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Edinboro Castle, 57 Morningson Terrace

Scale = 1:721.980
25-March-2026



Application to vary a premises licence under the Licensing Act 2003

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.

We Mitchells & Butlers Leisure Retail Limited

being the premises licence holder, apply to vary a premises licence under section 34 of the Licensing Act 2003 for the premises described in Part 1 below

Premises licence number PREM-LIC\2631

Part 1 – Premises Details

Postal address of premises or, if none, ordnance survey map reference or description			
Edinboro Castle 57 Mornington Terrace			
Post town	London	Post code	NW1 7RU

Telephone number at premises (if any)	██████████
Non-domestic rateable value of premises	£185,000

Part 2 – Applicant details

Daytime contact telephone number			
E-mail address (optional)	████████████████████		
Current residential address if different from premises address	27 Fleet Street		
Post Town	Birmingham	Postcode	B3 1JP

Part 3 - Variation

Please tick yes

Do you want the proposed variation to have effect as soon as possible?

If not, from what date do you want the variation to take effect?

Day		Month		Year	
1	0	0	3	2	0
2	6				

Do you want the proposed variation to have effect in relation to the introduction of the late night levy? (Please see guidance note 1) Yes No**Please describe briefly the nature of the proposed variation** (Please read guidance note 2)

To vary the layout of the premises in accordance with the plans submitted by the applicant. Such variation to take effect from the date on which the licensing authority are notified that works are complete.

All licensable activities, permitted hours and opening hours to remain as existing.

A site meeting took place on Thursday 5th February between representatives of the Licensing Authority, Environmental Health and the licence holder to discuss the application.

Works include the following:

Internally

- Raised area removed to the top left-hand side to make way for AC and Gents toilet to be re-positioned.
- Ladies toilet to the top right-hand side extended to increase numbers.
- New fixed seating below AC toilet
- New fixed seating to the bottom right-hand side along with drinks shelves either side of the entrance doors

Externally

- New Lean to roof with walk through – top left-hand side
- New raised area to the Mid-garden area
- Removal of Pergola by the entrance to the premises
- New Awning in the mid-garden area
- New ramps and steps installed for access to the mid-garden area
- Removal of existing BBQ and Bar servery
- New Pizza Kitchen, and Freezer/cold and chemical rooms and stores
- New Bar servery with glass wash area
- Change to the existing booth seating at the top to make way for new covered pergolas
- New Bin Stores
- Drinks shelf removed from the middle of the garden area
- Removal of booth seating to the bottom of the garden area
- Removal of 2 covered areas below the entrance to the premises

If your proposed variation would mean that 5,000 or more people are expected to attend the premises at any one time, please state the number expected to attend

N/A

Part 4 Operating Schedule

Please complete those parts of the Operating Schedule below which would be subject to change if this application to vary is successful.

Provision of regulated entertainment (Please read guidance note 3)

Please tick all that apply

- a) plays (if ticking yes, fill in box A)
- b) films (if ticking yes, fill in box B)
- c) indoor sporting events (if ticking yes, fill in box C)
- d) boxing or wrestling entertainment (if ticking yes, fill in box D)
- e) live music (if ticking yes, fill in box E)
- f) recorded music (if ticking yes, fill in box F)
- g) performances of dance (if ticking yes, fill in box G)
- h) anything of a similar description to that falling within (e), (f) or (g) (if ticking yes, fill in box H)

Provision of late night refreshment (if ticking yes, fill in box I)

Sale by retail of alcohol (if ticking yes, fill in box J)

In all cases complete boxes K, L and M

A

Plays Standard days and timings (please read guidance note 8)			<u>Will the performance of a play take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Day	Start	Finish		Outdoors	<input type="checkbox"/>
Mon			<u>Please give further details here</u> (please read guidance note 5)	Both	<input type="checkbox"/>
Tue					
Wed					
Thur			<u>State any seasonal variations for performing plays</u> (please read guidance note 6)		
Fri					
Sat					
Sun			<u>Non standard timings. Where you intend to use the premises for the performance of plays at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		

B

Films Standard days and timings (please read guidance note 8)			Will the exhibition of films take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
Day	Start	Finish	Both <input type="checkbox"/>		
Mon			Please give further details here (please read guidance note 5)		
Tue					
Wed			State any seasonal variations for the exhibition of films (please read guidance note 6)		
Thur					
Fri			Non standard timings. Where you intend to use the premises for the exhibition of films at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

C

Indoor sporting events Standard days and timings (please read guidance note 8)			Please give further details (please read guidance note 5)		
Day	Start	Finish			
Mon			State any seasonal variations for indoor sporting events (please read guidance note 6)		
Tue					
Wed			Non standard timings. Where you intend to use the premises for indoor sporting events at different times to those listed in the column on the left, please list (please read guidance note 7)		
Thur					
Fri					
Sat					
Sun					

D

Boxing or wrestling entertainments Standard days and timings (please read guidance note 8)			<u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for boxing or wrestling entertainment</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for boxing or wrestling entertainment at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

E

Live music Standard days and timings (please read guidance note 8)			<u>Will the performance of live music take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			<u>Please give further details here</u> (please read guidance note 5)		
Tue					
Wed			<u>State any seasonal variations for the performance of live music</u> (please read guidance note 6)		
Thur					
Fri			<u>Non standard timings. Where you intend to use the premises for the performance of live music at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sat					
Sun					

F – NO CHANGE

Recorded music Standard days and timings (please read guidance note 8)			Will the playing of recorded music take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
			State any seasonal variations for the playing of recorded music (please read guidance note 6)		
			Non standard timings. Where you intend to use the premises for the playing of recorded music at different times to those listed in the column on the left, please list (please read guidance note 7)		

G

Performances of dance Standard days and timings (please read guidance note 8)			Will the performance of dance take place indoors or outdoors or both – please tick (please read guidance note 4)	Indoors	<input type="checkbox"/>
				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish	Please give further details here (please read guidance note 5)		
Mon					
Tue					
Wed					
Thur					
Fri					
Sat					
			State any seasonal variations for the performance of dance (please read guidance note 6)		
			Non standard timings. Where you intend to use the premises for the performance of dance at different times to those listed in the column on the left, please list (please read guidance note 7)		

H

Anything of a similar description to that falling within (e), (f) or (g) Standard days and timings (please read guidance note 8)			<u>Please give a description of the type of entertainment you will be providing</u>		
Day	Start	Finish	<u>Will this entertainment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)	Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 5)		
Wed					
Thur			<u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u> (please read guidance note 6)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the entertainment of a similar description to that falling within (e), (f) or (g) at different times to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun					

I

Late night refreshment Standard days and timings (please read guidance note 8)			<u>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</u> (please read guidance note 4)		
Day	Start	Finish		Indoors	<input type="checkbox"/>
Mon				Outdoors	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Tue			<u>Please give further details here</u> (please read guidance note 5)		
Wed					
Thur			<u>State any seasonal variations for the provision of late night refreshment</u> (please read guidance note 6)		
Fri					
Sat			<u>Non standard timings. Where you intend to use the premises for the provision of late night refreshment at different times, to those listed in the column on the left, please list</u> (please read guidance note 7)		
Sun					

J – NO CHANGE

Supply of alcohol Standard days and timings (please read guidance note 8)			Will the supply of alcohol be for consumption (Please tick box) (please read guidance note 9)	On the premises	<input type="checkbox"/>
				Off the premises	<input type="checkbox"/>
				Both	<input type="checkbox"/>
Day	Start	Finish			
Mon			State any seasonal variations for the supply of alcohol (please read guidance note 6)		
Tue					
Wed					
Thur					
Fri			Non-standard timings. Where you intend to use the premises for the supply of alcohol at different times to those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

K

Please highlight any adult entertainment or services, activities, other entertainment or matters ancillary to the use of the premises that may give rise to concern in respect of children (please read guidance note 8)

None

L – NO CHANGE

Hours premises are open to the public Standard days and timings (please read guidance note 8)			State any seasonal variations (please read guidance note 6)		
Day	Start	Finish			
Mon					
Tue					
Wed					
Thur					
Fri			Non standard timings. Where you intend the premises to be open to the public at different times from those listed in the column on the left, please list (please read guidance note 7)		
Sat					
Sun					

Please identify those conditions currently imposed on the licence which you believe could be removed as a consequence of the proposed variation you are seeking

N/A

Please tick yes

- I have enclosed the premises licence
- I have enclosed the relevant part of the premises licence

If you have not ticked one of these boxes please fill in reasons for not including the licence, or part of it, below

Reasons why I have failed to enclose the premises licence or relevant part of premises licence

N/A

M Describe any additional steps you intend to take to promote the four licensing objectives as a result of the proposed variation:

a) General – all four licensing objectives (b,c,d,e) (please read guidance note 11)

[The information provided in this box is solely for information only and not intended to be converted into conditions on the licence.]

We have considered the impact of the proposed alterations and do not feel that there will be any increased risk. No further steps will be necessary to promote the licensing objectives and the existing measures will continue

b) The prevention of crime and disorder

See a) above

c) Public safety

See a) above

d) The prevention of public nuisance

See a) above

e) The protection of children from harm

See a) above

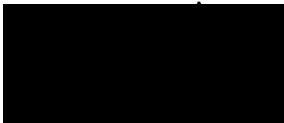
Please tick yes

- I have made or enclosed payment of the fee or
- I have not made or enclosed payment of the fee because this application has been made in relation to the introduction of the late night levy
- I have sent copies of this application and the plan to responsible authorities and others where applicable
- I understand that I must now advertise my application
- I have enclosed the premises licence or relevant part of it or explanation
- I understand that if I do not comply with the above requirements my application will be rejected

IT IS AN OFFENCE, UNDER SECTION 158 OF THE LICENSING ACT 2003, TO MAKE A FALSE STATEMENT IN OR IN CONNECTION WITH THIS APPLICATION. THOSE WHO MAKE A FALSE STATEMENT MAY BE LIABLE ON SUMMARY CONVICTION TO A FINE OF ANY AMOUNT.

Part 5 – Signatures (please read guidance note 12)

Signature of applicant (the current premises licence holder) or applicant’s solicitor or other duly authorised agent (please read guidance note 13). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	06/02/2026
Capacity	Poppleston Allen – Solicitors for & on behalf of the applicant

Where the premises licence is jointly held signature of 2nd applicant (the current premises licence holder) or 2nd applicant’s solicitor or other authorised agent (please read guidance note 14). **If signing on behalf of the applicant please state in what capacity.**

Signature	
Date	
Capacity	

Contact name (where not previously given) and address for correspondence associated with this application (please read guidance note 15)			
Andy Grimsey Poppleston Allen Solicitors 37 Stoney Street The Lace Market			
Post town	Nottingham	Post code	NG1 1LS
Telephone number (if any)	[REDACTED]		
If you would prefer us to correspond with you by e-mail your e-mail address (optional)			
[REDACTED]			

Notes for Guidance

This application cannot be used to vary the licence so as to extend the period for which the licence has effect or to vary substantially the premises to which it relates. If you wish to make that type of change to the premises licence you should make a new premises licence application under section 17 of the Licensing Act 2003.

1. You do not have to pay a fee if the only purpose of the variation for which you are applying is to avoid becoming liable for the late night levy
2. Describe the premises. For example the type of premises, its general situation and layout and any other information which could be relevant to the licensing objectives. Where your application includes off-supplies of alcohol and you intend to provide a place for consumption of these off-supplies you must include a description of where the place will be and its proximity to the premises.
3. In terms of specific regulated entertainments please note that:
 - Plays: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500.
 - Films: no licence is required for 'not-for-profit' film exhibition held in community premises between 08.00 and 23.00 on any day provided that the audience does not exceed 500 and the organiser (a) gets consent to the screening from a person who is responsible for the premises; and (b) ensures that each such screening abides by age classification ratings.
 - Indoor sporting events: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000.
 - Boxing or Wrestling Entertainment: no licence is required for a contest, exhibition or display of Greco-Roman wrestling, or freestyle wrestling between 08.00 and 23.00 on any day, provided that the audience does not exceed 1000. Combined fighting sports – defined as a contest, exhibition or display which combines boxing or wrestling with one or more martial arts – are licensable as a boxing or wrestling entertainment rather than an indoor sporting event.
 - Live music: no licence permission is required for:
 - a performance of unamplified live music between 08.00 and 23.00 on any day, on any premises.
 - a performance of amplified live music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a workplace that is not licensed to sell alcohol on those premises, provided that the audience does not exceed 500.
 - a performance of amplified live music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.

- a performance of amplified live music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school or (iii) the health care provider for the hospital.
 - Recorded Music: no licence permission is required for:
 - any playing of recorded music between 08.00 and 23.00 on any day on premises authorised to sell alcohol for consumption on those premises, provided that the audience does not exceed 500.
 - any playing of recorded music between 08.00 and 23.00 on any day, in a church hall, village hall, community hall, or other similar community premises, that is not licensed by a premises licence to sell alcohol, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance from a person who is responsible for the premises.
 - any playing of recorded music between 08.00 and 23.00 on any day, at the non-residential premises of (i) a local authority, or (ii) a school, or (iii) a hospital, provided that (a) the audience does not exceed 500, and (b) the organiser gets consent for the performance on the relevant premises from: (i) the local authority concerned, or (ii) the school proprietor or (iii) the health care provider for the hospital.
 - Dance: no licence is required for performances between 08.00 and 23.00 on any day, provided that the audience does not exceed 500. However, a performance which amounts to adult entertainment remains licensable.
 - Cross activity exemptions: no licence is required between 08.00 and 23.00 on any day, with no limit on audience size for:
 - any entertainment taking place on the premises of the local authority where the entertainment is provided by or on behalf of the local authority;
 - any entertainment taking place on the hospital premises of the health care provider where the entertainment is provided by or on behalf of the health care provider;
 - any entertainment taking place on the premises of the school where the entertainment is provided by or on behalf of the school proprietor; and
 - any entertainment (excluding films and a boxing or wrestling entertainment) taking place at a travelling circus, provided that (a) it takes place within a moveable structure that accommodates the audience, and (b) that the travelling circus has not been located on the same site for more than 28 consecutive days.
4. Where taking place in a building or other structure please tick as appropriate. Indoors may include a tent.
 5. For example state type of activity to be authorised, if not already stated, and give relevant further details, for example (but not exclusively) whether or not music will be amplified or unamplified.
 6. For example (but not exclusively), where the activity will occur on additional days during the summer months.
 7. For example (but not exclusively), where you wish the activity to go on longer on a particular day e.g. Christmas Eve.
 8. Please give timings in 24 hour clock (e.g. 16:00) and only give details for the days of the week when you intend the premises to be used for the activity.
 9. If you wish people to be able to consume alcohol on the premises please tick on, if you wish people to be able to purchase alcohol to consume away from the premises please tick off. If you wish people to be able to do both please tick both.
 10. Please give information about anything intended to occur at the premises or ancillary to the use of the premises which may give rise to concern in respect of children regardless of whether you intend children to have access to the premises, for example (but not exclusively) nudity or semi-nudity, films for restricted age groups or the presence of gaming machines.
 11. Please list here steps you will take to promote all four licensing objectives together.
 12. The application form must be signed.

13. An applicant's agent (for example solicitor) may sign the form on their behalf provided that they have actual authority to do so.
14. Where there is more than one applicant, both applicants or their respective agents must sign the application form.
15. This is the address which we shall use to correspond with you about this application.
- 16.

London Borough of Camden, Town Hall, Judd Street,
London, WC1H 9JE

Premises Licence

London Borough of Camden Licensing Authority

Premises licence number PREM-LIC\2631

Part 1 – Premises details

Postal address of premises, or if none, ordnance survey map reference or description

EDINBORO CASTLE
57 MORNINGTON TERRACE
LONDON
NW1 7RU

Telephone number 0207 607 2496

Where the licence is time limited the dates

N/A

Licensable activities authorised by the licence

Sale by Retail of Alcohol
Recorded Music

The times the licence authorises the carrying out of licensable activities

1. 10.00-23.00 Monday to Saturday (excluding Christmas Day & Good Friday)
12.00-22.30 Sunday (excluding Christmas Day)
12.00-22.30 Good Friday
12.00-15.00 and 19.00-22.30 Christmas Day
These hours are extended from the end of permitted hours on New Year's Eve (i.e. 23.00 or 22.30) to the start of permitted hours on New Year's Day (i.e. 10.00 or 12.00).
2. Unless otherwise specified on this licence, no regulated entertainment, other than by way of music and singing only which is provided solely by the reproduction of recorded sound, shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.

The opening hours of the premises

Unrestricted

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

Sale by retail of alcohol is permitted for consumption ON and OFF the premises

Part 2**Name, (registered) address, telephone number and e-mail (where relevant) of holder of premises licence**

Mitchells and Butlers Leisure Retail Ltd
27 Fleet Street
Birmingham
B3 1JP

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

1001181

Name, address and telephone number of designated premises supervisor where the premises licence authorises the supply of alcohol

Andrew Baird

[REDACTED]

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

Personal Licence Number: [REDACTED]

Issuing Authority: [REDACTED]



Signed on behalf of the Director, Culture and Environment Directorate

Date Licence Amended:	26/02/2026	APP\PREMISES-MVARY\134176
Date Licence Amended:	25/03/2023	APP\PREMISES-VARYDPS\114248
Date Licence Amended:	01/02/2023	APP\PREMISES-VARYDPS\113700
Date Licence Amended:	13/07/2017	APP\PREMISES-VARYDPS\004640
Date Licence Amended:	15/02/2015	APP\PREMISES-VARYDPS\003933
Date Licence Amended:	12/02/2016	APP\PREMISES-VARYDPS\003910
Date Licence Amended:	08/01/2016	APP\PREMISES-VARYDPS\003888
Date Licence Amended:	30/11/2015	APP\PREMISES-MVARY\00526
Date Licence Amended:	29/04/2015	APP\PREMISES-VARYDPS\003577
Date Licence Amended:	04/10/2013	APP\PREMISES-VARYDPS\002948
Date Licence Amended:	12/09/2013	APP\PREMISES-VARYDPS\002916
Date Licence Amended:	26/01/2011	APP\PREMISES-MVARY\00225
Date Licence Amended:	19/01/2011	APP\PREMISES-VARYDPS\001968
Date Licence Amended:	02/11/2010	APP\PREMISES-VARYDPS\001883
Date Licence Amended:	12/08/2010	APP\PREMISES-VARYDPS\001795
Date Licence Amended:	01/07/2010	APP\PREMISES-VARYDPS\001751
Date Licence Amended:	13/05/2008	APP\PREMISES-VARYDPS\001045
Date Licence Amended:	27/03/2007	APP\PREMISES-VARYDPS\000511
Date Licence Granted:	24/07/2005	

Annex 1 - Mandatory conditions

1. The supply of alcohol is prohibited at a time when there is no designated premises supervisor in respect of the premises.
2. The supply of alcohol is prohibited at a time when the designated premises supervisor does not hold a personal licence or his/her licence is suspended.
3. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
4. Where a premises licence includes a condition that at specified times one or more individuals must be at the premises to carry out a security activity, the licence must include a condition that each such individual must
 - (a) be authorised to carry out that activity by a licence granted under the Private Security Industry Act 2001; or
 - (b) be entitled to carry out that activity by virtue of section 4 of that Act.
5. But nothing in subsection (4) requires such a condition to be imposed -
 - (a) in respect of premises within paragraph 8(3)(a) of Schedule 2 to the Private Security Industry Act 2001 (c. 12) (premises with premises licences authorising plays or films), or
 - (b) in respect of premises in relation to -
 - (i) any occasion mentioned in paragraph 8(3)(b) or (c) of that Schedule (premises being used exclusively by club with club premises certificate, under a temporary event notice authorising plays or films or under a gaming licence), or
 - (ii) any occasion within paragraph 8(3)(d) of that Schedule (occasions prescribed by regulations under that Act).
6. For the purposes of this section
 - (a) “security activity” means an activity to which paragraph 2(1)(a) of that Schedule applies[and which is licensable conduct for the purposes of that Act (see section 3(2) of that Act)], and
 - (b) paragraph 8(5) of that Schedule (interpretation of references to an occasion) applies as it applies in relation to paragraph 8 of that Schedule.
7. (1) The responsible person must ensure that staff on relevant premises do not carry out, arrange or participate in any irresponsible promotions in relation to the premises.

(2) In this paragraph, an irresponsible promotion means any one or more of the following activities, or substantially similar activities, carried on for the purpose of encouraging the sale or supply of alcohol for consumption on the premises

(a) games or other activities which require or encourage, or are designed to require or encourage, individuals to

(i) drink a quantity of alcohol within a time limit (other than to drink alcohol sold or supplied on the premises before the cessation of the period in which the responsible person is authorised to sell or supply alcohol), or

(ii) drink as much alcohol as possible (whether within a time limit or otherwise);

(b) provision of unlimited or unspecified quantities of alcohol free or for a fixed or discounted fee to the public or to a group defined by a particular characteristic in a manner which carries a significant risk of undermining a licensing objective;

(c) provision of free or discounted alcohol or any other thing as a prize to encourage or reward the purchase and consumption of alcohol over a period of 24 hours or less in a manner which carries a significant risk of undermining a licensing objective;

(d) selling or supplying alcohol in association with promotional posters or flyers on, or in the vicinity of, the premises which can reasonably be considered to condone, encourage or glamorise anti-social behaviour or to refer to the effects of drunkenness in any favourable manner;

(e) dispensing alcohol directly by one person into the mouth of another (other than where that other person is unable to drink without assistance by reason of disability).

8. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
9. (1) The premises licence holder or club premises certificate holder must ensure that an age verification policy is adopted in respect of the premises in relation to the sale or supply of alcohol.
 - (2) The designated premises supervisor in relation to the premises licence must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.
 - (3) The policy must require individuals who appear to the responsible person to be under 18 years of age (or such older age as may be specified in the policy) to produce on request, before being served alcohol, identification bearing their photograph, date of birth and either
 - (a) a holographic mark, or
 - (b) an ultraviolet feature.

10. The responsible person must ensure that
- (a) where any of the following alcoholic drinks is sold or supplied for consumption on the premises (other than alcoholic drinks sold or supplied having been made up in advance ready for sale or supply in a securely closed container) it is available to customers in the following measures
 - (i) beer or cider: ½ pint;
 - (ii) gin, rum, vodka or whisky: 25 ml or 35 ml; and
 - (iii) still wine in a glass: 125 ml;
 - (b) these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and
 - (c) where a customer does not in relation to a sale of alcohol specify the quantity of alcohol to be sold, the customer is made aware that these measures are available.
11. A relevant person shall ensure that no alcohol is sold or supplied for consumption on or off the premises for a price which is less than the permitted price.
12. For the purposes of the condition set out in paragraph 11
- (a) “duty” is to be construed in accordance with the Alcoholic Liquor Duties Act 1979
 - (b) “permitted price” is the price found by applying the formula

$$P = D + (D \times V)$$
 where
 - (i) P is the permitted price,
 - (ii) D is the rate of duty chargeable in relation to the alcohol as if the duty were charged on the date of the sale or supply of the alcohol, and
 - (iii) V is the rate of value added tax chargeable in relation to the alcohol as if the value added tax were charged on the date of the sale or supply of the alcohol;
 - (c) “relevant person” means, in relation to premises in respect of which there is in force a premises licence
 - (i) the holder of the premises licence,
 - (ii) the designated premises supervisor (if any) in respect of such a licence, or
 - (iii) the personal licence holder who makes or authorises a supply of alcohol under such a licence;
 - (d) “relevant person” means, in relation to premises in respect of which there

is in force a club premises certificate, any member or officer of the club present on the premises in a capacity which enables the member or officer to prevent the supply in question; and

(e)“valued added tax” means value added tax charged in accordance with the Value Added Tax Act 1994.

13. Where the permitted price given by Paragraph (b) of 12 above would (apart from this paragraph) not be a whole number of pennies, the price given by that sub-paragraph shall be taken to be the price actually given by that sub-paragraph rounded up to the nearest penny.
14. (1) Sub-paragraph (2) applies where the permitted price given by Paragraph (b) of paragraph 2 on a day (“the first day”) would be different from the permitted price on the next day (“the second day”) as a result of a change to the rate of duty or value added tax.
- (2) The permitted price which would apply on the first day applies to sales or supplies of alcohol which take place before the expiry of the period of 14 days beginning on the second day.

Annex 2 - Conditions consistent with the operating schedule

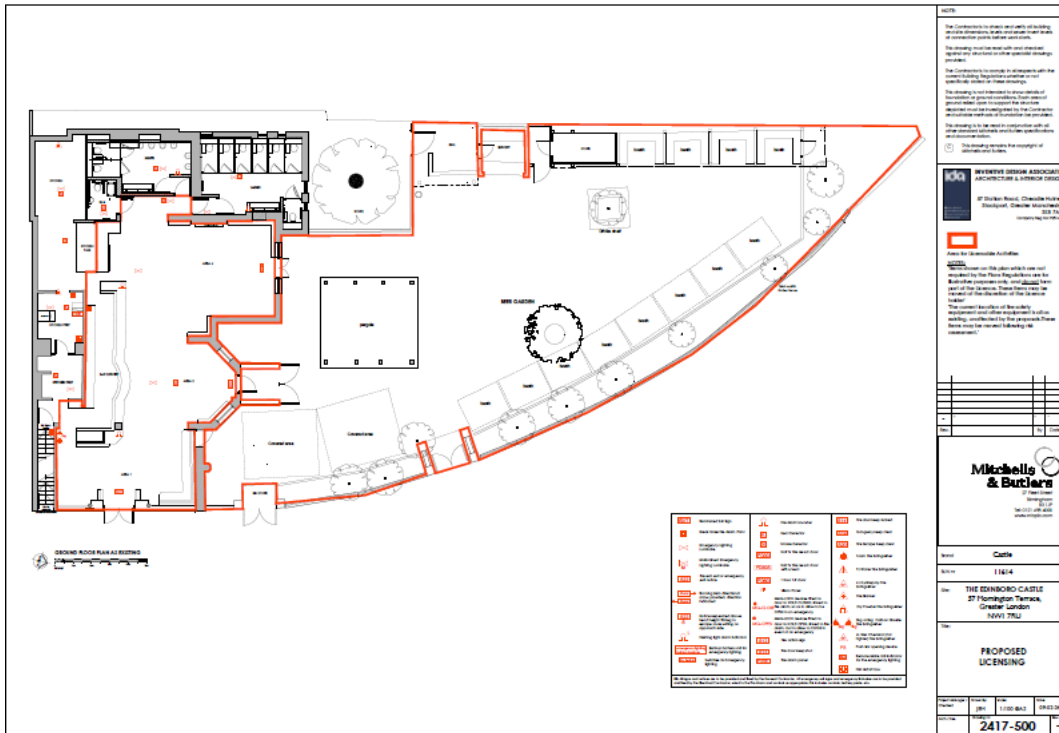
15. Alcohol shall not be sold or supplied except during the permitted hours. In this condition, permitted hours means:
- 10.00-23.00 Monday to Saturday (excluding Christmas Day and Good Friday)
 12.00-22.30 Sunday (excluding Christmas Day)
 12.00-22.30 Good Friday
 12.00-15.00 and 19.00-22.30 Christmas Day
- These hours are extended from the end of permitted hours on New Year's Eve (i.e. 23.00 or 22.30) to the start of permitted hours on New Year's Day (i.e. 10.00 or 12.00).
- In the case of there being no permitted hours the following day, until 00.00 on New Year's Eve.
16. The above condition (15) does not prohibit:
- a) during the first twenty minutes after the terminal hour for the sale of alcohol, the consumption of alcohol on the premises;
 - b) during the first twenty minutes after the terminal hour for the sale of alcohol, the taking of alcohol from the premises unless the alcohol is taken in an open vessel;
 - c) the ordering of alcohol to be consumed off the premises, or the despatch by the vendor of alcohol so ordered;
 - d) the consumption of the alcohol on the premises by, or the taking of, sale or supply to, any person residing on the premises;
 - e) the sale or supply of alcohol to a trader or club for the purposes of the trade or club;
 - f) the taking of alcohol from the premises by a person residing there;

- g) the supply of alcohol for consumption on the premises to any private friends of a person residing there who are bona fide entertained by him at his own expense, or the consumption of alcohol by persons so supplied;
 - h) the supply of alcohol for consumption on the premises to persons employed there for the purposes of the business carried on by the holder of the licence, or the consumption of alcohol, so supplied, if the alcohol is supplied at the expense of their employer or of the person carrying on or in charge of the business on the premises;
 - i) the sale or supply of alcohol to any canteen or mess, being a canteen in which the sale or supply of alcohol is carried out under the authority of the Secretary of State or an authorised mess of members of Her Majesty's naval, military or air forces.
17. Unless otherwise specified on this licence, no regulated entertainment, other than by way of music and singing only which is provided solely by the reproduction of recorded sound, shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
18. Regulated entertainment for which there is no licence may not take place in any part of the licensed premises as detailed by the plan if members of the public are admitted.
19. Where alcohol is sold for consumption off the premises it must not be sold in an open container.

Annex 3 - Conditions attached after hearing by the licensing authority

N/A

Annex 4 – Plans



London Borough of Camden, Town Hall, Judd Street, London, WC1H 9JE

Premises licence summary

Premises licence number	PREM-LIC\2631
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Premises details

Postal address of premises, or if none, ordnance survey map reference or description

EDINBORO CASTLE
57 MORNINGTON TERRACE
LONDON
NW1 7RU

Telephone number 0207 607 2496

Where the licence is time limited the dates

N/A

Licensable Activities authorised by the licence

Sale by Retail of Alcohol
Recorded Music

The times the licence authorises the carrying out of licensable activities

1. 10.00-23.00 Monday to Saturday (excluding Christmas Day & Good Friday)
12.00-22.30 Sunday (excluding Christmas Day)
12.00-22.30 Good Friday
12.00-15.00 and 19.00-22.30 Christmas Day
These hours are extended from the end of permitted hours on New Year's Eve (i.e. 23.00 or 22.30) to the start of permitted hours on New Year's Day (i.e. 10.00 or 12.00).
2. Unless otherwise specified on this licence, no regulated entertainment, other than by way of music and singing only which is provided solely by the reproduction of recorded sound, shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.

Opening hours of the premises

Unrestricted

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

Sale by retail of alcohol is permitted for consumption ON and OFF the premises

Name, (registered) address of holder of premises licence

Mitchells and Butlers Leisure Retail Ltd

[REDACTED]

[REDACTED]

[REDACTED]

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

01001181

Name of designated premises supervisor where the premises licence authorises the supply of alcohol

Andrew Baird

State whether access to the premises by children is restricted or prohibited

N/A

Date: 6/3/2026
Application
Reference: APP\PREM-/VAR134112
Contact:
E-mail: Officer Lee Perella(345552)
[REDACTED]



Public Protection
Supporting Communities
London Borough of Camden
5 Pancras Square
LONDON
N1C 4AG

Tel: 020 7974 4444 (switchboard)

London Borough of Camden
Fax: 020 7974 6955 / 6940
Textphone: 020 7974 6866

DX: 2106 Euston

lee www.camden.gov.uk

Please quote our reference in any correspondence

Licensing (Contact Camden)
Crowndale Centre
218 Eversholt Street
London
NW1 1BD

Licensing Act 2003

Re: Edinboro Castle 57 Mornington Terrace NW1 7RU.

ENVIRONMENTAL HEALTH AUTHORITY REPRESENTATION

This representation is made by the Environmental Health Authority, and it relates to the following licensing objectives:

- Prevention of public nuisance

The Premises and Summary of Application

The licence variation application is for the licensing of an e.g. existing pub premises with large beer garden which currently hold a licence PREMLIC\2631. The licenced activities are supply of alcohol and recorded music.

The current licenced activities are

10.00-23.00 Monday to Saturday (excluding Christmas Day & Good Friday)

12.00-22.30 Sunday (excluding Christmas Day)

12.00-22.30 Good Friday

12.00-15.00 and 19.00-22.30 Christmas Day

These hours are extended from the end of permitted hours on New Year's Eve (i.e. 23.00 or 22.30) to the start of permitted hours on New Year's Day (i.e. 10.00 or 12.00)

The premises is looking to change layout to the large garden area with no other changes to the licence.

Welcome changes are the investment into one of Camden's Businesses, the increase in toilet facilities, new pizza oven and removal of BBQ, accessibility into the building from the garden.

CURRENT LICENCE

On public nuisance, the current licence appears to have conditions carried over from an historic licence.

17. Unless otherwise specified on this licence, no regulated entertainment, other than by way of music and singing only which is provided solely by the reproduction of recorded sound, shall take place at the premises with the exception of pre-booked private events limited to the provision of music and dancing for pre-invited guests.
18. Regulated entertainment for which there is no licence may not take place in any part of the licensed premises as detailed by the plan if members of the public are admitted

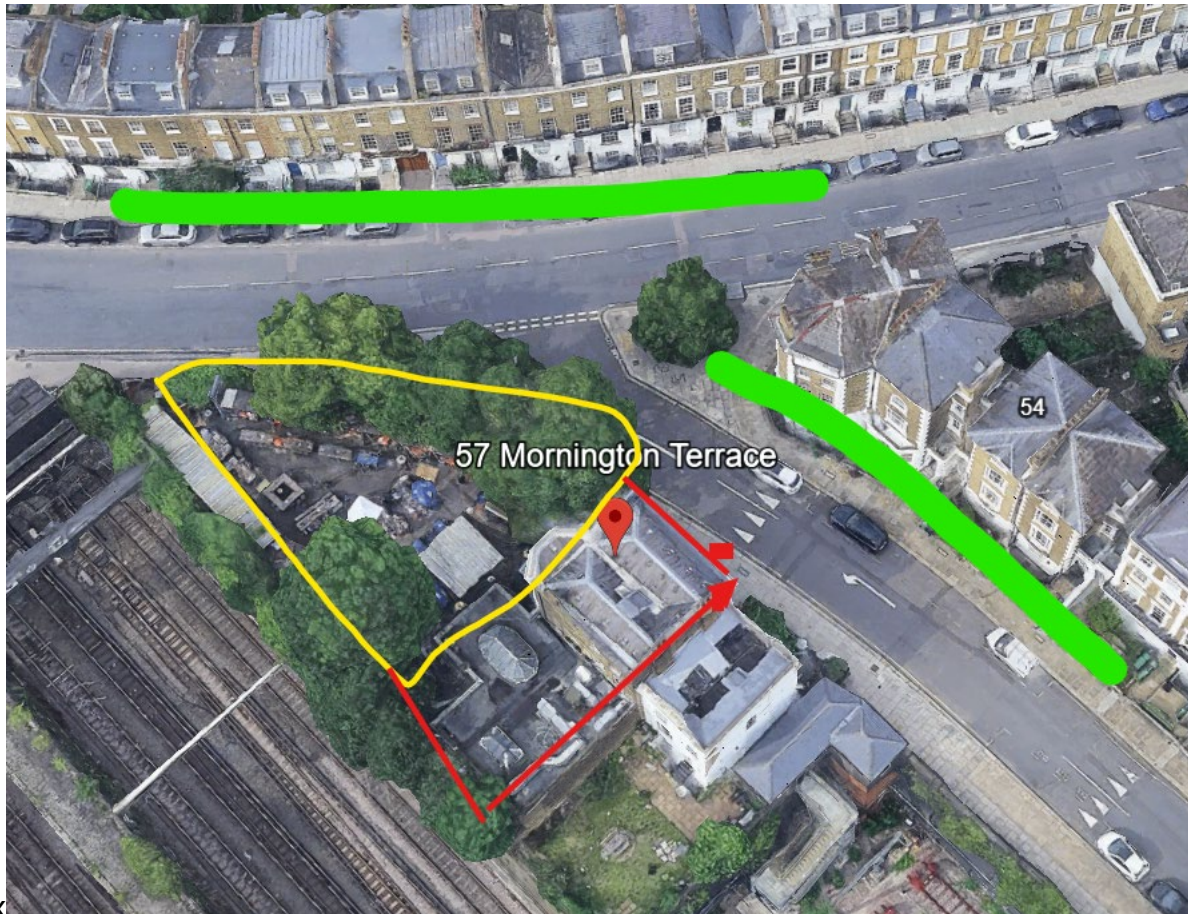
PLEASE SEE PROPOSED CONDITIONS.

Location and noise sensitive premises

The premises is located on a residential street. Noise sensitive premises are located across the street on Mornington Terrace and Delancey Street. The west side of the premises are railway lines.

Environmental Health are aware of these noise sensitive premises due to complaints received. See complaint history.

[GOGGLE EARTH IMAGE](#)



RED = PREMISES
 YELLOW = BEER GARDEN
 GREEN = RESIDENTIAL PREMISES

Patrons outside premises do pose a risk to causing a public nuisance to local neighbours, from mainly talking, raised voices, phone calls and use of smoking areas. This is especially evident in the later and quieter hours. It tends to be the case that licence holders close off garden areas at an earlier time to minimise the risk of creating public nuisance.

The premises as the benefit of a large beer garden space shown in yellow zone in image above closest to the road junction. It is understood there is a considerable number of patrons accommodated in the outside garden area.

It would appear the garden area closes at same time as the pub indoor area.

Generically speaking outside spaces tend to have a closing off time for patrons of around 22.00hrs.

The applicant has not demonstrated how they will manage the outside area and that includes dispersal in the later hours.

Conditions

There are few conditions in relation to prevention of public nuisance on the current licence.

Comment on application

Comment on hours and activities

It is unclear if the pub provides internal comfort cooling in the warmer months, to prevent crowds needing to enter the garden area during proposed later hours.

Should the panel wish to grant the application, I would suggest that more robust conditions are placed on the licence to support the application going forward promote the PUBLIC NUISANCE licensing objective.

Local residents have raised concerns on disturbance from

Patrons noise, singing in the garden.

Music / band in the garden

PA system in regular use which is made worse by doors and windows being left open giving rise to sound outbreak.

Music breakout.

Patrons on the street after closing and associated disturbance.

Early deliveries noise disturbance

Patrons bike storage to premises railings outside the premises creating noise

I would like to see more detail on specifics on the entertainment activity and how this is provided in a manner not to cause nuisance. I bear in mind a recent complaint of band music in the garden. I would suggest at least that the premises holds an external area management policy/ plan to prevent incidences of public nuisance.

Complaint History

The premises is known to Environmental Health Pollution Team due to complaints.

The two main areas of complaint relate to

1. Patron noise outside disturbance.
2. Music noise disturbance.

The most recent complaint received was in relation to band music being played in the garden creating disturbance to residents in Mornington Terrace. The incident occurred **Friday 26 September 2025 19.55 hrs.**

Other complaints

340964 **Thursday 15 May 2025** 23.15hrs.
Partying past 11pm affecting Mornington Terrace.

335562 **Wednesday 14 May 2025** 23.10hrs.
Loud music affecting Mornington Terrace.

335347 **Thursday 9 May 2025** 23.20hrs
They're playing music over 11 pm. And let people scream in the garden past 10 PM.
Mornington Terrace.

332114 **Thursday 6 February 2025** 22.00hrs
Over the level of reasonable volume. Affecting Mornington Terrace.

304062 **Tuesday 29 November 2022** 20.50hrs
Pub has TV against their objection. Had a Marquee at the garden and we are being disturbed by the screaming and shouting. Football finished. No need to visit.

Liaison with local interested parties

It is unknown if the applicant conducted any liaison with neighbours prior to the application. There was a PRE APP undertaken with the local Authority.

Comments on conditions offered

The current licence and operating schedule would **not** suffice for this application to promote the licensing objective prevention of public nuisance.

The applicant is not seeking any changes to the licence apart from layout.

No further conditions were offered to support the application or improve the licence to promote the public nuisance licensing objective.

Other considerations/ conditions (in addition to comments above).

Should the panel determine to grant the licence, Environmental Health recommend the following:

Premises should satisfy Environmental Health that the undertaking of activities will not undermine the public nuisance licensing objective. There is history of complaint regarding sound breakout and garden use. The applicant has not offered any measures to support the application.

For this reason the licence should not be granted based on the application made.

Should the panel still wish to grant the licence.

The following conditions to be considered in terms of improving the licence to promote public nuisance licencing objective.

1. A direct telephone number for the manager at the premises shall be publicly available at all times the premises is open. This telephone number is to be made available to residents in the vicinity.
2. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and leave the area quietly.
3. The premises will have a Dispersal Policy. The Policy shall be made available for inspection by a police officer and/or an authorised officer of the Council on request. [The Policy will be reviewed if the licence holder becomes aware of repeated issues related to dispersal.
4. Deliveries to the premises shall not take place between 07.00 and 20.00 Monday to Saturday. 10.00 – 20.00 Sunday.
5. Collections of waste or recyclable materials from the premises shall not take place between 08.00 and 20.00hrs
6. No waste or recyclable materials shall be moved, removed from or placed in outside areas between 23.00 and 08.00 on the following day.
7. Patrons permitted to temporarily use garden smoking area then re-enter the premises shall be limited to 10 persons at any one time. The area shall be actively supervised by staff to ensure customers do not congregate, cause nuisance, or create excessive noise.
8. An External Area Management Plan shall be maintained and implemented at all times the external areas are in use. The plan shall include measures for supervision, noise control, customer behaviour, dispersal, and the management of smokers, and shall be made available to authorised officers upon request.
9. The external garden and seating area shall not be used by customers after 22:00 hours, save for the purposes of access to and egress from the premises. After 22:00 hours the area shall be closed to use and physically restricted by means of barriers, roping, or other suitable demarcation of smoke area and access / egress route.

10. All customers in the garden must be seated and no vertical drinking to be permitted in the garden area.
11. Notices shall be prominently displayed at any area used for smoking requesting patrons to respect the needs of local residents and use the area quietly.
12. All external doors shall be fitted with effective self-closers.
13. No solid fuel or wood burning appliances, including wood fired pizza ovens or similar equipment, shall be installed or operated in the external areas of the premises
14. External lighting of external areas shall be directed and maintained in working order so as not to cause a public nuisance to surrounding residential premises.

Regards

Lee Perella
EH Responsible Authority
London Borough of Camden.

**52A Mornington Terrace
London NW1 7RT**

mobile [REDACTED]

By email licensing@camden.gov.uk and via online portal

Licensing Manager
London Borough of Camden
Town Hall
Judd Street
London,
WC1H 9JE

6 March 2026

Dear Sirs

Re Variation Application licensed premises, reference number 134112, in relation to Edinboro Castle Public House, 57 Mornington Terrace, London, NW1 7RU.

Representation on the grounds of preventing public nuisance

I wish to object to the aforementioned application for the reasons set out in this letter and for representations to be made on local residents' behalf including myself regarding the above application.

Our intention is to place on record serious concerns regarding the appropriateness of this application and to request that the Licensing Authority attach additional conditions to the Licence.

I note that the Applicant made a previous application for full variation to the premises, including the extension of operating hours reference number 130819 to which I objected. This is part of a general trend to increase the commercial activities at the premises in a drive for greater economic profits. The owner is a large company listed on the London Stock Exchange driving to increase revenues and profits.

I wish for my previous representation dated 3 October 2025 and its supporting evidence to be formally incorporated into this objection. My letter is included in Appendix A.

This current application follows major works to the garden and a previous minor variation application reference number 133649, in relation to the site plan as part of the major works to the Beer Garden and related buildings and structures that was rejected. Residents are thankful that their representations were heard recognizing the scale of works and intensification of use when the Premises was already on notice of the repeated nuisance experienced by residents, and that the Authority accepted that a minor variation was inappropriate.

1. Failure to Meet Camden Licensing Policy (2025–2030)

A large operator like Mitchells and Butler would be expected to make be fully familiar with the licensing requirements as well as Camden's Statement of Licensing Policy 2025 to 2030, however,

despite this, the Application merely seeks to “Amend premises information and premises business hours” with a revised plan (page 2) explicitly states "No" to whether these changes give rise to public nuisance concerns (page 4). This assertion is factually incorrect, as set out below, and ignores decades of documented enforcement history, and fails to meet the "expectations" set out in Camden’s Statement of Licensing Policy 2025–2030. No new proposed conditions are provided, and it appears no risk assessment has been conducted.

Under Paragraphs 5.8 and 5.9 of the current Guidelines, Applicants are expected to volunteer appropriate conditions to mitigate nuisance. By ticking "No" and offering a "blank" operating schedule, the applicant has failed this expectation. Furthermore:

- Residential Proximity:

The premises are located in a residential area and the garden is directly overlooked by residential units. The guidelines requires stricter controls in such vicinities.

- The "Minor Variation" Rejection:

The Council previously ruled that these changes were too substantial for a "Minor Variation." For the applicant to now claim there is "no concern" regarding nuisance given this and Resident’s representations made previously is a logical and legal contradiction.

Under paragraphs 4.7 and 8.17 while not mandatory to prepare a Risk Assessment, it would be expected the Premises to consider risks and prepare one in the circumstances.

2. Impact of changes in plan

It is noted the plans provided are dated 4 September 2024, and hence the Applicant had over a year to consult with residents prior to the Application in September 2025, when it wasn’t included and instead the Applicant chose to submit the plan as part of a minor variation before this Application. Residents are concerned that the proposed changes materially alter the character, use, and impact of the licensed garden, particularly in relation to the prevention of public nuisance.

The proposals include:

- A substantially larger covered structure in the raised centre of the garden,
- Relocation of customer activity to a raised central area (approximately 30–50cm higher), accessible via ramps from the historic level,
- Removal of trees and undergrowth which previously provided acoustic and visual mitigation.
- Removal of pod structures (small beach hut like seating arrangements) around the periphery of the garden that provided some screening between the centre of the garden and the boundary.

These changes will make the garden less weather-dependent, more intensively used, and noisier, particularly in the evenings. This constitutes a qualitative change in how licensable activities are conducted. Despite this the application only attaches a new plan. No new proposed conditions are provided, and it appears no risk assessment has been conducted.

3. Cumulative intensification over time

Over the last 15 years, the premises have undergone a series of minor variations which have incrementally increased the intensity of use of the garden. This mechanism has allowed the operator to avoid proper consultation and scrutiny while steadily expanding activities and use. The present application continues this pattern, effectively intensifying use without recognising the safeguards inherent in conducting a risk assessment and proposing appropriate conditions themselves.

One of the drivers for this behaviour can be seen by the attached job advert from 10 years ago. This is for the General Manager's role, and provides an insight into the owner, a large listed company.

The Advert is notable referring to the seasonality, the types of events at the Premises, and the remuneration structure of the General Manager. This is no doubt linked to profit targets which can most easily be achieved by reducing the seasonality by driving up use of the garden particularly later in the evening outside the summer months, and thereby increasing the use of the garden throughout the year. This being is achieved by a steady change, increasing the size of covered areas etc and garden use well beyond a couple of summer months.

The refurbishment and new look (new layout), which is already being advertised by the Premises, will inevitably intensify this noise if management succeeds in turning a local pub into a high-capacity "destination venue" without any legal noise controls.

It is noted my most recent complaint dated 26 September 2025 was just before the garden closed for the major works noting live music, frequent disturbance from the garden, dispersal issues as well as disturbance from deliveries. At this time we were notified of the application 130819 however not all the issues raised in the complaint have not been formally addressed and we have noted that with the garden closed, patrons congregate on the pavement outside, drinking and smoking, and talking loudly creating a nuisance. On the occasions the door staff are present, they do not prevent such behaviour and frequently appear to consider customer relations to be a key part of their duties often participating in the loud conversation taking place rather than suggesting noise is kept to a minimum outside the premises in respect of the local residents.

4. Previous Persistent Nuisance

This objection carries forward 20 years of documented failure by the Premises to adequately manage the external areas:

Residents already experience significant nuisance arising from the garden, including:

- High numbers of patrons (a capacity of 300 in the garden alone), with unrestricted standing/vertical drinking.
- Screaming and shouting from large groups,
- “Extended” hours of use late into the evening, beyond informally agreed times,
- Dispersal of customers creating disturbance outside residents’ homes as they leave the premises,

Unlike most comparable licensed premises in Camden, the current licence does not include garden-specific conditions such as: evening closure times, capacity limits, seated-only use, or restrictions on noise. Intensifying use without such controls is likely to exacerbate public nuisance.

Comparison is made to Black Lion, Czech House and Ice Wharf all of which have specific conditions attached to their licence in relation to outside space at the premises.

- Historical Failure: Previous "voluntary" agreements (e.g., 2015, 2019 and 2022) to clear the garden by 21:30–22:00 have been routinely abandoned in practice, resulting in “new” agreements to deal with the same issues.

However as the correspondence and repeated complaints demonstrate they have not been effective in curbing the disturbances. At the present time there is nothing to prevent the pub operating the garden until closing time 11.00pm/11.20pm and we are informed Camden cannot enforce these informal agreements. This is inappropriate considering the Licensing objectives.

- Dispersal plans: Previous plans have been totally ineffective in practice, resulting in continued nuisance with the same issues.

Dispersal has been a considerable problem and staff are incapable of crowd control to the extent necessary both at the times of closing the garden and the premises.

The Edinboro Castle advertises its jobs in terms of “How about a site that lays claim to one of the biggest and best beer gardens in London??”. It advertises its venue for hire with a capacity of 200 inside and 300 outside. With these numbers of patrons, it is wholly unsurprising that persistent issues exist.

5. Television screens, amplified music / sound system for recorded music

The presence of TV screens and speakers playing recorded music in the garden increases noise levels by not only contributing themselves but also requiring patrons to talk loudly or shout at each other to be heard. It also contributes to an atmosphere and environment where there is little concern by either patrons or management at noise levels disturbing residents.

It is also noted that televised sporting events results in considerable noise from the garden, shouting, cheering, clearly audible and causing a disturbance inside our home and a nuisance.

It is noted the submitted plan does not include locations of TV screens or locations (and submit that the application therefore is that they will not be) but residents are concerned that TV screens and speakers may be reinstalled anyway with or without permission.

Any reintroduction of TV screens or speakers is opposed and it is requested a condition be attached to the Licence to explicitly prohibiting TV screens, speakers, as well as any live music being performed in the outside areas.

6. Measured Noise Levels

It is difficult for residents to take scientifically robust measurements of noise levels which need to be averaged over time and plotted.

My previous objection to Application 130819 made reference to HS2 noise monitoring. The HS2 High Speed Rail project there is undertaking considerable construction work in the Camden Cutting where the premises are located. There are a whole series of noise monitors located around construction sites. From June 2018 to January 2019 an HS2 noise monitor (reference Site C Monitor EC) was located on the roof of one of the structures in the Premises' garden before being moved as in the wrong place and was ineffective in relation to the Mornington Terrace upsidings that terminate at the access point the other side of Number 58, adjacent to the Premises (Number 57). The two buildings being directly between the monitor and the construction it was intended to monitor. However the readings from that monitor were published in HS2's monthly noise report for Camden. Excerpts from the Reports are attached as Appendix D.

The graphs show a regular repeating pattern particularly during the summer months. The graphs demonstrate the noise being generated in the garden regularly reaches 65–75dB LA_{eq}. 75dB LA_{eq} is considered the threshold for, or just below, the "lower exposure action value" for hearing protection in many jurisdictions.

The graphs clearly show peak intensity increases during each week, with the last weekend of the month showing particularly high levels. Summer months have noticeably greater peaks than winter months. The impact in January is shown to be significantly reduced. HS2 removed the data from New Years Eve as noted on the applicable graph due to high noise levels from celebrations.

It is submitted that the noise level at peak times from the use of the garden has not changed since 2018 to 2025 prior to the works to the garden being undertaken, although greater use in winter months has been observed.

7. Inadequacy of the Applicant's "Proposed" Conditions (26 February 2026 email from Mitchells and Butler)

As noted above, no conditions were proposed in the Application. Camden Policy "expects" applicants to propose their own measures to mitigate nuisance in their application (Paragraphs 4.56 and 4.58). From the online application, we can see Premises has failed to offer any assessment or conditions.

The excerpts from Camden Policy has been highlighted where the premises is already on notice of a problem from the recent responses to the other applications referred to above.

In separate correspondence, a hand delivered letter addressed “Dear Neighbour, My name is Andy Baird and I am the Manager of the Edinboro Castle” did little to address the issues identified or provide any conditions. Residents drafted a response, sent by Catherine Colley, chair of DeStRA and endorsed by myself, dated 17 February 2026. A reply was received by email from Emma Thomas dated 26 February 2026. This has been carefully considered but considered woefully inadequate in addressing the nuisance experienced and anticipated to continue. It does nothing to address many of the issues raised in my previous objection to Application 130819.

For example but not limited to:

- **Vague Capacity (Condition 10):** Linking capacity to an unspecified Fire Risk Assessment (FRA) is a safety measure, not a noise or nuisance control. Current experience says that 300 capacity is wholly inappropriate and to imply this level demonstrates a complete lack of understanding of the issues raised and deliberate failure to meaningfully engage.
- **The 22:00 Loophole (Condition 9):** A 22:00 garden closure is too late for this residential location.
- **The “amplified sound” Exemption (Condition 14):** By excluding "sound from televisions," and “background music” the applicant seeks to allow amplified audio which contributes to the noise levels, and encourages noisy and rowdy behaviour from patrons directly causing nuisance.
- **Discretionary Security (Condition 2):** Making door staff subject only to "risk assessment" allows the management to revert to the failed informal arrangements of the past.
- **External Area Management and Dispersal Plan (Condition 11):** The provided document is only applicable during “For Use During Peak Trading Periods” and has little in substance from previous arrangements that have proved wholly ineffective. The proposed number of staff is simply inadequate to deal with hundreds of drunken party revelers who have been encouraged to drink heavily by the unrestrained party atmosphere created by staff and who do not want to leave and due to capacity issues cannot enter the indoor part of the premises.
- **All windows and external doors facing directly onto Mornington Terrace shall be kept closed after 22:00 (condition 4):** is inflammatory given the repeated complaints I have made to the premises about noise breakout when the doors are hooked in an open position. The premises does not have an acoustic lobby doors and loud recorded music is clearly audible in residents’ homes when the door is open. It is also a reversal of the previous “informal” agreement that the doors be closed at 8pm per the email dated 23 September 2015.

For the avoidance of doubt, the proposed conditions, whose status is unclear, demonstrate a lack of regard for residents’ concerns raised previously and are not considered as a genuine attempt to properly address matters raised. For the Operator to simply propose the garden should continue to operate at a capacity of 300 as before, some 10x other venues with beer gardens demonstrates a refusal to properly consider measures required by Camden’s licensing policy.

Paragraph 10.2 (Page 66) of the Policy requires: "Where management issues arise, it is essential that licence holders proactively engage with responsible authorities, local communities and the licensing authority in order to address issues in particular, the licence holder should listen to concerns and seek to identify specific steps they can take to deal with problems in a way that promotes the licensing objectives."

8. Formal Request for Conditions

Following the representations above, and the Applicant's failure to provide any additional conditions to its current licence, and the wholly inadequate proposals made informally to residents, it is requested that the Licensing Committee rejects the application outright on the basis the Applicant has failed to adhere to the Council's Licensing Policy. In particular:

- **Lack of Volunteered Conditions:** Contrary to Policy 5.8, the applicant has not volunteered any specific conditions to prevent public nuisance arising from the amended plan already present.
- **Absence of Risk Assessment:** Despite the "strong encouragement" in Policy 4.7 and guidance in 4.8, there is no evidence of a risk assessment addressing the unique noise and dispersal challenges of this residential location.
- **Impact on the Panel:** As per Policy 4.4, an inadequately drafted operating schedule makes it "impractical for the Licensing Panel to draft extensive additional conditions" at a hearing.

Alternatively, if the Committee is minded to grant the variation, it must be subject to binding conditions to prevent nuisance and protect the Community.

A full list of conditions proposed (and it is submitted to the Committee, are required) is included in Appendix B. These include:

1. **Numerical Capacity:** A limit of 50 patrons in the garden at any one time, to be seated and controlled by number of seats. It is noted capacity is a common condition with premises with outside space, and with some it is considerably less at 30. In this instance 50 rather than 30 recognises the larger size of the garden and space between tables possible.
2. **No vertical drinking:** All patrons to be seated in garden, with no standing except for access and patrons to be clearly arriving or leaving or in the smoking area, and not lingering. It is noted this is a common condition with premises with outside space.
3. **Garden closure:** The external area must be cleared of all patrons by 21:00 daily. It is noted that closure at 9pm is a common condition with premises with outside space, and consistent with Victoria Pub previously operating on Mornington Terrace. A clear demarcation is needed while capacity exists indoors for patrons to relocate and prevent crowds from seeking to go inside the pub via the main doors and refusing to disperse with a 10pm closure.

4. **Total Audio Ban:** No speakers, live music, or televisions to be operated in any external area. It is noted that this is also a condition elsewhere, and has been applied after a hearing for example the Black Lion.
5. **Approved Management Plan:** The External Area Management Plan must be approved in writing by Camden Environmental Health before the variation takes effect.
6. **No drinking or smoking on the pavement outside:** All use of the pavement as somewhere for customers to congregate and or smoke or drink to be strictly controlled and prevented where possible, and if Customers do not comply for re-admittance to be refused.
7. **All doors and windows to be kept closed:** Doors must be kept closed at all times except for access and exit only and monitored by door staff.
8. **Effective Dispersal Policy:** A policy that recognises risks and previous issues to be implemented and closely monitored. In particular the current practice of simply moving customers across the road (and that being “sufficient”) is stopped and proper dispersal achieved. The current practice results in greater disturbance to residents as customers are relocated to closer to their homes.
9. **Noise limits:** A condition be provided as to no more than 5dB increase in noise levels outside residents’ homes from when garden is open and closed to allow easy monitoring of compliance.
10. **Sale of open containers:** Previously, during summer of 2025 the Premises sold plastic glasses (pints) that could be taken from the premises as “take out”. This, and customers leaving with their drinks contributes to the dispersal problems as customers congregate outside and continue drinking. Further, some customers sit on doorsteps finishing their drinks, then discarding empty glasses. Security staff should ensure all drinks are confiscated as Customers leave the premises.
11. **Bike Racks:** Previously the Premises committed to providing bike racks within the Garden for customers who cycled to the Premises. This was following the accepted nuisance caused to residents when customers chained their bikes to the railings directly outside their homes. However the current plans show no bike rack honouring that commitment.

These conditions are necessary in coordination with each other. It is noted that in correspondence Camden Officers have suggested the 50 persons limit per the email 23 September 2015 after previous complaints if matters were not resolved by the premises, which they clearly have not been.

Appendix 3 Paragraph 26 (Page 88) of the Policy notes that “The behaviour of customers leaving licensed premises is a proper matter for us to consider when determining applications for the grant, variation or review of a licence. If nuisance or disorder is occurring because of customers leaving the premises when they close, we may impose conditions on the licence requiring the licensee to take preventative steps. Alternatively, we may reduce the hours or refuse the application.”

It is submitted that repeated failure to properly operate and close the garden without nuisance over decades, and in the absence of proper proposals, that a seated only 50 person limit with 9pm closure is now appropriate.

9. Other ongoing nuisance

It is formally requested that the Licensing Committee consider other ongoing aspects of nuisance, and I refer to my complaint of 26 September 2025 requesting details of how to apply for a licence variation to attach conditions. This was overtaken by events and the Operator's Applications but the nuisance remains and I request it to be considered, or failing that agreement a further Application be considered in relation to these matters.

Areas of nuisance are highlighted in Appendix C Camden Licensing Policy excerpts and proposed conditions included in Appendix B.

1. **Deliveries:** deliveries frequently take place at antisocial hours, on Sundays and Bank holidays and are considered as part of the Policy paragraphs 4.56 and 4.58. Previous agreements in this area have been abandoned.
2. **Collections:** It is noted the refuse collection sometimes takes place at night and early morning resulting in loud noise of crashing glass.
3. **Live music events:** The Premises does not have adequate noise prevention measures. There is no appropriate double glazing and no acoustic door system. Live music events have created considerable nuisance and should not be allowed until adequate acoustic measures are installed.
4. **Recorded music:** The comments regarding the Premises above are repeated. The current modus operandi of the premises is for loud "background music" to be played and there is considerable noise breakout. It is requested this should be limited (and background music not be permitted) until adequate acoustic measures have been installed and approved.

10. Residents' formal request

In light of the above, residents formally request that the Licensing Authority:

1. Consider rejecting this Application and request the Applicant resubmit with a proper consideration of the appropriate conditions after conducting a comprehensive risk assessment in line with the Camden Licensing Policy, on the basis that it materially affects the licensing objectives, particularly the prevention of public nuisance; and
2. Alternatively Apply the conditions attached as Appendix C and outlined in this letter to the Licence in the absence of any conditions proposed by the Application and on the evidence of the long history of public nuisance at the Premises.

11. Closing

The Application to vary the licence, while denying the existence of a nuisance risk, is a fundamental failure to follow the recommendations in the Council's Licensing Policy 2025-2030 and in their duty as a "good neighbour." I request that the Licensing Committee either refuse the application or impose the strict, enforceable as set out herein.

Residents trust that the Licensing Authority will treat this application in accordance with the statutory framework and Camden's policy, giving full weight to the history, cumulative intensification, and foreseeable impacts on local residents.

We would welcome written confirmation that these matters will be fully considered and appreciate your attention to this matter and are happy to provide further information or clarify specific concerns if that would assist your assessment. Further, per confirmation in relation to previous responses I reserve the right to submit supporting photographic and video evidence prior to any hearing.

I would be grateful if you could acknowledge receipt and I look forward to hearing from you.

Yours faithfully

David Auger

Appendix A Copy Correspondence Bundle

Appendix B Resident Proposed Conditions

Appendix C Camden Licensing Policy excerpts

Appendix D HS2 monthly noise report excerpts

Appendix A**Copy Correspondence Bundle**

1. Copy Objection letter dated 3 October 2025 Application ref 130819
2. Copy Representation letter dated 30 January 2026 Application ref 133649
3. DA complaint email to Camden 6 September 2004
4. DA complaint email to Camden 13 May 2008
5. Copy Job Advert General Manager 23 January 2015
6. Informal Agreement correspondence 23 September 2015
7. Tradeteam email confirming delivery times 8 July 2016
8. Camden letter to Premises re complaint 20 August 2018
9. DA further complaint 10 September 2018
10. Informal Agreement correspondence 4 July 2019
11. FOI response re 26 July 2019 visit (following agreement)
12. DA letter to M&B 1 July 2020 regarding issues on re-opening
13. Camden complaint response 5 April 2022
14. DA complaint email to Camden 26 September 2025
15. M&B letter to residents Feb 2026
16. DA email 17 February 2026
17. M&B email 26 February 2026 with proposed conditions
18. Proposed Dispersal and External Management Plan

**52A Mornington Terrace
London NW1 7RT**

By online and email licensing@camden.gov.uk

Camden Licensing Officers
Town Hall
Judd Street
London
WC1H 9JE

3 October 2025

Dear Sirs

Re Application for full variations to a licensed premises, reference number 130819, in relation to Edinboro Castle Public House, 57 Mornington Terrace, London, NW1 7RU.

Objection on the grounds of preventing public nuisance, and preventing crime and disorder.

I wish to object to the aforementioned application for the reasons set out in this letter. Further I wish to include in my objection an application that additional conditions be applied to the existing license as we are currently experiencing a high level of disturbance. The specifics of this are set out below but my objection is on the grounds of preventing public nuisance, and preventing crime and disorder.

I live at the above address 52A Mornington Terrace, in close proximity to the premises on the opposite side of the road.

For the record, please note we only became aware of the application on Tuesday 30th September 2025. This is troublesome as the same concerns were raised by people who objected to a similar application in 2005. It is noted that the management of the Edinboro Castle has made no effort to engage with the local community, even during conversations on 26th and 30th September when my I and wife spoke to them separately regarding being disturbed by a live band playing in the garden and a quiz night with microphone with the doors open and hooked back respectively. It could be expected that a local pub with any respect for its neighbours would seek to engage on a matter such as variation of the license. Management committed to this communication in 2019 (again) but is an example of many broken undertakings and commitments.

Review of the Application.

It is noted this is for extended hours for music and the supply of alcohol. At the moment it is understood that opening hours are unrestricted but the current practice is for the pub to close 20 minutes after final supply of alcohol. The traditional "drinking up" time. From the application it is unclear at what time people would actually be required to leave the premises. It is observed that during that period there are currently often large crowds of patrons on the pavements directly outside the pub, across the street on Mornington Terrace, as well as on both the west and east corners of the junction between Mornington Terrace and Delancey Street. Frequently especially on busy nights people don't disperse until 11.25-11.30pm and sometimes later. This creates a considerable noise disturbance.

It is noted the extension is for an hour on Monday to Saturday to 00.00 and for half an hour on Sunday to 23.00. The application does not give new hours for Good Friday or Christmas Day. By deduction, Good Friday would be 1.5 hours later as would Christmas Day unless it fell on Sunday.

The application does not include a current plan of the garden. The existing license has the plan previously accurate however no new plan is included. The garden is currently a building site and from what can be seen from the pavement most of the existing structures have been demolished as has one of the garden gate posts to allow access to heavy machinery. The application proposes a significant changes to the activities, and implied extended use of the garden (see below) and accordingly an accurate plan is required to consider how the new garden will interact with the extended hours. The application appears defective in the regard. I formally request that the application should be rejected in this regard.

The application asks "Will the variations change the expected attendance?" Answer "No".

With extended hours the behaviour patterns of patrons could be anticipated to change. Patrons who leave the garden and move on to other venues with later hours, as many in the heart of Camden Town currently do, may well stay with extended hours. The pub will become more of a destination than at present which could result in increased numbers.

The application asks "Are there changes to seasonal variations of the activity? Answer "No".

While the controlled activities are consistent through the year, the business activity is highly seasonal with the garden in the summer often holding several hundred patrons. This means the issues of disturbance from the garden are far more pronounced in summer.

The application asks "Will any of the changes made give rise to the prevention of crime and disorder? Answer "Yes : [for information only; this application is intended to bring the pub's authorised hours in line with the revised Framework Hours under Camden's new Statement of Licensing Policy, although Friday and Saturday have been voluntarily restricted to midnight rather than 0030 as stated in the Policy]". It is unclear how extending hours will prevent crime and disorder. It is unclear how this would be the case. It can be anticipated that extended hours and increased supply of alcohol will increase prevention of crime and disorder. In the reverse, the application is objected to because the increased level of alcohol consumption can be anticipated to lead to increases in crime and disorder. The pub already has a high level of drunken behaviour exhibited by some patrons on leaving. This is likely to be increased with an extra hour of drinking.

The application asks Will any of the changes made give rise to The prevention of public nuisance ? Answer "Yes : To add the condition "Regulated entertainment in the form of Recorded Music is not permitted outside after 23:00hrs"

There is already a voluntary agreement regarding the use of the garden (see below) that the garden would start to be cleared at 9.15, with phased close off from 9.30pm and clear by 10pm (made 2 July 2019). The commitment to close the garden was repeated to Camden on 5 April 2022. However this has been abandoned in practice to the extent committed to, as evidenced by a video from 6 August 2022 of very loud singing from the garden at 9.41pm and no one leaving. The added condition can be taken as intending that music will be played until 11pm with the garden in use beyond that time, in complete breach of the voluntary agreement. The garden already creates a considerable nuisance (see below). The proposed condition is wholly inadequate and the application is opposed.

Complaints made to Camden by residents and other anti-social activities

Over the last 20 years there have been numerous complaints made by residents, not only myself concerning being disturbed, these include 2004, 2008, 2014, 2015, 2018, 2019, 2022 and 2025.

There have been regular themes, complaints include:

1. Screaming and shouting from the pub garden especially during sporting events but a frequent occurrence, very loud singing on occasion.
2. Live music events inside and outside causing nuisance and loud enough to prevent us watching TV easily.
3. Doors being kept open and hooked back and loud music being played until 11pm, disturbing us in our home.
4. Large crowds outside the garden entrance at and after 10pm when the garden closed often not dispersing until 10.30pm, noisy causing a disturbance.
5. Large crowds outside the main entrance between 11pm and 11.30pm with delayed dispersal, Sometimes groups remain well after 11.30pm.
6. Lack of door staff on duty supervising dispersal.
7. Door staff being overwhelmed by numbers of patrons and being unable to control rowdy behaviour.
8. Door staff standing observing during noisy behaviour outside and not intervening.
9. People drinking and smoking generally outside on the street between 10pm and 11pm.
10. Door staff moving patrons on only as far as the pavement opposite, actually closer to residents homes.
11. Deliveries being made at antisocial hours and on bank holidays, being noisy and disturbing us
12. Broken glass on the pavement and road outside the pub.
13. General litter discarded by patrons on Mornington Terrace and Delancey street including glass and plastic glasses and beer bottles.
14. Patrons urinating in public on the street, and in gardens. Network Rail access point is a particular favourite.
15. Patrons leaving premises, interacting briefly with a passing car, then returning to premises. This type of behaviour is also seen with people experiencing homelessness who are clearly buying drugs, but less discretely.
16. Patrons leaving premises, smoking "rolled up cigarettes" which they share and then return to the premises.
17. Sound of breaking glass being thrown in disposal bins late at night.*
18. Patrons' bikes being chained to railings outside residents homes, with noisy removal at the end of the night.*

* All of these remain a problem at this time except for those marked with a * that have either been largely resolved by relocating the bins and changing practices or behaviour shifts by patrons but could be problem again.

I would add on one occasion, it was an isolated exception and staff apologised, after an England v Scotland football match a number of Scotland fans who were very drunk, ran up and down the terrace shouting obscenities about the English, and then urinated and then kicked residents' cars causing actual damage to the cars.

In considering the complaints made and their follow up, by way of example, in an email of 14 September 2015 Toby Daines, Camden Environmental Health Technician reported his findings. Following a visit on 28 August 2015 and a meeting with the Designated Premises Supervisor on 11 September 2015, he stated (extracts):

“My colleague and I who monitored the dispersal still felt there was not enough effort made by management and staff to move patrons on and there was a tendency for some of those patrons leaving to loiter around.”

“He told me he has taken on board our observations and would be talking to all staff. I advised that should they fail to address this the licence could be reviewed and I would apply for the following conditions to be added:

- *No more than 50 patrons to use the beer garden at any time*
- *Beer garden to be closed at 22.00”*

In 2019 after further complaints Dennis Viechweg, Licensing Enforcement Officer, reported via email on 25 June 2019 on the visits made the previous weekend:

“Visits to the premises at the weekend.

Friday 21st June – 22:20 *Patrons were spilling out in to the street. On approach to the venue, customers were sitting on the pavement and others standing in groups. Some customers had alcoholic drinks too.*

Saturday 22nd June – 18:19 *extremely busy, approximately 200 people in the garden only 2 door staff (1 at the entrance to the pub and 1 for the garden). I spoke to the doorman in the garden, he stated the garden will close at 23:00.”*

However on 25 February 2019 Management (after another complaint) had committed to:

- *“We do have 2 doorman on Friday and Saturday and will look into getting 3 for the busier periods to reduce disturbance.”*
- *“We close the beer garden at 10pm, and start the process in summer at 9.15”*

Discussions about the process for seeking a license review took place in around 2019, but the COVID pandemic and the restrictions imposed in 2020 / 2021 meant the immediate need for a review decreased as well as navigating the practical considerations of how this could be achieved. See further discussion on the impacts and lessons from COVID in relation to the premises.

Noise levels in the garden as measured as part of HS2 project

In July 2018 as part of the HS2 project, one of their noise monitors was installed on the roof of one of the outbuildings in the garden. It was moved to the lamp post opposite #49 Mornington Terrace in February 2019 as its location was inappropriate for HS2’s purposes. However it was in place for part of the summer of 2018. HS2 publish monthly noise reports with graphs for each monitor. They are publically available. These show noise levels averaged on an LAeq basis of 65-75 db. This is significantly higher than the surrounding areas where the ambient noise levels during the evening of about 60-65db. It should be noted that the presence of a standing diesel train in the sidings adjacent to Mornington Terrace only produces approximately 65db. It should be noted decibels are a logarithmic scale and LAeq is an average measure, the graphs do not show the peak noise of an individual shouting but the overall noise from many people where the peaks and troughs average out. This demonstrates the level of noise that is generated from the

several hundred people in the beer garden during the summer months and explains why the noise from the garden can be heard as far south as the Mornington Street Bridge and as far East as the junction between Delancey Street and Albert Street. It should be noted the graphs for the same location in November 2018 show noise levels of 65-67 dB significantly lower. Due to the logarithmic scale a range of 10dB is roughly twice as loud as perceived by the human ear.

Voluntary agreements made by the management of the Edinboro Castle after complaints made by residents

Following the complaints, residents have been notified of various voluntary agreements reached by Camden Council with management. These are summarised below, but these have been given over more than a decade and this is only a summary focusing on the most recent:

1. The management team, stated that they looking to work with the residents. (2 July 2019).
2. Extra door staff, at least 3 on busy occasions. (2 July 2019) although previously (23 September 2015) they had committed to put on security staff in the garden on Thursday, Friday and Saturday evenings from 6pm until we close at 11pm to help with keeping noise levels down and to help with getting our guests to leave quietly at the end of the night.
3. Garden area to have phased close off from 21:30 with an aim to have it cleared by 22:00. (2 July 2019) although on 25 February 2019 management committed to “We close the beer garden at 10pm, and start the process in summer at 9.15”.
4. Emptying of glass into bins to be done throughout the day/evening to prevent loud noises after 23:00. (2 July 2019)
5. Small smoking area (garden or front) with limited use to be confirmed after consultation with residents to prevent noise of raised human voices. (2 July 2019, but on 25 February 2019 management noted “Smoking outside the pub – some residents have said they are not happy about this, so we propose a trial of keeping the garden shut but using the tent as a smokers area from 10pm onwards with no drinks allowed outside and the noise kept at a reasonable level best we can.” (my underline))
6. Staff to be more proactive collecting glassware and to help with noise from patrons leaving. (2 July 2019)
7. In the summer the doors being open creates too much noise from music, we currently shut them at 8pm, will change this to 7pm. (25 February 2019)
8. A dispersal plan confirmed as implemented (confirmed by Camden 5 April 2022)
9. A commitment to “continue to do all they can to prevent any nuisance” (confirmed by Camden 5 April 2022)
10. We have installed a bike rack in the garden to stop cyclists chaining their bikes to our neighbours’ gates/fences (23 September 2015)

11. Deliveries not to be made in early mornings before 8am (8 July 2016 email) and at least verbally in relation to Sundays and Bank Holidays.

Camden wrote formal letters to the premises on 20 August 2018 re Undermining of the Licensing Objectives and 21 January 2019

For example of disturbances see the photographs presented to the Planning Committee in 2019 in relation to a marquee in the garden, reference 2019/3522P, taken between July – September 2019.

In 2008 my complaint noted:

“In particular the pub staff appear overwhelmed with the number of people in the garden at closing time and when previously asked why they are not clearing the garden staff simply stated that it is not possible and that we, local residents, should ask their patrons to go home. When suggestions were made that further staff be hired including trained individuals capable of keeping order, this was laughed at and that this wasn't possible.”

In nearly two decades, nothing has significantly changed. Measures introduced have failed to mitigate the numbers of people using the pub, particularly in Summer in the garden.

COVID pandemic and impacts and lessons from the restrictions imposed

The restrictions imposed by the pandemic during 2020 and 2021 actually brought welcome relief to us. We were able to open our windows on warm summer evenings and were not disturbed. The reduced footfall and far more sensible numbers meant there was little noise. Further, the need for seated only drinking and lack of large groups eliminated the large boisterous groups that previously and subsequently frequented the pub. Sadly by 2022, things had reverted back to pre COVID behaviour and subsequent complaints were made.

Post COVID 2022 onwards

Complaints were made in 2022 and commitments made by management but as videos show the boisterous behaviour in the garden as well as crowds outside have continued.

Camden Council on the use of video and photographic evidence is unclear. We have been told after submitting photographs that these cannot be accepted because in the past Camden has had experience (unrelated to licensing) of neighbours editing photographs and we would need to prove they were unedited. We have also been told that unless we have written consent from everyone in a photograph or video then all faces must be “blurred”. This of course means they would have been edited. Clearly obtaining written consent from drunk individuals engaging in antisocial behaviour is unlikely to be recommended from a health and safety perspective.

The issue in the current situation is that the current licence does not include any additional conditions attached in relation to the use of the garden. We have been informed by licencing officers that in the absence of such conditions, then breaches are not currently occurring despite the repeated nuisance to residents.

In 2022 I conducted a review of a number of other licences particularly those with outside spaces or TV screens. This included but not limited to Black Lion NW6 1RD and Czech House NW6 2LX.

They all included conditions of the type that would prevent public nuisance, of the type we experience from the Edinboro Castle, attached to their respective licences. Many have been in place for a considerable number of years. A number of examples are listed below:

“No TV screen or any other system for transmitting visual images shall be provided in any outdoor area.”

“No sound emanating from regulated entertainment shall be audible at one metre from the façade of the nearest noise sensitive premises.”

“The windows in the television room to have double glazing installed by February 2006.”

“Up to 2300hrs applicable to entertainment premises which adjoin or are adjacent to noise sensitive properties: The noise climate of the surrounding area shall be protected such that the A-weighted equivalent continuous noise level (LAeq) emanating from the application site, as measured 1 metre from any facade of any noise sensitive premises over any 5 minute period with entertainment taking place shall not increase by more than 5dB as compared to the same measure, from the same position, and over a comparable period, with no entertainment taking place;”

“Garden furniture is not be available after 9pm.”

“No more than 4 persons at any time are permitted to use the patio area to smoke. This area must be monitored by waiting staff.”

“No licensable activity is permitted on the patio area after 9pm.”

“Notices must be displayed informing patrons of the need to keep noise to a minimum in order to prevent disruption to nearby residents. Staff on duty must ensure that patrons are not excessively loud.”

“No more than 30 patrons are permitted in the garden area at any time.”

“All customers in the garden must be seated and no vertical drinking to be permitted in the garden area.”

These conditions all seek to meet the licencing objectives but were only applied after hearings and court cases. The lack of such similar conditions contributes to the current nuisance being experienced by residents as set out in this letter and the objections that I understand other residents have made. It should be noted that many of the issues listed are little changed from the objections made some 20 years ago when the applicant last sought to change their licence. It is disappointing that following the hearing 20 years ago that the premises have done little in real terms to improve matters. 20 years ago the licencing committee chose, after the hearing, to reject the application, they should do so again.

Objection to the Application to amend activities.

I wish to register my objection to the application to amend the activities in respect of both the hours of recorded music and the supply of alcohol on the basis they are detrimental to achieving the licencing objectives in relation to the prevention of public nuisance and the prevention of crime and disorder.

As set out in this letter and observed there is already considerable nuisance from the regulated activities and current procedures in operation are inadequate to prevent nuisance. Any agreements reached after complaints are made are subsequently forgotten. If hours are extended then such nuisance will undoubtedly increase as the premises will become more of a destination, and even if not, the disturbances currently experienced will continue later into the evening. Also the noise levels will have a greater impact as the average ambient noise levels are lower later into the evening.

Further, the application to amend the conditions (see also below) is a tacit application to extend the use of the outside areas, the garden and associated structures beyond the current agreements reached that the garden will start to be emptied at 9.30pm and close at 10pm. This implies the application seeks approval for the garden to stay open much later than the current situation, and given the number of people who may be in the garden, this creates an unacceptable level of noise even without recorded music as set out in this letter.

Further, as set out in this letter and observed, there is considerable drunkenness from the supply of alcohol until the current time of 11pm (10.30pm) on Sundays. This has resulted in criminal damage being caused as described in this letter. We have also witnessed ambulances being called to the premises after fights in the garden. If the hours of the regulated activities are extended then more alcohol will have been consumed relating to a greater risk of inappropriate behaviour and possible criminal damage. I would not like to experience the aftermath of the England v Scotland football match again. Management procedures in place are currently inadequate to manage the current activities and they should not be extended.

Objection to the Application to amend conditions.

I wish to register my objection to the application to amend the conditions. The application seeks to amend the conditions as follows:

"Regulated entertainment in the form of Recorded Music is not permitted outside after 23:00hrs"

This is inappropriate as the current agreements to close the garden by 10pm were reached after numerous complaints about the disturbance being caused. If management intended to honour this rather than vary it then the condition proposed would be at 9.30pm. It is not.

This application effectively seeks to keep the garden open to at least 11pm with Recorded Music and the lack of any other conditions effectively to when the premises closes. This means the Application is wholly inadequate and far more conditions are required just to reduce the current impacts on local residents to acceptable levels.

Request for alternative conditions to be attached to the licence

It is requested that the following conditions be attached to the licence for the premises to assist in meeting the licencing objectives. These conditions to be applied whether or not the activities are amended and instead of the condition as set out in the application.

Prevention of public nuisance

Garden

1. No more than 50 patrons in total are permitted in any outdoor area or garden structure at any time
2. All customers in the garden area and all garden structures must be seated and no vertical drinking to be permitted in any outdoor area or garden structure at any time.
3. The garden area and all garden structures to be clear of patrons by no later than 9pm.
4. No Television screen or any other system for transmitting visual images shall be provided in any outdoor area or garden structure.
5. Regulated entertainment in the form of Recorded Music is not permitted in any outdoor area or garden structure at any time
6. Live music or the use of a microphone is not permitted in any outdoor area or garden structure at any time.
7. No application for a TEN shall be made in respect of live music to be played in any outdoor area or garden structure
8. Notices must be displayed informing patrons of the need to keep noise to a minimum in order to prevent disruption to nearby residents and informing them of the policy of asking people to leave who breach this requirement.
9. Staff on duty must ensure that patrons are not excessively loud.
10. Staff on duty to operate a policy of asking patrons (in any outdoor area or garden structure) to leave if they engage in singing, shouting, chanting, cheering or other making other loud noise. The policy to include an escalation mechanism of (1) Informal warning (2) formal warning referring to the notice and stating that further similar behaviour will result in removal from the premises (3) actual removal of the patrons responsible from the premises. This policy to be rigorously enforced.
11. Facilities to be provided in the outside areas within the premises for patrons' bicycles to be secured and avoid patrons using residents railings for that purpose.

Smoking area

12. Notices to be displayed informing patrons that the sole purpose of the smoking area is for smokers to use who are otherwise in non smoking parts of the premises.
13. The smoking area must be in a clearly designated part of the garden easily accessible from the main building but not to be covered or part of any garden structure.
14. No seating to provided in the smoking area
15. No drinking to be permitted in the smoking area at any time.
16. No more than [10 or other reasonable number of] persons at any time are permitted to use the patio area to smoke.
17. No conversation to be permitted in the smoking area after 9pm when the outdoor area and garden structures are not in use
18. This area must be monitored by staff to ensure compliance.

Interior areas.

19. No sound emanating from regulated entertainment shall be audible at one metre from the façade of the nearest noise sensitive premises.
20. The windows in any room with a television screen or any other system for transmitting visual images room to have double glazing installed by [insert reasonable date].

21. No Television screen or any other system for transmitting visual images shall be provided in the room with windows overlooking Mornington Terrace with the main entrance doors are located.
22. The main entrance doors to be closed at all times when recorded music is being played or sporting events are being shown before 7pm and at all times thereafter except for patrons entering and leaving the premises.
23. Adequate ventilation systems to be installed and maintained to ensure that any doors can be kept closed in accordance with these conditions and not need to be kept open for ventilation.

Pavement areas and patrons' arrival and dispersal.

24. Door staff on duty to observe patrons arriving. No patron shall be admitted who is clearly visibly already under the influence of alcohol or who has been seen quickly consuming alcohol on Mornington Terrace prior to admission.
25. Door staff to observe any cyclists arriving and ensure that they use the designated bike facilities in the outside area (or the facilities for that purpose installed on the junction of Mornington Terrace and Delancey Street).
26. Door staff to refuse entry to any patron who locks their bicycle to residents' railings and refuses to move it to one of the designated racks provided.
27. Door staff to observe any patrons arriving by e-scooter or bicycle to ensure they are left where they may cause an obstruction or annoyance. Entry to be refused to anyone who refuses to adhere to this policy.
28. At least 2 door staff to be present at the entrances that are in use at all times, one by the main entrance and one by the garden entrance when both are open. After 9pm at least 2 door staff to be at the main door to ensure patrons do not congregate outside the premises.
29. Patrons who leave the premises to smoke rather than use the smoking area not to be re-admitted. Signage to that effect to be clearly displayed to avoid groups congregating outside the pub.
30. No patron shall be permitted to leave with any open container of alcohol including plastic glasses which may be consumed on the street in the vicinity of the premises.
31. Door staff to ensure patrons who leave the premises particularly when the garden closes or at closing time properly disperse from the area and do not congregate either on the opposite side of Mornington Terrace outside residents' homes or on the west and east corners of Mornington Terrace / Delancey Street.
32. Door staff to ensure patrons who congregate on the pavement after the garden has closed at 9pm are not re-admitted to the premises if they have caused any disturbance to local residents. If patrons wish to enter the indoor part of the premises as the garden is closed they should be encouraged to use the doors from the garden not the main entrance. Adequate procedures to be put in place to ensure that groups of people seeking to be inside do not congregate on the pavement as the garden is closed.

Deliveries

33. Deliveries should only be made during the hours of 8am to 6pm on Monday to Friday, and 8am to 1pm on Saturdays. No deliveries should be made on Sundays or Bank holidays given they cause a disturbance to local residents.

Prevention of crime and disorder

34. Door staff on duty to observe patrons arriving and leaving to ensure they have not engaged in any illegal activity including urinating in public, or the purchase and / or consumption of illegal substances. This will include the area outside the Network Rain access building adjacent to 58 Mornington Terrace
35. No patrons shall be admitted or re-admitted who are observed engaging in any anti-social or illegal activity including urinating in public, or the purchase and / or consumption of illegal substances.

I would be grateful if you could acknowledge receipt and I look forward to hearing from you.

Yours faithfully

David Auger

**52A Mornington Terrace
London NW1 7RT**

mobile [REDACTED]

By email only licensing@camden.gov.uk cc EHLicensingApps@camden.gov.uk

Licensing Manager
London Borough of Camden
Town Hall
Judd Street
London,
WC1H 9JE

30 January 2026

Dear Sirs

Re Minor Variation Application licensed premises, reference number 133649, in relation to Edinboro Castle Public House, 57 Mornington Terrace, London, NW1 7RU.

Representation on the grounds of preventing public nuisance

I wish to object to the aforementioned application for the reasons set out in this letter and for representations to be made on local residents' behalf including myself regarding the above application.

Our intention is to place on record serious concerns regarding the appropriateness of this application as a minor variation and to request that the Licensing Authority require the operator to submit a full premises licence variation.

I note that the Applicant made a previous application for full variation to the premises, reference number 130819 to which I objected. My objection is attached, dated 3 October 2025. My comments are incorporated by reference. The fact the works are still ongoing as the attached photographs show demonstrates the scale of the works.

That application followed their plans for major works to the garden and included extending the hours. This is part of a general trend to increase the commercial activities at the premises in a drive for greater economic profits. The owner is a large company listed on the London Stock Exchange.

That Application was made during the major works, as my objection noted, and I have highlighted. However, despite a new plan being needed, none was provided. A large operator like Mitchells and Butler would not be expected to make this type of oversight. To submit a minor variation application for the plan now would result in their plan not receiving the appropriate scrutiny and opportunity for residents to make representations.

1. Inappropriateness of the minor variation route

Residents are concerned that the proposed changes are being pursued as a minor variation despite the fact that they materially alter the character, use, and impact of the licensed garden, particularly in relation to the prevention of public nuisance.

The proposals include:

- A substantially larger covered structure in the raised centre of the garden,
- Relocation of customer activity to a raised central area (approximately 30–50cm higher), accessible via ramps from the historic level,
- Removal of trees and undergrowth which previously provided acoustic and visual mitigation.

These changes will make the garden less weather-dependent, more intensively used, and noisier, particularly in the evenings. This constitutes a qualitative change in how licensable activities are conducted, exceeding what can reasonably be described as “minor.”

2. Cumulative intensification over time

Over the last 15 years, the premises have undergone a series of minor variations which have incrementally increased the intensity of use of the garden. This mechanism has allowed the operator to avoid proper consultation and scrutiny while steadily expanding activities and use. The present application continues this pattern, effectively intensifying use without triggering the safeguards inherent in a full variation.

One of the drivers for this behaviour can be seen by the attached job advert from 10 years ago. This is for the General Manager’s role, and provides an insight into the owner, a large listed company.

The Advert is notable referring to the seasonality, the types of events at the Premises, and the remuneration structure of the General Manager. This is no doubt linked to profit targets which can most easily be achieved by reducing the seasonality by driving up use of the garden particularly later in the evening outside the summer months, and thereby increasing the use of the garden throughout the year. This being is achieved by a steady change, increasing the size of covered areas etc and garden use well beyond a couple of summer months.

3. Existing public nuisance and lack of controls

Residents already experience significant nuisance arising from the garden, including:

- Screaming and shouting from large groups,
- “Extended” hours of use late into the evening, beyond informally agreed times.
- Dispersal of customers creating street-level disturbance,
- High numbers of patrons (300+), with unrestricted standing/vertical drinking.

Unlike most comparable licensed premises in Camden, the current licence does not include garden-specific conditions such as: evening closure times, capacity limits, seated-only use, or restrictions on noise. Intensifying use without such controls is likely to exacerbate public nuisance. Comparison is made to Black Lion, Czech House and Ice Wharf.

After previous complaints a number of “informal agreements” were reached with the pub including the garden closing at 10pm. Copy correspondence is attached. However as the correspondence and repeated complaints demonstrate they have not been effective in curbing the disturbances. At the present time there is nothing to prevent the pub operating the garden until closing time 11.00pm/11.20pm and we are informed Camden cannot enforce these informal agreements. This is inappropriate considering the Licensing objectives. Dispersal has been a considerable problem and staff are incapable of crowd control to the extent necessary. After all, the Edinboro Castle advertises its jobs in terms of “How about a site that lays claim to one of the biggest and best beer gardens in London??”.

4. Television screens and compliance concerns

Residents are concerned that screens may be reinstated following the works, despite:

- Historical breaches where screens were installed contrary to approved plans,
- Previous complaints which were not meaningfully addressed.

Relocation of screens within a more intensively used, raised garden will clearly increase the risk of disturbance during televised events.

5. Subsidence works

Residents note that recent structural works, including raising the central area of the garden by approximately 30–50 cm to as part of the works to address subsidence, with a larger covered area. This will increase the area’s usability and accessibility, potentially exacerbating disturbance once the garden reopens, and cause greater use all year round intensifying use and residents’ disturbance.

Residents question why a raised structure was needed given the excavation that was done, and whether a non raised structure would have been more appropriate given the residential area.

6. Residents’ formal request

In light of the above, residents formally request that the Licensing Authority:

1. Refuse to determine this application as a minor variation, on the basis that it materially affects the licensing objectives, particularly the prevention of public nuisance; and
2. Require the operator to submit a full premises licence variation, enabling proper consultation, consideration of enforceable conditions, and input from responsible authorities in accordance with Camden’s licensing policy.

7. Closing

Residents trust that the Licensing Authority will treat this application in accordance with the statutory framework and Camden’s policy, giving full weight to the history, cumulative intensification, and foreseeable impacts on local residents.

We would welcome written confirmation that these matters will be fully considered and that the application will be reviewed at an appropriate level of seniority.

Residents appreciate your attention to this matter and are happy to provide further information or clarify specific concerns if that would assist your assessment.

I would be grateful if you could acknowledge receipt and I look forward to hearing from you.

Yours faithfully

David Auger

Attachments:

Photos x2

Copy Job Advert General Manager

Copy Objection Application dated 3 October 2025 ref 130819

Copy Previous correspondence re agreements by licensing with Premises

Copy letter to Environmental Health 30 January 2026 ref 133649

David Auger

From: David Auger [REDACTED]
Sent: 06 September 2004 16:23
To: Anani, John
Subject: RE: Edinboro Castle Pub - ref 067 824

John

In the end it was no where near as bad as when there was live music in the beer garden previously. I think the bank holiday weekend was relatively quiet generally with a lot of people going away and from what I saw the pub was less busy than a normal sunny weekend. However the problem with the doors onto the street being left open remains, and this was again the problem last Friday evening up to 7.30 pm, at which point we went out and I cannot comment.

The general problem with behaviour of patrons continues. As I was doing some gardening at the front of the house, the first task was to pick up the empty bottles of Smirnoff Ice etc that people toss in the garden as they walk down to Mornington Crescent tube.

May I make the following suggestions to be put to the manager as a minimum,

(1) a sign is put up in the main door visible on inside and out asking people to use entrance / exit via the beer garden. This was done previously before refurbishment, and at this time the problem with noise was a lot less pronounced.

(2) main door is kept closed and only used as an emergency exit

(3) glasses / bottles are collected promptly at closing time and people are not allowed to leave the premises with bottles / glasses

(4) staff remind people as they leave that this is a residential area and to please leave quietly.

I think this would help without too much effort on the staff's part. I just think some effort is required, I like the pub and indeed drink there on occasion, but when someone cannot sit in their front room and watch TV peacefully then I do think something needs to be done.

I would be grateful if you could update me as to what the situation is with the live music, does a pub need a separate license, and what determines how often, days of the week, inside / outside etc etc the pub can put on a live performance, and what general agreements have been reached with the manager regarding actions by the pub to reduce the disturbances to local residents.

Regards

David Auger

-----Original Message-----

From: Anani, John [REDACTED]
Sent: 01 September 2004 16:12
To: [REDACTED]
Subject: RE: Edinboro Castle Pub - ref 067 824

Hello David

Further to your mail below, could you please give me some feedback on the weekend / bank holiday activities at the above.

Thanks

John

-----Original Message-----

From: David Auger [REDACTED]
Sent: Friday, August 27, 2004 12:53 PM
To: [REDACTED]
Subject: Edinboro Castle Pub - ref 067 824

John

Thank you for updating me on what has been done.

As we discussed it is not only the evening noise but also the occasional afternoon when previously they have had live music in the beer garden which effectively stops any chance of watching television in my front room. Activities appear to be planned throughout the August Bank Holiday weekend, however obviously it is the loud music particularly outside which creates the problem. It appears they are having a DJ on the Saturday afternoon and various other activities on Sunday and Monday afternoons. Unfortunately it is unclear what exactly is intended and whether the musical part of the activities will be indoors or outside.

For the record can I also express concern regarding the amount of noise created by people leaving and walking to Mornington Crescent tube (via Mornington Terrace) after an evening in the pub. This typically seems to be between 11.00 and 11.30 pm i.e. at closing time and if extended opening hours were ever to be considered, or applied for, I would be against on the basis that this would result in such disturbances being even later and disturbing local residents even more than at present.

Thank you in advance for your assistance in this matter.

Yours sincerely

David Auger

<< File: InterScan_SafeStamp.txt >>

Enquiry details

Name	David Auger
My enquiry is	a complaint regarding Edinboro Castle Public House, 57 Mornington Terrace, London. The licensing hours are regularly breached and the excessive noise from the pub, particularly the beer garden is a public nuisance. This is made worse as it is not emptied on time with people leaving as late as 11.45pm and then causing further disturbance in the street. This problem was raised at the licencing application but is not being managed correctly by the landlord. In particular the pub staff appear overwhelmed with the number of people in the garden at closing time and when previously asked why they are not clearing the garden staff simply stated that it is not possible and that we, local residents, should ask their patrons to go home. When suggestions were made that further staff be hired including trained individuals capable of keeping order, this was laughed at and that this wasn't possible. With the arrival of warm weather, the problem of previous years has returned and now is worse than ever.
I would like to be contacted by	Phone
Email	
Phone	
Address	nw1 7rt Flat A 52 Mornington Terrace London NW1 7RT
About this form	
Issued by	Camden Town Hall Judd Street London WC1H 9JE
Contact email	no-reply@camden.gov.uk
Contact phone	
Received on	13/05/2008

About this form

Form reference	1358984
Contact method	Customer Portal

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(/4537/castle/Jobs/)

Posted: 23/01/2015

Company: Castle

Location: Edinboro Castle, Camden

Salary: Yearly / [REDACTED]

Benefits: Not Specified

Position Type: Permanent

☆ Save

Castle Pubs are currently looking for an experienced General Manager to lead the team at Edinboro Castle, London

FANCY MANAGING ONE OF CASTLE'S FLAGSHIP SITES?

How about a site that lays claim to one of the biggest and best beer gardens in London??

A sublime opportunity has arisen to run the Edinboro Castle in Camden, one of the highest-taking Summer sites in the brand. The Edinboro is a monster of a business with a beer garden that holds over 300 people, meaning it takes some serious cash over the summer months.

Tucked between Camden's vibrant markets and leafy Regent's Park, the Edinboro is an iconic business, best known for its huge beer garden, external bar, summer BBQs and open kitchen. Situated just a few minutes' walk from Camden

High Street and tube station, the pub attracts a real eclectic mix of people, from trendy youngsters and tourists who frequent the famous Camden markets to families and sports team who use Regent's Park. The business does extremely well from events held at the park, London Zoo and the wealthy nearby residents.

There are countless reasons to visit the Edinboro Castle (and not just for the beer garden!) - the business holds a weekly Burger and Beer night, a pub quiz, live music, BBQs, craft beer and ale festivals. There is huge opportunity to grow the business this year in a market that is constantly expanding and pulling new people into the area.

Applicants must have significant experience of running a high volume site in which trade fluctuates hugely between seasons.

This is a very exciting opportunity to join the Castle team and the wider Mitchells & Butlers group.

What you'll do in this role

You'll be responsible for managing and training your team to consistently deliver attentive customer service, whilst meeting your businesses targets. Your attention to detail means that you're on top of every element of running your business from front of house and kitchen, through to staffing, inventory, entertainment, local marketing and finance.

Before applying for this role please ask yourself - is this you?

- Have you got the financial acumen to ensure your business hits its targets?
- Do you have a passion for delivering great service?
- Do you have the confidence, energy and charisma to inspire and lead a large team?
- Do you hold a current Personal License for the sale of alcohol as issued under the Licensing Act 2003?

What we'll offer

As well as offering an attractive General Manager salary and benefits package, this role delivers bags of job satisfaction that you get from leading and developing your team, delighting guests and working in an energetic environment. Hitting your business targets will also pay off and you'll be rewarded annually with an additional bonus that could be as much as 100% of your salary, together with a host of benefits you'd expect from being part of the UK's largest managed pub and restaurant company which includes professional qualifications, holidays, pension and Sharesave Scheme.

A bit about Castle Pubs...

Do you think a pub's personality should reflect the people that use it? We think so. Each pub is unique from the Garden Gate near Hampstead Heath which runs Pup Idol every summer, to the White Horse in Parson's Green, famous for its cask ales, huge range of ever-changing draught beers and amazing American Beer Festival. A collection of pubs with an independent feel where professionals can enjoy great fresh food and one of the best drinks range in the country.



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David Auger

From: Daynes, Toby [REDACTED]
Sent: 23 September 2015 14:25
To: David Auger
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Hello David

I have received the following agreements from Mitchells and Butlers:

- We have stopped any heavy rubbish (e.g. broken glass and bottles) being thrown away after 10pm – This all now happens in the morning.
- We have put on security staff in the garden on Thursday, Friday and Saturday evenings from 6pm until we close at 11pm to help with keeping noise levels down and to help with getting our guests to leave quietly at the end of the night.
- A member of management stays at the gate to the garden at the end of the night on Thursdays, Fridays and Saturdays to assist security with moving people away from our premises.
- Our main pub doors are closed from 8pm onwards to limit the noise coming from inside the building.
- We have updated black boards in the garden with clear messages encouraging guests to respect our neighbours.
- We have several signs around the garden and by the entrance to the garden advising guests to keep the noise down when leaving our premises.
- We have installed a bike rack in the garden to stop cyclists chaining their bikes to our neighbours' gates/fences (after a neighbour let us know this was an issue).
- We always set the inside lights back to full power 15 minutes before closing time and lower the music level to clearly signal the closing process is starting.
- We also switch off most of the lights in the garden to make guests aware that we are going to close soon (A member of staff and security lets everybody knows to drink up and that we need to have the garden empty by 23.20).
- On busy sessions, we have a member of staff purely designated to doing glass collection and supervising the garden.
- We have instructed our cleaners to leave certain jobs (e.g. using a leaf blower) until after 9am (following frustrations from the neighbours regarding this issue).
- We have spoken with the bin men to collect our rubbish after 10am on Sundays (again following frustrations from the neighbours re: this issue).

If you could have a look through and provide me with your thoughts it would be appreciated

Regards

Toby Daynes
Environmental Health Technician

Telephone: 020 7974 6772

From: David Auger [REDACTED]
Sent: 14 September 2015 12:53

To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby

Thank you for your email. I am not sure it is me that they refer to being in regularly since I have haven't, only twice over 4 months as has been notified to you plus handing a plastic glass to the doorman on one occasion that was found in our front garden. I do know of one lady, Coral Bower of 54 Mornington Terrace, who has popped in on several occasions however she does not have regular access to a computer and was not in a position to email you. I am also concerned regarding the inclusion of a TV screen in the heated tent as mentioned in my last email to you of 9 September that followed the one below. They are taking bookings for 18th and 19th ie this Friday and Saturday to show the rugby world cup. I also understand you have received an email from Jason Wingate on Delancey Street.

Please note that I do think the issue is as prevalent on the weekdays I have mentioned, a different crowd dependent on the weather and other activities locally and in Regents Park. I do think if observation could be made midweek as well when the weather is good that would give a better representation of the nuisance we face. I will advise of any recurrence as well as requested, and would support your proposals at a licence review. I am also sure we would have a reasonable number of residents attend, as was the case when they applied to extend the license a number of years ago, see attached. I am concerned that as the summer draws to a close there will be a reduction but without any real effort by them only for the problem to reoccur next summer and that if the process next year takes as long then we will be no further forward.

I have also attached the advert for the manager's job earlier in the year which I think shows how M&B view the priorities. There is no mention of the local community except as being wealthy !

Regards,

David

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

From: Daynes, Toby [REDACTED]
Sent: 14 September 2015 12:08
To: david.auger e-mail
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear David

Thanks for your email

The Licensing Enforcement Team last visited this premises on the 28th August 2015 to check noise from the beer garden at 22.10 and at closing time at 23.00 to observe dispersal. The beer garden was not that busy at 22.10 and there was only audible chatter. However, the weather was drizzly, which no doubt effected the noise levels and numbers. My colleague and I who monitored

the dispersal still felt there was not enough effort made by management and staff to move patrons on and there was a tendency for some of those patrons leaving to loiter around.

Following these observations I wrote again to the Designated Premises Supervisor (DPS) Norbert Swierad, arranging a meeting for the 11th September at 15.00 (which is why the delay in responding as I wished to get further information for you). I also had my comments regarding dispersal forwarded on to the licence holder Mitchells and Butlers, who have contacted me to say they are discussing the issues with the management.

Just to clarify: I ask for feedback to see if the measures we have taken have worked. If they have not worked, then obviously we attempt again to address the issue with the premises

When I visited Norbert on the 11th September he said that he was only aware of one complainant who has been in regularly complaining. I presumed this was you. He told me he has taken on board our observations and would be talking to all staff. I advised that should they fail to address this the licence could be reviewed and I would apply for the following conditions to be added:

- No more than 50 patrons to use the beer garden at any time
- Beer garden to be closed at 22.00

Please be advised, a review of a licence is a last resort and we will need to witness nuisance over a period of time before this commences. **It will not be the case that we see nuisance once again and review them.**

However, as I have said in a number of previous emails you can review the premises licence should you choose to and apply for whatever conditions you feel are appropriate. You could even apply for the licence to be revoked should you feel that is necessary

If there are officers out on other operations during week nights I will ask them to monitor this venue. Please be advised I will not know until nearer the time and will advise you then

With regard to dB levels. This is not something that is dealt with for beer gardens as (I think I mentioned) the noise levels for chatter are transient and are not helpful for the frequencies we require.

I hope this is of help

Regards

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

From: david.auger e-mail [REDACTED]
Sent: 09 September 2015 13:01
To: Daynes, Toby
Subject: Re: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby,

I do not appear to have had an update from you per your last email of 24 August. The dispersal and general noise levels from the garden continue to be an issue.

I am surprised no one has made a formal complaint, I do know of other people who have been into the pub

and, if you recall our correspondence over the last couple of months was instigated by yourself asking for feedback, I am not someone who is singularly continually complaining about the pub. I have owned 52A Mornington Terrace since 1998 and am well used to living in the proximity of a pub but the current situation is above what is acceptable.

Only last night we had another late and noisy evening with a large group outside after 11.30. See attached. This morning I popped into the pub to return the glassware found in our front garden left by the people who had been in the pub and asked to speak to the manager. A lady identified herself as such but subsequently acknowledged she was only the assistant manager, as the manager was on holiday. I explained I what I was returning and that their customers were causing a disturbance. She did not have much to say but another employee stepped in stated that I "shouldn't live near a pub". This seems in contravention of all requirements to understand their obligations. Their general attitude was dismissive and I left rather than have matters degenerate further. I wish both the disturbance last night and the staff incharge's lack of understanding of the licencing requirements to be treated as a formal complaint.

As I have raised previously we have been particularly concerned about issues during the week but as yet no observations have been done midweek that I am aware of.

Given the impending HS2 project, I attended an information session by HS2 Ltd on noise and disturbance made by a specialist about various decibell levels and disturbances. At what noise level in db would you consider a disturbance / nuisance being made and have noise levels emanating from the garden been measured ?

I look forward to hearing from you.

Yours sincerely

David Auger
52A Mornington Terrace

On 24 August 2015 at 14:29, Daynes, Toby <[REDACTED]> wrote:

Dear David

Many thanks for your email and please accept my apologies for the delay in responding - I have been on annual leave

Firstly, please do pass on my contact details to the other neighbours who you suggest are being disturbed by this premises. I have been through our complaint record for this venue and you are the only complainant we have and I went back to the beginning of 2011

We will continue to monitor this premises and I am very keen to ensure that dispersal at the end of the evening is done quickly and staff are quieting patrons down when they leave. As I indicated in my previous email to you, I felt there was room for improvement in the dispersal and speed at which patrons are moved on. This will be something we will be monitoring closely and if they fail to effectively do this and we witness it we will look to take further action

As a Licensing Enforcement Officer we use the Licensing Act to deal with any public nuisance. Noise Officers who deal with the Noise Act or any environmental protection legislation are unable to act on sporadic noise of this type (people noise) which is why we address through the licensing objective for licensed premises

Licensed premises within Camden that have beer gardens, where there are specific conditions regulating the

beer garden (no conditions exist on this licence) tend to be between 21.00 and 23.00.

You are correct that we have an "duty to investigate each complaint" and I have made clear in previous emails what action I have taken. Please be advised we are under no obligation/ duty to uphold the complaint. This must be done through our observations and monitoring. As I have previously detailed to you, if we are unable to establish the complaint and/or you feel that the situation is not acceptable to you then you can review the premises licence yourself (details attached in previous emails)

With regard to the "analysis of closing times". I am not quite sure what you mean by this. Some premises have conditions on their licence, which date back to when the licence was granted, such as the Spread Eagle which regulates the outside area. Where conditions or requirements of this type exist we ensure they are compliant. The Edinboro Castle has no regulated times on its conditions. We do have the power (as do you) to review a premises licence to add conditions such as this on the premises licence. However, we would first need to establish that this is a public nuisance and this type of formal action is required. A review of a premises licence will only be done when we have exhausted all other options

I am working with a colleague this Friday and Saturday night and will be monitoring the premises closely on both nights and watching and noting dispersal. If this has not been improved since my last advice to the venue then I will be contacting the premises again

I hope this is of help

I will update you on the results of our visits on Tuesday next week

Regards

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

-----Original Message-----

From: David Auger [REDACTED]
Sent: 10 August 2015 08:41
To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby,

Following on from this we continue to suffer a disturbance from the Edinboro Castle as do our neighbours. Frequently we note that the beer garden is not empty by 11.20 but that people continue to slowly file out for 15-20 minutes after the time they leave with people often standing around outside the pub. Only this last Friday 7 August, people were still exiting the garden after 11.30pm and a group was still outside talking loudly at 11.45pm.

At the heart of the issue is the noise from the garden and the number of people such that people have to talk loudly to be heard which means other people talk louder and it escalates. Further the number of people means that the garden takes a long time to empty and if the staff don't start early enough then it is not completed by 11.20pm. However the Noise Act 1996 which I believe is relevant here considers 11.00pm the cut off time and hence all complaints should be considered to be relevant to 11.00pm not just later.

For the record also please note that groups are still prone to congregate on the street outside the pub main door rather than the garden such as on 22 and 31 July when I observed a large group outside. See pictures attached.

I would be grateful if you could let me know what is currently being done and planned as well as having answers to the above please could I also have a reply to the below.

Obviously I don't need to remind you of Camden's duty to investigate each complaint and should it be necessary for us to take this matter further it will be necessary to demonstrate why it is us rather than Camden. No doubt the licensing Committee will seek Camden's views and at present time I am unclear how you consider the current situation complies with the various legislation. I also think it would be helpful if the times that other Public Houses are able to keep their gardens open to was available. I cannot think of another case where the garden is permitted to be used until 11.20pm. For example the Victoria that was on Mornington Terrace closed its garden at 9pm. The Spread Eagle on Parkway clears its outside tables by 10pm. Please could you provide me with Camden's analysis of closing times, as I am sure Camden must have this information in carrying out their responsibilities as a local authority.

I look forward to hearing from you

Kind regards

David Auger

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

-----Original Message-----

From: David Auger [mailto:[REDACTED]]
Sent: 10 July 2015 10:31
To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby, thank you for your email which I will reply to in more detail in due course but a couple of initial thoughts are that while I appreciate the work done by the monitoring team my concerns have been about midweek particularly Wednesdays and Thursdays which I gave details of rather than Fridays and Saturdays when I have not been in, and when as you say additional staff put on. My view that the licence is not being complied with (without the exact wording in front of me) is on the basis that the venue should be empty by 11.20pm rather than people leaving after 11.20 though to 11.35pm which I have observed regularly and that it should not cause a disturbance however if the behaviour is particularly noisy, which it frequently is, then it is clearly audible inside our flat with windows closed.

One initial question I have is that if no "serious public nuisance" in their view do you accept that there is a public nuisance ?

Best regards, David

-----Original Message-----

From: "Daynes, Toby"
Sent: 10/07/2015, 09:34

To: David Auger
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear David

Many thanks for your email and apologies for the delay in responding. I have been waiting until our team have had the opportunity to properly monitor the venue and for me to meet with the management to discuss the issues you raised, before contacting you back.

As you know after receiving your complaint I contacted the management to raise your concerns. This was prior to a more formal meeting planned for after our monitoring, which has now been completed.

Licensing Enforcement Officers from my team have monitored the premises over the last 6 weeks on Friday and Saturdays as part of our evening enforcement work. The feedback I have received from them is that they did not consider there to be serious public nuisance. I took the opportunity to visit myself on Saturday 4th July and stayed there between 22.50 and 23.30. I also did not note excessive noise and the dispersal was complete by 23.30. However, I did find areas where improvement can and should be made, such as the speed of dispersal which should be increased, patrons should not be permitted to 'hang about' outside the venue. I would also like to see greater efforts in the garden to address loud patrons.

Following these observations, I had a meeting with assistant manager Natalie Khoshnevis. I relayed our observations and advised I would be writing to the venue with a number of recommendations. One of my recommendations will be for the venue to draw up a dispersal guide, which we would expect them to follow and all staff to be trained in.

One of your requests for them was for door security. They already have SIA trained door security on Friday and Saturday nights. However, I would like to see them being far more proactive in addressing any noise issues and working far more effectively in dispersal.

Please accept my apologies if I did not make it clear in my last email that the Licensing Enforcement Team does not deal with issues such as bicycles being attached to railings on your street. I have already forwarded your concerns to Camden's Asset Management Team and our Community Safety Team to consider. You may wish to contact Michael Hrycak directly on these issues. He can be reached on 0207 974 4499

I am pleased to hear that you are keeping a log of the disturbance. This will be useful should you wish to call a review.

In the email below you state 'the current licence is not being complied with'. Can you please be specific about the licensing breaches you have found. Please be advised that the compliance of a licence should relate to the terms and conditions of the premises licence

We will continue to monitor the venue and I will update you with any developments

Best regards

--

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

From: David Auger [REDACTED]
Sent: 03 July 2015 11:58
To: Daynes, Toby

Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby,

It's been almost 6 weeks since we last discussed the issues with Edinboro Castle pub, close to our home. Your note below was very helpful and clearly if the issues do not improve there is a process to go through before any licence review. Our experience is that nothing has changed !

After your mail we waited a month to see if any impact and then on 17 June 2015 I popped in to see the manager and also saw the Area Manager who happened to be there, Norbert Swierad and Andrew Simmons respectively. They informed me the manager was new having been in place 7 weeks. They listened carefully and said would take into consideration. They also confirmed the capacity of the garden was 300 and their understanding was that the garden should be clear and shut by 11.20.

However their actions have been negligible from what I can see. I have the following observations from the last couple of weeks.

Wednesday 24/6/2015, main pub doors not shut, a group of approximately a dozen formed outside the pub on the street where they were obviously going in and out of the pub effectively using the space as an extension of the garden. The group were still present 11.35pm. The garden did not empty until 11.35pm when garden gate shut. See example pictures. Please note pub door open and group outside at 11.35 in second pic!

Thursday 25/6/2015. Garden gate shut at 11.31pm with 34 people leaving after 11.25pm.

Monday 29/6/2015 12 people left after 11.20pm. This would suggest there is a more systematic issue than just takes a long time to clear the garden on a Wed/Thur. (On Fri/Sat I am frequently not at home to observe).

Wednesday 1/7/2015 Very busy, bikes locked to railings at front of 52. Garden emptying between 11.20 and 11.35pm. Bikes not removed from our flat until 11.40. When politely asked them not to lock bikes to private property, one lady became abusive and subsequently accused me of having done something to her bike which was not the case. The "wobble" may have had more to do with where she had been for last 3 hours.

Thursday 2/7/2015 morning the rubbish blocked the majority of the pavement. This is a frequent occurrence and I know an older neighbour who lives a couple of doors down finds this particularly difficult particularly when walking his dog with all the broken glass on the street. See example picture.

Following your email I would be interested in your observations and the result from your meetings "I will contact the management in the next few days and will suggest the door security and tell him that every effort needs to be made to prevent nuisance from his patrons, to keep the main doors shut and to ensure a speedy and quiet dispersal from the venue" and from the enforcement team "I have also added this premises on to the priority monitoring list to be monitored by the enforcement team as part of our evening enforcement work. Any nuisance observed can be documented and used as evidence at a later date".

Something needs to be done about the lack of places for the bikes. People coming back to the bikes locked to our railings are frequently drunk, a polite word seems to result in abuse more often than not and saying anything would need to be carefully considered to avoid retaliation such as a "brick through a window". Technically the railings are owned by Camden Council who are the freeholder of 52 Mornington Terrace, so any signage would need Camden consent, but my concern is around (1) noise when bikes removed and (2) the railings are not really adequate as a security device (as is often the case in London) and any damage we would potentially have to contribute to.

I think various signs would be helpful, (1) by the bike racks (for the purpose of securing bikes) at the

junction of Mornington Terrace and Delancey Street asking people to use provided facilities and not to lock bikes to railings of local residential property and why (possible hazard, lack of security potential damage to railings etc), noting bikes locked in inappropriate places may be clamped or removed and then (2) small notices on residential railings asking not to lock bikes and referring back to main notice. Since 52 and 55 are Camden freeholds already further consents not required. I understand from people using our railings that the pub refuses to let people bring bikes into the beer garden. Maybe if the pub management knew that potential customers really had nowhere else to park their bikes they would reconsider rather than face the prospect that a large number of their customers could face their bikes being removed without further notice etc.

We are now keeping a log but this is clearly insufficient, but the current licence is not being complied with which surely falls on Camden to enforce rather than local residents ?

I look forward to hearing from you.

Best regards, David

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

From: Daynes, Toby [REDACTED]
Sent: 19 May 2015 10:20
To: David Auger
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear David

Many thanks for getting back to me so quickly and I am very sorry to hear that this premise is still causing a number of problems for you.

To briefly answer your questions:

1. There is no set capacity on the premises licence. They would have evaluated a set capacity number on their fire risk assessment which is checked by the fire service. If you are concerned about over capacity and fire/ evacuation issues please let me know and I will contact the relevant officer and alert them.
2. There is currently no requirement on the licence for them to have door security
3. They should be managing the outside space and addressing any noise nuisance or ASB. There is nothing prescribed in the licence regarding this but they have a responsibility to uphold the licensing objectives, one of which is the prevention of public nuisance.
4. This would not be something that Licensing Enforcement deals with but I will forward your concerns on to the Community Safety Team to see if there is something they can do regarding the railings and the parking of bikes

5. If the premises fails to address public nuisance then the premises licence can be reviewed. This is something we can do, although we would require evidence. YOU also have the option to review their premises licence. If you called a review you could apply to place additional conditions on the premises licence, such as 'no use of the beer garden at any time', 'a minimum of 2 door security at all times' etc. You also have the power to call for a full revocation of their licence. I have included the documents in this email should you wish to do this

I will contact the management in the next few days and will suggest the door security and tell him that every effort needs to be made to prevent nuisance from his patrons, to keep the main doors shut and to ensure a speedy and quiet dispersal from the venue

It is worth noting that this premises has very few statutory conditions - probably because it has the lowest opening times that a pub can have

I have also added this premises on to the priority monitoring list to be monitored by the enforcement team as part of our evening enforcement work. Any nuisance observed can be documented and used as evidence at a later date

The Licensing Team also works closely with other teams in the Council and external agencies, including the Environmental Health Team and the Police. The information that you have kindly provided will be shared with these other teams and agencies as well, and where appropriate the Licensing Team will coordinate any investigation and action with them.

I will of course keep you fully updated with any developments, and any further action that is necessary.

Please do not hesitate to contact me if you require any further information or if you have any other issues you wish to discuss.

Best regards

--

Toby Daynes

Environmental Health Technician

Telephone: [REDACTED]

From: David Auger [REDACTED]

Sent: 18 May 2015 16:42

To: Daynes, Toby

Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

On

Dear Toby

Thank you for your email following this up, the timing is rather serendipitous as, particularly following last week, I was considering how to follow this up as we are still negatively affected. This is principally by the noise generated which arises from (1) the sheer volume of people particularly when the weather is good; (2) the fact the main doors are frequently left open which means the noise from any music plus the general hubbub is less contained and additionally people come and go via the doors rather than the garden which is further away; (3) it's so noisy that if people want to talk "quietly" or make a phone call they stand outside the pub on the street or further down Mornington Terrace before returning resulting in the general spread of noise; and (4) people frequently do not leave quietly especially at closing time, too often large groups of friends fragment as they leave going in different directions and then shout back and forth as they separate.

On Wednesday of last week, 13th May, the pub was particularly busy and a considerable number of bicycles

were "parked" along Mornington Terrace and in seeking to find something to lock the bikes to the owners had used the railings outside the houses all the way from the junction with Delancey Street down to our property at number 52 with several bikes chained to them, see a couple of pictures taken outside our house. This is the first time this has happened this year but has not been uncommon in the past. The impact of this is that not only the paint on the railings gets damaged but also that the owners when returning to the bikes at the end of the evening stand by the bikes talking as they unlock them only a couple of meters from our windows. That evening I had attended a local residents meeting on HS2 which finished shortly after 9pm and a couple of us had popped into the Edinboro Castle afterwards. It was so noisy in both the garden and inside that conversation was impossible without raising your voice and we left to go to the Spread Eagle on Parkway / Delancey Street which interestingly has a restriction on the use of its outside space as we told we would have to move inside shortly before 10pm, although we were leaving anyway.

While I appreciate that we are reasonably close to the pub, for many years there were few issues however in recent years as the pub has been redeveloped and garden extended with awnings the number of people is probably in excess of 10 times what it was 15 years ago. In addition a number of other local pubs have closed including the two nearest being the Victoria (on Mornington Terrace) and Crown and Goose (on Delancey Street). Despite the considerable increase in numbers, the various managers at Edinboro Castle have done little to control the behaviour of the patrons particularly at the end of the evening. Indeed historically one of the issues has been the inability of the bar staff to adequately clear the garden at closing time. On the following day Thursday 14th May I was out and returned home at approximately 11.45pm and I noticed a small group of people still in the garden although they were not making any noise.

It is probably worth commenting that with the number of cyclists visiting the pub I find it difficult to believe that they are all under the legal blood alcohol limit to cycle home, certainly not from the way some "wobble off" and the fact Mornington Terrace is a one way street is frequently ignored although this may be beyond your remit.

I have a couple of questions, (1) what is the maximum limit on numbers (2) is there any requirement to employ security / door staff above a certain level, (3) given the restrictions on outside space at other pubs why is none present at Edinboro Castle (4) can something be done to limit the use of railings down the street as a "bike park" (5) what can be done to encourage the manager to take responsibility for people not leaving promptly and quietly at closing time rather than the abdication of responsibility and staff feeling they have to "negotiate" to get people to leave.

At a minimum I think that if the pub were asked to employ door staff to ensure people use the garden entrance/exit and to clear the garden promptly at closing time this would improve matters. At the moment there are simply too few staff to adequately manage the situation when the weather is good and the pub particularly busy.

I look forward to hearing from you

Kind regards

David

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

From: Daynes, Toby [mailto: [REDACTED]]
Sent: 15 May 2015 14:11
To: [REDACTED] <mailto: [REDACTED]>
Subject: Edinboro Castle, 57 Mornington Terrace, London

Dear Mr Auger

Edinboro Castle, 57 Mornington Terrace, London
Service Request: 188071

I am the Licensing Enforcement Officer for the area in which the above premise resides.

I have been looking over some of the previous complaints that have come in to me and wanted to take this opportunity to contact you to find out how things have been at this venue. Following your initial complaint my team made a number of visits to the premise but were unable to identify the levels of nuisance that you described.

However, I appreciate that the weather is now starting to improve and wanted to get an idea as to whether you are still being negatively effected

I look forward to hearing from you

Best wishes

Toby Daynes Cert HELL, BA (Hons)
Environmental Health Technician
Communities
Culture and Environment
London Borough of Camden

Telephone: [REDACTED]
Mobile: [REDACTED]
Fax: [REDACTED]
Web: [camden.gov.uk](http://www.camden.gov.uk) <<http://www.camden.gov.uk>>
8th Floor.
5 Pancras Square
5 Pancras Square
London NIC 4AG

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David Auger***mobile*** 

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David Auger

From: Benjamin Palmer [REDACTED]
Sent: 08 July 2016 12:35
To: [REDACTED]
Subject: Delivery Times - Edinboro Castle

Good Afternoon David,

As per our telephone discussion this afternoon, I am pleased to make you aware that the Tradeteam delivery times have been moved for the current Mitchells and Butlers drinks deliveries into Edinboro Castle.

The current delivery time window was 07.00-11.00 which we understand caused yourself and fellow residents issues.

As a result of our discussion I am pleased to make you aware that the new time window for the site going forward will be 08.00-12.00.

Please feel free to contact/email me if you have any further concerns.

Regards

Ben Palmer
Customer Experience Team Leader

Tradeteam Limited



[REDACTED]
benjamin.palmer@dhl.com



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Date: 20th August 2018
Our Reference: 243047
Your Reference: F22DNC57MO/1
Direct Phone Number: [REDACTED]
Contact: [REDACTED]
E-mail: [REDACTED]

Noise and Licensing Enforcement Team
 Regulatory Services
 London Borough of Camden
 Town Hall
 Judd Street
 London WC1H 8EQ

Tel: 020 7974 4444 (switchboard)
 Fax: 020 7974 6955 / 6940
 Textphone: 020 7974 6866
 DX: 2106 Euston

Please quote our reference in any correspondence

[REDACTED]
 Edinboro Castle
 57 Mornington Terrace,
 London
 NW1 7RU

Dear [REDACTED]

Licensing Act 2003
Re: Edinboro Castle, 57 Mornington Terrace, London
Undermining of the Licensing Objectives,

The Licensing Authority has received a number of complaints regarding loud chatter and shouting in the garden area at the above named premises as well as loud music where you are named as the current Designated Premises Supervisor (DPS)

The complainants' state that on most weekday evenings between 20.00 and 23.00 there is loud chatter, noisy dispersal and loud music which is very disruptive for local residents. The complainants also state that no effort is made by staff or door security to address any loud noise from patrons, particularly at the end of the evening when dispersal begins

You have a responsibility in ensuring the promotion of all four of the licensing objectives, which are:

1. The Prevention of Crime and Disorder,
2. **The Prevention of Public Nuisance,**
3. Ensuring Public Safety
4. The Protection of Children from Harm

Please be aware if you are not able to prevent or suitably limit problems directly related to your premises then further action may be taken. This could involve Responsible Authorities, such as the Police, or local residents applying to the Licensing Authority to review the Premises Licence again. If the licence is reviewed, additional conditions could be placed on the licence, the licensing times could be reduced or as a last result the licence could be revoked

I would also like to remind you that the Licensing Authority works closely with other teams in the Council and external agencies, including the Environmental Health Team, and the Police. The details of my findings will be shared with the appropriate teams and



agencies, who may choose to conduct their own investigation or take additional action where necessary.

I will be investigating this matter further to determine if there are valid grounds for this complaint. Part of this investigation is likely to include making objective observations on how noise levels are being managed, and I may also wish to speak to staff to raise awareness of any problems observed.

I will keep you updated with this investigation and inform you if I find that there are valid grounds for this complaint.

In the meantime, I would welcome the opportunity to meet with you to discuss the complaint further. I would appreciate you contacting me at the details provided above so we could arrange a meeting at a time convenient to you

Yours sincerely

[Redacted]

[Redacted]

Noise and Licensing Enforcement Team

David Auger

From: David Auger [REDACTED]
Sent: 10 September 2018 13:18
To: [REDACTED]
Cc: [REDACTED]
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London
Attachments: 20180811_222200 eg1.jpg; 20180821_234209 eg6.jpg; 20180826_221749 eg2.jpg; 20180831_234632 eg 3 1145pm.jpg; 20180901_222348 eg4.jpg; 20180907_224025 eg5.jpg

Dear Toby,

I am writing to follow up to see progress on the issues described below as well as to make further complaints regarding people on the street after 10pm making large amounts of noise, and the fact that some patrons frequently don't leave the area until well after closing, sometimes not until 11.45pm or later. Please find attached a number of photos. Each has the date and time in title, and marked eg1-6. Eg1, 2, 4 and 5 show the issue between 10-11.20pm with groups, sometimes in excess of 20 just drinking on the pavement outside the pub while eg 3 and 6 shows people still outside the pub at 11.42-11.46pm still making large amounts of noise. We have also had issues of broken glass and vandalism in the area, which I strongly suspect is due to drunken behaviour from the patrons, in what is otherwise a quiet residential street.

While writing I would comment that while the issue of music in the garden appears to have reduced (except when they have events which is horrendous), there is a lot of break out noise from the main doors being open which is obviously linked to the crowds on the pavement. However, they have restarted late night emptying glass into the commercial bins (kept on the street) after closing causing a disturbance which they previously had agreed not to do.

I would be grateful if you could provide an update. I look forward to hearing from you.

Brgds, David

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
[REDACTED]

From: David Auger [REDACTED]
Sent: 05 July 2018 22:42
To: Daynes, Toby
Cc: Coral Bower
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby,

A further update, not long after finishing the below we had a knock at the door at about 10.05pm. Our neighbour, Coral Bower who lives at number 54, who is directly opposite the pub, came round from being particularly disturbed and after unsuccessful conversations with the pub over the level of noise particularly the music in the garden. I would point out she has secondary glazing and is still being disturbed. As we were talking the music had stopped but please find attached a picture taken of a group on the opposite side of the road from the pub almost outside Coral's house. I also attach a picture from the other day outside the pub.

I hope this illustrates the scale of the problem.

brgds, David

David Auger, 52A Mornington Terrace, London, NW1 7RT, Tel: [REDACTED]

On 05 July 2018 at 21:55 [REDACTED]

Dear Toby, actually the football has had a marginally better effect, if only that when showing the football they are not playing loud music in the garden.

They have a new manager, Dave, so that's at least 2 from the major problems of a few years ago.

The Delancey Street Residents Association had a number of meetings with them a little while ago, and as a result the pub garden is now usually closed at 10pm which is an improvement but they have ramped up activities in the run up to 10pm with recorded music being played frequently outside in the garden as well as inside and at its loudest often between 8-10pm. As I type on the laptop in our front room, the windows are closed, TV on as wife watching it and the music from the pub is an annoying background noise clearly audible despite the TV. It is impossible for us to have the windows open in the front room in the evening despite the hot weather.

After 10pm when the garden is closed, outside music has stopped but patrons congregate outside the main door on Mornington Terrace to continue smoking and drinking outside with loud conversation and the doors frequently open. Further on occasion the patrons outside spill over and congregate on the opposite side of the street and frequently discarded plastic glasses on both sides of the street. The crowd is often sizeable after 11 to about 11.30pm. With the rise of Uber, many are waiting for taxis (less of a bike problem) but then lots of shouting and slamming of car doors as they leave. Generally but not always the door staff have cleared people away by the time they leave at 11.30 but not always.

The general level of drunkenness and disorder has risen with more people drinking excessively and more vomiting in last 6 months than last six years including recently (22nd June) when my wife and 10 year old daughter were returning from seeing Taylor Swift, at 11pm ish on a Friday night, the conversation was not about the concert but rather the people vomiting outside the pub that my daughter saw. I appreciate she is usually in bed well before this but explaining why people drink to that level is not the conversation a 10 year old should be having. There has also been a rise in visible drug taking in the street by patrons, mainly smoking spliffs or taking nitrous oxide with the cannisters left behind.

On occasion, two to date with a couple more planned over the summer they have events with a DJ. These are in the garden and finish by 9pm but the sound system is very much louder than the usual background music described above. The next are planned for 26th July and next in early September, date to be fixed.

Having had several conversations with Dave the manager, there is clearly a difference of opinion as to what constitutes a nuisance and his view that occasional events that breach all rules are still ok. I would say that if we are disturbed in our home, which we are probably 3-4 nights a week, then there is a problem and are in breach of the licensing objectives.

I would like all music in the garden to cease, certainly DJs to not operate outside and that the pub ensures patrons do not congregate on the pavement. They should also have stricter rules on when they refuse to serve people who are already drunk.

Hope this clarifies matters.

brgds, David

David Auger, 52A Mornington Terrace, London, NW1 7RT, Tel: [REDACTED]

On 04 July 2018 at 10:20 "Daynes, Toby" [REDACTED]
wrote:

Dear David

Many thanks for your email and I can confirm that I am still at Camden in the same role

I am very sorry to hear that this premises is still causing problems, I presume the football and good weather is making the noise and disturbance from the football unbearable. I was hoping (in the nicest possible way) that as I hadn't heard from you or residents that the situation may have been resolved

I will of course place this premises at the top of our priority monitoring list and contact the premises regarding ongoing nuisance from the premises

In the meantime, if you are disturbed by noise from this premise please notify our Out of Hours Service. This team works between 22.00 and 04.00 on a Friday and Saturday and most week nights and can visit the premise immediately and take direct action if you are disturbed. You can contact this team on 0207 974 4444.

I will of course keep you fully updated with any developments, and any further action that is necessary.

Please do not hesitate to contact me if you require any further information or if you have any other issues you wish to discuss

Best regards

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

Error! Filename not specified. Error! Filename not specified. Error! Filename not specified. Error! Filename not specified.

From: David Auger [REDACTED]
Sent: 03 July 2018 15:24
To: Daynes, Toby [REDACTED]
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby, quick email to confirm you are still with Camden, and to say that we are being increasingly disturbed by the pub, and indeed with a new manager, more than ever with loud music being played in the garden as well as crowds of people on the pavement. Please could you just confirm receipt and I can send further details once we've made contact so to speak

Brgds, David

David Auger

52A Mornington Terrace,

London, NW1 7RT

Telephone [REDACTED]

Mobile [REDACTED]

From: Daynes, Toby [REDACTED]
Sent: 25 September 2015 11:51
To: David Auger
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear David

Thanks for your email. Your comments will be helpful when I speak to M & B later today

I did not expect you to be satisfied with their response but thought it would be useful to have you make comments and elaborate where necessary

Unfortunately, while I was out on Friday, my colleague and I were diverted to join up with the Police on a separate operation and by the time we were able to visit, the premises was closed. However, it was also on our visits list for the Saturday and I am currently awaiting an update from the officers working on that night. That update will also form part of our investigation

With regard to us taking action. As I have detailed in previous emails, for us to take formal action, such as a review, we would need to build up sufficient evidence of nuisance and be satisfied that the level of nuisance warrants such action. I do not have the evidence to review this premises in the immediate future. The premises is cooperating with us, has engaged with us at both DPS and licence holder level. The premises is fully compliant with the terms of the premises licence, we do not have strong evidence of on-going nuisance and there are not multiple complainants. The venue also closes at 23.00 (22.30 Sunday) so the premises already has the earliest hours that pubs can have in Camden.

Please forgive the repetition – but if you feel that immediate action needs to be taken, you have the power to review their premises licence yourself at any time. With a review you could apply to put the beer garden out of use or apply to have the premises licence revoked. I have included all the documents you need for review in this email. The introduction of the Licensing Act in 2003 was in part to empower residents to take action themselves against ‘problem premises’ when they felt this needed to take place

In the meantime, we will continue to monitor the venue and building up any evidence

Regards

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

From: David Auger [REDACTED]
Sent: 23 September 2015 15:12
To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby,

Frankly at this stage I think this is inadequate from M&B as most of this was initiated months ago and has not solved the problems and it has still not been recognised that there is frequently an issue earlier in the week. How was this last weekend when I believe you were observing. We were away from late Friday but you could clearly hear the shouts from watching the rugby inside our flat through shut windows !

I believe this reply from M&B is an attempt to say something “new” is being done to put off any licence review. If you recall, the Area Manager was present when I went in the pub several months ago. M&B cannot claim they were unaware of the issue and are now dealing with it. As everyone is aware, the number of customers is seasonal (and as the job spec I sent you shows). I believe there is a hope that if there is a sufficient delay until later in the year the problem will naturally reduce. HOWEVER, we will face the same issues next summer and if next year follows this year then it takes six months to get to the same point we are now !

My detailed comments are as follows:

- *We have stopped any heavy rubbish (e.g. broken glass and bottles) being thrown away after 10pm – This all now happens in the morning. That maybe the case but the main complaints have been about people noise during the evening and after closing. I did not raise this so a different complainant.*
- *We have put on security staff in the garden on Thursday, Friday and Saturday evenings from 6pm until we close at 11pm to help with keeping noise levels down and to help with getting our guests to leave quietly at the end of the night. Security has been in place for several months, indeed you commented on this. This has not prevented a disturbance since being introduced and indeed I have frequently raised the issue of Wednesday night (see previous emails) but nothing has been done here, and indeed I have not received a reply from Camden as to why no observing has been done on a Wednesday but apparently only on Friday and Saturday.*

- *A member of management stays at the gate to the garden at the end of the night on Thursdays, Fridays and Saturdays to assist security with moving people away from our premises. The manager told me he was already doing this and has clearly not resolved the issues.*
- *Our main pub doors are closed from 8pm onwards to limit the noise coming from inside the building. Again, this was agreed to several months ago, but doors are closed, not locked and people use them and frequently left open with people hanging around outside.*
- *We have updated black boards in the garden with clear messages encouraging guests to respect our neighbours. This is a token gesture frequently referred to by management, and in many cases does not prevent nuisance. The fact staff members take the view that “you shouldn’t live near a pub” shows this is not taken seriously. I also note they do not have an action to retrain their staff to respect their neighbours and if staff don’t do they really expect customers to.*
- *We have several signs around the garden and by the entrance to the garden advising guests to keep the noise down when leaving our premises. These have been in place for months, and have not worked.*
- *We have installed a bike rack in the garden to stop cyclists chaining their bikes to our neighbours’ gates/fences (after a neighbour let us know this was an issue). Again installed several months ago, and only very reluctantly, but it is a small rack unless there are others further from the entrance. It is a welcome step, it has reduced, but not stopped this practice.*
- *We always set the inside lights back to full power 15 minutes before closing time and lower the music level to clearly signal the closing process is starting. This is normal practice, and has not prevented a disturbance.*
- *We also switch off most of the lights in the garden to make guests aware that we are going to close soon (A member of staff and security lets everybody knows to drink up and that we need to have the garden empty by 23.20). This has been happening already but there are still people hanging around, and the fact we find glasses in our front garden means that people are not being monitored on leaving. If security did say to leave quietly to someone you would expect to notice them holding a glass.*
- *On busy sessions, we have a member of staff purely designated to doing glass collection and supervising the garden. They may collect glasses but comments have been*

made previously about junior staff being inexperienced in dealing with noisy (and potentially drunk) customers.

- *We have instructed our cleaners to leave certain jobs (e.g. using a leaf blower) until after 9am (following frustrations from the neighbours regarding this issue). This is a new one to me, obviously I am not the only one complaining.*
- *We have spoken with the bin men to collect our rubbish after 10am on Sundays (again following frustrations from the neighbours re: this issue). This is a new one to me, obviously I am not the only one complaining.*

I am afraid this is not very positive, but you asked for my thoughts. I would ask that you refer back to your notes and our correspondence and look at the dates certain measures were introduced and then ask M&B why they have not worked and if no adequate replay is received then further action by Camden is required. I would like the problem not to reoccur or for Camden to take this matter further forward. I do not want it dragging out until Winter and then we start back at the beginning, next Spring.

I look forward to hearing from you.

Kind regards, David

From: Daynes, Toby [REDACTED]
Sent: 23 September 2015 14:25
To: David Auger
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Hello David

I have received the following agreements from Mitchells and Butlers:

- We have stopped any heavy rubbish (e.g. broken glass and bottles) being thrown away after 10pm – This all now happens in the morning.

- We have put on security staff in the garden on Thursday, Friday and Saturday evenings from 6pm until we close at 11pm to help with keeping noise levels down and to help with getting our guests to leave quietly at the end of the night.
- A member of management stays at the gate to the garden at the end of the night on Thursdays, Fridays and Saturdays to assist security with moving people away from our premises.
- Our main pub doors are closed from 8pm onwards to limit the noise coming from inside the building.
- We have updated black boards in the garden with clear messages encouraging guests to respect our neighbours.
- We have several signs around the garden and by the entrance to the garden advising guests to keep the noise down when leaving our premises.
- We have installed a bike rack in the garden to stop cyclists chaining their bikes to our neighbours' gates/fences (after a neighbour let us know this was an issue).
- We always set the inside lights back to full power 15 minutes before closing time and lower the music level to clearly signal the closing process is starting.
- We also switch off most of the lights in the garden to make guests aware that we are going to close soon (A member of staff and security lets everybody know to drink up and that we need to have the garden empty by 23.20).
- On busy sessions, we have a member of staff purely designated to doing glass collection and supervising the garden.
- We have instructed our cleaners to leave certain jobs (e.g. using a leaf blower) until after 9am (following frustrations from the neighbours regarding this issue).
- We have spoken with the bin men to collect our rubbish after 10am on Sundays (again following frustrations from the neighbours re: this issue).

If you could have a look through and provide me with your thoughts it would be appreciated

Regards

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

From: David Auger [REDACTED]
Sent: 14 September 2015 12:53
To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby

Thank you for your email. I am not sure it is me that they refer to being in regularly since I have haven't, only twice over 4 months as has been notified to you plus handing a plastic glass to the doorman on one occasion that was found in our front garden. I do know of one lady, Coral Bower of 54 Mornington Terrace, who has popped in on several occasions however she is does not have regular access to a computer and was not in a position to email you. I am also concerned regarding the inclusion of a TV screen in the heated tent as mentioned in my last email to you of 9 September that followed the one below. They are taking bookings for 18th and 19th ie this Friday and Saturday to show the rugby world cup. I also understand you have received an email from Jason Wingate on Delancey Street.

Please note that I do think the issue is as prevalent on the weekdays I have mentioned, a different crowd dependent on the weather and other activities locally and in Regents Park. I do think if observation could be made midweek as well when the weather is good that would give a better representation of the nuisance we face. I will advise of any recurrence as well as requested, and would support your proposals at a licence review. I am also sure we would have a reasonable number of residents attend, as was the case when they applied to extend the license a number of years ago, see attached. I am concerned that as the summer draws to a close there will be a reduction but without any real effort by them only for the problem to reoccur next summer and that if the process next year takes as long then we will be no further forward.

I have also attached the advert for the manager's job earlier in the year which I think shows how M&B view the priorities. There is no mention of the local community except as being wealthy !

Regards,

David

David Auger

52A Mornington Terrace,

London, NW1 7RT

Telephone [REDACTED]

Mobile [REDACTED]

From: Daynes, Toby [REDACTED]
Sent: 14 September 2015 12:08
To: david.auger e-mail
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear David

Thanks for your email

The Licensing Enforcement Team last visited this premises on the 28th August 2015 to check noise from the beer garden at 22.10 and at closing time at 23.00 to observe dispersal. The beer garden was not that busy at 22.10 and there was only audible chatter. However, the weather was drizzly, which no doubt effected the noise levels and numbers. My colleague and I who monitored the dispersal still felt

there was not enough effort made by management and staff to move patrons on and there was a tendency for some of those patrons leaving to loiter around.

Following these observations I wrote again to the Designated Premises Supervisor (DPS) Norbert Swierad, arranging a meeting for the 11th September at 15.00 (which is why the delay in responding as I wished to get further information for you). I also had my comments regarding dispersal forwarded on to the licence holder Mitchells and Butlers, who have contacted me to say they are discussing the issues with the management.

Just to clarify: I ask for feedback to see if the measures we have taken have worked. If they have not worked, then obviously we attempt again to address the issue with the premises

When I visited Norbert on the 11th September he said that he was only aware of one complainant who has been in regularly complaining. I presumed this was you. He told me he has taken on board our observations and would be talking to all staff. I advised that should they fail to address this the licence could be reviewed and I would apply for the following conditions to be added:

- No more than 50 patrons to use the beer garden at any time
- Beer garden to be closed at 22.00

Please be advised, a review of a licence is a last resort and we will need to witness nuisance over a period of time before this commences. **It will not be the case that we see nuisance once again and review them.**

However, as I have said in a number of previous emails you can review the premises licence should you choose to and apply for whatever conditions you feel are appropriate. You could even apply for the licence to be revoked should you feel that is necessary

If there are officers out on other operations during week nights I will ask them to monitor this venue. Please be advised I will not know until nearer the time and will advise you then

With regard to dB levels. This is not something that is dealt with for beer gardens as (I think I mentioned) the noise levels for chatter are transient and are not helpful for the frequencies we require.

I hope this is of help

Regards

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

From: david.auger e-mail [REDACTED]
Sent: 09 September 2015 13:01
To: Daynes, Toby
Subject: Re: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby,

I do not appear to have had an update from you per your last email of 24 August. The dispersal and general noise levels from the garden continue to be an issue.

I am surprised no one has made a formal complaint, I do know of other people who have been into the pub and, if you recall our correspondence over the last couple of months was instigated by yourself asking for feedback, I am not someone who is singularly continually complaining about the pub. I have owned 52A Mornington Terrace since 1998 and am well used to living in the proximity of a pub but the current situation is above what is acceptable.

Only last night we had another late and noisy evening with a large group outside after 11.30. See attached. This morning I popped into the pub to return the glassware found in our front garden left by the people who had been in the pub and asked to speak to the manager. A lady identified herself as such but subsequently acknowledged she was only the assistant manager, as the manager was on holiday. I explained I what I was returning and that their customers were causing a disturbance. She did not have much to say but another employee stepped in stated that I "shouldn't live near a pub". This seems in contravention of all requirements to understand their obligations. Their general attitude was dismissive and I left rather than have matters degenerate further. I wish both the disturbance last night and the staff incharge's lack of understanding of the licencing requirements to be treated as a formal complaint.

As I have raised previously we have been particularly concerned about issues during the week but as yet no observations have been done midweek that I am aware of.

Given the impending HS2 project, I attended an information session by HS2 Ltd on noise and disturbance made by a specialist about various decibell levels and disturbances. At what noise level in db would you consider a disturbance / nuisance being made and have noise levels emanating from the garden been measured ?

I look forward to hearing from you.

Yours sincerely

David Auger

52A Mornington Terrace

On 24 August 2015 at 14:29, Daynes, Toby <[REDACTED]> wrote:

Dear David

Many thanks for your email and please accept my apologies for the delay in responding - I have been on annual leave

Firstly, please do pass on my contact details to the other neighbours who you suggest are being disturbed by this premises. I have been through our complaint record for this venue and you are the only complainant we have and I went back to the beginning of 2011

We will continue to monitor this premises and I am very keen to ensure that dispersal at the end of the evening is done quickly and staff are quieting patrons down when they leave. As I indicated in my previous email to you, I felt there was room for improvement in the dispersal and speed at which patrons are moved on. This will be something we will be monitoring closely and if they fail to effectively do this and we witness it we will look to take further action

As a Licensing Enforcement Officer we use the Licensing Act to deal with any public nuisance. Noise Officers who deal with the Noise Act or any environmental protection legislation are unable to act on sporadic noise of this type (people noise) which is why we address through the licensing objective for licensed premises

Licensed premises within Camden that have beer gardens, where there are specific conditions regulating the beer garden (no conditions exist on this

licence) tend to be between 21.00 and 23.00.

You are correct that we have an "duty to investigate each complaint" and I have made clear in previous emails what action I have taken. Please be advised we are under no obligation/ duty to uphold the complaint. This must be done through our observations and monitoring. As I have previously detailed to you, if we are unable to establish the complaint and/or you feel that the situation is not acceptable to you then you can review the premises licence yourself (details attached in previous emails)

With regard to the "analysis of closing times". I am not quite sure what you mean by this. Some premises have conditions on their licence, which date back to when the licence was granted, such as the Spread Eagle which regulates the outside area. Where conditions or requirements of this type exist we ensure they are compliant. The Edinboro Castle has no regulated times on its conditions. We do have the power (as do you) to review a premises licence to add conditions such as this on the premises licence. However, we would first need to establish that this is a public nuisance and this type of formal action is required. A review of a premises licence will only be done when we have exhausted all other options

I am working with a colleague this Friday and Saturday night and will be monitoring the premises closely on both nights and watching and noting dispersal. If this has not been improved since my last advice to the venue then I will be contacting the premises again

I hope this is of help

I will update you on the results of our visits on Tuesday next week

Regards

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

-----Original Message-----

From: David Auger [REDACTED]
Sent: 10 August 2015 08:41
To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby,

Following on from this we continue to suffer a disturbance from the Edinboro Castle as do our neighbours. Frequently we note that the beer garden is not empty by 11.20 but that people continue to slowly file out for 15-20 minutes after the time they leave with people often standing around outside the pub. Only this last Friday 7 August, people were still exiting the garden after 11.30pm and a group was still outside talking loudly at 11.45pm.

At the heart of the issue is the noise from the garden and the number of people such that people have to talk loudly to be heard which means other people talk

louder and it escalates. Further the number of people means that the garden takes a long time to empty and if the staff don't start early enough then it is not completed by 11.20pm. However the Noise Act 1996 which I believe is relevant here considers 11.00pm the cut off time and hence all complaints should be considered to be relevant to 11.00pm not just later.

For the record also please note that groups are still prone to congregate on the street outside the pub main door rather than the garden such as on 22 and 31 July when I observed a large group outside. See pictures attached.

I would be grateful for if you could let me know what is currently being done and planned as well as having answers to the above please could I also have a reply to the below.

Obviously I don't need to remind you of Camden's duty to investigate each complaint and should it be necessary for us to take this matter further it will be necessary to demonstrate why it is us rather than Camden. No doubt the licensing Committee will seek Camden's views and at present time I am unclear how you consider the current situation complies with the various legislation. I also think it would be helpful if the times that other Public Houses are able to keep their gardens open to was available. I cannot think of another case where the garden is permitted to be used until 11.20pm. For example the Victoria that was on Mornington Terrace closed its garden at 9pm. The Spread Eagle on Parkway clears its outside tables by 10pm. Please could you provide me with Camden's analysis of closing times, as I am sure Camden must have this information in carrying out their responsibilities as a local authority.

I look forward to hearing from you

Kind regards

David Auger

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

-----Original Message-----

From: David Auger [REDACTED]
Sent: 10 July 2015 10:31
To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby, thank you for your email which I will reply to in more detail in due course but a couple of initial thoughts are that while I appreciate the work done by the monitoring team my concerns have been about midweek particularly Wednesdays and Thursdays which I gave details of rather than

Fridays and Saturdays when I have not been in, and when as you say additional staff put on. My view that the licence is not being complied with (without the exact wording in front of me) is on the basis that the venue should be empty by 11.20pm rather than people leaving after 11.20 though to 11.35pm which I have observed regularly and that it should not cause a disturbance however if the behaviour is particularly noisy, which it frequently is, then it is clearly audible inside our flat with windows closed.

One initial question I have is that if no "serious public nuisance" in their view do you accept that there is a public nuisance ?

Best regards, David

-----Original Message-----

From: "Daynes, Toby"

Sent: 10/07/2015, 09:34

To: David Auger

Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear David

Many thanks for your email and apologies for the delay in responding. I have been waiting until our team have had the opportunity to properly monitor the venue and for me to meet with the management to discuss the issues you raised, before contacting you back.

As you know after receiving your complaint I contacted the management to raise your concerns. This was prior to a more formal meeting planned for after our monitoring, which has now been completed.

Licensing Enforcement Officers from my team have monitored the premises over the last 6 weeks on Friday and Saturdays as part of our evening enforcement work. The feedback I have received from them is that they did not consider there to be serious public nuisance. I took the opportunity to visit myself on Saturday 4th July and stayed there between 22.50 and 23.30. I also did not note excessive noise and the dispersal was complete by 23.30. However, I did find areas where improvement can and should be made, such as the speed of dispersal which should be increased, patrons should not be permitted to 'hang about' outside the venue. I would also like to see greater efforts in the garden to address loud patrons.

Following these observations, I had a meeting with assistant manager Natalie Khoshnevis. I relayed our observations and advised I would be writing to the venue with a number of recommendations. One of my recommendations will be for the venue to draw up a dispersal guide, which we would expect them to follow and all staff to be trained in.

One of your requests for them was for door security. They already have SIA trained door security on Friday and Saturday nights. However, I would like to see them being far more proactive in addressing any noise issues and working far more effectively in dispersal.

Please accept my apologies if I did not make it clear in my last email that the Licensing Enforcement Team does not deal with issues such as bicycles being attached to railings on your street. I have already forwarded your concerns to Camden's Asset Management Team and our Community Safety Team to consider. You may wish to contact Michael Hrycak directly on these issues. He can be reached on 0207 974 4499

I am pleased to hear that you are keeping a log of the disturbance. This will be useful should you wish to call a review.

In the email below you state 'the current licence is not being complied with'. Can you please be specific about the licensing breaches you have found. Please be advised that the compliance of a licence should relate to the terms and conditions of the premises licence

We will continue to monitor the venue and I will update you with any developments

Best regards

--

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

From: David Auger [REDACTED]
Sent: 03 July 2015 11:58
To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear Toby,

It's been almost 6 weeks since we last discussed the issues with Edinboro Castle pub, close to our home. Your note below was very helpful and clearly if the issues do not improve there is a process to go through before any licence review. Our experience is that nothing has changed !

After your mail we waited a month to see if any impact and then on 17 June 2015 I popped in to see the manager and also saw the Area Manager who happened to be there, Norbert Swierad and Andrew Simmons respectively. They informed me the manager was new having been in place 7 weeks. They listened carefully and said would take into consideration. They also confirmed the capacity of the garden was 300 and their understanding was that the garden should be clear and shut by 11.20.

However their actions have been negligible from what I can see. I have the following observations from the last couple of weeks.

Wednesday 24/6/2015, main pub doors not shut, a group of approximately a dozen formed outside the pub on the street where they were obviously going in and out of the pub effectively using the space as an extension of the garden. The group were still present 11.35pm. The garden did not empty until 11.35pm when garden gate shut. See example pictures. Please note pub door open and group outside at 11.35 in second pic!

Thursday 25/6/2015. Garden gate shut at 11.31pm with 34 people leaving after 11.25pm.

Monday 29/6/2015 12 people left after 11.20pm. This would suggest there is a more systematic issue than just takes a long time to clear the garden on a Wed/Thur. (On Fri/Sat I am frequently not at home to observe).

Wednesday 1/7/2015 Very busy, bikes locked to railings at front of 52. Garden emptying between 11.20 and 11.35pm. Bikes not removed from our flat until 11.40. When politely asked them not to lock bikes to private property, one lady became abusive and subsequently accused me of having done something to her bike which was not the case. The "wobble" may have had more to do with where she had been for last 3 hours.

Thursday 2/7/2015 morning the rubbish blocked the majority of the pavement. This is a frequent occurrence and I know an older neighbour who lives a couple of doors down finds this particularly difficult particularly when walking his dog with all the broken glass on the street. See example picture.

Following your email I would be interested in your observations and the result from your meetings "I will contact the management in the next few days and will suggest the door security and tell him that every effort needs to be made to prevent nuisance from his patrons, to keep the main doors shut and to ensure a speedy and quiet dispersal from the venue" and from the enforcement team "I have also added this premises on to the priority monitoring list to be monitored by the enforcement team as part of our evening enforcement work. Any nuisance observed can be documented and used as evidence at a later date".

Something needs to be done about the lack of places for the bikes. People coming back to the bikes locked to our railings are frequently drunk, a polite word seems to result in abuse more often than not and saying anything would need to be carefully considered to avoid retaliation such as a "brick through a window". Technically the railings are owned by Camden Council who are the freeholder of 52 Mornington Terrace, so any signage would need Camden consent, but my concern is around (1) noise when bikes removed and (2) the railings are not really adequate as a security device (as is often the case in London) and any damage we would potentially have to contribute to.

I think various signs would be helpful, (1) by the bike racks (for the purpose of securing bikes) at the junction of Mornington Terrace and Delancey Street asking people to use provided facilities and not to lock bikes to railings of local residential property and why (possible hazard, lack of security potential damage to railings etc), noting bikes locked in inappropriate places may be clamped or removed and then (2) small notices on residential railings asking not to lock bikes and referring back to main notice. Since 52 and 55 are Camden freeholds already further consents not required. I understand from people using our railings that the pub refuses to let people bring bikes into the beer garden. Maybe if the pub management knew that potential customers really had nowhere else to park their bikes they would reconsider rather than face the prospect that a large number of their customers could face their bikes being removed without further notice etc.

We are now keeping a log but this is clearly insufficient, but the current licence is not being complied with which surely falls on Camden to enforce rather than local residents ?

I look forward to hearing from you.

Best regards, David

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

From: Daynes, Toby [REDACTED]
Sent: 19 May 2015 10:20
To: David Auger
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

Dear David

Many thanks for getting back to me so quickly and I am very sorry to hear that this premise is still causing a number of problems for you.

To briefly answer your questions:

1. There is no set capacity on the premises licence. They would have evaluated a set capacity number on their fire risk assessment which is checked by the fire service. If you are concerned about over capacity and fire/evacuation issues please let me know and I will contact the relevant officer and alert them.
2. There is currently no requirement on the licence for them to have door security
3. They should be managing the outside space and addressing any noise nuisance or ASB. There is nothing prescribed in the licence regarding this but they have a responsibility to uphold the licensing objectives, one of which is the prevention of public nuisance.
4. This would not be something that Licensing Enforcement deals with but I will forward your concerns on to the Community Safety Team to see if there is something they can do regarding the railings and the parking of bikes
5. If the premises fails to address public nuisance then the premises licence can be reviewed. This is something we can do, although we would require evidence. YOU also have the option to review their premises licence. If you

called a review you could apply to place additional conditions on the premises licence, such as 'no use of the beer garden at any time', 'a minimum of 2 door security at all times' etc. You also have the power to call for a full revocation of their licence. I have included the documents in this email should you wish to do this

I will contact the management in the next few days and will suggest the door security and tell him that every effort needs to be made to prevent nuisance from his patrons, to keep the main doors shut and to ensure a speedy and quiet dispersal from the venue

It is worth noting that this premises has very few statutory conditions - probably because it has the lowest opening times that a pub can have

I have also added this premises on to the priority monitoring list to be monitored by the enforcement team as part of our evening enforcement work. Any nuisance observed can be documented and used as evidence at a later date

The Licensing Team also works closely with other teams in the Council and external agencies, including the Environmental Health Team and the Police. The information that you have kindly provided will be shared with these other teams and agencies as well, and where appropriate the Licensing Team will coordinate any investigation and action with them.

I will of course keep you fully updated with any developments, and any further action that is necessary.

Please do not hesitate to contact me if you require any further information or if you have any other issues you wish to discuss.

Best regards

--

Toby Daynes
Environmental Health Technician

Telephone: [REDACTED]

From: David Auger [REDACTED]
Sent: 18 May 2015 16:42
To: Daynes, Toby
Subject: RE: Edinboro Castle, 57 Mornington Terrace, London

On
Dear Toby

Thank you for your email following this up, the timing is rather serendipitous as, particularly following last week, I was considering how to follow this up as we are still negatively affected. This is principally by the noise generated which arises from (1) the sheer volume of people particularly when the weather is good; (2) the fact the main doors are frequently left open which means the noise from any music plus the general hubbub is less contained and additionally people come and go via the doors rather than the garden which is further away; (3) it's so noisy that if people want to talk "quietly" or make a phone call they stand outside the pub on the street or further down

Mornington Terrace before returning resulting in the general spread of noise; and (4) people frequently do not leave quietly especially at closing time, too often large groups of friends fragment as they leave going in different directions and then shout back and forth as they separate.

On Wednesday of last week, 13th May, the pub was particularly busy and a considerable number of bicycles were "parked" along Mornington Terrace and in seeking to find something to lock the bikes to the owners had used the railings outside the houses all the way from the junction with Delancey Street down to our property at number 52 with several bikes chained to them, see a couple of pictures taken outside our house. This is the first time this has happened this year but has not been uncommon in the past. The impact of this is that not only the paint on the railings gets damaged but also that the owners when returning to the bikes at the end of the evening stand by the bikes talking as they unlock them only a couple of meters from our windows. That evening I had attended a local residents meeting on HS2 which finished shortly after 9pm and a couple of us had popped into the Edinboro Castle afterwards. It was so noisy in both the garden and inside that conversation was impossible without raising your voice and we left to go to the Spread Eagle on Parkway / Delancey Street which interestingly has a restriction on the use of its outside space as we told we would have to move inside shortly before 10pm, although we were leaving anyway.

While I appreciate that we are reasonably close to the pub, for many years there were few issues however in recent years as the pub has been redeveloped and garden extended with awnings the number of people is probably in excess of 10 times what it was 15 years ago. In addition a number of other local pubs have closed including the two nearest being the Victoria (on Mornington Terrace) and Crown and Goose (on Delancey Street). Despite the considerable increase in numbers, the various managers at Edinboro Castle have done little to control the behaviour of the patrons particularly at the end of the evening. Indeed historically one of the issues has been the inability of the bar staff to adequately clear the garden at closing time. On the following day Thursday 14th May I was out and returned home at approximately 11.45pm and I noticed a small group of people still in the garden although they were not making any noise.

It is probably worth commenting that with the number of cyclists visiting the pub I find it difficult to believe that they are all under the legal blood alcohol limit to cycle home, certainly not from the way some "wobble off" and the fact Mornington Terrace is a one way street is frequently ignored although this may be beyond your remit.

I have a couple of questions, (1) what is the maximum limit on numbers (2) is there any requirement to employ security / door staff above a certain level, (3) given the restrictions on outside space at other pubs why is none present at Edinboro Castle (4) can something be done to limit the use of railings down the street as a "bike park" (5) what can be done to encourage the manager to take responsibility for people not leaving promptly and quietly at closing time rather than the abdication of responsibility and staff feeling they have to "negotiate" to get people to leave.

At a minimum I think that if the pub were asked to employ door staff to ensure people use the garden entrance/exit and to clear the garden promptly at

closing time this would improve matters. At the moment there are simply too few staff to adequately manage the situation when the weather is good and the pub particularly busy.

I look forward to hearing from you

Kind regards

David

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

From: Daynes, Toby [mailto:[REDACTED]]
Sent: 15 May 2015 14:11
To: [REDACTED]
Subject: Edinboro Castle, 57 Mornington Terrace, London

Dear Mr Auger

Edinboro Castle, 57 Mornington Terrace, London
Service Request: 188071

I am the Licensing Enforcement Officer for the area in which the above premise resides.

I have been looking over some of the previous complaints that have come in to me and wanted to take this opportunity to contact you to find out how things have been at this venue. Following your initial complaint my team made a number of visits to the premise but were unable to identify the levels of nuisance that you described.

However, I appreciate that the weather is now starting to improve and wanted to get an idea as to whether you are still being negatively effected

I look forward to hearing from you

Best wishes

Toby Daynes Cert HELL, BA (Hons)
Environmental Health Technician
Communities
Culture and Environment
London Borough of Camden

Telephone: [REDACTED]
Mobile: [REDACTED]

Fax: 6955
Web: [camden.gov.uk](http://www.camden.gov.uk)<<http://www.camden.gov.uk/>>
8th Floor.
5 Pancras Square
5 Pancras Square
London N1C 4AG

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David Auger

mobile 

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David Auger

From: [REDACTED]
Sent: 04 July 2019 11:58
To: David Auger
Cc: Sasu, William
Subject: RE: Edinboro Castle Minutes February Residents meeting

Dear Mr Auger,

Thank you for your email and the minutes from February's Residents meeting.

On Tuesday 2nd July 2019, myself and Camden's Licensing Police, met with management (Manger/DPS David Hogan, Area Manager Tim Lightfoot and Regional Security Manager Matthew Stewart) of the Edinboro Castle.

The purpose of the meeting was to address the complaints received and to discuss the premises, (mainly the garden) the events, security (including crowd management), noise and dispersal.

Both the Police and myself highlighted our main concerns and agreed with the management team, certain aspects need improving.

The management team, stated that they looking to work with the residents.

Items agreed

- Reintroduce residents meetings to discuss any issues or complaints regarding the premises, a member of the council will also attend.
- Extra door staff, at least 3 on busy occasions.
- Garden area to have phased close off from 21:30 with an aim to have it cleared by 22:00.
- Emptying of glass into bins to be done throughout the day/evening to prevent loud noises after 23:00.
- Small smoking area (garden or front) with limited use to be confirmed after consultation with residents to prevent noise of raised human voices.
- Staff to be more proactive collecting glassware and to help with noise from patrons leaving.

The Police also issued some information to the managers regarding security and best practice procedures.

I will update you and advise when I receive information on the first meeting.

In the meantime, we will continue to monitor the premises.

Kind regards

Dennis Viechweg
Licensing Enforcement Officer

Telephone: [REDACTED]



From: David Auger [REDACTED]
Sent: 03 July 2019 07:42
To: Viechweg, Dennis [REDACTED]
Cc: Sasu, William <[REDACTED]>
Subject: Edinboro Castle Minutes February Residents meeting

Dear Mr Viechweg

David Auger

From: Lewis, Philip (BSS) [REDACTED]
Sent: 17 September 2019 14:58
To: David Auger
Cc: [REDACTED]
Subject: RE: FOI Response FOI13063 ND URGENT

Dear Mr Auger

I have discussed this with the licencing team and the case was active during the FOI process, but has since been closed as further visits were undertaken at the weekend of 7th/8th September, and no issues were witnessed at the premises. Due to the latest visits, in conjunction with all of the other engagement and monitoring they have done, they have decided to close the case with no further action taken.

A response has already been sent to you by the licensing team detailing the particulars of their investigation and their intention to close the case.

The following is information from the team:

On 26th July Visit made 22.00. Observed patrons outside and loitering. Security chatting with them and failing to move them on. Low level music audible on street about 20m away when doors shut, but music and bass audible when doors open. Patrons outside and on street also waiting for cabs. Premises was still operating at 22.16 when we left.

Would disturb to very close residents but will need to assess from their property.

Dispersal was very poor by security who was very visible.

Patrons also speaking very loud and some shouting.

Public highway also blocked by patrons.

20.53 we were parked adjacent to the garden and chatter was clearly audible.

23.04 through to 23.24 we were parked outside the complainants residence to observe dispersal, 2 marshals in 'Quiet Street' tabard's 1 was proactively interacting with patrons asking them to move on, by 23.24 the area directly outside the premises entrance was clear and a small crowd of approx. 20 was walking towards junction of Delancey St/Albancy St, chatter was audible but no shouting.

Yours sincerely

Philip Lewis
Information and Records Management Officer

Telephone: [REDACTED]



From: David Auger [REDACTED]
Sent: 10 September 2019 13:14
To: Lewis, Philip (BSS) <[REDACTED]>
Cc: Johnson, Heather (Councillor) [REDACTED]
Subject: RE: FOI Response FOI13063 ND URGENT

Dear Mr Lewis,

Thank you for your email. Previously I forwarded the email of the 28 September from Lewis Dodd. It notes "At the current stage, the Licensing Authority is satisfied that the premises is not in breach of the public nuisance objective, and do not propose to take any further action at this stage." Since no further action is being taken, I do not agree that an exemption for an open investigation is appropriate. I would also note that Heidi Lawrance previously indicated the information would be provided and has reneged on that agreement, so I am afraid that I must insist the information is provided forthwith, and I would be grateful if you could confirm when this will be.

Please note that Councillor Johnson has been cc'd since she was aware of the issues with the pub.

Kind regards,

David

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

From: Lewis, Philip (BSS) [REDACTED]
Sent: 10 September 2019 11:30
To: David Auger
Subject: RE: FOI Response FOI13063 ND URGENT

Dear Mr Auger

I am sorry for missing your phone call this morning, I was away from my desk, and also not being able to reply to your email sooner.

I am happy to look into this informally for you, however I need to get the information from the licencing team as to why they responded to the request as they did. I have asked them to reply to me promptly but the relevant officer isn't in the office at the moment.

Regarding one request being logged as a FOI and one as an EIR, this is a situation where it could be considered as both FOI – because you are asking for correspondence information, and EIR - because this is relating to Environmental Health issues. However we should have been consistent with the logging, and indeed should have used the FOI & EIR combined template and logged it that way.

However, the decision would have been the same under FOI as EIR, that the information would have been withheld as it is a current open investigation.

I will get back to you as soon as I can.

Regards

Philip Lewis
Information and Records Management Officer

Telephone: [REDACTED]



From: David Auger <[REDACTED]>
Sent: 06 September 2019 09:58
To: Lewis, Philip (BSS) [REDACTED]
Subject: RE: FOI Response FOI13063 ND URGENT

Dear Mr Lewis,

I am writing informally regarding the above as this is inconsistent with a previous request FOI12896 regarding a similar matter that was answered under FOI not EIR and per the correspondence attached dated 28 August 2019 the investigation has been closed. While I have a number of concerns regarding the response, in an effort to quickly gain the information I am informally requesting this now be provided rather than requesting a formal review which no doubt will take several months. I would be grateful if you could confirm if this is possible by the end of the day, alternatively I can confirm my intention would be to submit a request for a formal review next week.

I look forward to hearing from you.

Brgds, David

David Auger
52A Mornington Terrace,
London, NW1 7RT
Telephone [REDACTED]
Mobile [REDACTED]

From: Lewis, Philip (BSS) [REDACTED]
Sent: 02 September 2019 09:37
To: [REDACTED]
Subject: FOI Response FOI13063 ND

Dear Mr Auger

Thank you for your recent Environmental Information Regulations request. The response to your request is attached.

We publish our responses on our Open Data Portal, you will be able to see your response and others back to August 2017 [here](#).

Thank you for your interest in Camden council

Yours sincerely,

Philip Lewis
Information and Records Management Officer
Law and Governance
Corporate Services
London Borough of Camden

Telephone: [REDACTED]
Web: camden.gov.uk
5th floor

5 Pancras Square
London N1C 4AG



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**52A Mornington Terrace
London
NW1 7RT**

Mr Tim Lightfoot
Retail Business Manager
Mitchells & Butlers plc
27 Fleet Street
Birmingham
B3 1JP

1 July 2020

by email [REDACTED]

Re Edinboro Castle, 57 Mornington Terrace

Dear Mr Lightfoot

We are writing following receipt of your letter to residents dated 30 June 2020, hand delivered this morning (although with many local houses split into flats, one leaflet between 3 households is unfortunate given sharing physical documents is difficult when social distancing).

Firstly, we welcome and appreciate the update. Obviously there has been considerable discussion both locally and nationally around pubs generally re-opening. We have to say that the closure of your pub has actually been a blessing during the spring and summer months and we have been able to quietly enjoy our homes throughout the week without the disturbances that have blighted us in the last couple of years from the operation of the pub and garden and the disturbance from your patrons leaving.

Despite the measures set out in your letter we are still concerned as to the impact on residents of your reopening and the issues that may occur or reoccur from previous years. We will confine our letter to how we as residents will be potentially impacted. Even with the proposals, the number of covers will be considerable? Your letter is unspecific as to how many guests you intend to accommodate at any one time.

Door staff

Per the sixth paragraph we note the new format and a host service will dispense with the need for door staff. We would strongly urge you to reconsider this. Even with reduced numbers there is considerable potential for issues particularly outside the pub with people not being admitted or leaving when under the influence. We think this is particularly vital in the initial period in dealing with potential issues. None of us want to see scenes similar to Bournemouth outside the pub on Mornington Terrace and Delancey Street. Further, it would be far better to over supervise the situation initially and embed new behaviours from day one rather than face the situation where management have underestimated the response to events and are subsequently over-whelmed.

Patrons behaviour when arriving

Previously issues have occurred with people queuing on the street causing a noise disturbance as well as rapidly consuming the alcohol they had intended to try to sneak onto the premises before being "searched" by door staff. With the proposed changes described it is unclear how this will be managed. We are sure we all wish to avoid large numbers of patrons outside on the street drinking and frustrated at a lack of entry. This is compounded by lack of door staff.

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London
NW1 7RT**

Music played inside.

Previously we have been disturbed by music played inside the building particularly when the door is left open or opens and closes. It is unclear whether you are following recommendations for music not to be played as this reduces the need for shouting and the risk of spread of the virus.

Music played in the garden

Previously music has been played in the garden and has nearly always caused a disturbance. Again your letter is silent on this issue We would urge you to ensure music is not played in the garden at any hour.

Garden closing time

We note in the seventh paragraph your intention for the garden to remain open until 11.00pm. It is unclear if this is service stops at 11.00pm and to be clear by 11.20pm or for the garden to be clear by 11.00pm. Your letter justifies the proposals on the basis of reduced trade and no vertical drinking (assumed meant that everyone must be seated). However this is no different to the arrangements with the Marquees at Christmas time with 60 covers. We suspect you will have more than this number in your current proposals, ie more than 10 tables. The planning committee was clear that drinks being served no later than 9.30pm and Marquee being closed by 10pm was appropriate, not least to allow clearing up to start at 10.00pm rather than later. The issue is not only the noise that emanates from the garden but also the patrons as they leave and the noise clearing up. The time of closure of the garden also sends an important signal regarding the expectations on behaviour, and if earlier than the main building the reason being not to disturb residents in a residential area, this sets the tone.

Patrons behaviour when leaving

Historically there have been numerous issues with the behaviour of patrons when leaving. This has been recognised and previously discussed with Camden and others. Our concerns remain. In previous years the use of bicycles has been a problem particularly when chained to the railings outside residents' houses. We are concerned that with the use of bicycles becoming more popular that this again will be in issue. We would ask you to ensure that customers when booking, arriving and leaving understand that locking their bicycles to railings belonging to residents is inappropriate and legally an act of trespass. While we appreciate you cannot stop patrons from doing so, however you can refuse them entry if they do so before arriving and we would urge you to be strict on this. Again this suggests door staff are required. Other antisocial behaviour by patrons leaving includes using the surrounding area as a toilet with your patrons urinating in front gardens of local residents as well as outside the Network Rail Access building the other side of 58 Mornington Terrace, opposite number 53 and against the railway cutting retaining wall opposite numbers 51 and 52. It is unclear how you will be operating the toilet facilities in the pub, but historically long queues have encouraged some patrons to nip out of the garden / pub and relieve themselves in the street rather than queue up.

We note your comments regarding being open to constructive discussions, however many residents feel that previous discussions have been held for appearances sake rather than with any real intention of anything that will reduce the financial success of the business. Statements by the

**52A Mornington Terrace
London
NW1 7RT**



Manager and staff have frequently been about policy not reflected in actual behaviours and designed to delay any real actions. Many feel that the discussions that took place last year exhausted the scope for further discussions and that changes would only be made through enforcement action. Indeed we note with the garden that your intention is to open until 11.00pm despite clear messages from Camden Licensing and Planning that this is inappropriate. You will understand therefore that we reserve the right to take necessary steps including seeking conditions to be attached to the licence through a hearing before the Licensing Committee.

Finally we wish you every success in reopening and creating the restaurant type environment you set out. We are sure this will be a welcome change to the type of pub you have previously sought to create, using M&B language, "a monster of pub" or a "party pub" that is wholly inappropriate for the residential area in which the Edinboro Castle is located. You may even find that with the changes that local residents may be far more inclined to frequent the pub than they have in the last couple of years. Now is certainly an opportunity to make that transition.

yours sincerely

David Auger

and on behalf of

Simon Lepper, Chair
Clarkson and Mornington Tenants and Residents Association

Catherine Colley, Chair
Delancey Street Residents Association



David Auger <davidauger52a@gmail.com>

RE: Edinboro Castle, 57 Mornington Terrace

1 message

Paru Bhudia

5 April 2022 at 11:56

To: David Auger

Cc: Dennis Viechweg <

Dear David

Hope you are well.

I have had a response from the premises and they have acknowledged and accepted the incident that took place on Monday 28th March.

The concerns have been taken on board and the management team have been re-briefed on the importance of managing dispersal on all nights of the week. This was exceptional for a Monday night and involved a group of customers who visited the premises towards the end of the evening. They have advised they would certainly never seek to create a nuisance for those residents around the premises and actively work to be a positive part of the local community. The DPS Dave Hogan has been here for several years and put in place numerous measures to mitigate the risk of noise nuisance such as closing the garden early, a dispersal and noise management plan, use of door staff at peak trading times and relocation of the smoking area. They will continue to do all they can to prevent any nuisance and are currently reviewing any additional measures needed.

With regards to the live music , they did submit Tens for both the occasions ref 108947 and 108321, they were both granted and it was a solo singer. Following the issues raised after the February event, noise monitoring checks were completed externally in the nearby residential roads by the Duty Manager during the entertainment (for the March event) to ensure the music volume was at an appropriate level to not cause a nuisance, which is why you couldn't hear anything on that night.

With regards to the premises being in breach of their licence, it appears they are not. See the following reasons:

- The DPS had applied and was granted for a TEN for both occasions to licence the live music
- In the absence of a TEN, the live music would still have been permitted under the deregulation created by the Live Music Act as all the criteria were satisfied (the music finished before 11pm). The Act also dis-applies any live music related conditions on the licence if the criteria are satisfied, so a TEN would not actually have been required on either occasion.

Having seen the proof of both Tens and the fact they are permitted to play Live Music under the Live Music Act without Tens, and their acknowledgment of the incident on Monday as it was a rare occurrence and the measures they have put in place to ensure it is managed better, I am satisfied that the premises are and have done everything they can to try and mitigate the issue raised by yourself in this occurrence. I can also confirm they are not in breach of their licence and therefore I am happy to close this case.

They are very keen to have a meeting with you and the residents and I would be happy to be there too, to discuss and resolve any ongoing issues you and the residents have. Would this be of interest to you?

Kind Regards

Paru Bhudia

Licensing Enforcement Officer

Telephone: [REDACTED]

From: David Auger [REDACTED]
Sent: 01 April 2022 13:13
To: Paru Bhudia [REDACTED]
Subject: RE: Edinboro Castle, 57 Mornington Terrace

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Dear Ms Bhudia

Thank you for taking the time to go through the issues with the Edinboro Castle, these have been ongoing for many years, and as I said we were looking at adding conditions to the licence as the pandemic started. The improvement brought about by the restricted operations from the pub have been very noticeable as has the recent deterioration following the easing of the covid rules.

Please find attached photos from Monday 28th March which speak for themselves, I can confirm the time is correct.

I have also attached a couple of other photos marked date and time, noting no security arrangements and people

allowed to congregate outside the pub opposite us, with drinks outside, and talking loudly.

Finally I attached the slide pack from the objection to the marquee planning from a few years ago that summarises some of the historic issues from 2019 pre covid.

Kind regards,

David

David Auger

52A Mornington Terrace,

London, NW1 7RT

Telephone [REDACTED]

Mobile [REDACTED]

Please note that from Tuesday 21st September 2021 emails sent to [REDACTED] have not been received, please could any emails sent after this date be resent to my new email [REDACTED]

From: Paru Bhudia [REDACTED]
Sent: 31 March 2022 11:34
To: [REDACTED]
Subject: RE: Edinboro Castle, 57 Mornington Terrace URGENT

Dear Mr Auger

Hope you are well.

My name is Paru Bhudia and I am a Licensing Enforcement Officer from London Borough of Camden, we will be investigating the premises in question regarding the breach of licence.

Once we have an update I will write to you to advise you of the outcome.

Your ref number is SRQ 294868

Kind Regards

Paru Bhudia

Licensing Enforcement Officer

Telephone: [REDACTED]



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: David Auger [REDACTED]
Sent: 23 March 2022 16:10
To: licensingenquiry [REDACTED]
Subject: Edinboro Castle, 57 Mornington Terrace URGENT

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Dear Sirs,

I am writing regarding concern at live music events at the Edinboro Castle pub, we are local residents living opposite the pub.

The Pub held a live music event on 25th February 2022 which disturbed us, and is advertising a further event this Friday 25th March. Live music is not permitted from a review of their licence and on line and from a telephone call to yourselves earlier today, no Temporary Events Notice (TEN) has been applied for or issued for either event, I am concerned that any future events will unreasonably disturb us as was the case on 25th February 2022. We did formally complain to Camden, complaint reference 293692, which was logged, but officers were unable to attend prior 11pm which is final orders and the music ceased.

For the record please note I wish to object to any TEN that has been applied for regarding live music or events and formally formally complain that the event on 25th February 2022 was in breach of the licence in the absence of a TEN that had followed the appropriate procedures.

Kind regards,

David Auger

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David Auger [REDACTED]

Edinboro Castle licence 2631

1 message

David Auger [REDACTED]

26 September 2025 at 21:05

To: licensing@camden.gov.uk

Dear Sirs,

I wish to complain about the above premises. We are being disturbed by live music being played in the beer garden this evening and going on as I write this. I have spoken to the Manager and understand they have a TEN however this should have considered the likely disturbance to residents, which is difficult to understand how live music in an outside space could not be. Please could you provide a copy of the TEN, I believe number 130555.

The pub garden is often very noisy, sometimes with over a hundred patrons and they do not start leaving until 10pm. No closing time is specified for the garden.

Generally we are frequently disturbed by crowds gathering outside and not dispersing. This is made worse by the practice of the pub selling drinks to take away in plastic containers resulting in patrons standing around after the venue has closed finishing their drinks. Security staff do little to stop loud shouting or screaming and leave at 11.30 whether or not patrons are still gathered. Their sole instruction seems to be to prevent any violence rather than anti-social behaviour. There is also a variety of other anti-social behaviour including drug taking and urinating in the vicinity of the pub. A little while ago I saw 2 patrons taking cocaine (or something similar) in a neighbours front garden. They left and returned to the pub. We have also seen patrons leave the pub, make a purchase (presumably drugs) from a car and then return to the pub.

We are also disturbed by deliveries often outside normal working hours as early as 7am and on Sundays and bank holidays.

I understand that there are limited conditions attached to the licence except those for a standard pub. I would be grateful if you could send me the form to apply to have conditions attached to the licence to minimise the impact to local residents and prevent some of the disturbances occurring. I understand the procedure involves a hearing of the licensing committee, but would appreciate it if you could clarify this.

yours faithfully

David Auger

David Auger***52A Mornington Terrace, London, NW1 7RT******Telephone*** [REDACTED]

Dear Neighbour,

My name is Andy Baird and I am the Manager of the Edinboro Castle, 57 Mornington Terrace.

I wanted to let you know that a licensing variation application has recently been submitted for this premises and provide the information on what this involves and the reason for this. I would also like to offer the opportunity to meet with myself and our Operations Manager to discuss the application if we can assist with any queries.

Firstly to reassure you that we are not applying for any changes to the way the Edinboro Castle operates or any extension to licensing hours or increase in capacity. The application submitted is to amend the approved plan attached to the premises licence, for physical alterations only.

In summary, we have a subsidence issue at the Edinboro Castle which has required structural piling to the garden area and is necessary to stabilise the ground in this area. This is for the safety of users of the garden, the pub itself and the surrounding area. The previous garden was built upon loose soil, rubble and clay, built up in levels behind the Euston railway line retaining wall. This work was constructed during the Victorian era so has been inherited by us. Monitoring of the ground conditions confirmed this work as necessary to avoid potential collapse and the evidence has shown constant movement of several mm per year over the last couple of years. We have previously within the last 20 years underpinned the building.

Therefore you are probably aware that substantial work has already had to be done to the garden to prevent the issue escalating further. We have worked closely with Camden's planning department and Cross Rail to ensure the works resolve a long standing issue. In detail, 56 piles each up to 10M in depth have been drilled and placed in a grid format. This work, completed at considerable cost (£1M) is based upon guidance and calculations from structural engineers to stabilise the ground. A concrete slab has been placed upon the piles providing a safe level garden space.

The features of the garden area therefore need to be rebuilt upon the new concrete slab and this involves investing in new furniture and replacement structures to provide seating and cover for the external area. This is the reason for the licence application to update the licensing plan. Whilst we could reinstate the garden as it was without seeking any further licensing permission, we felt it better to take this opportunity to replace some of the aged features of the garden.

The garden works involve removing the pergola by the entrance to the premises and installation of a new lean to roof on the top left hand side, new awning in the middle and covered pergolas at the top which it is hoped will help assist with baffling of noise from the garden. There will also be new ramps and steps installed and replacement of the existing BBQ area and bar servery with a new servery and pizza oven.

Internally, we are carrying out works to extend and increase the toilet provision and change some fixed seating.

The proposed date for completion of the works is 24th March 2026.

VINTAGE
— 1983 —

BRANDON & BIRD
BROWNS
ESTABLISHED 1978

EMBER INNS

TOBY
LONDON

ORLEANS
SMOKEHOUSE

NICHOLSON'S
ESTABLISHED 1971

Swirling
PUB & DINING

STONEHOUSE Premium

PESTO
GREAT ITALIAN FOOD

Innkeeper's
PUB & DINING

Harvester

ALL-BAR-ONE

O'Neill's

ego
PUB & DINING

CASTLE

HIGH ST

ALEX

MILLER & CARTER
STEAKHOUSE

Mitchells
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Serving with pride, since 1898

To confirm, there is no increase in the licensed area or capacity or any hours. This is purely to replace the features of the garden but with newer versions and create a more aesthetic outside space. We will continue with the voluntary garden closure policy of 10pm and use of door staff to control the area and dispersal. We will also take this opportunity to review and improve our dispersal and noise management plans, along with the duties of the door staff to ensure our customers are controlled both within the garden area and as they leave. We are aware that issues have been raised in the past and as part of the local area, we do not wish to create any nuisance or disturbance for our neighbours.

If anyone does have any queries or require clarification on the works, we would like to provide the opportunity for residents to meet with myself and our Operations Manager on the evening of Wednesday 18th February at one of our nearby pubs. Meeting details below. To assist our planning and expected numbers, please could anyone wishing to attend confirm in advance via our email enquiry@edinborocastlepub.co.uk. In the interim (or if you are not able to make the meeting), please feel free to email directly with any questions and I will be happy to assist.

Meeting Details

Date: Wednesday 18th February 2026

Time: 5.30 -7pm

Location: The Engineer, 65 Gloucester Avenue, Chalk Farm, London, NW1 8JD (first floor room)

Regards,

Andrew Baird
General Manager – Edinboro Castle

VIRTAGE
— 1883 —

BRANDRIE & BAR
BROWNS
ESTABLISHED 1979

EMBER INNS

TOBY

ORLEANS
SMOKEHOUSE

NICHOLSON'S
ESTABLISHMENTS
SINCE 1871

Sizzling
PURE GOALS

STONEHOUSE Premium

PESTO
GRILL · ITALIAN FOOD

Innkeeper's

Harvester

ALL-BAR-ONE

O'Neill's

ego
ESTABLISHMENTS

CASTLE

HIGH^{EST}

ALEX

MILLER & CARTER
STEAKHOUSE

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Fwd: Edinboro Castle - 57 Mornington Terrace

1 message

David Auger <[REDACTED]>

17 February 2026 at 18:15

To: [REDACTED]

Bcc: [REDACTED]

Dear Andrew,

This is to endorse the comments made by Catherine on behalf of Mornington Terrace

kind regards

David Auger
Clarkson and Mornington TRA Committee Member

David Auger

52A Mornington Terrace, London, NW1 7RT

Telephone [REDACTED]

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

From: [REDACTED]

Date: Tue, 17 Feb 2026 at 17:50

Subject: RE: Edinboro Castle - 57 Mornington Terrace

To: Edinboro Castle [REDACTED]

Dear Andrew,

Thank you for your letter, received last week. It will come as no surprise that residents have been discussing the current application regarding the licence. You will also be aware of the scale of the problems from the representations made in response to your previous applications which highlighted the high levels of disturbance experienced by residents as far away as Albert Street, and obviously far worse in Mornington Terrace and Delancey Street.

Over the years there have been many complaints and discussions about the informal arrangements and ultimately none has resolved matters and none has been adhered to for any length of time. Consequently, many residents feel that additional conditions need to be attached to the licence, in common with many other premises, and will be making representations to that effect in response to the current application.

In the past such additional conditions have been fiercely resisted by yourselves, and it is disappointing that your letter makes no suggestions for formal arrangements that are long overdue. In the absence of any acknowledgement of the need for formal conditions to be attached and regulate the activities of the premises there would be little point in meeting as matters would not be resolved.

If you are willing to accept that additional formal conditions should be attached to the licence controlling numbers and behaviour in the outside space then discussions may be worthwhile. Our subsequent representations to the Council in response to your application could then reflect any agreements reached.

You will appreciate that individual residents are free to make whatever representations they wish, however we believe the Council will consider all the representations made and take into account where agreements have been reached in their deliberations.

Kind regards

Catherine Colley

Chair Delancey Street Residents Association

From: Edinboro Castle [REDACTED] >
Sent: Wednesday, February 11, 2026 5:48 PM
To: [REDACTED]
Subject: Edinboro Castle - 57 Mornington Terrace

Hi Catherine,

I hope you are well?

I am Andy, the manager of the Edinboro Castle on Mornington Terrace.

I'm emailing to give invitation to a meeting I am hosting to explain our future plans with the Pub and garden areas, once our works are completed in late March.

Please find attached letter with a brief outline of current works, which we will explain in further detail on the 18th February.

I have delivered a number of these around the local area, but please inform me if any of the Delancey Street Residents would like to attend so I can prepare the meeting room accordingly.

Please do not hesitate to reach out to me via email should you have any questions.

Kind Regards

Andrew Baird

General Manager



Edinboro Castle

57 Mornington Terrace
NW1 7RU



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291K



David Auger [REDACTED]

Edinboro castle - Proposed Premises Licence Conditions

1 message

Thomas, Emma (Security and Licensing) (MAB) [REDACTED]

26 February 2026 at 11:41

To: '[REDACTED]'

Dear Catherine and David,

Thank you both for your email responses last week to Andrew Baird at the Edinboro Castle. I am the Licensing Manager for Mitchells & Butlers and been liaising with our Operations Team regarding this matter. We have taken your comments on board regarding the request for additional conditions to be added to the premises licence, to provide reassurance to residents and to formalise and replace any previous informal arrangements. This provides a clear and transparent set of rules for all parties on how the garden will operate.

Our proposed additional conditions are laid out below for your review and comment. Our General Manager Andrew Baird and Area Manager Jamie Welch would be happy to meet with you both and any other residents to discuss these further if this would be helpful. A meeting date of next Wednesday 4th March at 5.30pm (first floor room of the nearby Engineer, 65 Gloucester Avenue, Chalk Farm, NW1 8JD) is proposed. However, if this is not convenient, please let me know and Andrew and Jamie will try and arrange an alternative time with you both. As per the proposed condition 11, the drafted External Area Management and Dispersal Plan is also attached.

Edinboro Castle - Proposed Conditions

1. A CCTV system with recording equipment shall be installed and maintained at the premises. All recordings used in conjunction with CCTV shall:
 - a) Be of evidential quality in all lighting conditions;
 - b) Indicate the correct time and date;
- c. Be retained for a period of 31 days.

Duty Managers (or sufficient staff) must be trained to use the system and recorded images must be available for inspection and downloading immediately upon reasonable request to officers of the Responsible Authorities as defined by the Licensing Act 2003. All images downloaded from the CCTV system must be provided in a format that can be viewed on readily available equipment without the need for specialist software.

2. The use of door staff at the premises shall be considered based upon risk assessment.
3. When employed, all door supervisors will correctly display their SIA licence so as to be visible when on duty at the premises.
4. All windows and external doors facing directly onto Mornington Terrace shall be kept closed after 22:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
5. Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
6. A direct telephone number for the Duty Manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or email is to be made available to residents and businesses in the vicinity.
7. A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram, or government-approved digital ID.
- 8) An incident log shall be kept at the premises and made available on request to an authorised officer of

the Council or the Police. It must be completed within 24 hours of the incident and will record the following:

- a) all crimes reported to the venue
- b) all ejections of patrons
- c) any complaints received concerning crime and disorder
- d) any incidents of disorder
- e) all seizures of drugs or offensive weapons
- f) any faults in the CCTV system, searching equipment or scanning equipment
- g. any visit by a relevant authority or emergency service.

External Garden Hours

9. The external garden and seating area shall not be used by customers after 22:00 hours, save for the purposes of access to and egress from the premises, and for smoking as detailed in Condition 13 below. After 22:00 hours the area shall be closed to use and physically restricted by means of barriers, roping, or other suitable demarcation.

Capacity of External Areas

10. The number of persons permitted in the external seating area will be governed by the capacity level stated in the Fire Risk Assessment.

External Area Management and Dispersal Plan

11. An External Area Management and Dispersal Plan shall be maintained and implemented. The plan shall include measures for supervision, noise control, customer behaviour, dispersal, and the management of smokers, and shall be made available to authorised officers upon request. A copy of the Plan shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Camden Council.

Solid Fuel Appliances

12. No solid fuel or wood burning appliances, including wood fired or similar equipment, shall be installed or operated in the external areas of the premises.

Smoking Area Supervision

13. After 22:00 hours, any customers wishing to smoke shall use a designated smoking area only for that purpose and shall not take drinks with them. The area shall be actively supervised by staff to ensure customers do not congregate, cause nuisance, or create excessive noise.

Amplified Sound

14. Except for sound from televisions, acoustic and background music, no amplified sound, including that from speakers, or other audio equipment, shall be played in any external area of the premises at any time. Any internal amplified sound shall be controlled so as not to cause nuisance to nearby residents.

Regards,

Emma Thomas

Security and Licensing Manager

Mitchells & Butlers



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Dispersal and External Management Plan - Edinboro Castle.docx

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Edinboro Castle

External Area, Noise Management and Dispersal Plan **For Use During Peak Trading Periods**

External Area Management Plan

The purpose of this plan is to manage guests who wish to eat and drink in the garden of the premises during peak trading times, in order to cause minimal disturbance or nuisance to neighbours and minimal impact upon the neighbourhood in relation to potential nuisance and anti-social behaviour. Regardless of trade levels, the garden will close by 10pm every day.

This plan is to be kept at the premises and any instances of noise or disturbance and actions taken are to be recorded in a log and retained for 3 months.

- Signage to be displayed at all entrance/exits to request that customers respect our neighbours and leave the premises quietly.
- On peak trading periods (i.e. weekend evenings or special events) regular checks will be made by staff/ door staff to ensure that noise levels within the external area are not likely to cause a nuisance to nearby residents and businesses.
- Signage to be placed on key tables in the garden, informing of the area's closing time.
- Clearing of the garden will begin at 9pm with team letting customers know we need to clear the garden by 10pm.
- At 9.30pm the team/door staff will start their usual process of clearing customers gently from the garden, to have the area clear by 10pm.
- From 9.45pm the garden exit will be manned by one of the team/door staff to ensure customers are moving away from the premises quietly and quickly.
- From 10pm a clearly marked smoking area will be signposted and roped inside the garden area to help reduce the amount of people outside the front of the business. No drinks will be allowed in the smoking area after 10pm. This area will be monitored by team/door staff.
- The pavement area outside the premises is to be swept at the end of each night and checked for any glassware/rubbish. Duty Manager to complete a final check for any litter/glassware outside.
- When external areas have been checked at the end of the night, and the last customers have left the external area, outside lights are to be turned off.
- Team are not permitted to use the garden once it is cleaned and closed down, other than for smoking or taking a brief break. Duty Manager to keep numbers of team to a minimum.

Any problems enforcing any of the above should be logged by the Duty Management.

Edinboro Castle

External Area, Noise Management and Dispersal Plan For Use During Peak Trading Periods

Noise Management and Dispersal Plan

This plan should be followed during any peak shifts (i.e. weekend evenings or key events) to ensure the smooth dispersal of guests towards, and at the end of trade.

The purpose of this dispersal plan is to move guests away from the premises and its immediate area in such a way as to cause minimal disturbance or nuisance to neighbours, and to make the minimal impact upon the neighbourhood in relation to potential nuisance, anti-social behaviour and crime. This plan is subject to review and will address problems and concerns as they are identified.

- The front door will be kept closed (except for access and egress) when any live or recorded music is being played.
- The front door will be continually manned by a door supervisor to ensure no customers are smoking or loitering in front of the premises.
- Upon bar closure, there will be increased movement and inspection through the bar and toilets by management and glass collectors to begin to encourage customers to move out of the premises in a quiet and orderly manner.
- Lighting levels inside the premises will be increased and all music turned off to encourage the dispersal of guests.
- Upon bar closure, Door Staff team will split internally and externally as follows:
 - **Internal Team** – Door supervisor to remain inside the premises and encourage customers to drink up and leave quietly, ensuring all areas cleared including toilets.
 - **External Team** - The primary role of the external team is to ensure the safety of customers as they leave the premises whilst encouraging them to keep noise to a minimum, be considerate of local residents and move away from the immediate area by directing them to public transport.
 - 1 door supervisor should remain on the front door to ensure guests are directed to leave the premises and head to local transport links, or to minimise noise whilst awaiting taxis.
 - 1 door supervisor to remain on the gates, ensuring customers leave safely and are considerate of our neighbours.
 - Door Supervisors on duty will wear high-visibility clothing.
 - A Duty Manager should remain outside/in the garden to ensure the door staff are correctly managing the dispersal of customers, whilst also encouraging customers to leave the immediate area in a considerate manner.
 - Door staff shall remain outside until customers are safely away from the immediate vicinity of the premises.
- No drinks are to be taken from the premises.
- All customers should have left the premises no later than 30 mins after bar closure.
- A log will be kept for any complaints raised, and incidents that may occur whilst dispersing customers.

As a Duty Manager, I hereby confirm I have read and understood the above external management, dispersal and noise management plan.

Appendix B - Proposed Conditions to be attached to the Licence

It is requested that the following conditions be attached to the licence for the premises to assist in meeting the licencing objectives:

Prevention of public nuisance

Garden

1. No more than 50 patrons in total are permitted in any outdoor area or garden structure at any time
2. All customers in the garden area and all garden structures must be seated and no vertical drinking to be permitted in any outdoor area or garden structure at any time.
3. The garden area and all garden structures to be clear of patrons by no later than 9pm.
4. No Television screen or any other system for transmitting visual images shall be provided in any outdoor area or garden structure.
5. Playing of Recorded Music is not permitted in any outdoor area or garden structure at any time
6. Live music or the use of a microphone is not permitted in any outdoor area or garden structure at any time.
7. No application for a TEN shall be made in respect of live music to be played in any outdoor area or garden structure
8. Notices must be displayed informing patrons of the need to keep noise to a minimum in order to prevent disruption to nearby residents and informing them of the policy of asking people to leave who breach this requirement.
9. Staff on duty must ensure that patrons are not excessively loud.
10. Staff on duty to operate a policy of asking patrons (in any outdoor area or garden structure) to leave if they engage in singing, shouting, chanting, cheering or other making other loud noise. The policy to include an escalation mechanism of (1) Informal warning (2) formal warning referring to the notice and stating that further similar behaviour will result in removal from the premises (3) actual removal of the patrons responsible from the premises. This policy to be rigorously enforced.
11. Facilities to be provided in the outside areas within the premises for patrons' bicycles to be secured and avoid patrons using residents' railings for that purpose.

Smoking area

12. Notices to be displayed informing patrons that the sole purpose of the smoking area is for smokers to use who are otherwise in non smoking parts of the premises.
13. The smoking area must be in a clearly designated part of the garden easily accessible from the main building but not to be covered or part of any garden structure.
14. No seating to provided in the smoking area
15. No drinking to be permitted in the smoking area at any time.
16. No more than [10] persons at any time are permitted to use the patio area to smoke.
17. No conversation to be permitted in the smoking area after 9pm when the outdoor area and garden structures are not in use
18. This area must be monitored by staff to ensure compliance.

Interior areas.

19. No sound emanating from regulated entertainment, recorded music, shall be audible at one metre from the façade of the nearest noise sensitive premises.

20. The windows in any room with a television screen or any other system for transmitting visual images room to have double glazing installed by [insert reasonable date].
21. No Television screen or any other system for transmitting visual images shall be provided in the room with windows overlooking Mornington Terrace with the main entrance doors are located.
22. The main entrance doors to be closed at all times except for patrons entering and leaving the premises.
23. Adequate ventilation systems to be installed and maintained to ensure that any doors can be kept closed in accordance with these conditions and not need to be kept open for ventilation.

Pavement areas and patrons' arrival and dispersal.

24. Door staff on duty to observe patrons arriving. No patron shall be admitted who is clearly visibly already under the influence of alcohol or who has been seen quickly consuming alcohol on Mornington Terrace prior to admission.
25. Door staff to observe any cyclists arriving and ensure that they use the designated bike facilities in the outside area (or the facilities for that purpose installed on the junction of Mornington Terrace and Delancey Street).
26. Door staff to refuse entry to any patron who locks their bicycle to residents' railings and refuses to move it to one of the designated racks provided.
27. Door staff to observe any patrons arriving by e-scooter or bicycle to ensure they are left where they may cause an obstruction or annoyance. Entry to be refused to anyone who refuses to adhere to this policy.
28. At least 2 door staff to be present at the entrances that are in use at all times, one by the main entrance and one by the garden entrance when both are open. After 9pm at least 2 door staff to be at the main door to ensure patrons do not congregate outside the premises.
29. Patrons who leave the premises to smoke rather than use the smoking area not to be re-admitted. Signage to that effect to be clearly displayed to avoid groups congregating outside the pub.
30. No patron shall be permitted to leave with any open container of alcohol including plastic glasses which may be consumed on the street in the vicinity of the premises.
31. Door staff to ensure patrons who leave the premises particularly when the garden closes or at closing time properly disperse from the area and do not congregate either on the opposite side of Mornington Terrace outside residents' homes or on the west and east corners of Mornington Terrace / Delancey Street.
32. Door staff to ensure patrons who congregate on the pavement after the garden has closed at 9pm are not re-admitted to the premises if they have caused any disturbance to local residents. If patrons wish to enter the indoor part of the premises as the garden is closed they should be encouraged to use the doors from the garden not the main entrance. Adequate procedures to be put in place to ensure that groups of people seeking to be inside do not congregate on the pavement as the garden is closed.

Deliveries and collections

33. Deliveries and Collections should only be made during the hours of 8am to 6pm on Monday to Friday, and 8am to 1pm on Saturdays. No deliveries or collections should be made on Sundays or Bank holidays given they cause a disturbance to local residents.

Prevention of crime and disorder

34. Door staff on duty to observe patrons arriving and leaving to ensure they have not engaged in any illegal activity including urinating in public, or the purchase and / or consumption of illegal substances. This will include the area outside the Network Rain access building adjacent to 58 Mornington Terrace
35. No patrons shall be admitted or re-admitted who are observed engaging in any anti-social or illegal activity including urinating in public, or the purchase and / or consumption of illegal substances.

Appendix C

Camden Statement of Licensing Policy 2025 to 2030 excerpts

Paragraph 4.4 (page 26)

It may be difficult for responsible authorities and any other persons to understand the potential impacts of applications that are not properly structured and presented. Applications that are not properly structured and presented are more likely to attract representations. In many cases, it will be impractical for the Licensing Panel to draft extensive additional conditions during a panel hearing. The Licensing Panel is more likely to refuse applications that include an inadequately drafted operating schedule. It is in the best interests of all parties for the applicant to ensure they properly draft operating schedules prior to submitting an application. Applicants are strongly advised to reference this policy when preparing their applications. Responsible authorities or any other persons should also reference this policy when making representations.

Paragraph 4.7 (page 27)

While a risk assessment is not mandatory when applying under the Licensing Act 2003, we strongly encourage applicants to complete one before making an application. This helps all parties to assess the potential impact of the proposed activities.

Paragraph 4.8 (page 27)

A risk assessment should consider but not limited to factors such as:

- Capacity and customer profile – Expected number of patrons, the demography of the patrons and their likely behaviour at different times.
- Location of the premises – Nearby businesses, their operating hours, and how they might affect or be affected by your activities. For example, if your premises serve late-night refreshments near a nightclub, consider the risks of large crowds arriving after closing. If your premises are near residential areas, assess the risk of noise disturbance.
- Premises characteristics – Noise control measures (e.g., double glazing), ventilation needs, fire safety provisions, and safe queuing areas that do not obstruct traffic or pose safety risks.
- Licensable activities and hours – The type of activities, their timing, and how they may impact the surroundings.
- Public nuisance risks – Potential issues from smoking, eating, or drinking in outdoor spaces and public areas.

The Health and Safety Executive provides guidance on conducting risk assessments here.

Paragraph 4.56 (page 40) (highlights indicate current nuisance item)

The Licensing Authority expect applicants to consider the following non- exhaustive list of risks associated with the public nuisance licensing objective when preparing their operating schedule:

Amplified music: noise from music played on the premises.

Customer noise: this can be in many forms, but the following are of particular concern:

- customers queuing to enter or leave the premises
- customers loitering outside the premises waiting for transport
- alcohol-related drunken behaviour and shouting
- customers eating, drinking or smoking in external areas such as beer gardens, forecourts and other open areas adjacent to the premises

- car horns/car radios/slamming of car doors late at night in the vicinity of licensed premises.

Deliveries: deliveries outside daytime hours, especially early morning and late evening or night,

Collections: early morning and late night clearing up and collection of waste. The Authority is particularly concerned about the noise associated with the movement and collection of glass waste as this may cause significant noise nuisance and can be heard over a wide area.

Lighting: excessive artificial lighting near licensed premises.

Litter/waste: litter and waste generated by the carrying out of licensable activities, for example, food wrappers and cigarette butts.

Obstruction: customers blocking footpaths when eating, drinking and smoking near to the premises.

Plant and machinery: noise from plant and machinery, including air conditioning units, refrigeration units and kitchen extractors. This may include smell nuisance from ventilation ducting and kitchen extractors.

Paragraph 4.58 (Page41) (highlights indicate where additional conditions required)

The Licensing Authority expect applicants to consider the following non-exhaustive list of measures in their operating schedule:

Deliveries: ensuring arrangements are in place to prevent unreasonable disturbances caused by delivery of goods and services to the premises.

Collections: ensuring arrangements are in place to prevent unreasonable disturbances caused by collections, especially of glass waste. For example, these collections could be restricted so that they only take place at certain times, such as Monday to Saturday 08:00 to 20:00 and Sunday 10:00 until 20:00.

Litter/waste: where licensable activities give rise to the risk of customers dropping litter in the vicinity of the premises, whether adequate arrangements are in place to prevent littering and/or clearing it up.

Noise or vibration: the Authority will be particularly concerned with premises located close to residential properties who propose to provide music and entertainment. We encourage applicants to supply an acoustic report confirming there will be no noise breakout from the premises that is likely to cause public nuisance to persons living or working in the vicinity of the licensed premises.

Plant and equipment: applicants should demonstrate that plant and equipment (air handling units, ventilation/extraction ducting and other equipment) is suitable and sufficient for the purpose intended without causing nuisance to local residents by way of noise, odours or vibration.

People entering and leaving: consider possible public nuisance issues caused by customers and staff entering and leaving the premises. The Authority will pay particular regard to queuing arrangements and arrangements for the orderly dispersal of customers.

Customers smoking, eating and drinking in outdoor areas and on the highway: possible measures that may address this issue include:

- providing prominent signage asking customers to keep noise to a minimum when using outdoor areas
- restricting the number of customers permitted in certain outside areas and/or at certain times

- using door supervisors and employees to monitor public nuisance issues
- not allowing customers who are smoking to take drinks outside with them
- closing external areas at a certain time
- removing furniture from smoking areas after a certain time to discourage smokers from loitering outside the premises
- locating smoking areas away from residential premises
- using portable ashtrays to prevent cigarette litter
- only allowing seated customers to use external areas that are authorised to be used by a tables and chairs licence.

Queuing: whether there is an effective door and queuing policy to encourage good behaviour outside the premises. This might include training for door staff to deal with conflict and drunkenness.

Signs: whether there are signs encouraging customers to leave the area quietly, to minimise rowdy behaviour whilst waiting for transport and to minimise nuisance and/or disturbance to residents.

Vehicles: whether there are measures to reduce the impact of customers and staff parking vehicles in the vicinity of the premises and measures taken to minimise noise generated by other vehicles attending the premises, for example minicabs

Paragraph 5.8 (page 48)

Whatever the hours within which licensable activities are proposed, we expect the applicant to consider the risk and volunteer appropriate conditions in their operating schedule to promote the licensing objectives and in particular to prevent crime and disorder and public nuisance.

Paragraph 5.9 (page 48)

We also expect applicants to provide appropriate conditions in their operating schedule to prevent public nuisance where customers will use external areas of premises such as gardens and patios.

Paragraph 8.17 (page 56) (highlights indicate current nuisance item)

Pubs and bars, including those only operating within framework hours, should consider a) how they will prevent the sale of alcohol to children, b) how they will control potential nuisance from customers drinking and smoking in gardens and other external areas, and c) how to reduce the risk of causing nuisance to their neighbours when customers leave the premises at night.

Paragraph 10.2 (Page 66)

Where management issues arise, it is essential that licence holders proactively engage with responsible authorities, local communities and the licensing authority in order to address issues in particular, the licence holder should listen to concerns and seek to identify specific steps they can take to deal with problems in a way that promotes the licensing objectives.

Appendix D

HS2 Monthly Noise Report Excerpts

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June 2018 Monthly Report Pages 1-10 identifying locations and methodology

Monitor location map (included in each monthly report)

June 2018 Monthly Report Noise Graphs for monitor at Edinboro Castle

July 2018 Monthly Report Noise Graphs for monitor at Edinboro Castle

January 2019 Monthly Report Noise Graphs for monitor at Edinboro Castle

HS2

September 2018

Construction noise and vibration Monthly Report – June 2018

London Borough of Camden



SKANSKA

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Non-technical summary

This Noise and Vibration Monitoring Report fulfils HS2 Limited's commitment detailed in the Environmental Minimum Requirements (EMRs), Annex 1, Code of Construction Practice, to present the results of noise and vibration monitoring carried out within the London Borough of Camden (LBC) during the month of June 2018.

A number of worksites were active during the reporting month in the LBC area. Demolition was undertaken at the DB Cargo worksite (ref. S001-WS01), along with site establishment works at the former Addison Lee site. In addition to general construction deliveries, construction of staff accommodation was underway at the former National Temperance Hospital, 110-122 Hampstead Road worksite (ref. S003-WS06). Hoarding and taxi rank construction were undertaken at Euston Square Gardens (west) worksite (ref. S003-WS08). Pre-demolition surveys and soft strip of buildings were carried out at Walkden House worksite (ref. S003-WS03), Drummond Street / Euston Street worksites (ref.: S003-WS07), and the Ibis Hotel, 3 Cardington Street & 1-3 Cobourg Street worksite (ref. S003-WS05). Preparatory works were underway in the Camden Carriage Works area and machinery on and off track were active at Network Rail worksite B. Extension of the track was underway at Network Rail worksite C. Works to realign the tracks were undertaken by the DB Cargo and in the west side clearance at Network Rail worksites D and E. Further non-intrusive activities were underway at other worksites around Euston Station (worksites ref. S001-WS02, S003-WS01, S003-WS02, S003-WS04, S003-WS09). Details of works undertaken at each worksite is presented in the report.

Noise monitoring was undertaken in the vicinity of the DB Cargo worksite (ref.: S001-WS01), National Temperance Hospital, 110-122 Hampstead Road worksite (ref. S003-WS06), Walkden House worksite (ref.: S003-WS03), Drummond Street / Euston Street worksites (ref.: S003-WS07), Ibis Hotel, 3 Cardington Street & 1-3 Cobourg Street worksite (ref. S003-WS05), Euston Square Gardens (west) worksite (ref. S003-WS08) and Network Rail worksites B, C, D, E and F. Further noise monitoring installations are also in place at Regents Park Estate, in the vicinity of Regents Park Lorry Holding Area.

Exceedances of the SOAELs were measured at some monitoring positions surrounding worksites S001-WS01, B, C, D and E, which were caused by activities at on-network HS2 construction sites outside core working hours. No exceedances of S61 trigger levels due to HS2 related works were measured during the monitoring period. A number of complaints were received during the monitoring period. These related to works being undertaken at the DB Cargo worksite, Euston Square worksite, utilities trial holes and at Network Rail worksite C. Description of the complaints, results of investigation and any action taken are detailed in the report.

New noise monitoring installations within the LBC are in place at Maria Fidelis School (monitoring at N015 commenced on the 22nd June), The Edinboro Castle public house (monitoring at EC commenced on the 19th June) and Hardwick House (monitoring at HH commenced on the 21st June), with further installations to follow in advance of significant demolition and construction activities. Resulting data will be incorporated within future monitoring reports.

Abbreviations and descriptions

The abbreviations, descriptions and project terminology used within this report can be found in the Project Dictionary (HS2-HS2-PM-GDE-000-000002).

Table 1: Table of abbreviations

Acronym	Meaning
$L_{Aeq,T}$	See equivalent continuous sound pressure level
Ambient sound	A description of the all-encompassing sound at a given location and time which will include sound from many sources near and far. Ambient sound can be quantified in terms of the equivalent continuous sound pressure level, $L_{pAeq,T}$
decibel(s), or dB	Between the quietest audible sound and the loudest tolerable sound there is a million to one ratio in sound pressure (measured in Pascal (Pa)). Because of this wide range, a level scale called the decibel (dB) scale, based on a logarithmic ratio, is used in sound measurement. Audibility of sound covers a range of approximately 0-140dB.
decibel(s) A-weighted, or dB(A)	The human ear system does not respond uniformly to sound across the detectable frequency range and consequently instrumentation used to measure sound is weighted to represent the performance of the ear. This is known as the 'A weighting' and is written as 'dB(A)'.
Equivalent continuous sound pressure level, or $L_{pAeq,T}$	An index used internationally for the assessment of environmental sound impacts. It is defined as the notional unchanging level that would, over a given period of time (T), deliver the same sound energy as the actual time-varying sound over the same period. Hence fluctuating sound levels can be described in terms of an equivalent single figure value, typically expressed as a decibel level.
Façade	A facade noise level is the noise level 1m in front of a large reflecting surface. The effect of reflection, is to produce a slightly higher (typically +2.5 to +3 dB) sound level than it would be if the reflecting surface was not there.
Free-field	A free-field noise level is the noise level measured at a location where no reflective surfaces, other than the ground, lies within 3.5 metres of the microphone position.
Exclusion of data	Measurement of noise levels can be affected by weather conditions such as prolonged periods of rain, winds speeds higher than 5m/s and snow/ice ground cover. Noise levels measured during these periods are considered not representative of normal noise conditions at the site and, for the purposes of this report, are excluded from the assessment of exceedances and calculation of typical noise levels and are also greyed out in charts. Identifiable incongruous noise and vibration events not attributable to HS2 construction noise are also excluded.
Equivalent continuous sound pressure level, or $L_{Aeq,T}$	An index used internationally for the assessment of environmental sound impacts. It is defined as the notional unchanging level that would, over a given period of time (T), deliver the same sound energy as the actual time-varying sound over the same period. Hence fluctuating sound levels can be described in terms of an equivalent single figure value, typically expressed as a decibel level.
Peak particle velocity, or PPV	Instantaneous maximum velocity reached by a vibrating element as it oscillates about its rest position. The PPV is a simple indicator of perceptibility and risk of damage to structures due to vibration. It is usually measured in mm/s.
Sound pressure level	The parameter by which sound levels are measured in air. It is measured in decibels. The threshold of hearing has been set at 0dB, while the threshold of pain is approximately 120dB. Normal speech is approximately 60dB at a distance of 1 metre and a change of 3dB in a time varying sound signal is commonly regarded as being just detectable. A change of 10dB is subjectively twice, or half, as loud.

Acronym	Meaning
Vibration dose value, or VDV	An index used to evaluate human exposure to vibration in buildings. While the PPV provides information regarding the magnitude of single vibration events, the VDV provides a measure of the total vibration experienced over a specified period of time (typically 16h daytime and 8h night-time). It takes into account the magnitude, the number and the duration of vibration events and can be used to quantify exposure to continuous, impulsive, occasional and intermittent vibration. The vibration dose value is measured in $m/s^{1.75}$.

1 Introduction

1.1.1 The nominated undertaker is required to undertake noise (and vibration) monitoring as necessary to comply with the requirements of the High Speed Rail (London-West Midlands) Environmental Minimum Requirements, including specifically Annex 1: Code of Construction Practice, in addition to any monitoring requirements arising from conditions imposed through consents under section 61 of the Control of Pollution Act, 1974 or through Undertakings & Assurances given to third parties. Such monitoring may be undertaken for the following purposes:

- monitoring the impact of construction works;
- to investigate complaints, incidents and exceedance of trigger levels; or
- monitoring the effectiveness of noise and vibration control measures.

Monitoring data and interpretive reports are to be provided to each relevant local authority on a monthly basis and shall include a summary of the construction activities occurring, the data recorded over the monitoring period, any complaints received, any periods in exceedance of agreed trigger levels, the results of any investigations and any actions taken or mitigation measures implemented. This report provides noise data, and interpretation thereof, for monitoring carried out by HS2 within the London Borough of Camden (LBC) for the period 1st to 30th June 2018.

1.1.2 Active construction sites in the local authority area during this period include:

- Network Rail on-networks HS2 preparatory works: worksite ref. B (see plan 1 in Appendix A)
 - Works activities include preparatory works at the Camden Carriage Works area and movements of machineries on and off the tracks.
- Network Rail on-networks HS2 preparatory works: worksite ref. C (see plan 2 in Appendix A)
 - Works activities include laying new tracks, removing concrete buffer stops and modifying overhead line equipment gantries.
- Network Rail on-networks HS2 preparatory works: worksite ref. D and E (see plan 2 in Appendix A)
 - Works activities include modifying overhead line equipment gantries.

- DB Cargo shed and adjacent land on Granby Terrace, worksite ref. S001-WS01 (see plan 2 in Appendix A)
 - Works activities include demolition. Works at the former Addison Lee site include fit out of site accommodation, hoarding and ancillary activities.
- 132 and 140 Hampstead Road and Petrol Station, worksite ref. S001-WS02 (see plan 3 in Appendix A)
 - Works activities include pre-demolition surveys and hoarding.
- St James' Gardens, worksite ref. S003-WS01 (see plan 3 in Appendix A)
 - Works activities include archaeological excavations.
- National Temperance Hospital, Insull Wing, worksite ref. S003-WS02 (see 3 in Appendix A)
 - Works activities include pre-demolition surveys and soft strip.
- Walkden House, 67-75 & 77-79 Euston Rd, worksite ref. S003-WS03 (see plan 3 in Appendix A)
 - Works activities include pre-demolition surveys.
- Thistle Hotel, Cardington Street, worksite ref. S003-WS04 (see plan 3 in Appendix A)
 - Works activities include pre-demolition surveys, soft strip and asbestos removal.
- Ibis Hotel, 3 Cardington Street & 1-3 Cobourg Street, worksite ref. S003-WS05 (see plan 3 in Appendix A)
 - Works activities include pre-demolition surveys and soft strip.
- Former National Temperance Hospital, 110-122 Hampstead Road, worksite ref. S003-WS06 (see plan 3 in Appendix A)
 - Site activities include fit out of staff accommodation and deliveries.
- 93-103 Drummond Street, 11-15 Melton Street, 54-64 Euston Street, 69 Cobourg Street, worksite ref. S003-WS07 (see plan 3 in Appendix A)
 - Works activities include hoarding and pre-demolition surveys.
- Euston Square Gardens (west), worksite ref. S003-WS08 (see plan 3 in Appendix A)
 - Works activities include hoarding and taxi rank construction.

- One Euston Square, 40 Melton Street, Grant Thornton House, 22 Melton Street, worksite ref. S003-WS09 (see plan 3 in Appendix A)
 - Works activities include hoarding.

1.1.3 The applicable standards, guidance, and monitoring methodology is outlined in the construction noise and vibration monitoring methodology report which can be found at the following location
www.gov.uk/government/publications/monitoring-noise-and-vibration-on-the-hs2-phase-one-route.

1.2 Measurement Locations

1.2.1 The following table summarises the position of noise monitoring installations within the LBC area in June 2018.

1.2.2 Maps showing the position of noise monitoring installations are presented in Appendix B.

Table 2: Monitoring locations

Worksite Reference	Measurement Reference	Address
S001-WS01	N001	Park Village East lamppost #1 (external to Cubitt Court, 100 Park Village East)
	N002	Park Village East lamppost #2 (external to Richmond Court)
	N003	Park Village East lamppost #9 (external to Silsoe House)
S003-WS08	N007	Royal College of General Practitioners, Melton Street
S003-WS03	N008	Stephenson's Way lamppost (external to RCGP)
	N011	Euston Street lamppost #4 (external to 82 Euston Street)
S003-WS07	N012	Drummond Street lamppost #14 (opposite to 92-94 Drummond Street)
S003-WS05	N014	Starcross Street lamppost (external to Exmouth Arms)
S003-WS01	N015	Maria Fidelis School
S003-WS06	N017	Hampstead Road, Lamppost #48
S001-WS02	N018	Outside replacement housing, Hampstead Road
	N019	Outside Cartmel, Hampstead Road
Not near worksite	N020	Mackworth Street lamppost #1
Not near worksite	N021	Stanhope Street, Lamppost #2
Not near worksite	N025	External to #3 Prince Albert Road

Worksite Reference	Measurement Reference	Address
Not near worksite	N026	Thames Water Compound
B	JC	Juniper Crescent, London, NW1 8HA
C	N022	External to #34 Mornington Terrace
	N024	External to Park Village Studios, Park Village East
	EC	The Edinboro Castle, 57 Mornington Terrace, London, NW1 7RU
D	N004	Mornington Terrace lamppost #7 (junction of Mornington Terrace, Mornington Place and Clarkson Row)
	MT	13 Mornington Terrace, Kings Cross, London, NW1 7RR
E	GT	5A Granby Terrace, Kings Cross, London, NW1 3SA
F	N023	Amphill Estate lighting column #21, Hampstead Road
	BS	Roof of Stockbeck House, Barnby Street, Kings Cross, London, NW1 2RS
Not near worksite	HH	Euston Station Parcel Deck, Barnby Street, Euston, London, NW1 2RS

2 Summary of results

2.1 Exceedances of SOAEL

- 2.1.1 The significant observed adverse effect levels (SOAEL) is defined in the Planning Practice Guidance – Noise as the level above which "noise causes a material change in behaviour and/or attitude, e.g. avoiding certain activities during periods of intrusion; where there is no alternative ventilation, having to keep windows closed most of the time because of the noise. Potential for sleep disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty in getting back to sleep. Quality of life diminished due to change in acoustic character of the area."
- 2.1.2 Where construction noise levels exceed the SOAEL, relevant periods will be identified and summary statistics provided in order to evaluate ongoing qualification for noise insulation and temporary rehousing.
- 2.1.3 Table 3 presents a summary of recorded exceedances of the SOAEL due to HS2 related construction noise at each measurement location over the reporting period, including the number of exceedances during each time period.

main works, planned to start in March 2019. These included breaking out of the road surface and excavations, followed by utility installations and surface reinstatement.

The applicable standards, guidance, and monitoring methodology is outlined in the construction noise and vibration monitoring methodology report which can be found at the following location <https://www.gov.uk/government/collections/monitoring-the-environmental-effects-of-hs2>. Noise and vibration monitoring reports for previous months can also be found at this location. Noise and vibration reports prior to 2018 can be found at the following location www.gov.uk/government/publications/monitoring-noise-and-vibration-on-the-hs2-phase-one-route.

1.2 Measurement Locations

1.2.1 The following table summarises the position of noise and vibration monitoring installations within the LBC area in September 2018.

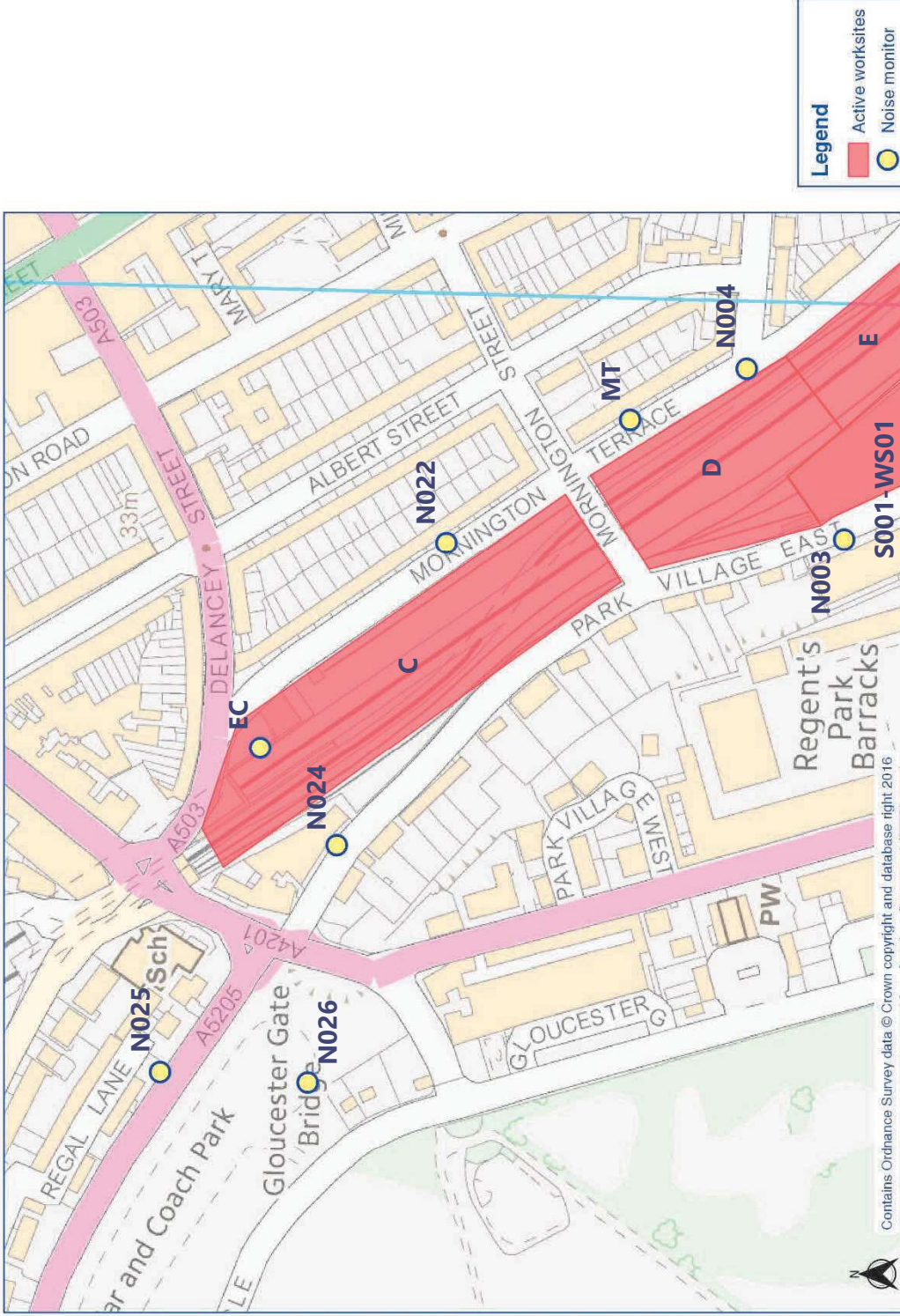
1.2.2 Maps showing the position of noise monitoring installations are presented in Appendix B.

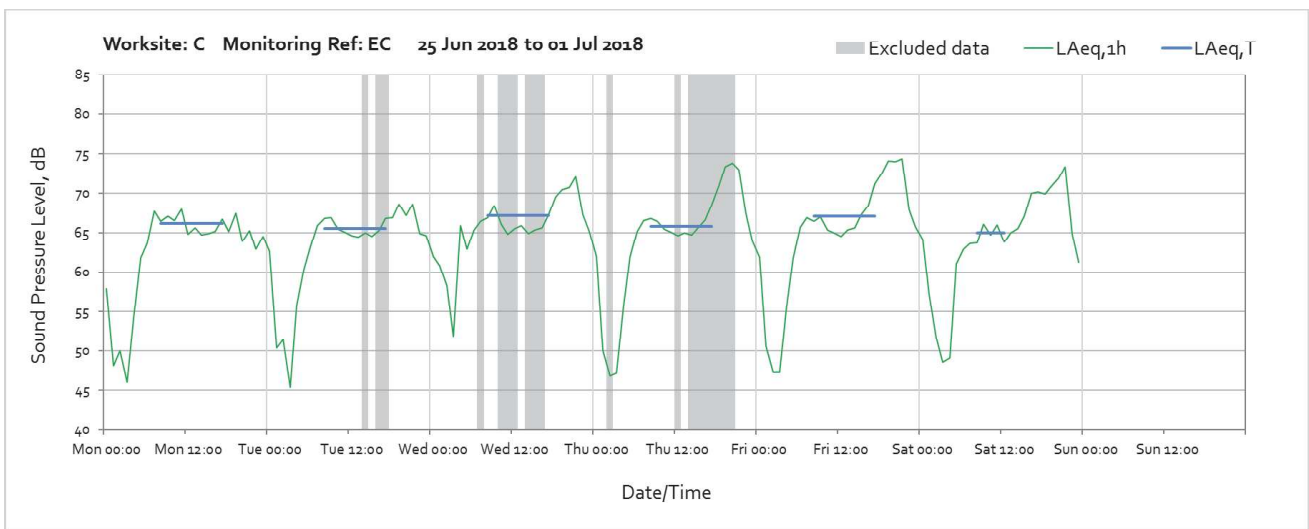
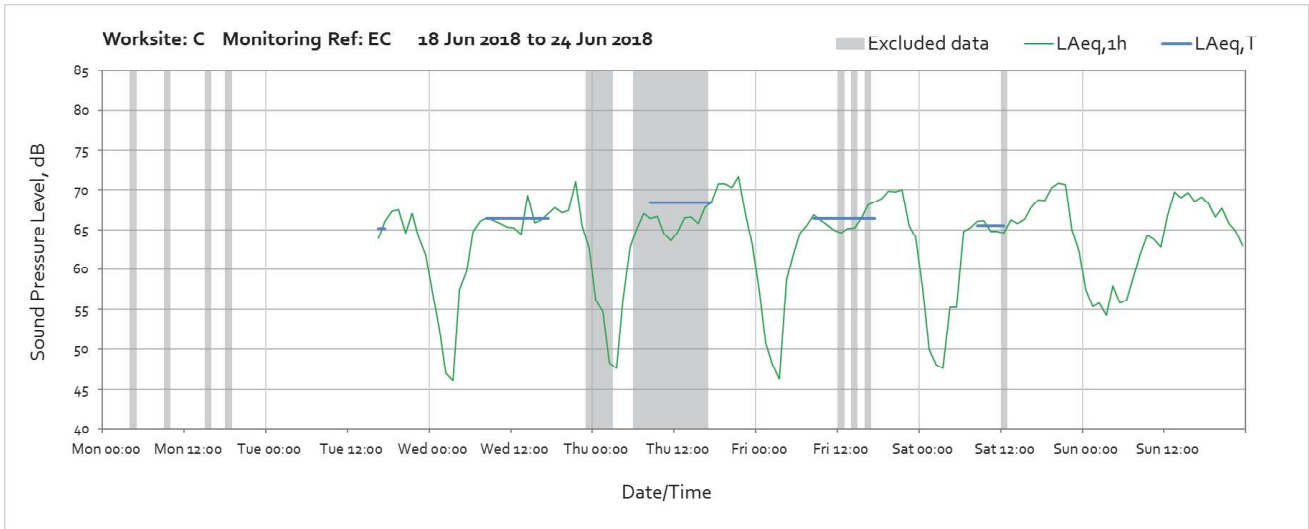
Table 2: Monitoring locations.

Worksite Reference	Measurement Reference	Address
B	CC	Whittlebury Mews West, Camden Town, London, NW1 8JB
	JC	Juniper Crescent, London, NW1 8HA
C	EC	The Edinboro Castle, 57 Mornington Terrace, London, NW1 7RU
	N022	External to #34 Mornington Terrace
	N024	External to Park Village Studios, Park Village East
D	MT	13 Mornington Terrace, Kings Cross, London, NW1 7RR
	N004	Mornington Terrace lamppost #7 (junction of Mornington Terrace, Mornington Place and Clarkson Row)
E	GT	5A Granby Terrace, Kings Cross, London, NW1 3SA
F	BS	Roof of Stockbeck House, Barnby Street, Kings Cross, London, NW1 2RS
	N023	Lighting column #21 on Hampstead Road
S001-WS01	N001	Park Village East lamppost #1 (external to Cubitt Court, 100 Park Village East)
	N002	Park Village East lamppost #2 (external to Richmond Court)
	N003	Park Village East lamppost #9 (external to Silsoe House)
	N021	Stanhope Street, Lamppost #2
S001-WS02	N018	Outside replacement housing, Hampstead Road
	N019	Outside Cartmel, Hampstead Road
S003-WS03	N006	Royal College of General Practitioners Roof level
	N008	Stephenson's Way lamppost (external to RCGP)

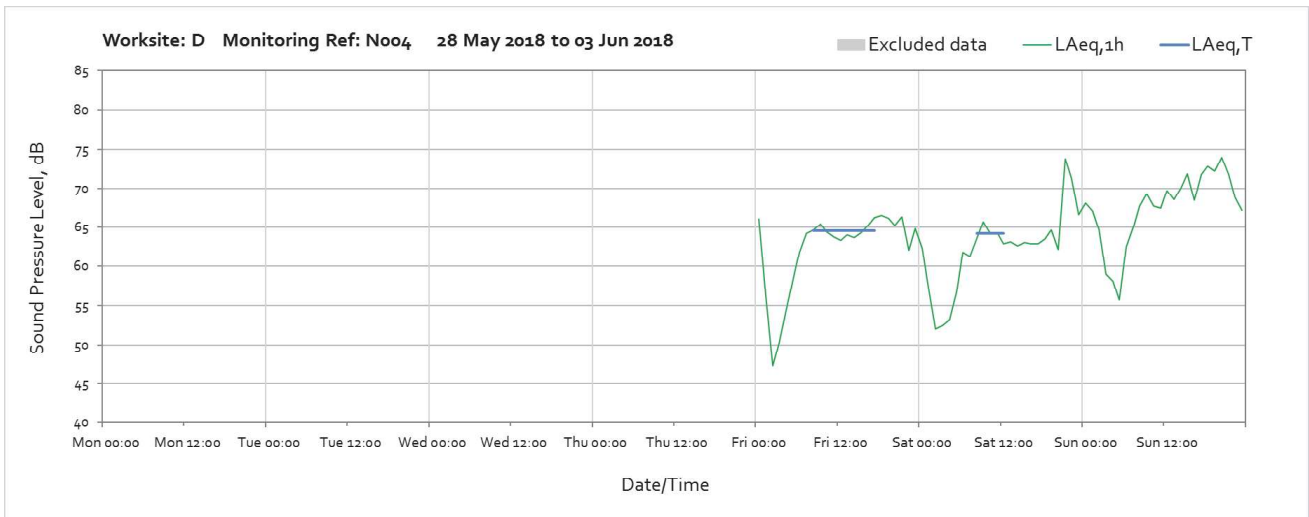
HS2

Noise monitoring plan - 2

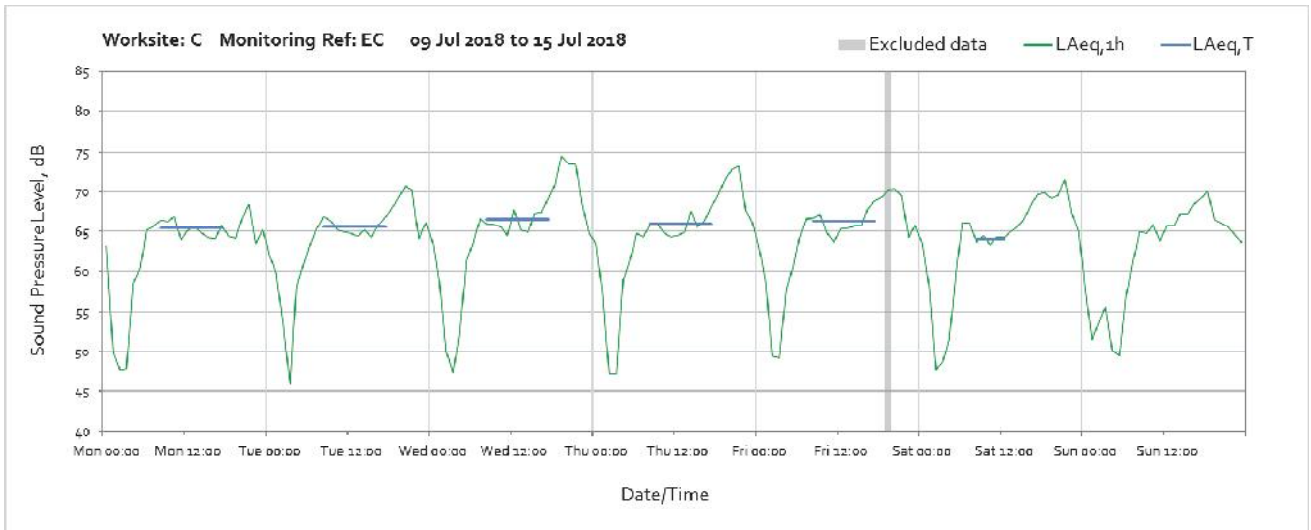
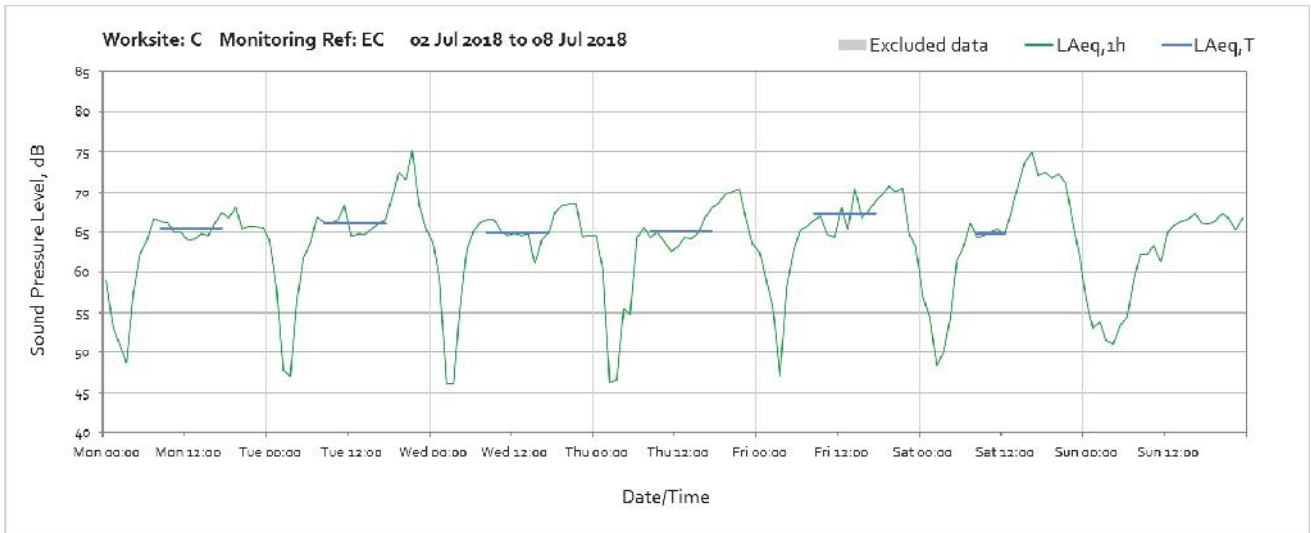
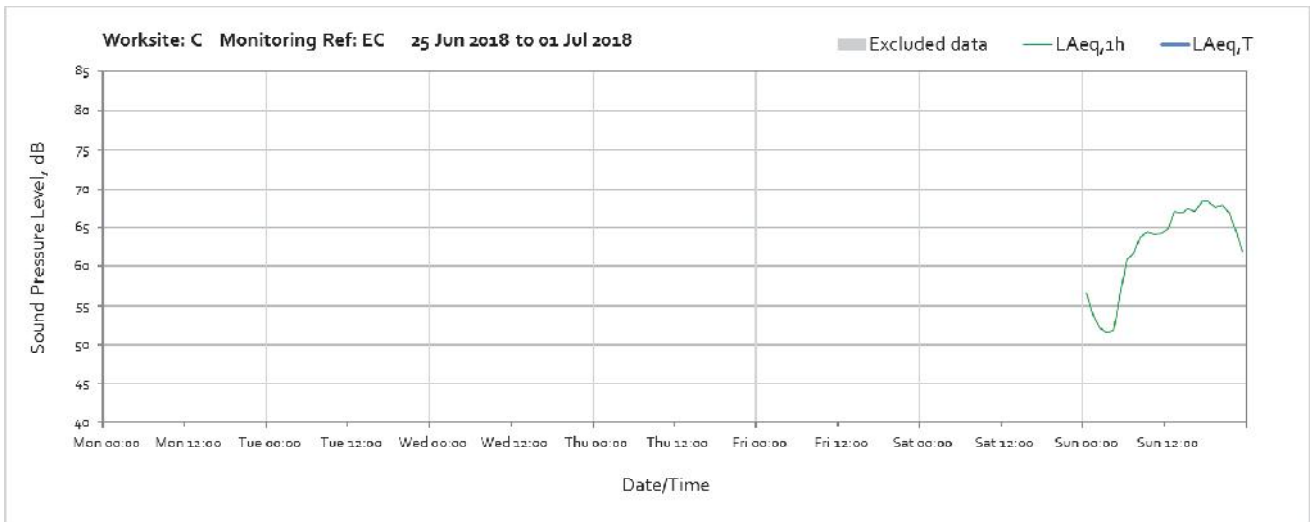


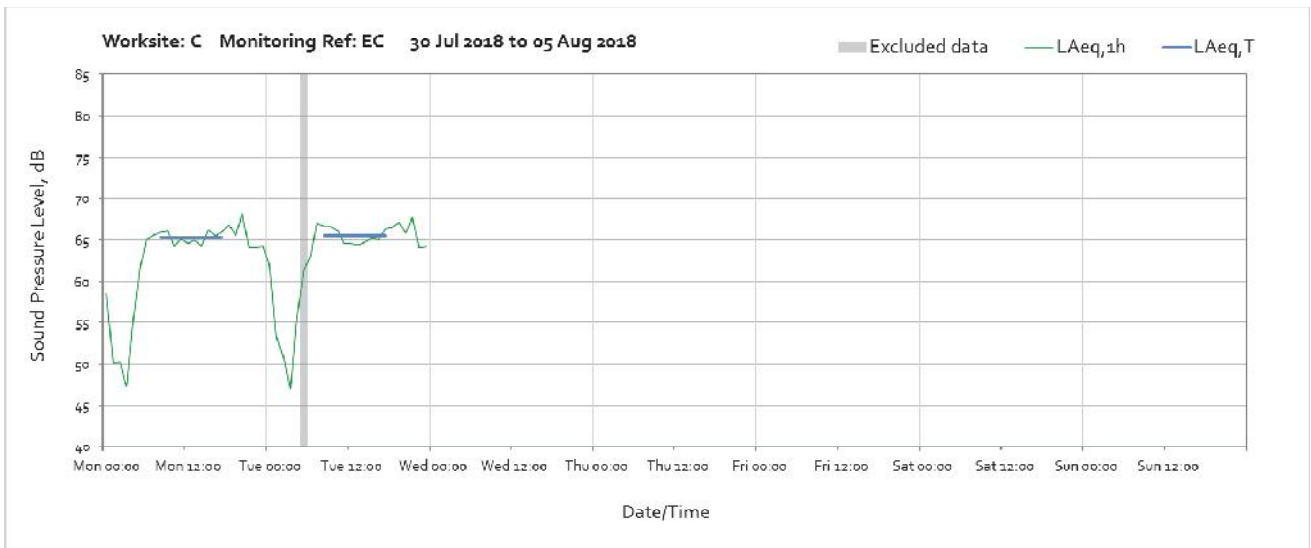
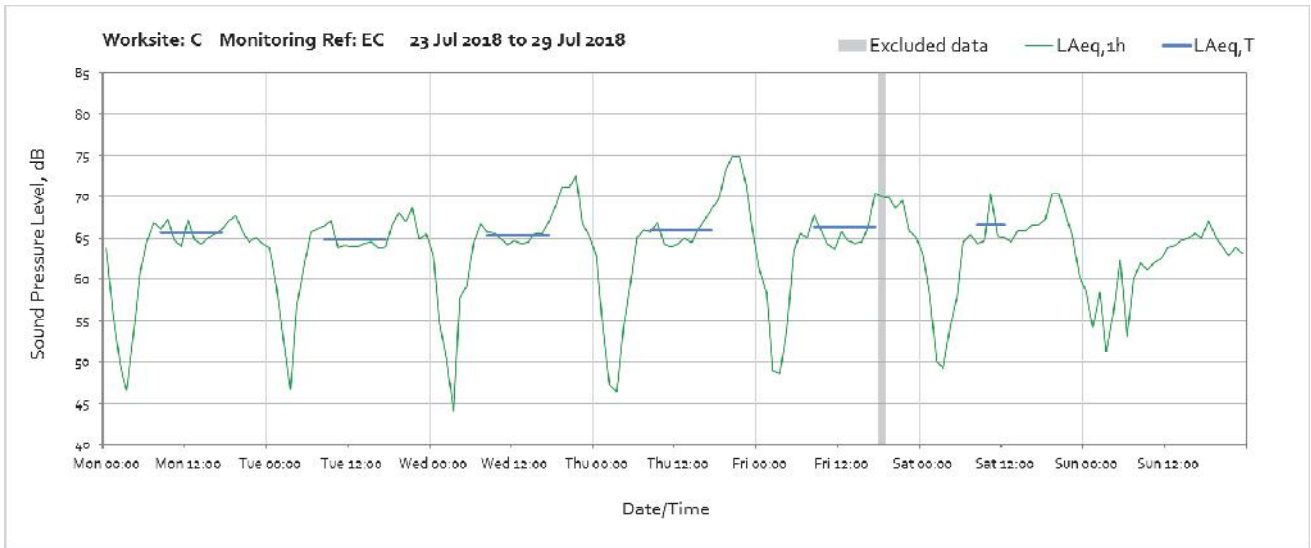
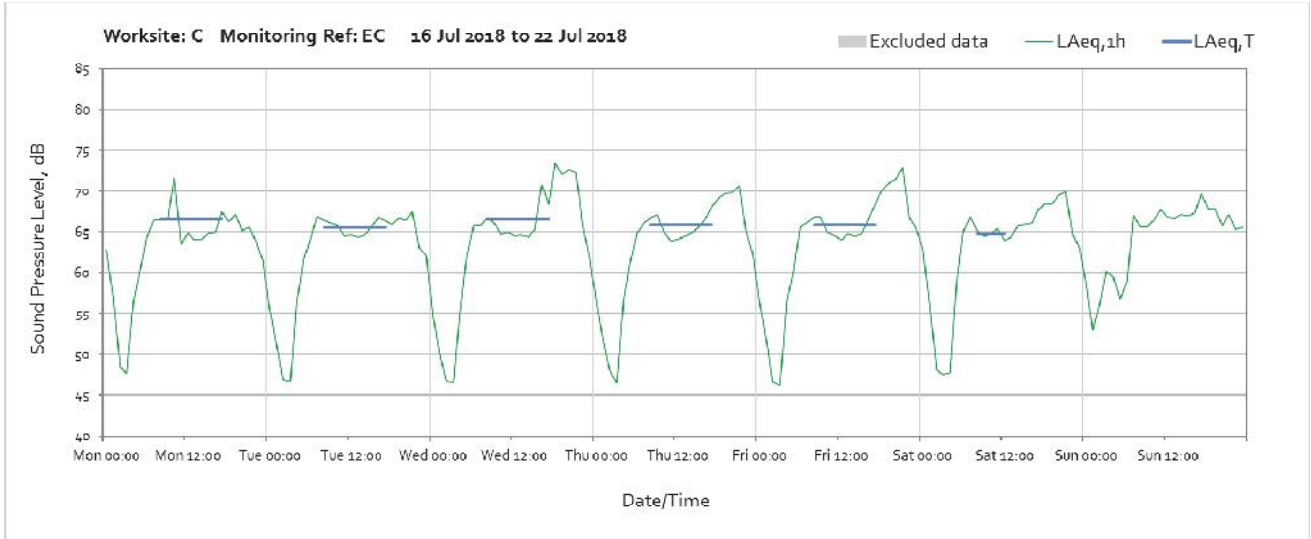


Worksite: D – Monitoring Ref: N004

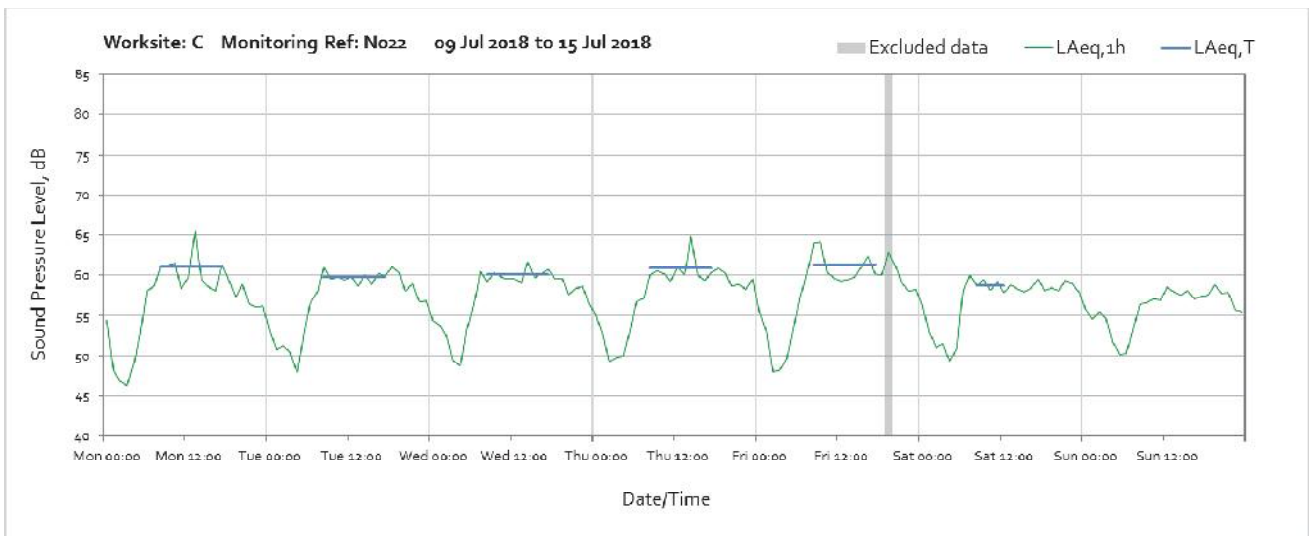
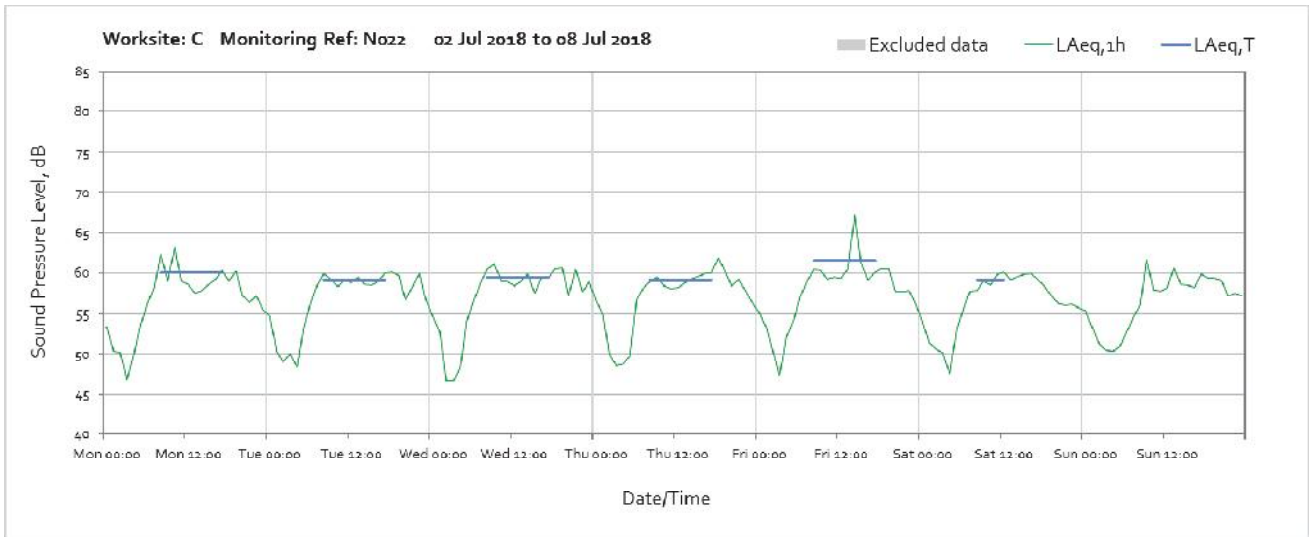


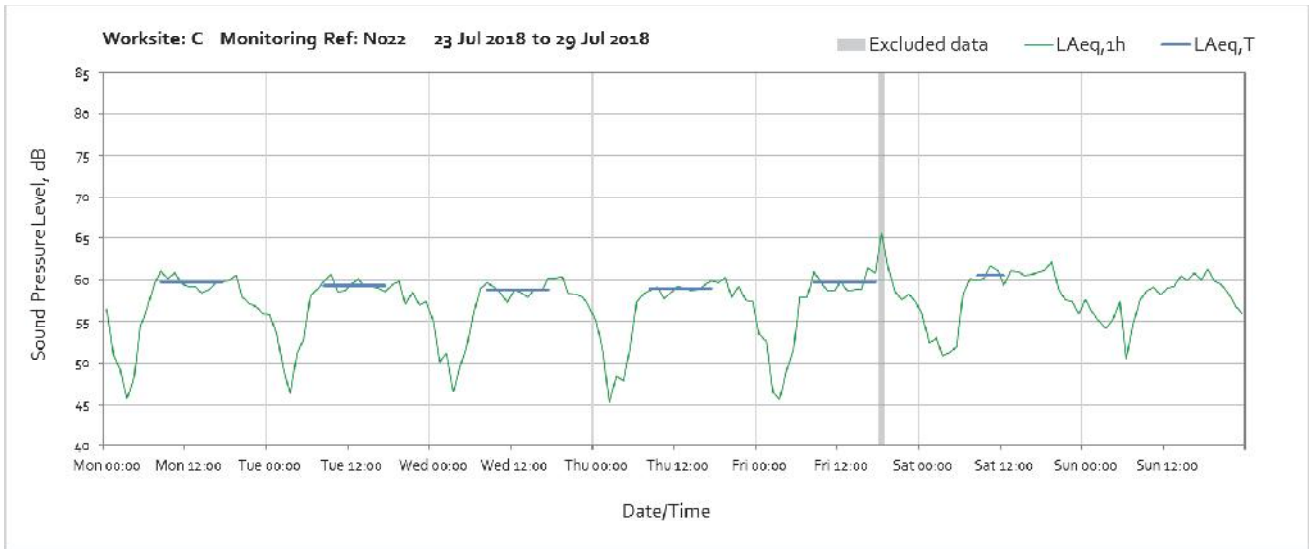
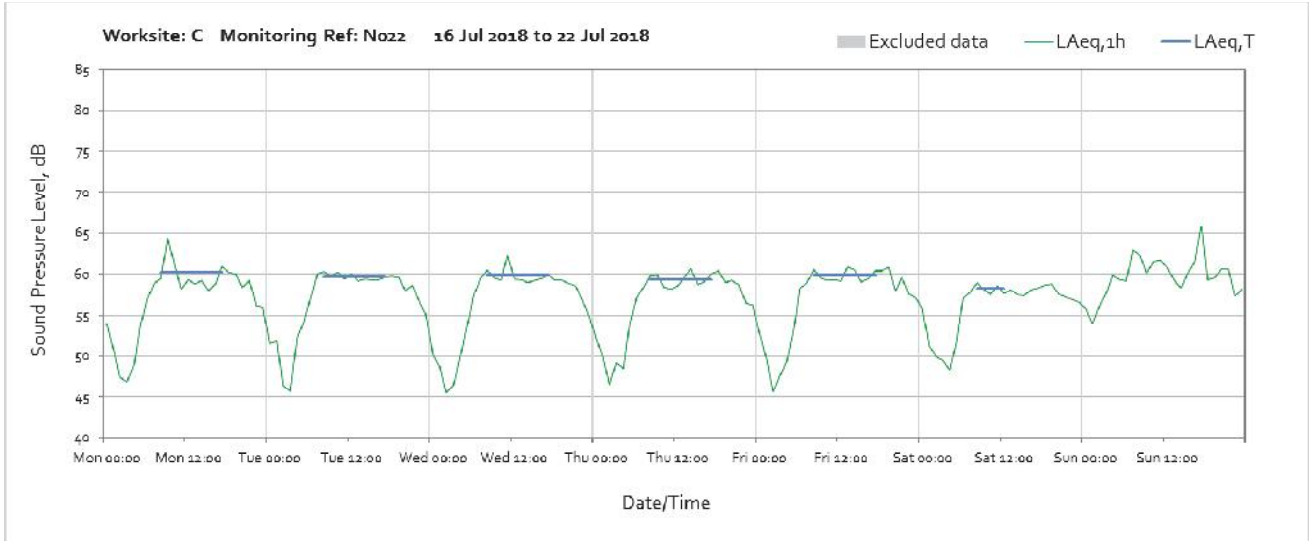
Worksite: C – Monitoring Ref: EC



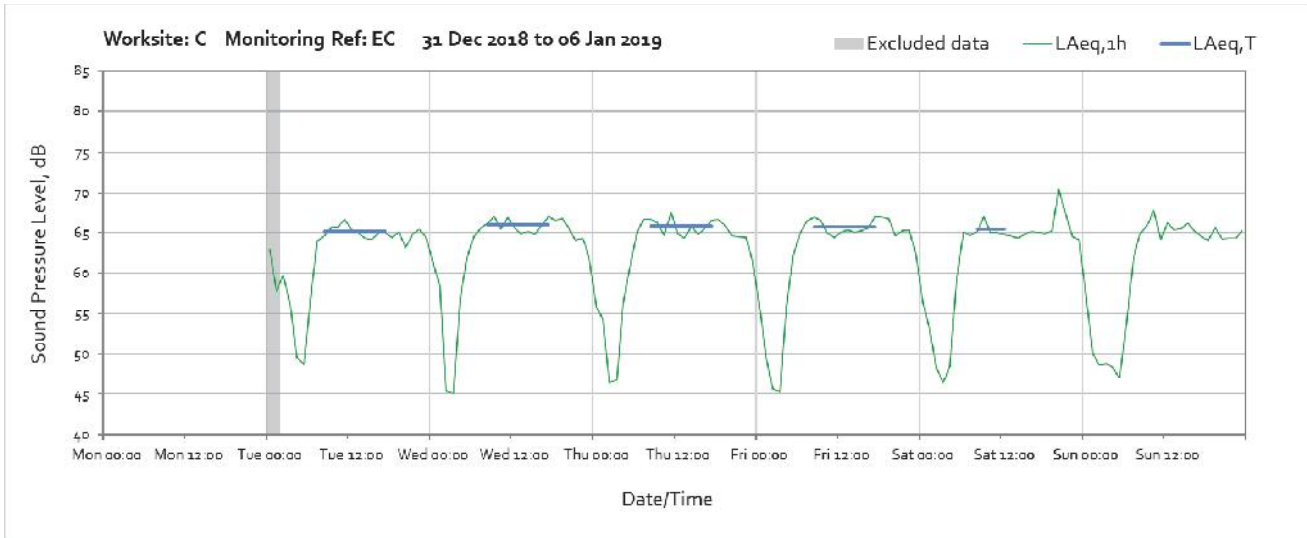


Worksite: C – Monitoring Ref: N022

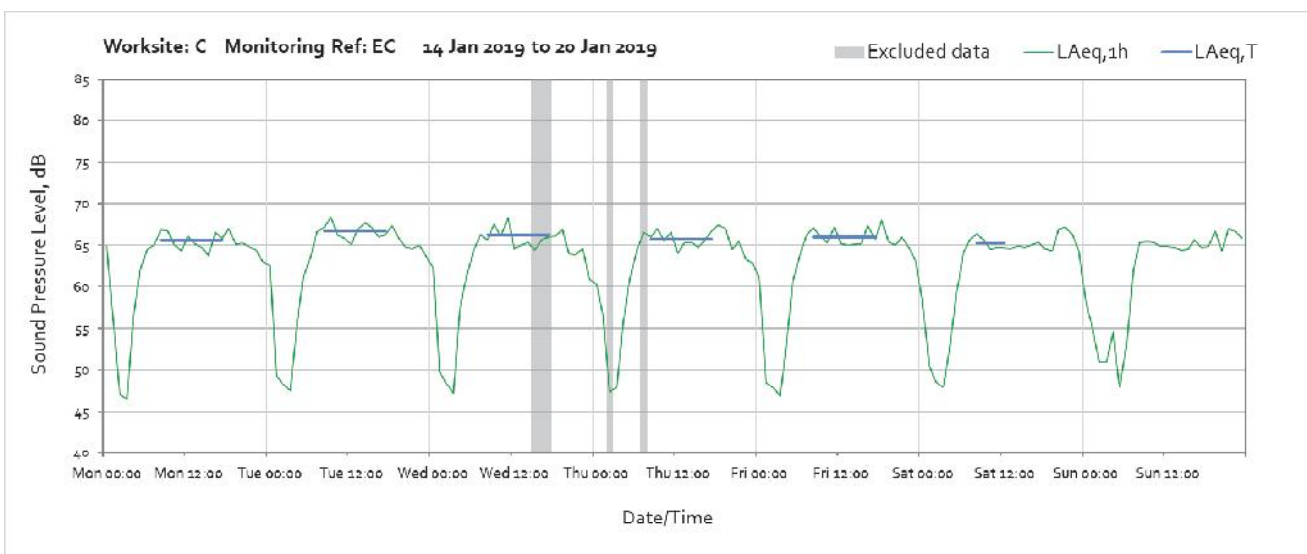
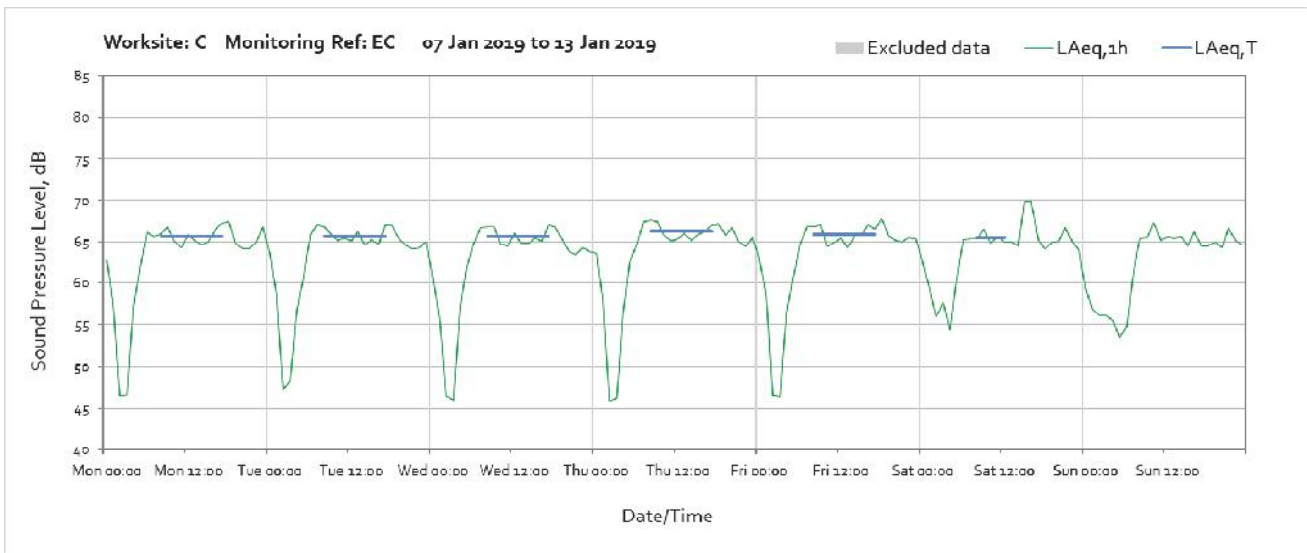


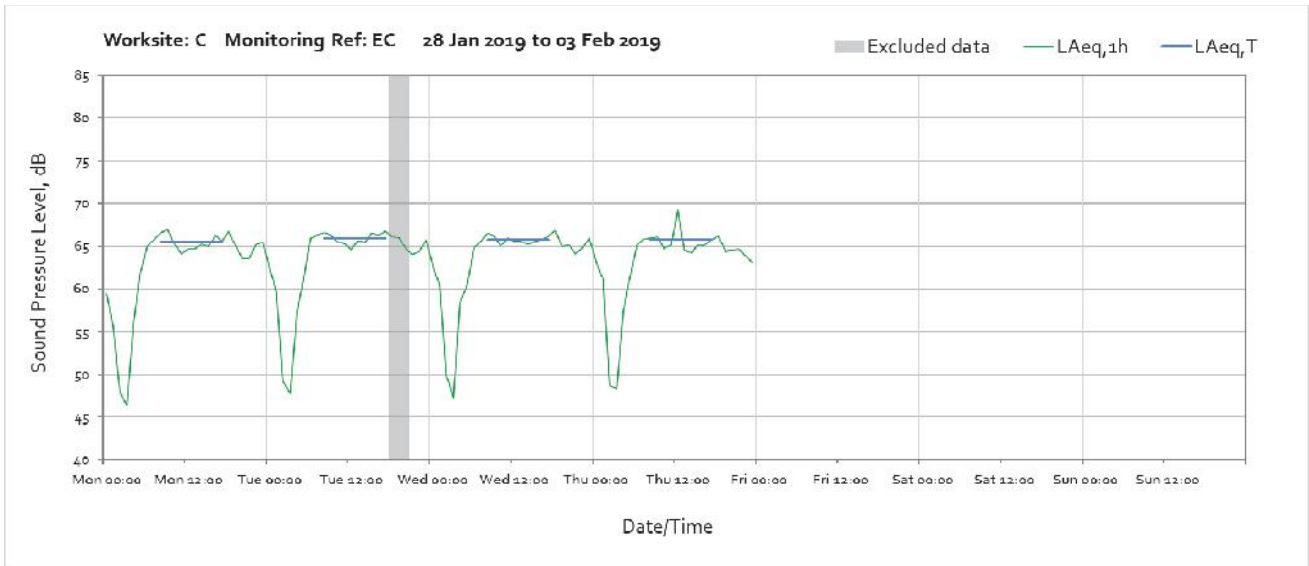
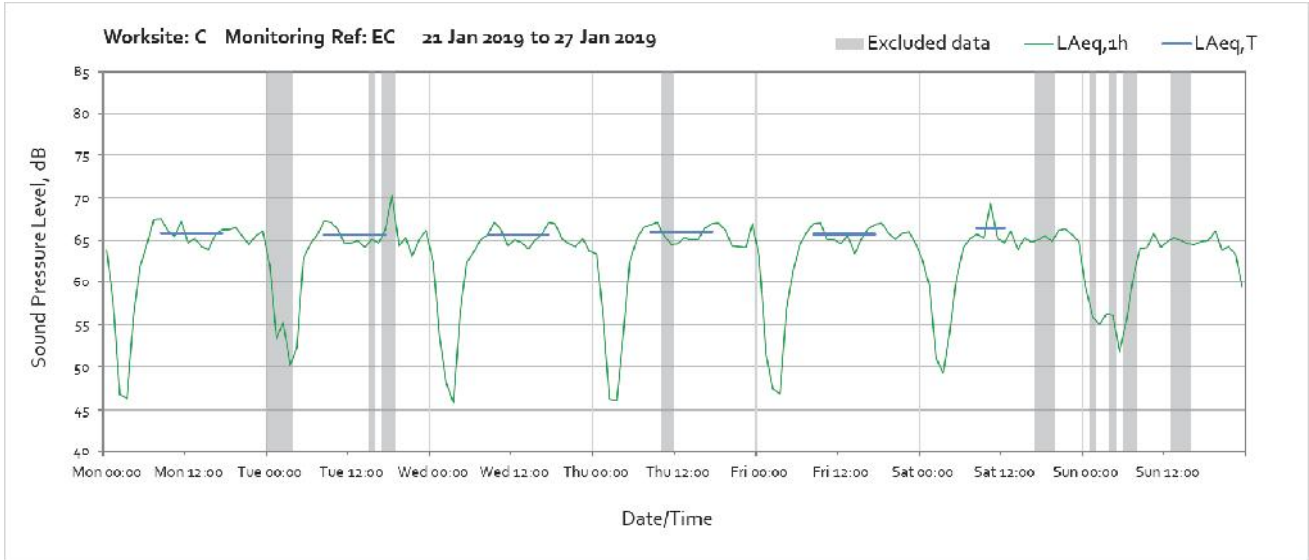


Worksite: C – Monitoring Ref: EC



Note – High noise levels on the early hours of the 1st January were due to New Year’s Eve celebrations and have been excluded to calculate values in Table 5.





Representation	
Premises name	Edinboro Castle
Application reference number	APP\PREMISES-VARY\134112
Last date for representation	06/03/2026

Making a representation as

As an organisation

Your details
Organisation name

Delancey Street Residents Association

First name

catherine

Last name

colley

Telephone number (optional)

[REDACTED]

Email address

[REDACTED]

Address

 32 Delancey Street
 London
 NW1 7NH

Remain anonymous

No

Grounds of representation

- prevention of crime and disorder
- ensuring public safety
- prevention of public nuisance

Details of representation

They publican wants the garden to have a capacity of up to 300 people, then will create disorder, noise disturbance, and difficulty in managing safe and orderly dispersal at the end of the night. Residents have already witnessed public nuisance and disorder with drunk customers shouting in the street, carrying beer glasses and leaving them on doorsteps or smashing them on the pavement. Residents have also had the misfortune of customers urinating on their

doorsteps. We do not want further problems as it's harmful to residents sense of safety and peacefulness. We are seeking the following conditions - Garden close at 9pm. 2) Numbers limited to 50 3) No vertical drinking (ie seated only) 4) No TV screens in garden 5) No music in garden 6) Properly supervised smoking area 7) No drinks outside pub on pavement or groups allowed to congregate outside doors. 8) Door Security not to leave until all patrons left area, not just over the road.

About this form

Issued by

Camden Town Hall
Judd Street
London
WC1H 9JE

Contact phone

020 7974 4444

Data protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.

Representation	
Premises name	Edinboro Castle
Application reference number	APP\PREMISES-VARY\134112
Last date for representation	06/03/2026

Making a representation as As an individual

Your details

First name Frances

Last name Parsons

Telephone number (optional) [REDACTED]

Email address [REDACTED]

Address Flat A
95 Albert Street
London
NW1 7LX

Remain anonymous No

Grounds of representation

- prevention of public nuisance

Details of representation The public house already plays music and Sky sports in the garden in the evenings. Residents, including myself, can hear the noise from the garden in the warmer months late into the evenings. Customers spill out onto the pavements, congregating in groups making a noise when they leave, often shouting and then proceed to take the hire bicycles from outside our house, waking us up and disturbing the peace of the neighbourhood. Extending the drinking hours will surely exacerbate the disturbance late into the night.

About this form**Issued by**

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Conditions agreed with the Licensing Authority

- 1) A CCTV system with recording equipment shall be installed and maintained at the premises. All recordings used in conjunction with CCTV shall:
 - a) Be of evidential quality in all lighting conditions;
 - b) Indicate the correct time and date;
 - c) Be retained for a period of 31 days.
- 2 Duty Managers (or sufficient staff) must be trained to use the system and recorded images must be available for inspection and downloading immediately upon reasonable request to officers of the Responsible Authorities as defined by the Licensing Act 2003. All images downloaded from the CCTV system must be provided in a format that can be viewed on readily available equipment without the need for specialist software.
- 3 The use of door staff at the premises shall be considered based upon risk assessment.
- 4 When employed, all door supervisors will correctly display their SIA licence so as to be visible when on duty at the premises.
- 5 All windows and external doors facing directly onto Mornington Terrace shall be kept closed after 22:00 hours, or at any time when regulated entertainment takes place, except for the immediate access and egress of persons.
- 6 Notices shall be prominently displayed at all exits requesting patrons to respect the needs of local residents and businesses and leave the area quietly.
- 7 A direct telephone number for the Duty Manager at the premises shall be publicly available at all times the premises is open. This telephone number and/or email is to be made available to residents and businesses in the vicinity.
- 8 A Challenge 21 proof of age scheme shall be operated at the premises where the only acceptable forms of identification are recognised photographic identification cards, such as a driving licence, passport or proof of age card with the PASS Hologram, or government-approved digital ID.
- 9 An incident log shall be kept at the premises and made available on request to an authorised officer of the Council or the Police. It must be completed within 24 hours of the incident and will record the following:
 - a) all crimes reported to the venue
 - b) all ejections of patrons
 - c) any complaints received concerning crime and disorder
 - d) any incidents of disorder
 - e) all seizures of drugs or offensive weapons
 - f) any faults in the CCTV system, searching equipment or scanning equipment

- g) any visit by a relevant authority or emergency service.

External Garden Hours

10 The external garden and seating area shall not be used by customers after 22:00 hours, save for the purposes of access to and egress from the premises, and for smoking as detailed in Condition 13 below. After 22:00 hours the area shall be closed to use and physically restricted by means of barriers, roping, or other suitable demarcation.

Capacity of External Areas

11 The number of persons permitted in the external seating area will be governed by the capacity level stated in the Fire Risk Assessment.

External Area Management and Dispersal Plan

12 An External Area Management and Dispersal Plan shall be maintained and implemented. The plan shall include measures for supervision, noise control, customer behaviour, dispersal, and the management of smokers, and shall be made available to authorised officers upon request. A copy of the Plan shall be made readily available at the premises for inspection by a police officer and/or an authorised officer of Camden Council.

Solid Fuel Appliances

13 No solid fuel or wood burning appliances, including wood fired or similar equipment, shall be installed or operated in the external areas of the premises.

Smoking Area Supervision

14 After 22:00 hours, any customers wishing to smoke shall use a designated smoking area only for that purpose and shall not take drinks with them. The area shall be actively supervised by staff to ensure customers do not congregate, cause nuisance, or create excessive noise.

Amplified Sound

15 Except for sound from televisions, acoustic and background music, no amplified sound, including that from speakers, or other audio equipment, shall be played in any external area of the premises at any time. Any internal amplified sound shall be controlled so as not to cause nuisance to nearby residents.

Conditions consistent with the applicant's management plan

16 The front door will be kept closed (except for access and egress) when any live or recorded music is being played.

17 The front door will be continually manned by a door supervisor to ensure no customers are smoking or loitering in front of the premises.

- 18 Upon bar closure, there will be increased movement and inspection through the bar and toilets by management and glass collectors to begin to encourage customers to move out of the premises in a quiet and orderly manner.
- 19 Lighting levels inside the premises will be increased and all music turned off to encourage the dispersal of guests.

20 Upon bar closure, Door Staff team will split internally and externally as follows:

- **Internal Team** – Door supervisor to remain inside the premises and encourage customers to drink up and leave quietly, ensuring all areas cleared including toilets.
- **External Team** - The primary role of the external team is to ensure the safety of customers as they leave the premises whilst encouraging them to keep noise to a minimum, be considerate of local residents and move away from the immediate area by directing them to public transport.

-

- 21 door supervisor should remain on the front door to ensure guests are directed to leave the premises and head to local transport links, or to minimise noise whilst awaiting taxis.
- 22 door supervisor to remain on the gates, ensuring customers leave safely and are considerate of our neighbours.
- 23 Door Supervisors on duty will wear high-visibility clothing.
- 23 A Duty Manager should remain outside/in the garden to ensure the door staff are correctly managing the dispersal of customers, whilst also encouraging customers to leave the immediate area in a considerate manner.
- 24 Door staff shall remain outside until customers are safely away from the immediate vicinity of the premises.
- 25 No drinks are to be taken from the premises.
- 26 All customers should have left the premises no later than 30 mins after bar closure.
- 27 A log will be kept for any complaints raised, and incidents that may occur whilst dispersing customers.
- 28 On peak trading periods (i.e. weekend evenings or special events) regular checks will be made by staff/ door staff to ensure that noise levels within the external area are not likely to cause a nuisance to nearby residents and businesses.

- 29 Clearing of the garden will begin at 9pm with team letting customers know we need to clear the garden by 10pm.
- 30 At 9.30pm the team/door staff will start their usual process of clearing customers gently from the garden, to have the area clear by 10pm.
- 31 From 9.45pm the garden exit will be manned by one of the team/door staff to ensure customers are moving away from the premises quietly and quickly.
- 32 From 10pm a clearly marked smoking area will be signposted and roped inside the garden area to help reduce the amount of people outside the front of the business. No drinks will be allowed in the smoking area after 10pm. This area will be monitored by team/door staff.
- 33 The pavement area outside the premises is to be swept at the end of each night and checked for any glassware/rubbish. Duty Manager to complete a final check for any litter/glassware outside.
- 34 When external areas have been checked at the end of the night, and the last customers have left the external area, outside lights are to be turned off.
- 35 Team are not permitted to use the garden once it is cleaned and closed down, other than for smoking or taking a brief break. Duty Manager to keep numbers of team to a minimum.

Section 1: Background comments of the Borough Solicitor

- 1.1 The purpose of Camden's Statement of Licensing Policy is to make it clear to applicants that wider considerations will be taken into account when determining applications. It is intended to guide the Licensing Panel when considering licence applications. However, the Licensing Panel must always consider each application on its own merits and allow exceptions to the normal policy where the circumstances of the application justify allowing an exception. The burden is on the applicant to show that they comply with the policy.
- 1.2 Members should only address those matters that have formed the subject matter of relevant representations. Matters that arise that are not the subject of relevant representations fall outside the function that the Panel is exercising when it holds a hearing
- 1.3 Members must determine, having regard for the evidence, whether granting the application for a premises licence will impact adversely on the policy criteria listed in paragraph 3 of this report.
- 1.4 In accordance with the provisions of Part 1 of Schedule 5 of the Act, where a Licensing Authority rejects in whole or in part, an application for a new premises licence, the applicant may appeal against the decision, to a magistrate's court within 21 days of being notified of the decision.
- 1.5 Similarly, where a person who made relevant representations in relation to the application contends that the licence ought not to have been granted, or that different or additional conditions should have been imposed on the licence, he may appeal against the decision to a magistrate's court within 21 days of being notified of the decision.
- 1.6 **The Human Rights Act 1998** incorporates the key articles of the European Convention on Human Rights into domestic law. Decisions on licensing matters are actions of a public authority and must be compatible with Convention rights. Consequently, Members of the Panel must be aware of the rights contained in the Convention (particularly those set out below) when making licensing decisions.
 - (a) **Article 6: Right to a fair trial**
In the determination of his civil rights and obligations, everyone is entitled to a fair and public hearing within a reasonable time by an independent and impartial tribunal established by law.
 - (b) **Article 8: Right to respect for private and family life**
Everyone has a right to respect for his or her private life, his home and correspondence.

(c) Article 1 of the First Protocol: Protection of property

Every natural or legal person is entitled to the peaceful enjoyment of his possessions, including a licence. No one shall be deprived of his possession except in the public interest and subject to the conditions provided for by law and by the general principles of international law.

(d) Article 10: Freedom of Expression

Everyone has the right to freedom of expression. This right shall include freedom to hold opinions and to receive and impart information and ideas without interference by public authority and regardless of frontiers. This Article shall not prevent States from requiring the licensing of broadcasting, television or cinema enterprises.

The exercise of these freedoms since it carries with it duties and responsibilities may be subject to such formalities, conditions, restrictions or penalties as are prescribed by law and are necessary in a democratic society, in the interests of national security, territorial integrity or public safety, for the prevention of disorder or crime, for the protection of health and morals, for the protection of the reputation or rights of others, for preventing the disclosure of information received in confidence, or for maintaining the authority and impartiality of the judiciary.

(e) Article 14: Prohibition of discrimination

The enjoyment of the rights and freedoms set forth in this Convention shall be secured without discrimination on any ground such as sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth, or other status.

- 1.7 When formulating policy local authorities must have regard to the **Equality Act 2010**. The Act provides protection from discrimination in respect of certain protected characteristics, namely: age, disability, gender reassignment, pregnancy and maternity, race, religion or beliefs and sex and sexual orientation. It places the Council under a legal duty to have due regard to the advancement of equality in the exercise of its powers including licensing powers. Members of the panel must be mindful of this duty when determining all licensing applications.

The section 149 Public Sector Equality Duty

(1) A public authority must, in the exercise of its functions, have due regard to the need to—

- (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
- (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.

(2) A person who is not a public authority but who exercises public functions must, in the exercise of those functions, have due regard to the matters mentioned in subsection (1).

(3) Having due regard to the need to advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) remove or minimise disadvantages suffered by persons who share a relevant protected characteristic that are connected to that characteristic;
 (b) take steps to meet the needs of persons who share a relevant protected characteristic that are different from the needs of persons who do not share it;
 (c) encourage persons who share a relevant protected characteristic to participate in public life or in any other activity in which participation by such persons is disproportionately low.

(4) The steps involved in meeting the needs of disabled persons that are different from the needs of persons who are not disabled include, in particular, steps to take account of disabled persons' disabilities.

(5) Having due regard to the need to foster good relations between persons who share a relevant protected characteristic and persons who do not share it involves having due regard, in particular, to the need to—

(a) tackle prejudice, and
 (b) promote understanding.

(6) Compliance with the duties in this section may involve treating some persons more favourably than others; but that is not to be taken as permitting conduct that would otherwise be prohibited by or under this Act.

1.8 In determining any application, the Council must comply with the public sector equality duty in s.149 of the 2010 Act. This is a duty to have regard to the need to achieve the statutory goals of s.149, rather than to achieve a particular result. The s149 duty sits alongside and does not override statutory requirements in relation to determining licensing applications, including the duty to consider all evidence on its merits and the legislative criteria listed at paragraphs 3 & 4.

1.9 When members have before them representations or other material on issues relevant to s149, even outside the scope of "standard" licensing considerations such material must still be specifically assessed in the context of s149. However, because s149 creates a requirement to "have regard" the fact a matter raised is relevant to s149 will not automatically translate into a reason for refusing an application that would be sustainable in any subsequent appeal, given the legal requirement to determine applications in compliance with licensing legislation.

Section 2: Financial Comments

- 2.1 Following consideration there are no financial implications concerning this application. The Executive Director Corporate Services has been consulted in the preparation of this report and has no further comments to add.