

**Application for a New Premises Licence under the Licensing Act 2003 – for
Baby Cakes Desserts at 321 West Green Road, Tottenham, London N15 3PA
24 July 2025**

The Licensing Sub Committee carefully considered the application for a new premises licence for **Baby Cakes Desserts** at **321 West Green Road, Tottenham, London N15 3PA** to provide **Late Night Refreshment**. In considering the application, the Committee took account of the London Borough of Haringey's Statement of Licensing Policy, the Licensing Act 2003, the Licensing Act 2003 Guidance, the report pack and the applicant's and objectors' representations.

Having carefully considered the application and heard from all the parties, the Sub-Committee decided to **GRANT** the application **subject to the conditions below**.

Hours open to the Public

Sunday to Thursday	1300 to 0000 hours
Thursday to Saturday	1300 to 0200 hours

Late Night Refreshment

Sunday to Thursday	2300 to 0000 hours
Friday and Saturday	2300 to 0200 hours

REASONS

The premises is a shop with residential above alongside Atakan Food Centre, a supermarket with a premises licence to sell alcohol for consumption off the premises without restriction of hours; currently in common ownership with the premises.

The applicant states that the premises is a dessert based shop, with no alcohol sold. It has no seating inside. It is takeaway and delivery based.

The premises currently operate until 2300 daily, although it operated up to 0200 until Council officers drew the applicant's attention to the requirement for a late night refreshment licence to offer hot food or drink after 2300.

The applicant now seeks a late night refreshment licence to be able to offer hot and drinks – namely crepes, waffles, hot custards coffee and tea – until 0200 every morning

Responsible authorities

Objections were made by two Responsible Authorities: the Police, and the Local Authority Noise Team, on the grounds that the licensing objectives of Prevention of Crime and Disorder, and prevention of Public Nuisance (in the case of the Police) and Public Safety and Prevention of Public Nuisance (in the case of the Noise Team), would be undermined unless further conditions were imposed.

The Noise Team additionally sought a reduction in hours to close at midnight on Sunday to Thursday.

Both the Police and the Noise Team proposed further conditions, which were acceptable to the applicant.

The Application also offered two further conditions, namely that the licence be conditioned for the premises' use only as a dessert parlour; and that he would adopt a dispersal policy.

Resident objections

There were a number of objections made by residents, two of whom attended the hearing.

In summary the residents complained of:

1. Noise from groups congregating outside the two premises – Atakan and Baby Cakes.
2. Noise from both delivery and takeaway drivers talking/shouting to one another and leaving their engines running and indeed revving them until well into the morning; and playing music on car stereos ditto
3. The potential for other forms of anti-social behaviour

At the hearing

The applicant's representative pointed out that while the premises were restricted to the service of cold food after 2300, the licensing authority had no powers over its operation. On grant of a licence conditions could be imposed as to conduct of the business, breach of which could result in serious sanctions on the owners.

He accepted a further condition that a direct telephone number be prominently displayed on the door of the premises to which complaints could be directed

The Police had proposed a series of conditions on the basis of which they were prepared to withdraw their objection to grant of the licence; the Noise Team maintained their objection to the operating hours, but if their revised hours were accepted withdrew their objection, again on the basis that their proposed conditions be accepted.

The resident objectors, in summing up at the hearing, maintained their objection to the grant of a licence. They felt that offering hot food and drink would increase the noise and antisocial behaviour to which they'd be subjected, and did not feel that the additional control offered by licence conditions would help.

The Panel took the view that, on balance, the licensing objectives would be better met by grant of a licence subject to conditions than by refusal.

CONDITIONS

The Panel requires that the following conditions set out in the pack be applied to the licence:

Prevention of Crime and Disorder

- 1 CCTV shall be installed, operated, and maintained, to function all times that the premises is open for licensable activities. Said CCTV will comply with the following criteria:
 - (a) The premises will ensure that the system is checked on a regular basis by a suitably qualified person to ensure that the system is working properly, that there is a consistent quality of image capture and retention, and that the date and time are correct;
 - (b) There will be a camera on the entrance to the premises, to capture a clear image of anyone entering in any light condition;
 - (c) The system will provide coverage of the whole of the interior of the premises accessible to the public, which shall be well-lit so as to permit clear images to be taken;
 - (d) The system will record in real time and recordings will be date and time stamped;
 - (e) The system will be capable of visually confirming the nature of any crime committed;
 - (f) At all times during operating hours, there will be at least 1 member of staff on the premises who both can operate the system sufficiently to allow Police or authorised Council officers to view footage on request and are authorised to do so;
 - (g) Recordings will be kept for a minimum of 31 days and downloaded footage will be provided to the police or other authorised officers in an appropriate recorded format (usually to a disc, memory stick or data file sent electronically) on request (subject to the Data Protection Act 2018) within 24 hours of any request;
 - (h) If this format is non-standard (i.e. manufacturer proprietary) then the manufacturer should supply the replay software to ensure that the footage can be replayed by the police on a standard computer.
 - (i) Signage stating that CCTV is in operation will be clearly and prominently displayed at the premises.

Public safety

- 2 The premises license holder shall ensure that the area immediately outside the premises is kept clean and free from litter at all material times to the satisfaction of the Licensing Authority.
- 3 The premises licence holder will ensure that all fixtures, equipment, and electricals are maintained to safety standards.
- 6 The premises licence holder will ensure that a fire risk assessment has been conducted and fire safety equipment including extinguishers and alarms are regularly checked.
- 7 Emergency exits will be clearly marked, unobstructed, and known to all staff.
- 8 Capacity limits will be monitored to avoid overcrowding.
- 9 First aid kits will be available and staff trained in basic first aid

Prevention of public nuisance

- 10 The premises shall operate as a dessert parlour only;
- 11 The licence shall not take effect until a dispersal policy has been adopted in a form approved by the licensing authority discouraging patrons and delivery and takeaway drivers from congregating outside the premises at any time;
- 12 Delivery drivers/ riders shall be given clear instructions to use their vehicles in a responsible manner so as not to cause a nuisance to any residents or generally outside the license premises; not to leave engines running when the vehicles are parked; and not to obstruct the highway.
- 13 Prominent, clear and legible notices shall be displayed at all public exits from the premises requesting customers respect the needs of local residents and leave the premises area quietly. These notices shall be positioned at eye level and in a location where those leaving the premises can read them.
- 14 A prominent clear and legible notice shall be displayed on the front of the premises providing a direct telephone number to the designated premises supervisor for reporting any breach of these conditions;
- 15 The premises licence holder will control noise levels by keeping doors and windows closed during busy hours and using soft background music (if any).
- 16 All refuse and bottles will be disposed of responsibly and quietly so as not to disturb local residents and bins will be secured to prevent littering;

- 17 Deliveries will take place during off-peak hours to minimize disruption;
- 18 Alcohol shall not be brought onto the premises by customers.

Protection of Children from Harm:

- 19 We operate as a family-friendly business and take the safety of children seriously.
 - (a) No alcohol or age-restricted items will be sold.
 - (b) Staff will be trained in safeguarding awareness. We will not tolerate inappropriate behavior on the premises and staff will be vigilant in identifying any concerns.
 - (c) Clear signage will prohibit the use of offensive language or conduct in areas where children may be present.

Application for a New Premises Licence under the Licensing Act 2003 for
Habesha Lounge, 485a, Seven Sisters Road, Tottenham N15 6EP
24th July 2025

The Licensing Sub Committee carefully considered the application for a new premises licence for **Habesha Lounge at 485a, Seven Sisters Road, Tottenham, Haringey, London, N15 6EP**. In considering the application, the Committee took account of the London Borough of Haringey's Statement of Licensing Policy, the Licensing Act 2003, the Licensing Act 2003 Guidance, the report pack and the applicant's and objectors' representations.

Having carefully considered the application and heard from all the parties, the Sub-Committee decided to **GRANT** the application **for the hours and subject to the conditions below**.

Hours granted:

Regulated Entertainment:

Live Music, Recorded Music & anything of a similar description

Friday and Saturday: 2300 to 0000 hours

Late Night Refreshment

Friday and Saturday: 2300 to 0000 hours

Supply of Alcohol

Monday to Thursday: 1700 to 2200 hours

Friday and Saturday: 1700 to 0000 hours

Sunday: 1700 to 2200 hours

Supply of alcohol **ON** the premises.

Hours open to Public

Monday to Thursday: 1700 to 2200 hours

Friday and Saturday: 1700 to 0030 hours

Sunday: 1700 to 2200 hours

REASONS

Responsible Authorities

The Local Authority Noise Team objected to the application as made, but agreed to withdraw its application if the Applicant accepted the revised hours and conditions proposed.

The Applicant has agreed those revised hours and conditions.

Objections

Two individuals objected, but the Licensing team was unable to make contact with them and they failed to attend the hearing.

At the hearing

Prior to the hearing the panel had read the report pack including the application and the representations and conditions and operating hours proposed by the Noise Team.

The Panel carefully considered the representations made. It accepted the representations made by the Noise Team, but in view of the Applicant's acceptance of its proposed revised hours and conditions, and absence of any reasoned objection, the Panel resolved to grant the application, for the reduced hours set out above, and subject to the conditions proposed by the Applicant at pp51 & 53 supplemented by the additional conditions set out by the Noise Team at 58-60 of the Pack.

Application for a New Premises Licence under the Licensing Act 2003 for Post Bar on the Water, Lock 17 Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF
24th July 2025

The Licensing Sub Committee carefully considered the application for a new premises licence for **Post Bar on the Water** at **Lock 17 Development Site Hale Wharf, Ferry Lane, Tottenham, London N17 9NF**. In considering the application, the Committee took account of the London Borough of Haringey's Statement of Licensing Policy, the Licensing Act 2003, the Licensing Act 2003 Guidance, the report pack and the applicant's and objectors' representations.

Having carefully considered the application and heard from all the parties, the Sub-Committee decided to **REFUSE** the application

REASONS

By s189 of the Licensing Act 2003 a vessel is to be treated as "*premises situated in the place where it is usually moored or berthed*".

The application as made sought a licence for the sale of alcohol off the premises "to operate a small café/bar from [the applicants'] converted boat, De Zwann...trading on the Haringey Council-managed stretch of the River Lea in Tottenham Hale". They proposed "Where space permits...set[ting] up a small number of tables and chairs near the boat during trading hours. For example, at locations such as: The Hale Wharf rusty bridge area, where the towpath widens and there is natural public space available".

De Zwann has a permanent mooring at the Stonebridge South moorings, but as set out above the applicants did not seek to carry on licensable activities at that location.

The River Lea and its banks are in fact managed by the Canal & River Trust ("CRT"), not by the Council. "Hale Wharf rusty bridge" is the location described by CRT as Lock 17.

Responsible Authorities

Three Responsible Authorities made written representations:

The Police – who formally objected to the grant but agreed to withdraw the objection if the conditions they set out in the representations to address the licensing objectives were agreed.

The Noise Team of the Local Authority – who recommended refusal of the application, identifying a concern with Public Safety

The CRT – who in addition to their concerns as navigation authority and riparian owner set out below, identified concerns with Public Safety in relation to drinking near water – specifically lock 17 - Crime and Disorder and Public Nuisance arising from

potential littering and public drinking on both CRT and Council-owned land. It also pointed out that the location is a hot spot for antisocial behaviour

Other objections - written

CRT objected to the grant of a licence as riparian owner and navigation authority.

It had, prior to the making of the application, reported the Applicants' carrying on licensable activities without a licence on the River Lea. At the hearing, the Applicants' representative acknowledged

As navigation authority, the CRT is responsible for licensing the use of watercraft on inland waterways including the River Lea both for leisure and commercial purposes. Without an appropriate licence, trading from watercraft is not permitted

In response to the application, the CRT stated that:

- The De Zwann was only licensed for leisure purposes
- It could not support the issue of a roving trader licence to sell alcohol
- The only viable model would be as a fixed location trade boat, where the vessel remains moored at a designated and approved business mooring
- The location near Lock 17 is not such a mooring
- Moving the vessel from its Stonebridge South mooring to the towpath for the purposes of trading would not be acceptable to the CRT
- Any use of the towpath for commercial purposes, such as placing tables and chairs on CRT land, is wholly inappropriate.

At the hearing

The Police and Noise Team attended and made representations broadly as set out in the Pack; CRT initially attended, but left the hearing part way through.

The Applicants also attended.

The Panel carefully considered the representations made.

It noted that there were substantial objections to the application in relation to the licensing objectives.

It also noted, however, that without a major change in position by the CRT any licence granted could not be implemented. It considered granting a licence conditioned to become operative only upon all relevant CRT licences and approvals being obtained, but felt that it was impractical to draft conditions to try to anticipate the form such licences and approvals would take.

The Panel was also conscious that any approval for a location other than the immediate area of Lock 17 would potentially carry different implications for the advancement of the licensing objectives.

The Panel therefore resolved to refuse the application.

Informative: If the Applicants are able to obtain all necessary licences and approvals from CRT, the Panel can consider a further application based on the context then presented.