHER APPLICANT

Name and address
David Clark
North Tottenham Area Office
Homes for Haringey
639 High Road
Tottenham

Post town London Postcode N17 8BD

Date of birth

Day	Month	Year
<input type="text"/>	<input type="text"/>	<input type="text"/>

Telephone number (if any) 0208 489 4400

E-mail address (optional) David.clark@HomesforHaringey.org

(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT

Name and address	
Post town	Postcode

Telephone number (if any)

E-mail address (optional)

This application to review relates to the following licensing objective(s)

Please tick one or more boxes

- | | |
|---|-------------------------------------|
| 1) the prevention of crime and disorder | <input checked="" type="checkbox"/> |
| 2) public safety | <input type="checkbox"/> |
| 3) the prevention of public nuisance | <input checked="" type="checkbox"/> |
| 4) the protection of children from harm | <input type="checkbox"/> |

Please state the ground(s) for review (please read guidance note 1)

I am requesting a review in the capacity of a Tenancy Management Team Leader that is acting on behalf of the Homes for Haringey residents. A Residents Association meeting was held on 6 July 2010. The residents of the Love Lane residents association and the Headcorn, Tenterden, Beaufoy and Grettton residents association voted to request the review of the licence which is held by Admiral Taverns.

There is a court case between Admiral Taverns and the tenant which is expected to be heard on the 27 October 2010. I have been informed that the Admiral Tavern's tenants are causing such a nuisance that they are taking civil action to obtain a possession order with the intention of evicting the tenants.

Councillor Amin has received complaints at her surgery from a number of residents that live within the vicinity. The Chief Executive of Homes for Haringey has received a letter from a significant number of local residents raising concerns about the behaviour of the residents that visit the British Queens pub.

The British Queen's pub is located in a residential area, surrounded by Haringey Council residents and leaseholders that are managed by Homes for Haringey. Although the public house is detached it still causes noise nuisance to its neighbours. The Noise Nuisance Patrol Team have records of incidents that have been reported to them. The Noise Nuisance Service Manager has confirmed that they have received numerous complaints about the British Queens pub. Complaints date back to 6 June 2009. A warning letter was sent on the 5 July 2010. The last complaint was received by the noise nuisance team on 1 August 2010

Please provide as much information as possible to support the application
(please read guidance note 2)

Residents have complained to Homes for Haringey that the customers are not dispersing at closing time as required by the licence terms. Homes for Haringey has received complaints that the pub is open until 2am and 3am which is against the terms of the licence. The customers of the pub do not leave the pub quietly and it has been reported that the customers that leave the pub engage in anti social activity, they have been seen fighting on the streets, making a lot of noise and damaging cars that belong to residents.

Residents have approached Admiral Taverns requesting that the customers leaving the British Queen pub do so in a manner that does not cause a nuisance to its neighbours which is preventing the quiet enjoyment of the residents living in the locality.

However, a complaint about the customers at the British Queens pub was received by the Tenancy Management team as recently as the 3 August 2010. The complaint concerned the customers of the pub, urinating and being sick on the garage doors, blocking access to the garages and intimidating the residents, and leaving glass along the road and turning over the bottle bank. Standard glasses are being thrown onto the streets and are not cleared by the pub causing problems for car owners who fear having their tyres damaged.

Finally according to the Licence we have seen, the premises should be managed by Dawn Fraser. In fact it seems that the manager of these premises is Mr Davis.

If possible, the names of those who have signed the attached petition should not be made public.

Have you made an application for review relating to these premises before?

Please tick ✓ yes

If yes, please state the date of that application

Day	Month	Year

If you have made representations before relating to these premises, please state what they were and when you made them.

Not applicable.

Please tick ✓ yes

- I have sent copies of this form and enclosures to the responsible authorities and the premises licence holder or club holding the club premises certificate, as appropriate
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE, UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION

Part 3 - Signatures (please read guidance note 3)

Signature of applicant or applicant's solicitor or other duly authorised agent (please read guidance note 4)
If signing on behalf of the applicant please state in what capacity.

Signature *David Clark*

Date *9/8/2010*

Capacity *Tenancy Management Team Leader - Homes for Haringey.*

Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 5)	
David Clark North Tottenham Area Office Homes for Haringey 639 High Road Tottenham	
Post town London	Postcode N17 8BD
Telephone number (if any) 0208 489 4400	
If you would prefer us to correspond with you using an email address your e-mail address (optional)	

Notes for Guidance

1. The ground(s) for review must be based on one of the licensing objectives.
2. Please list any additional information or details, for example dates of problems which are included in the grounds for review, if available.
3. The application form must be signed.
4. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
5. This is the address which we shall use to correspond with you about this application.

Confidential

Letter from residents of Whitehall Street and Love Lane Estate

Paul Bridge
Chief Executive Homes for Haringey
River Park House
225 High Road
London N22 8HQ

11 July 2010

Dear Paul,

We saw you at the meeting on Tuesday 7th July when you talked about Homes for Haringey and listening to residents concerns.

We are all tenants or lease holders living on Whitehall Street or on the Love Lane estate. We attended the meeting in order to raise concerns about the British Queen pub. We hope that you heard our views and concerns about the pub and the impact it is having on our lives. As we mentioned at the meeting, lots of residents have complained to the council and the police for many years. However, no real action has been taken to date to address our concerns.

Over the last few months, before going to complain to Cllr Amin, the problems have been terrible and are getting worse. The problems include:

- Fighting and incidents close to the pub. We understand there is criminal activity at the pub which the police are aware about.
- Pub is open till the early hours of the morning with lots of noise, loud music, shouting etc.
- The pub holds events which are obviously for too many people, and customers stand outside and around the pub, drinking etc. Recently the pub put tables and chairs outside encouraging people to drink outside which has caused disruption in the area.
- Bottles, glasses and rubbish thrown across the street.
- People drinking, fighting, arguing, shouting and swearing in the street. Local residents feel intimidated about complaining about them or challenging them.
- Customers, sometimes drunk, hanging outside the pub.
- People urinating in the street or being sick with no action taken.
- Young men standing outside the pub while lots of cars speed up to them, stop and talk, and drive off.
- Local cars have been damaged with windows broken and there is other vandalism going on.

As your tenants or as leaseholders, we would be grateful if you could help us address this problem.

Best wishes and we look forward to hearing from you.

Love Lane Resident's Association **Residents Meeting**

Tuesday
6th July 2010
7:00 - 8:30pm

Grace Whitehall Community Centre
Whitehall Street,
London
N17 8BP

1.0 Minutes and Matters arising

The minutes of the previous meeting were accurate no changes made. Also no further movement on the dog issues and what to do with the green areas.

2.0 Paul Bridge CEO Homes for Haringey (HfH)

Paul discussed the aims and roles of HfH and answered residents' questions. It was put to him that something should be done about the deterioration of the green space and the children's play area. He said that this was a good idea and he was happy to discuss this further

3.0 British Queen Pub/ Anti Social Behaviour

Sgt McPherson discussed the facts surrounding what was being done to prevent the antisocial behaviour from the pub. Problems discussed included late opening, noise, fighting and urination on a regular basis. However it was emphasized that not all anti-social behaviour issues in the area stem from the pub.

Residents discussed signing a petition which councillor Amin said she would facilitate. Daliah from the licensing agency discussed what action had been

taken and what residents could do. It was agreed unanimously by those present that they support the review of the license which was already in process.

4.0 Lovell's - Decent Home Works

No representative from Lovell's came to answer residents questions, but issues were raised surrounding the security of the building as residents had seen adults and children on the scaffolding. Residents were unsure who is responsible for the security and who to report problems to as when they have called the Lovell's helpline they have been told to call the police. Action to clarify this and get information out to residents.

5.0 World On Your Doorstep

It was decided that the World on Your Doorstep event will take place in August before the flower planting due to the scaffolding works on the balconies. The officers asked for volunteers on the day.

6.0 Homes for Haringey Training

Sarah Vincent provided information to residents about HFH training. A survey of training needs went out to residents but there were few responses. Once a useful training session can be agreed this will take place in the community centre for all residents to go to free of charge.

7.0 A.O.B

It was decided that the money for the balcony project would be used to improve the green areas we already have, because there is no access to the balconies while the scaffolding is up. It was agreed that we would use some of the money to buy the resident from Charles House a hose- he has put a lot of effort into maintaining the green areas and we would like him to be able to continue. He represents the community spirit we are looking for in our area and helps to make the place look nice. It was also decided that we would clear up the areas the surrounding the memorials for particular Les (his tree and the bench).

7.1 Officers and management committee

No new officers elected or appointed.

DIARY OF INCIDENTS (BRITIH QUEEN)

DATE	TIMES	WHAT HAPPENED	IMPACT
2/6/10	All evening	Loud music from British Queen	Difficult to sleep, have to keep windows closed
3/6/10	All evening	Loud music from British Queen	Difficult to sleep, have to keep windows closed
4/6/10	2030 hours until at least midnight	Loud music, front doors wide open, tables on pavement. Phoned LBH at 2030 hours (Ref 228737).	Slept in back bedroom, due to noise at front making sleep impossible.
19/6/10	1500 hours until past midnight	Loud music from mid afternoon, called LBH at 2200 hours (Ref 236344). Also people gathered by tables at front and lots of cars coming and going. Attended by Mr Buckle approx 2245 hours, then music got louder.	I was still hearing the music and shouting clearly through closed double glazed windows and closed (double) front doors so slept in back bedroom
26/6/10	2000 hours until past midnight	Loud music, people at front by tables, shouting, lots of cars coming and going. Called LBH at 2200 hours (Ref 239770)	Sleep in back bedroom eventually as no peace at front.
9/7/10	Approx 2000 hours until past midnight	Loud music and people congregated at front making a lot of noise. Possibly a fight in Love Lane. Called LBH at 2236 hours (Ref 246294). Attended by Mr Buckle approx 2330 hours.	Had to take round about route from station due to disturbances in Love Lane. Sleep in back bedroom eventually as no peace at front.
1/8/10	Through afternoon and on into evening, until at least midnight	Loud music, front doors of pub wide open, people shouting in street and urinating against cars on opposite side of Whitehall street. Children in and out of the pub all night. 2147 hours call LBH (Ref 259831). Not aware of outcome.	During afternoon, unwilling to walk along Love Lane due to crowds outside pub so take diverted route to/from station. Sleep with windows closed and using ear plugs, still disturbed in night. Had work on next day so tired.
13/8/10	Aware of	Loud music and doors of pub	Sleep in back bedroom

DIARY OF INCIDENT(S)

Your name:

Your address

The review app the conditions (the actual closing times of the pub (how close), the amount of people seen loitering outside or drinking outside, cars coming and going, etc is vital to this process. It is therefore very important that you note any such incidences.

Date	Time	What Happened?
		At the late time and there so many drunken people and makes so much noise.
		They sometime through away alcohol bottles and swearing to the people
is open is open is open		I'm a disable person and can't sleep without pills.
		The noise disturbing my daughter's life as well, she scares from them.
that pub is always open		Also there are many times been fighting and were really scary about our safety.
while there are open		We can't go to shop at the night because of safety.
		while that pub is open we can't stay our home so comfortable
		Just we want from you close that "The British Queen" as quick as possible
		please. And we want more safer Tottenham!

Notice of Application for the review of a Premises Licence



Notice is given that application has been made to the Licensing Authority for a review of the premises license under s.51 and 87 of the Licensing Act 2003 in respect of the following premises:

**THE BRITISH QUEEN
21 LOVE LANE
TOTTENHAM
LONDON N17 8HG**

The application for review has been made on the following grounds:

THE OPERATION OF THE PREMISES HAVE FAILED TO UPHOLD THE LICENSING OBJECTIVES OF:

- **THE PREVENTION OF CRIME AND DISORDER**
- **THE PREVENTION OF PUBLIC NUISANCE**

Interested parties or responsible authorities wishing to make representations must give notice in writing to:

**Lead Officer –Licensing, Haringey Council, Unit 271, Technopark,
Ashley Road, Tottenham, London N17 9LN**

By: 7th September 2010

The grounds for review and Haringey Councils Licensing register may be viewed by appointment Monday to Friday (except Bank Holidays) at the Licensing Team, Unit 271, Technopark, Ashley Road, Tottenham, London N17 9LN between the hours of 10.00am and 4.00pm.

IT IS AN OFFENCE LIABLE ON CONVICTION TO A FINE UP TO LEVEL 5 ON THE STANDARD SCALE (£5000), UNDER SECTION 158 OF THE LICENSING ACT 2003 TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION



2005-2006
Getting Closer to Communities



INVESTOR IN PEOPLE

PREMISES LICENCE

Receipt: AG754953

Premises Licence Number: LN/000003082

This Premises Licence has been issued by:

*The Licensing Authority, London Borough of Haringey,
Technopark, Ashley Road, Tottenham, London N17 9LN*

Signature:

Date: 24th November 2005
26th October 2009

Part 1 – PREMISES DETAILS

Postal Address of Premises or, if none, Ordnance Survey map reference or description:

**THE BRITISH QUEEN
LOVE LANE
LONDON
N17 8HG**

Where the Licence is time limited, the dates:

Licensable activities authorised by the Licence:

Provision of regulated entertainment
Sale of retail of alcohol

The times the Licence authorises the carrying out of licensable activities:

Sale of alcohol

Monday to Wednesday 1100 to 2300

Thursday 1100 to 0000

Friday & Saturday 1100 to 0100

Sunday 1200 to 2300

Regulated entertainment

Monday to Wednesday 1100 to 2300

Thursday 1100 to 0000

Friday & Saturday 1100 to 0100

Sunday 1200 to 2300

Christmas Day 1200 to 1500 and 1900 to 2230

New Years Eve from the start of permitted hours on 31 December
until the start of permitted hours on 1 January

The opening hours of the premises:

Monday to Wednesday	1100 to 2330
Thursday	1100 to 0030
Friday & Saturday	1100 to 0130
Sunday	1200 to 2330
New Years Eve	from the start of permitted hours on 31 December until the start of permitted hours on 1 January

Where the Licence authorises supplies of alcohol whether these are on and/or off supplies:

Supply of alcohol for consumption **ON** the premises

Part 2

Name, (registered) address, telephone number and e-mail (where relevant) of holder of Premises Licence:

Admiral Taverns (58) Limited
150 Aldersgate Street
London
EC1A 4EJ

Registered number of holder, for example company number, charity number (where applicable):

06077468

Name, address and telephone number of designated premises supervisor where the Premises Licence authorises the supply of alcohol:

Dawn Fraser
27 Nash House
Prospect Hill
Walthamstow
London
E17 3EW

Personal Licence number and issuing authority of personal licence held by designated premises supervisor where the Premises Licence authorises for the supply of alcohol:

Personal Licence Number ZO/N1718PER/1
Expiry Date 3rd February 2019
Issued by London Borough Waltham Forest

Annex 1 –Mandatory Conditions

(2) Supply of alcohol: No supply of alcohol may be made under the premises licence-

- (a) at a time when there is no designated premises supervisor in respect of the premises licence,
or
 - (b) at a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
- (3) The second condition is that every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.

Annex 2 – Conditions consistent with the Operating Schedule

Following an assessment of the premises and its surrounding area, the following is proposed:

30-minute “drinking up” time to allow appropriate dispersal, use of lavatories, etc.

In order to further the licensing objectives, the licensee reserves the right to move the fire appliances, AWP machines, cigarette machines and/or any other similar objects temporarily in a fixed location which may impact on the ability of individuals on the premises to use exits or escape routes without impediment.

THE PREVENTION OF CRIME AND DISORDER

- Illumination is provided to the exterior areas of the pub.
- All interior trading areas are visible to staff from behind the bar servery.
- A rota system is in place for checking the toilets/toilets checked regularly.
- The licensees/staff monitor customer behaviour, especially during busy periods.
- Burglar alarm system in place, secure windows.
- Toilets access is clearly visible from the bar.
- Drug prevention measures are employed and signs displayed. Drink drive posters on site.

PUBLIC SAFETY

- Health and Safety policy in place and adhered to.
- The pub is equipped with emergency lighting.
- All portable electrical appliances are tested annually.
- There are current electric and gas certificates in place.
- A pest control contract is in place.
- The pub has first aid facilities.
- The pub promotes a licensed taxi service to facilitate its customers making onwards journeys.

THE PREVENTION OF PUBLIC NUISANCE

- When required, staff organise taxis to transport customers home and customers are seen off the premises and encouraged to disperse at closing.
- Being a detached property, there are no adjoining neighbours.
- The fact that this public house is a detached property assists in minimising noise transfer to neighbours.
- We are gradually phasing out standard glasses and replacing with toughened glasses
- The pub has a lobbied entrance which reduces noise emission. Cellar cooling condenser is positioned in an area so as not to cause nuisance to neighbours.

THE PROTECTION OF CHILDREN

- Unaccompanied children are not permitted on the premises and all children are not permitted after 8PM.
- The outside area is completely enclosed and accessed through the Lounge Bar.
- AWP is positioned in sight of the Bar counter.
- The Cigarette machine is in close proximity to the bar counter and therefore easily observed.

Annex 3 – Conditions attached after a hearing by the licensing authority

Annex 4 - Plans

LODGED WITH LICENSING AUTHORITY