

|                             |                                               |
|-----------------------------|-----------------------------------------------|
|                             |                                               |
| <b>For Consideration By</b> | Licensing Sub-Committee                       |
| <b>Meeting Date</b>         | 7 July 2026                                   |
| <b>Type of Application</b>  | Vary a Premises Licence                       |
| <b>Address of Premises</b>  | The Talbot, 109 Mortimer Road, London, N1 4JY |
| <b>Classification</b>       | Decision                                      |
| <b>Ward(s) Affected</b>     | De Beauvoir                                   |
| <b>Group Director</b>       | Rickardo Hyatt                                |

## 1. **Summary**

1.1. This is an application to vary a premises licence to allow authorisation for

- To extend hours for sale of alcohol on Thursday to Sunday.
- To extend hours for late night refreshment on Thursday to Saturday.
- To include hours for live and recorded music on Thursday to Saturday.
- To include non-standard timings on New Year's Eve/Day hours.
- To amend the condition 13.
- To remove the non-standard timings for Christmas Day and Good Friday.
- To remove conditions 8 and 9.

## 2. **Application**

2.1. JDS Dining Ltd has made an application to vary a premises licence under section 34 of the Licensing Act 2003.

2.2. The applicant is seeking authorisation for the following proposed variation:

- To extend and include terminal hours for the following licensable activities and timings:

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| <b>Live Music</b> | <b>Standard Hours:</b><br><br>Thur 11:00-00:30<br>Fri 11:00-00:30<br>Sat 11:00-00:30 |
|-------------------|--------------------------------------------------------------------------------------|

|                                          |                                                                                                                                                                                               |
|------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | <b>Non-standard Hours:</b><br>New Year's Eve: 11:00 to 00:30 on New Year's Day                                                                                                                |
| <b>Recorded Music</b>                    | <b>Standard Hours:</b><br><br>Thur 11:00-00:30<br>Fri 11:00-00:30<br>Sat 11:00-00:30<br><br><b>Non-standard Hours:</b><br>New Year's Eve: 11:00 to 00:30 on New Year's Day                    |
| <b>Late Night Refreshment</b>            | <b>Standard Hours:</b><br><br>Thur 23:00-00:30<br>Fri 23:00-00:30<br>Sat 23:00-00:30<br><br><b>Non-standard Hours:</b><br>New Year's Eve: 23:00 to 00:30 on New Year's Day                    |
| <b>Supply of Alcohol</b><br>(On-sales)   | <b>Standard Hours:</b><br><br>Thur 11:00-00:30<br>Fri 11:00-00:30<br>Sat 11:00-00:30<br>Sun 11:00-23:30<br><br><b>Non-standard Hours:</b><br>New Year's Eve: 11:00 to 00:30 on New Year's Day |
| <b>The opening hours of the premises</b> | <b>Standard Hours:</b><br><br>Thur 11:00-01:00<br>Fri 11:00-01:00<br>Sat 11:00-01:00<br>Sun 11:00-00:00<br><br><b>Non-standard Hours:</b><br>New Year's Eve: 11:00 to 01:00 on New Year's Day |

- To include non-standard timings on New Year's Eve/Day hours- "New Year's Eve: 11:00 to 00:30/01:00 on New Year's Day."

- To amend condition 13 to read: “Kitchen extraction fans in the backyard shall be switched off between 22.30 and 08.00 Sunday to Wednesday and 23.30 and 08.00 Thursday, Friday and Saturday.”
- To remove the non-standard timings for Christmas Day and Good Friday- “Christmas Day and Good Friday: 12.00 to 23.30/00:00”
- To remove conditions 8 and 9:  
(8) Alcohol may be sold or supplied to persons taking table meals in the premises in a part of the premises usually set apart for the service of such persons and for consumption by such persons in that part of the premises as an ancillary to his/her meal during the following hours.

Standard Hours

Monday to Saturday: 23:00 to 23:30

Christmas day: 12.00 to 22.30

(9) For other purposes or in other parts of the premises the hours for supply of alcohol are:

Standard Hours

Monday to Saturday: 10:00 to 23:00

Sunday and Good Friday: 12.00 to 22.30

Non-Standard Hours

Christmas day: 12.00 to 15.00 and 19.00 to 22.30

New Year's Eve except on a Sunday: 10.00 to 23.00

New Year's Eve on a Sunday: 12.00 to 22.30

- 2.3. The application is attached as Appendix A. The applicant has not proposed any additional measures to address the licensing objectives.

3. **Current Status/History**

- 3.1. The current premises licence was granted on 24 November 2005 (attached as Appendix D). The licence was transferred to JDS Dining Ltd in November 2025. The licence was reviewed in October 2022 following an application by a local resident, as a result of which the Licensing Sub-Committee decided on 24 January 2023 to modify the hours and conditions of the premises licence.
- 3.2. Temporary event notices have been acknowledged in the last twelve months at this premises as follows:

| <u>Date of the event(s)</u> | <u>Hours</u> |
|-----------------------------|--------------|
| 18/12/2025-20/12/2025       | 11:00-01:00  |
| 24/12/2025-27/12/2025       | 11:00-01:00  |
| 31/12/2025-03/01/2026       | 11:00-01:00  |

4. **Representations: Responsible Authorities**

| From                                                                   | Details                                                                     |
|------------------------------------------------------------------------|-----------------------------------------------------------------------------|
| Environmental Health Authority (Environmental Protection) (Appendix B) | Representation received on the grounds of The Prevention of Public Nuisance |
| Environmental Health Authority (Environmental Enforcement)             | No representation received                                                  |
| Environmental Health Authority (Health & Safety)                       | No representation received                                                  |
| Weights and Measures (Trading Standards)                               | No representation received                                                  |
| Planning Authority                                                     | No representation received                                                  |
| Area Child Protection Officer                                          | No representation received                                                  |
| Fire Authority                                                         | Have confirmed no representation on this application                        |
| Police                                                                 | Have confirmed no representation on this application                        |
| Licensing Authority                                                    | No representation received                                                  |
| Health Authority                                                       | No representation received                                                  |

5. **Representations: Other Persons**

| From                                                                                                                                             | Details                                                                                                                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 47 representations received from and on behalf of local residents to oppose (Appendices C1-C47) and one email received in support (Appendix C48) | Representation received on the grounds of The Prevention of Crime and Disorder, Public Safety, Prevention of Public Nuisance and The Protection of Children from Harm |

6. **Guidance Considerations**

- 6.1. The Licensing Authority is required to have regard to any guidance issued by the Secretary of State under the Licensing Act 2003.

7. **Policy Considerations**

- 7.1. Licensing Sub-Committee is required to have regard to the London Borough of Hackney's Statement of Licensing Policy ("the Policy") adopted by the Licensing Authority.
- 7.2. The Policy applies to applications where relevant representations have been made. With regard to this application, policies, LP1 (General Principles), LP2 (Licensing Objectives), LP3 (Core Hours) and LP12 (Cumulative Impact-General) are relevant.

8. **Officer Observations**

- 8.1. If the Sub-Committee is minded to approve the application, the following additional conditions should be applied the licence:

None.

9. **Reasons for Officer Observations**

- 9.1. No additional conditions have been proposed by the applicant or the responsible authorities.

10. **Legal Comments**

- 10.1. The Council has a duty as a Licensing Authority under the Licensing Act 2003 to carry out its functions with a view to promoting the following 4 licensing objectives;

- The Prevention of Crime and Disorder
- Public Safety
- Prevention of Public Nuisance
- The Protection of Children from Harm

- 10.2. It should be noted that each of the licensing objectives have equal importance and are the only grounds upon which a relevant representation can be made and for which an application can be refused or terms and conditions attached to a licence.

11. **Human Rights Act 1998 Implications**

- 11.1. There are implications to;
- **Article 6** – Right to a fair hearing
  - **Article 14** – Not to discriminate
  - Balancing: **Article 1-** Peaceful enjoyment of their possession (i.e. a licence is defined as being a possession) with **Article 8** – Right of Privacy (i.e. respect private & family life) to achieve a proportionate decision having regard to the protection of an individuals rights against the interests of the community at large.

12. **Members Decision Making**

- 12.1. **Option 1**

**That the application be refused**

- 12.2. **Option 2**

**That the application be approved, together with any conditions or restrictions which Members consider necessary for the promotion of the Licensing objectives.**

13. **Conclusion**

- 13.1. That Members decide on the application under the Licensing Act 2003.

**Appendices:**

Appendix A: Application to vary a premises licence and supporting documents

Appendix B: Representations from responsible authorities

Appendix C: Representations from other persons

Appendix D: Current premises licence

Appendix E: Location map

**Background documents**

Licensing Act 2003

LBH Statement of Licensing Policy

|                                                                                          |                                                                                                                    |
|------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>Report Author</b>                                                                     | Name: Shan Uthayasangar<br>Title: Licensing Officer<br>Email: shan.uthayasangar@hackney.gov.uk<br>Tel: 02083562431 |
| <b>Comments for the Group Director of Finance and Corporate Resources prepared by</b>    | Name<br>Title<br>Email<br>Tel                                                                                      |
| <b>Comments for the Director of Legal, Democratic and Electoral Services prepared by</b> | Name<br>Title<br>Email<br>Tel                                                                                      |

# APPENDIX A

## 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.

I/WE JDS Dining Ltd

*(Insert name(s) of applicant)*

**Being the premises licence holder, apply to vary a premises licence under S34 of the Licensing Act 2003 for the premises described in Part 1 below.**

#### Premises Licence Number

LBH-PRE-T-0394

#### Part 1 – Premises Details

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

The Talbot  
109 Mortimer Road  
Dalston,  
London

|                  |        |                 |        |
|------------------|--------|-----------------|--------|
| <b>Post Town</b> | London | <b>Postcode</b> | N1 4JY |
|------------------|--------|-----------------|--------|

|                              |  |
|------------------------------|--|
| Telephone number at premises |  |
|------------------------------|--|

|                                         |                     |
|-----------------------------------------|---------------------|
| Non-domestic rateable value of premises | £51,000 Band C £315 |
|-----------------------------------------|---------------------|

#### Part 2 - Applicant Details

|                                  |  |
|----------------------------------|--|
| Daytime contact telephone number |  |
|----------------------------------|--|

|                           |  |
|---------------------------|--|
| E-mail address (optional) |  |
|---------------------------|--|

|                                                           |                                                     |
|-----------------------------------------------------------|-----------------------------------------------------|
| Current postal address if different from premises address | 11/12 Hallmark Trading Centre Fourth Way<br>Wembley |
|-----------------------------------------------------------|-----------------------------------------------------|

|                  |           |                 |         |
|------------------|-----------|-----------------|---------|
| <b>Post Town</b> | Middlesex | <b>Postcode</b> | HA9 0LB |
|------------------|-----------|-----------------|---------|

### Part 3 - Variation

Do you want the proposed variation to have effect as soon as possible? ☒ Yes ☐ No

If not do you want the variation to take effect from

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

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 1)

To amend the sale of alcohol to the below and closing time 30 minutes after

Sunday 11.00 – 23.30

Thursday, Friday and Saturday 11.00 – 00.30

Add live and recorded music Thursday, Friday and Saturday from 11.00 till 00.30

Increase terminal hour for Late Night Refreshment to 00.30 on Thursday, Friday and Saturday.

Include non-standard timing for New Years Eve 11.00 – 00.30 for all licensable activities permitted.

Amend condition 13 to state 'Kitchen extraction fans in the backyard shall be switched off between 22.30 and 08.00 Sunday to Wednesday and 23.30 and 08.00 Thursday, Friday and Saturday.'

Remove the non-standard timings for Christmas Day and Good Friday so that standard timings apply on these days and remove annex 2 conditions 8 and 9.

If 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 tick yes

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

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

☒

**Supply of alcohol** (if ticking yes, fill in box J)

☒

**In all cases complete boxes K, L and M**

A

|                                                                         |       |        |                                                                                                                                                                                                               |          |                          |
|-------------------------------------------------------------------------|-------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|
| <b>Plays</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>Will the performance of a play take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)                                                                               | Indoors  | <input type="checkbox"/> |
|                                                                         |       |        |                                                                                                                                                                                                               | Outdoors | <input type="checkbox"/> |
|                                                                         |       |        |                                                                                                                                                                                                               | Both     | <input type="checkbox"/> |
| Day                                                                     | Start | Finish | <b><u>Please give further details here</u></b> (please read guidance note 5)                                                                                                                                  |          |                          |
| Mon                                                                     |       |        |                                                                                                                                                                                                               |          |                          |
| Tue                                                                     |       |        | <b><u>State any seasonal variations for performing plays</u></b> (please read guidance note 6)                                                                                                                |          |                          |
| Wed                                                                     |       |        |                                                                                                                                                                                                               |          |                          |
| Thur                                                                    |       |        | <b><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></b> (please read guidance note 7) |          |                          |
| Fri                                                                     |       |        |                                                                                                                                                                                                               |          |                          |
| Sat                                                                     |       |        |                                                                                                                                                                                                               |          |                          |
| Sun                                                                     |       |        |                                                                                                                                                                                                               |          |                          |

**B**

|                                                                         |       |        |                                                                                                                                                                                                              |          |                          |
|-------------------------------------------------------------------------|-------|--------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|
| <b>Films</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>Will the exhibition of films take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)                                                                                | Indoors  | <input type="checkbox"/> |
|                                                                         |       |        |                                                                                                                                                                                                              | Outdoors | <input type="checkbox"/> |
| Day                                                                     | Start | Finish |                                                                                                                                                                                                              | Both     | <input type="checkbox"/> |
| Mon                                                                     |       |        | <b><u>Please give further details here</u></b> (please read guidance note 5)                                                                                                                                 |          |                          |
| Tue                                                                     |       |        |                                                                                                                                                                                                              |          |                          |
| Wed                                                                     |       |        | <b><u>State any seasonal variations for the exhibition of films</u></b><br>(please read guidance note 6)                                                                                                     |          |                          |
| Thur                                                                    |       |        |                                                                                                                                                                                                              |          |                          |
| Fri                                                                     |       |        | <b><u>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</u></b> (please read guidance note 7) |          |                          |
| Sat                                                                     |       |        |                                                                                                                                                                                                              |          |                          |
| Sun                                                                     |       |        |                                                                                                                                                                                                              |          |                          |

**C**

|                                                                                          |       |        |                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------|-------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Indoor sporting events</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>Please give further details</u></b> (please read guidance note 5)                                                                                                                                     |
| Day                                                                                      | Start | Finish |                                                                                                                                                                                                             |
| Mon                                                                                      |       |        | <b><u>State any seasonal variations for indoor sporting events</u></b><br>(please read guidance note 6)                                                                                                     |
| Tue                                                                                      |       |        |                                                                                                                                                                                                             |
| Wed                                                                                      |       |        |                                                                                                                                                                                                             |
| Thur                                                                                     |       |        | <b><u>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</u></b> (please read guidance note 7) |
| Fri                                                                                      |       |        |                                                                                                                                                                                                             |
| Sat                                                                                      |       |        |                                                                                                                                                                                                             |
| Sun                                                                                      |       |        |                                                                                                                                                                                                             |

**D**

|                                                                                                      |       |        |                                                                                                                                                                                                                        |          |                          |
|------------------------------------------------------------------------------------------------------|-------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|
| <b>Boxing or wrestling entertainments</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>Will the boxing or wrestling entertainment take place indoors or outdoors or both – please tick</u></b><br>(please read guidance note 4)                                                                         | Indoors  | <input type="checkbox"/> |
|                                                                                                      |       |        |                                                                                                                                                                                                                        | Outdoors | <input type="checkbox"/> |
| Day                                                                                                  | Start | Finish |                                                                                                                                                                                                                        | Both     | <input type="checkbox"/> |
| Mon                                                                                                  |       |        | <b><u>Please give further details here</u></b> (please read guidance note 5)                                                                                                                                           |          |                          |
| Tue                                                                                                  |       |        |                                                                                                                                                                                                                        |          |                          |
| Wed                                                                                                  |       |        | <b><u>State any seasonal variations for boxing or wrestling entertainment</u></b> (please read guidance note 6)                                                                                                        |          |                          |
| Thur                                                                                                 |       |        |                                                                                                                                                                                                                        |          |                          |
| Fri                                                                                                  |       |        | <b><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></b> (please read guidance note 7) |          |                          |
| Sat                                                                                                  |       |        |                                                                                                                                                                                                                        |          |                          |
| Sun                                                                                                  |       |        |                                                                                                                                                                                                                        |          |                          |

## E

|                                                                              |       |        |                                                                                                                                                                                                                                                         |          |                                     |
|------------------------------------------------------------------------------|-------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------|
| <b>Live music</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>Will the performance of live music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)                                                                                                                     | Indoors  | <input checked="" type="checkbox"/> |
|                                                                              |       |        |                                                                                                                                                                                                                                                         | Outdoors | <input type="checkbox"/>            |
|                                                                              |       |        |                                                                                                                                                                                                                                                         | Both     | <input type="checkbox"/>            |
| Day                                                                          | Start | Finish | <b><u>Please give further details here</u></b> (please read guidance note 5)<br>To permit live music such as bands etc                                                                                                                                  |          |                                     |
| Mon                                                                          |       |        |                                                                                                                                                                                                                                                         |          |                                     |
| Tue                                                                          |       |        |                                                                                                                                                                                                                                                         |          |                                     |
| Wed                                                                          |       |        | <b><u>State any seasonal variations for the performance of live music</u></b> (please read guidance note 6)                                                                                                                                             |          |                                     |
| Thur                                                                         | 11.00 | 00.30  |                                                                                                                                                                                                                                                         |          |                                     |
| Fri                                                                          | 11.00 | 00.30  |                                                                                                                                                                                                                                                         |          |                                     |
| Sat                                                                          | 11.00 | 00.30  | <b><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></b> (please read guidance note 7)<br>New Years Eve from 11.00 to 00.30 |          |                                     |
| Sun                                                                          |       |        |                                                                                                                                                                                                                                                         |          |                                     |

**F**

|                                                                                  |       |        |                                                                                                                                                                                                                                                         |          |                                     |
|----------------------------------------------------------------------------------|-------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------|
| <b>Recorded music</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>Will the playing of recorded music take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)                                                                                                                     | Indoors  | <input checked="" type="checkbox"/> |
|                                                                                  |       |        |                                                                                                                                                                                                                                                         | Outdoors | <input type="checkbox"/>            |
| Day                                                                              | Start | Finish |                                                                                                                                                                                                                                                         | Both     | <input type="checkbox"/>            |
| Mon                                                                              |       |        | <b><u>Please give further details here</u></b> (please read guidance note 5)<br>To permit amplified recorded music                                                                                                                                      |          |                                     |
| Tue                                                                              |       |        |                                                                                                                                                                                                                                                         |          |                                     |
| Wed                                                                              |       |        | <b><u>State any seasonal variations for the playing of recorded music</u></b> (please read guidance note 6)                                                                                                                                             |          |                                     |
| Thur                                                                             | 11.00 | 00.30  |                                                                                                                                                                                                                                                         |          |                                     |
| Fri                                                                              | 11.00 | 00.30  | <b><u>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</u></b> (please read guidance note 7)<br>New Years Eve from 11.00 to 00.30 |          |                                     |
| Sat                                                                              | 11.00 | 00.30  |                                                                                                                                                                                                                                                         |          |                                     |
| Sun                                                                              |       |        |                                                                                                                                                                                                                                                         |          |                                     |

**G**

|                                                                                         |       |        |                                                                                                                                                                                                               |          |                          |
|-----------------------------------------------------------------------------------------|-------|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|--------------------------|
| <b>Performances of dance</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>Will the performance of dance take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)                                                                                | Indoors  | <input type="checkbox"/> |
|                                                                                         |       |        |                                                                                                                                                                                                               | Outdoors | <input type="checkbox"/> |
| Day                                                                                     | Start | Finish |                                                                                                                                                                                                               | Both     | <input type="checkbox"/> |
| Mon                                                                                     |       |        | <b><u>Please give further details here</u></b> (please read guidance note 5)                                                                                                                                  |          |                          |
| Tue                                                                                     |       |        |                                                                                                                                                                                                               |          |                          |
| Wed                                                                                     |       |        | <b><u>State any seasonal variations for the performance of dance</u></b><br>(please read guidance note 6)                                                                                                     |          |                          |
| Thur                                                                                    |       |        |                                                                                                                                                                                                               |          |                          |
| Fri                                                                                     |       |        | <b><u>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</u></b> (please read guidance note 7) |          |                          |
| Sat                                                                                     |       |        |                                                                                                                                                                                                               |          |                          |
| Sun                                                                                     |       |        |                                                                                                                                                                                                               |          |                          |

H

|                                                                                                                                            |       |        |                                                                                                                                                                                                                                                                        |                                   |
|--------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------|
| <b>Anything of a similar description to that falling within (e), (f) or (g)</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>Please give a description of the type of entertainment you will be providing</u></b>                                                                                                                                                                             |                                   |
| Day                                                                                                                                        | Start | Finish | <b><u>Will this entertainment take place indoors or outdoors or both – please tick</u></b> (please read guidance note 4)                                                                                                                                               | Indoors <input type="checkbox"/>  |
| Mon                                                                                                                                        |       |        |                                                                                                                                                                                                                                                                        | Outdoors <input type="checkbox"/> |
|                                                                                                                                            |       |        |                                                                                                                                                                                                                                                                        | Both <input type="checkbox"/>     |
| Tue                                                                                                                                        |       |        | <b><u>Please give further details here</u></b> (please read guidance note 5)                                                                                                                                                                                           |                                   |
| Wed                                                                                                                                        |       |        |                                                                                                                                                                                                                                                                        |                                   |
| Thur                                                                                                                                       |       |        | <b><u>State any seasonal variations for entertainment of a similar description to that falling within (e), (f) or (g)</u></b> (please read guidance note 6)                                                                                                            |                                   |
| Fri                                                                                                                                        |       |        |                                                                                                                                                                                                                                                                        |                                   |
| Sat                                                                                                                                        |       |        | <b><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></b> (please read guidance note 7) |                                   |
| Sun                                                                                                                                        |       |        |                                                                                                                                                                                                                                                                        |                                   |

|                                                                                          |           |           |                                                                                                                                                                                                                                                                    |          |                                     |
|------------------------------------------------------------------------------------------|-----------|-----------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-------------------------------------|
| <b>Late night refreshment</b><br>Standard days and timings (please read guidance note 8) |           |           | <b>Will the provision of late night refreshment take place indoors or outdoors or both – please tick</b><br>(please read guidance note 4)                                                                                                                          | Indoors  | <input checked="" type="checkbox"/> |
|                                                                                          |           |           |                                                                                                                                                                                                                                                                    | Outdoors | <input type="checkbox"/>            |
|                                                                                          |           |           |                                                                                                                                                                                                                                                                    | Both     | <input type="checkbox"/>            |
| Day                                                                                      | Start     | Finish    | <b><u>Please give further details here</u></b> (please read guidance note 5)<br>Hours on other days to remain as stated on licence                                                                                                                                 |          |                                     |
| Mon                                                                                      | No change | No change |                                                                                                                                                                                                                                                                    |          |                                     |
| Tue                                                                                      | No change | No change |                                                                                                                                                                                                                                                                    |          |                                     |
| Wed                                                                                      | No change | No change | <b><u>State any seasonal variations for the provision of late night refreshment</u></b> (please read guidance note 6)                                                                                                                                              |          |                                     |
| Thur                                                                                     | 23.00     | 00.30     |                                                                                                                                                                                                                                                                    |          |                                     |
| Fri                                                                                      | 23.00     | 00.30     |                                                                                                                                                                                                                                                                    |          |                                     |
| Sat                                                                                      | 23.00     | 00.30     | <b><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></b> (please read guidance note 7)<br>New Years Eve from 23.00 to 00.30 |          |                                     |
| Sun                                                                                      | N/A       | N/A       |                                                                                                                                                                                                                                                                    |          |                                     |
|                                                                                          |           |           |                                                                                                                                                                                                                                                                    |          |                                     |

**J**

|                                                                                     |           |           |                                                                                                                                                                                                                                                 |                  |                                     |
|-------------------------------------------------------------------------------------|-----------|-----------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-------------------------------------|
| <b>Supply of alcohol</b><br>Standard days and timings (please read guidance note 8) |           |           | <b><u>Will the supply of alcohol be for consumption (Please tick box)</u></b><br>(please read guidance note 9)                                                                                                                                  | On the premises  | <input checked="" type="checkbox"/> |
|                                                                                     |           |           |                                                                                                                                                                                                                                                 | Off the premises | <input type="checkbox"/>            |
|                                                                                     |           |           |                                                                                                                                                                                                                                                 | Both             | <input type="checkbox"/>            |
| Day                                                                                 | Start     | Finish    | <b><u>State any seasonal variations for the supply of alcohol</u></b><br>(please read guidance note 6)<br>Hours on other days to remain as stated on licence                                                                                    |                  |                                     |
| Mon                                                                                 | No change | No change |                                                                                                                                                                                                                                                 |                  |                                     |
| Tue                                                                                 | No change | No change |                                                                                                                                                                                                                                                 |                  |                                     |
| Wed                                                                                 | No change | No change |                                                                                                                                                                                                                                                 |                  |                                     |
| Thur                                                                                | 11.00     | 00.30     | <b><u>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</u></b> (please read guidance note 7)<br>New Years Eve from 11.00 to 00.30 |                  |                                     |
| Fri                                                                                 | 11.00     | 00.30     |                                                                                                                                                                                                                                                 |                  |                                     |
| Sat                                                                                 | 11.00     | 00.30     |                                                                                                                                                                                                                                                 |                  |                                     |
| Sun                                                                                 | 11.00     | 23.30     |                                                                                                                                                                                                                                                 |                  |                                     |

**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 10)

NONE

L

|                                                                                                         |       |        |                                                                                                                                                                                                                                           |
|---------------------------------------------------------------------------------------------------------|-------|--------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Hours premises are open to the public</b><br>Standard days and timings (please read guidance note 8) |       |        | <b><u>State any seasonal variations</u></b> (please read guidance note 6)                                                                                                                                                                 |
| Day                                                                                                     | Start | Finish |                                                                                                                                                                                                                                           |
| Mon                                                                                                     | 11.00 | 00.00  |                                                                                                                                                                                                                                           |
| Tue                                                                                                     | 11.00 | 00.00  |                                                                                                                                                                                                                                           |
| Wed                                                                                                     | 11.00 | 00.00  |                                                                                                                                                                                                                                           |
| Thur                                                                                                    | 11.00 | 01.00  |                                                                                                                                                                                                                                           |
| Fri                                                                                                     | 11.00 | 01.00  |                                                                                                                                                                                                                                           |
| Sat                                                                                                     | 11.00 | 01.00  |                                                                                                                                                                                                                                           |
| Sun                                                                                                     | 11.00 | 00.00  | <b><u>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</u></b> (please read guidance note 7)<br>New Years Eve from 11.00 to 01.00 |

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

Amend condition 13 so that the kitchen extraction fans in the backyard can be operational until 23.30 hours Thursday, Friday and Saturday (Sunday to Wednesday would remain as existing condition).

Remove Annex 2 conditions 8 and 9 so that the standard timings stated on the Premises Licence apply for all circumstances. Condition 8 also contains inaccuracies regarding the timings

Remove non-standard timings for Christmas Day and Good Friday so that standard timings apply on these days.

- 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

**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)

**b) The prevention of crime and disorder**

**c) Public safety**

**d) The prevention of public nuisance**

Kitchen extraction fans in the backyard shall be switched off between 22.30 and 08.00 Sunday to Wednesday and 23.30 and 08.00 Thursday, Friday and Saturday.

**e) The protection of children from harm**

**Checklist:**

**Please tick to indicate agreement**

- 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** (See guidance note 13). **If signing on behalf of the applicant please state in what capacity.**

|           |                                                                                     |
|-----------|-------------------------------------------------------------------------------------|
| Signature |  |
| Date      | 20/03/2026                                                                          |
| Capacity  | Solicitors for and on behalf of the applicant                                       |

**Where the premises licence is jointly held, signature of 2<sup>nd</sup> applicant (the current premises licence holder) or 2<sup>nd</sup> 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  |  |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |                                                                          |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>Contact name (where not previously given) and postal address for correspondence associated with this application (please read guidance note 13)</b><br><br><div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> Flint Bishop Limited<br><div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 100px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 50px; height: 15px; margin-bottom: 5px;"></div> <div style="background-color: black; width: 80px; height: 15px; margin-bottom: 5px;"></div> |                                                                          |
| Telephone number (if any)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <div style="background-color: black; width: 100px; height: 15px;"></div> |
| <b>If you would prefer us to correspond with you by e-mail your e-mail address (optional)</b> <div style="background-color: black; width: 150px; height: 15px; display: inline-block;"></div>                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                          |

### 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 of consumption of these off-supplies of alcohol, 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

**RESPONSIBLE AUTHORITY REPRESENTATION:  
APPLICATION UNDER THE LICENSING ACT 2003**

**RESPONSIBLE AUTHORITY DETAILS**

|                      |                                                                  |
|----------------------|------------------------------------------------------------------|
| NAME OF AUTHORITY    | Environmental Protection                                         |
| ADDRESS OF AUTHORITY | Environmental Protection<br>1 Hillman Street<br>London<br>E8 1DY |
| CONTACT NAME         | Khadine Jackson                                                  |
| TELEPHONE NUMBER     | 020 8356 4455                                                    |
| E-MAIL ADDRESS       | khadine.jackson@hackney.gov.uk                                   |

**APPLICATION PREMISES**

|           |                                           |
|-----------|-------------------------------------------|
| Premises  | The Talbot<br>109 Mortimer Road<br>N1 4JY |
| Applicant | JDS Dining Ltd                            |

**COMMENTS**

I make the following relevant representations in relation to the above application for a premises licence at the above address.

- |    |                                      |   |
|----|--------------------------------------|---|
| 1) | The prevention of crime and disorder |   |
| 2) | Public safety                        |   |
| 3) | The prevention of public nuisance    | X |
| 4) | The protection of children from harm |   |



Representations (which include comments and/or objections) in relation to:

The proposed additional hours, with provisions for live, recorded music, and longer operational duration of the kitchen extract system would have a negative impact on the promotion of the licensing objectives, in particular, the prevention of public nuisance.

The above representations are supported by the following evidence and information.

The Talbot adjoins and is surrounded by residential premises, regulated entertainment is generally incompatible with these older style buildings.

The applicant has offered no evidence in their application to show that they have given due consideration to the prevention of public nuisance. They are not a small operator that could potentially be unaware, it just shows inconsideration to their neighbours.

The Environmental Protection Team received complaints that include loud music being played with windows and doors open both at ground level and first floor / balcony level with no effort to control noise outbreak and people congregating outside the pub shouting loudly and loitering.

Are there any actions or measures that could be taken to allay concerns or objections? If so, please explain.

The applicant is to appoint a qualified acoustic consultant who is a member of a recognised professional body in the field of acoustics, to carry out a full acoustic survey of the site where regulated entertainment and late night operation of the kitchen extract system is to take place. The consultant is to determine the maximum levels for all regulated entertainment activities and kitchen extraction equipment.

These levels should not cause noise nuisance in any noise sensitive premises and should be agreed in conjunction with affected occupiers of such premises and the Environmental Protection Team. The acoustic survey should be followed by a comprehensive report outlining the survey's methodology, established regulated entertainment levels and any other methods to prevent public nuisance from the proposed regulated entertainment and later use of the kitchen extract system. The report should also include, but not limited to methods for managing noise from patron entry, egress and dispersal and the noise mitigation measures in respect of smoking areas.

The report will need to be submitted to the Environmental Protection Team for approval, thereafter, the recommendations should be implemented to the satisfaction of the Environmental Protection Team before regulated entertainment can take place.

Name: **Khadine Jackson, Environmental Protection Officer**

17th April 2026

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**Objection to Variation Application — The Talbot, 109 Mortimer Road, N1 4JY — JDS Dining Ltd, lodged 20 March 2026**

1 message

[REDACTED]  
to: licensing@hackney.gov.uk

21 March 2026 at 18:17

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**Re: Objection to Variation Application — The Talbot, 109 Mortimer Road, N1 4JY — JDS Dining Ltd, lodged 20 March 2026**

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Dear Licensing Authority,

I am a resident at [REDACTED] Mortimer Road, [REDACTED] doors from the Premises. I object to this application on the grounds of prevention of public nuisance and prevention of crime and disorder. I address each proposed variation in turn.

**1. Extended Terminal Hour to 00:30 Thursday–Saturday and Addition of Live and Recorded Music to 00:30 (currently no music authorised; current terminal hour 23:00)**

This is the most significant element of the application and I oppose it strongly.

The Premises currently has no authorisation for live or recorded music. Nor, to my knowledge, do any other pubs in the De Beauvoir area. The introduction of amplified music until 00:30 on three nights per week would be without precedent on this residential street and would represent a material departure from the established character of licensed premises in this neighbourhood. Amplified music carries beyond the walls of the building and onto Mortimer Road, directly affecting residents who cannot mitigate it by closing a door.

The Premises currently generates street noise from patrons that is, under the existing terminal hour somewhat tolerable — it subsides as I am going to sleep. I have not made a formal complaint about this because the current hours mean it resolves at a time that does not prevent sleep. Our bedroom is on the ground floor and faces out onto the street. It is near impossible to sleep with the window open as it is, and given the nature of our property - we do not have AC. Extending the terminal hour to 00:30 on Thursday, Friday, and Saturday — with the addition of amplified music drawing more and louder patrons — would push that noise past the point at which sleep is possible for residents on this street. This directly and materially engages the prevention of public nuisance objective.

Since the current operators took over, the Premises has changed materially in character — from a food-led gastropub to a sports venue with large-screen televisions and a younger, more active clientele. The previous operators employed a door supervisor to manage patron behaviour on Mortimer Road. The current operators do not. The Premises has no designated smoking area, so all patrons who smoke do so on the public highway directly outside my property and neighbouring homes. I have personally photographed cigarette ends, plastic cups and napkins left on Mortimer Road outside the pub on multiple occasions the morning after weekend nights. I am not in the habit of taking photos of my local pub, but I attach photographs I sent to my partner this week when I was walking the dog and saw the mess left outside.

**2. Removal of Annex 2 Conditions 8 and 9**

Conditions 8 and 9 constitute the current operating hours framework for alcohol supply. Their removal is sought because they are incompatible with the extended hours applied for. Approving their removal is inseparable from approving the extended hours — they cannot be considered separately. My objection above applies equally here.

**3. Amendment to Condition 13 — Kitchen Extraction Fans Extended from 22:30 to 23:30 on Thursday, Friday, Saturday**

Condition 13 was imposed by a Sub-Committee in 2023 following a hearing specifically concerning the impact of this Premises on neighbouring residents (reference: [hackney.moderngov.co.uk/mgAi.aspx?ID=41520](https://hackney.moderngov.co.uk/mgAi.aspx?ID=41520)). I oppose its relaxation for two reasons.

First, the practical impact on adjacent residents is real and experienced. Cooking odours from the Premises are detectable in my garden and penetrate my home through open windows. In summer, when windows must be open to sleep, these odours are impossible to avoid. Extending the permitted operating window for extraction fans by one hour — to 23:30 on three nights per week — directly worsens this. The prevention of public nuisance objective explicitly encompasses noxious smells under the section 182 statutory guidance.

Second, this amendment is itself evidence of the applicant's broader intention. A kitchen operating at full capacity until 23:30 is not consistent with a food-led pub winding down for the evening — it is consistent with a late-night venue in full operation. The committee should consider this amendment not in isolation but as part of a coherent application to fundamentally change the operating model of the Premises. Taken with the extended hours and music authorisation sought, it confirms that the applicant is seeking to operate The Talbot as a materially different and more intensive type of venue than currently licensed.

A condition imposed by a Sub-Committee to uphold the licensing objectives should not be relaxed in the same application seeking a broader expansion of activities.

#### 4. Sunday Extension to 23:30

While less significant in isolation, this extends the operating week on a night currently subject to a 22:30 terminal hour. Combined with the other variations, it contributes to a seven-day expansion of the operating envelope at a premises already generating nuisance under its current hours.

#### 5. Cumulative Impact

Taken together, the proposed variations represent a simultaneous expansion of hours across the entire week, the introduction of amplified music as a new licensable activity, and the relaxation of a Sub-Committee-imposed condition — at a premises that has changed materially in character since the 2023 hearing, that operates without a door supervisor, and that is already generating documented public nuisance. The cumulative effect is greater than any individual element and constitutes a proper basis for refusal under the prevention of public nuisance objective, consistent with the section 182 statutory guidance (February 2026).

#### Request

I ask the Sub-Committee to refuse this application. The neighbours I have spoken to so far are upset by the prospect of this becoming a late night venue. My partner and I have always really enjoyed the pub [REDACTED] and the respect the previous owners had. We have never felt the need to display a grievance but this application is a step too far and has zero respect for the residents.

If **any** element is granted, I ask that the following conditions be imposed as a minimum.

- Mandatory door supervisor on Thursday, Friday, Saturday, and Sunday from 21:00 until 30 minutes after closing. My view is this should be in place anyway given both the Scolts Head and De Beauvoir Arms respectfully have this in place.
- A managed designated smoking area that does not place patrons on the public highway adjacent to residential properties. As above.
- Retention of condition 13 unamended
- A noise limiter for all live and recorded music agreed with Environmental Health
- A waste and litter management plan prohibiting refuse being left on the public highway
- Retention of conditions 10, 11, 12, and 14 unamended

Please send confirmation of receipt and updates on the outcome of the application. I am willing to attend any hearing.

Yours faithfully,

[REDACTED] Mortimer Road, Dalston, London N1 [REDACTED]



IMG\_7879.jpeg  
8196K



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**Re: Objection to Variation Application — The Talbot, 109 Mortimer Road, N1 4JY — JDS Dining Ltd, lodged 20 March 2026**

1 message

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[REDACTED]  
to: "Licensing (Shared Mailbox)" <licensing@hackney.gov.uk>

19 April 2026 at 11:49

Dear Licensing Authority,

I write to add to my representation dated 21st March with two further observations from the evening of 18th April 2026 and the following morning, both photographically evidenced.

On the evening of 18th April 2026, I observed patrons from the Premises occupying the pavement outside the pub and spilling onto the road and pavement on the opposite side of Mortimer Road with drinks in hand. I would ask the Authority to confirm the terms of any pavement licence held by the Premises, as I do not believe it extends to the far side of the road. Regardless, what I observed represents a clear failure to manage patron congregation on the public highway, engaging the prevention of public nuisance and prevention of crime and disorder objectives. This will only get worse as the venue becomes a late night venue. There were no staff managing outside.

On the morning of 19th April, whilst walking the dog we photographed broken glass left on the pavement outside the Premises. It was not being cleared up until 10am. This was not just a small amount of glass, it was all over the pavement and road. Glass left on a public pavement overnight is a public safety risk and evidence of inadequate waste management under the current licence. I don't see why this wasn't cleared up by staff at the end of the shift the night before. We spoke to the manager who apologised.

To be clear again, we love the pub and have no issue with the pub being there. We have always been loyal customers, but want to ensure there is a mutual respect between pub and residents. Both observations corroborate the concerns in our original representation. These are not hypothetical risks — they are documented failures under the existing licence that the proposed extension of hours would foreseeably worsen. I ask that this evidence be considered alongside the original representation.

Please confirm receipt.

Thanks,

[REDACTED]

[REDACTED] Mortimer Road, Dalston, London N1 [REDACTED]

Sent from [Outlook for iOS](#)

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On Sat, 21 Mar 2026 at 18:17, [REDACTED] wrote:

**Re: Objection to Variation Application — The Talbot, 109 Mortimer Road, N1 4JY — JDS Dining Ltd, lodged 20 March 2026**

Dear Licensing Authority,

I am a resident at [REDACTED] Mortimer Road, [REDACTED] doors from the Premises. I object to this application on the grounds of prevention of public nuisance and prevention of crime and disorder. I address each proposed variation in turn.

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The Premises currently generates street noise from patrons that is, under the existing terminal hour somewhat tolerable — it subsides as I am going to sleep. I have not made a formal complaint about this because the current hours mean it resolves at a time that does not prevent sleep. Our bedroom is on the ground floor and faces out onto the street. It is near impossible to sleep with the window open as it is, and given the nature of our property - we do not have AC. Extending the terminal hour to 00:30 on Thursday, Friday, and Saturday — with the addition of amplified music drawing more and louder patrons — would push that noise past the point at which sleep is possible for residents on this street. This directly and materially engages the prevention of public nuisance objective.

Since the current operators took over, the Premises has changed materially in character — from a food-led gastropub to a sports venue with large-screen televisions and a younger, more active clientele. The previous operators employed a door supervisor to manage patron behaviour on Mortimer Road. The current operators do not. The Premises has no designated smoking area, so all patrons who smoke do so on the public highway directly outside my property and neighbouring homes. I have personally photographed cigarette ends, plastic cups and napkins left on Mortimer Road outside the pub on multiple occasions the morning after weekend nights. I am not in the habit of taking photos of my local pub, but I attach photographs I sent to my partner this week when I was walking the dog and saw the mess left outside.

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First, the practical impact on adjacent residents is real and experienced. Cooking odours from the Premises are detectable in my garden and penetrate my home through open windows. In summer, when windows must be open to sleep, these odours are impossible to avoid. Extending the permitted operating window for extraction fans by one

hour — to 23:30 on three nights per week — directly worsens this. The prevention of public nuisance objective explicitly encompasses noxious smells under the section 182 statutory guidance.

Second, this amendment is itself evidence of the applicant's broader intention. A kitchen operating at full capacity until 23:30 is not consistent with a food-led pub winding down for the evening — it is consistent with a late-night venue in full operation. The committee should consider this amendment not in isolation but as part of a coherent application to fundamentally change the operating model of the Premises. Taken with the extended hours and music authorisation sought, it confirms that the applicant is seeking to operate The Talbot as a materially different and more intensive type of venue than currently licensed.

A condition imposed by a Sub-Committee to uphold the licensing objectives should not be relaxed in the same application seeking a broader expansion of activities.

#### **4. Sunday Extension to 23:30**

While less significant in isolation, this extends the operating week on a night currently subject to a 22:30 terminal hour. Combined with the other variations, it contributes to a seven-day expansion of the operating envelope at a premises already generating nuisance under its current hours.

#### **5. Cumulative Impact**

Taken together, the proposed variations represent a simultaneous expansion of hours across the entire week, the introduction of amplified music as a new licensable activity, and the relaxation of a Sub-Committee-imposed condition — at a premises that has changed materially in character since the 2023 hearing, that operates without a door supervisor, and that is already generating documented public nuisance. The cumulative effect is greater than any individual element and constitutes a proper basis for refusal under the prevention of public nuisance objective, consistent with the section 182 statutory guidance (February 2026).

#### **Request**

I ask the Sub-Committee to refuse this application. The neighbours I have spoken to so far are upset by the prospect of this becoming a late night venue. My partner and I have always really enjoyed the pub [REDACTED] and the respect the previous owners had. We have never felt the need to display a grievance but this application is a step too far and has zero respect for the residents.

If **any** element is granted, I ask that the following conditions be imposed as a minimum.

- Mandatory door supervisor on Thursday, Friday, Saturday, and Sunday from 21:00 until 30 minutes after closing. My view is this should be in place anyway given both the Scolts Head and De Beauvoir Arms respectfully have this in place.
- A managed designated smoking area that does not place patrons on the public highway adjacent to residential properties. As above.
- Retention of condition 13 unamended
- A noise limiter for all live and recorded music agreed with Environmental Health
- A waste and litter management plan prohibiting refuse being left on the public highway
- Retention of conditions 10, 11, 12, and 14 unamended

Please send confirmation of receipt and updates on the outcome of the application. I am willing to attend any hearing.

Yours faithfully,

[REDACTED] Mortimer Road, Dalston, London N1 [REDACTED]

---

**7 attachments**















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## Representation Against Premises Licence Variation – The Talbot, 109 Mortimer Road, N1 4JY

1 message

23 March 2026 at 12:50

to: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Licensing Authority,

I am writing as a local resident living in very close proximity to The Talbot, [109 Mortimer Road, Dalston, N1 4JY](#), [REDACTED] to formally object to the proposed variation of the premises licence submitted by JDS Dining Ltd.

My representation is made on the grounds of the licensing objectives, in particular:

### 1. Prevention of Public Nuisance

Since the change in management of the premises, there has already been a noticeable increase in disturbance affecting nearby residents. These include:

- Increased noise from patrons congregating outside the premises, particularly in the evening
- A visible rise in litter, including cigarette butts and plastic cups, in the immediate vicinity
- The removal of door supervision, which had previously been effective in preventing loitering and managing dispersal
- The introduction of televisions and sports broadcasting, which has increased footfall and noise levels

The premises previously operated as a quiet, food-led pub with minimal external impact. The current operation is already generating significantly more disturbance, and the proposed variation will exacerbate this.

The application seeks to extend alcohol sales and late-night refreshment until 00:30 on multiple days, in addition to permitting live and recorded music during these hours. This will inevitably result in customers remaining later into the night and increased noise at times when background levels are lowest and residents are most sensitive to disturbance.

### 2. Intensification of Use and Late-Night Activity

The proposed amendment to the operation of kitchen extraction fans (allowing use until 23:30 Thursday to Saturday) indicates that food service will continue later into the evening. This represents a clear intensification of late-night activity at the premises.

In combination with extended alcohol hours, music, and increased customer dwell time, this will lead to greater levels of noise, odour, and general disturbance, particularly in a residential setting where properties are in close proximity to the rear of the premises.

### 3. Prevention of Crime and Disorder

The removal of door staff has already reduced control over customer behaviour outside the premises. Previously, door supervision ensured that patrons did not congregate outside late into the evening.

The proposed later hours, combined with the absence of effective supervision, are likely to increase the risk of anti-social behaviour, street drinking, and disturbance in the surrounding area.

#### 4. Impact of Extraction Equipment

The proposed extended operation of kitchen extraction equipment raises additional concerns regarding continuous mechanical noise and cooking odours affecting neighbouring properties, particularly during late evening hours when such disturbances are more intrusive.

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#### Requested Outcome

Given the above, I respectfully request that the Licensing Authority:

- Refuse the application in its current form; OR
- Impose strict conditions to mitigate the impact on residents, including:
  - Reinstatement of SIA-registered door staff during evening hours
  - Effective management of customers outside the premises, including restrictions on loitering and smoking areas
  - A robust dispersal policy to minimise late-night disturbance
  - Regular litter collection and provision of adequate waste facilities
  - Restrictions on the use of outdoor areas after a specified time
  - Strict controls on noise breakout from music and internal activity
  - Earlier cut-off times for kitchen extraction equipment
  - Consideration of reduced terminal hours more in keeping with the previous operation of the premises

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This is a residential area, and the cumulative impact of the proposed changes will significantly affect the amenity and quality of life of those living nearby. The pub has existed for a long time and been successful and part of the local community and we ourselves had a great relationship with the previous owners who were considerate and treated it a neighbourhood pub that we could all enjoy whilst also enjoy living next to or near the pub. Lately, however, this community-based, neighbourly attitude has eroded and the proposed changes exacerbate this.

I would request that this representation be taken into full consideration and that I am notified of any Licensing Sub-Committee hearing in relation to this application. I would also wish to attend and speak at such a hearing if it is convened.

Yours faithfully,

[Redacted Signature]

Mortimer Road, N1 [Redacted]

## Objection for a variation of a premises license

1 message

23 March 2026 at 20:46

To: [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk)

Dear ladies and gentlemen of the Hackney government,

I formally object of the variation of a premises license the pup Talbot in the street Mortimerroad applied for. I am a residence of [REDACTED] Mortimerroad. The noise is already on the weekend and in the evening too loud to sleep early and all the drunk people make the street where mainly families live with smaller children quite unsafe. I object that the Talbot is applying for a license to stay open til 1am and have live music.

The area should stay residential and save. It is usually a very quiet area and should not turn into a Shoreditch or Soho.

Furthermore there are children facilities such as kindergarden and schools close by. A pup that opens that long does not fit in the area and should not be close to children.

There is Dalston close by that gives already the opportunity to party. That area should stay calm and family friendly and protect children growing up.

Best regards

**Objection to Variation of Premises Licence – 109 Mortimer Road (The Talbot Pub)**

1 message

[REDACTED]  
To: licensing@hackney.gov.uk

23 March 2026 at 20:49

Dear Sir/Madam,

My name is [REDACTED], and I am the owner and resident of [REDACTED] Mortimer Road.

I am writing to formally object to the recently submitted application for the variation of the premises licence at 109 Mortimer Road (The Talbot Pub). I only became aware of this application very recently, and I would like my concerns to be taken into consideration.

Mortimer Road is a predominantly residential street, and my household includes a very young baby. Any extension or variation that could increase noise levels, late-night activity, or general disturbance would have a significant impact on our quality of life, particularly during evening and nighttime hours.

We are especially concerned about potential increases in noise, foot traffic, and disruption associated with the premises operating beyond its current scope. This would not be in keeping with the residential character of the area and would negatively affect families living nearby.

I respectfully ask that the Council carefully consider the impact on local residents when reviewing this application and take our objection into account as part of the decision-making process.

Please confirm receipt of this objection and advise if any further information is required.

Yours faithfully,

[REDACTED]  
[REDACTED] Mortimer Road

**109 Mortimer Rd**

1 message

24 March 2026 at 08:39

To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Dear licensing team

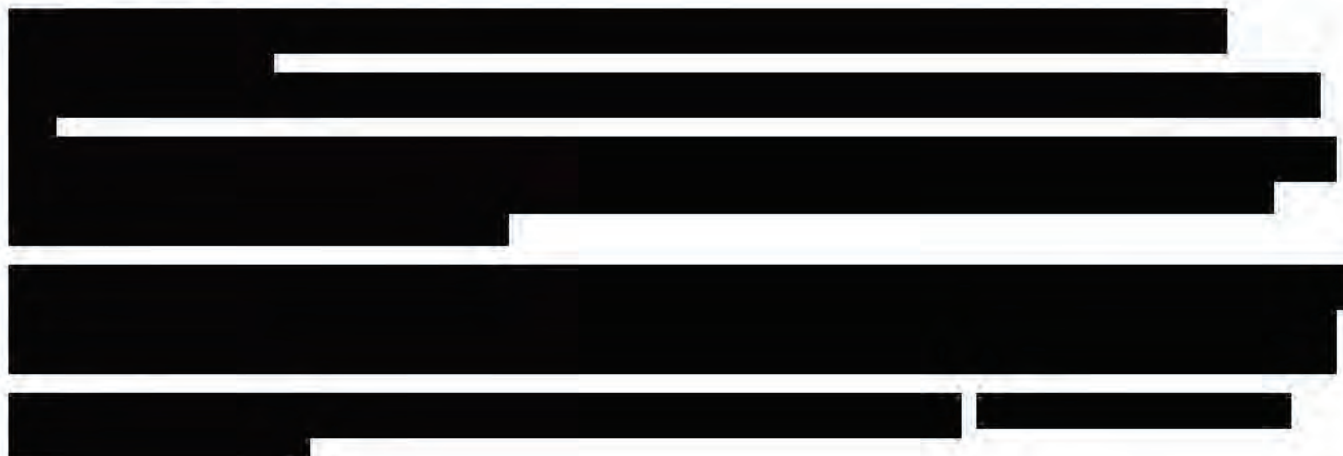
I'd like to object to the new proposed plans for the Talbot pub, [109 Mortimer Rd](#).

This is a quiet residential area and there are already issues with noise pollution from the pub. Extended the licence hours and allowing live music would cause significant problems in the area.

Kind regards

 [Mortimer Rd](#)

Sent from Outlook for iOS

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## Challenge to late licence - The Talbot, 109, Mortimer Road, London, N1 4JY

1 message

24 March 2026 at 11:19

To: licensing@hackney.gov.uk

Dear Team

I am writing to challenge to application to a late licence by the Talbot [109 Mortimer Road](#), under the following concerns:

- **preventing crime and disorder** (It will be clear that intoxicated individuals will have lowered inhibitions and thus follow up on impulses leading to anti-social behaviour, impacting on others quality of life: loud, persistent noise, vandalism, drug dealing, abuse (in many forms), and littering. This will be exacerbated by the late licence.
- **preventing public nuisance** (Increase in poorly parked Lime and other hire bikes (I am a cyclist BTW), litter, continual loud noise, blocking of pavements)
- **public safety** (increase in crime/ASB by customers but also to customers as drunk people will be seen as a target by criminals, especially this late at night on residential (normally quiet!) roads.)
- **protecting children from harm** (You are more likely to meet anti social behaviour at a late night drinking establishment than a normal pub, so do not want this on my doorstep)

The ECtHR has interpreted Article 8 (right to respect for private and family life, home, and correspondence) to include protection against severe environmental pollution, including noise, and granting this application would violate this.

I have lived on Mortimer road for 50 years and it has always been a peaceful road expect for the period about 10~20 years ago when the talbot had a late licence and the ability to play music, the noise did greatly affect residents sleeping, there was more antisocial behaviour, there would be large groups of drunk people just standing at the junction of mortimer road and stamford road for hours into the morning chatting, laughing, shouting breaking glass etc... causing a great disturbance, Police would also be involved and there was greater gang activity, even back then. I couldn't sleep or have any peace in my own home. I used to dread the weekends as I knew I would not be allowed to go to sleep until about 2am each night, it affected my work and my ability to enjoy life as a whole. I would try to visit friends at the weekend just to get away from it.

Establishments catering for late drink and music should really be on the highstreet or other non residential areas. Many of my neighbours have to get up at 6 or 6.30am to get ready for work, and thus need to continue this habit 7 days a week for a healthy life, if they cant get to bed literally until 2am due to noise and the added stress, it will only put them into a downward spiral. I presume the employees of the Talbot will not be getting up at 8 or 9am, let alone 6 or 7am?

Please do not allow this to happen, it will literally put me over the edge, in this already hard life we **all** find ourselves in. I also expect it will actually cause great issues for Hackney, due to increased noise and ASB complaints, road cleaning, managing your agreement with lime bike and other companies you are partintershiped with poorly parked bikes, stretching the demands on the police and possibly the ambulance service.

Mental health is a massive issue for England and London, especially boroughs like Hackney, socialising can help this, but it doesn't matter where, sleeping is far more important and it can only really be done in your own home, please do not take this away from my neighbour and myself.

Kind Regards



█ Mortimer Road

N1 █

██████████

**Application at The Talbot, 109 Mortimer Road**

1 message

24 March 2026 at 15:56

[REDACTED]  
To: licensing@hackney.gov.uk

Dear Licensing Authority,

I am a resident at [REDACTED] Mortimer Road immediately adjoining to The Talbot, 109 Mortimer Road. I write to formally object to this application on the grounds of prevention of public nuisance and prevention of crime and disorder.

I note at the outset that my property is explicitly referenced in conditions 10 and 11 of the current licence, which were imposed by a Sub-Committee in 2023 following a hearing into the impact of this Premises on neighbouring residents (reference: [hackney.moderngov.co.uk/mgAi.aspx?ID=41520](https://hackney.moderngov.co.uk/mgAi.aspx?ID=41520)). I am therefore directly and personally affected by any variation to this licence.

My specific concerns are as follows.

The proposed extension of the terminal hour to 00:30 on Thursday, Friday, and Saturday, combined with the introduction of live and recorded music until the same hour, would materially increase noise and patron activity on Mortimer Road at a time when neighbouring residents are trying to sleep. The Premises currently has no music authorisation and, to my knowledge, nor do any other pubs in the De Beauvoir area. Introducing amplified music on a residential street until 00:30 on three nights per week would be without local precedent and would directly undermine the prevention of public nuisance objective.

The application also seeks to relax condition 13, which limits kitchen extraction fan use from 22:30. This condition was imposed by the 2023 Sub-Committee to protect neighbouring residents. Cooking odours from the Premises already affect my home through open windows, particularly in summer. Extending the permitted operating window worsens this, and its relaxation in the same application seeking broader expansion of hours and activities is inconsistent with the licensing objectives.

Since the current operators took over, the character of the Premises has changed materially — it now operates as a sports venue without a door supervisor, despite the previous operators maintaining one. With no designated smoking area, patrons congregate and smoke on the public highway. The conditions framework attached to this licence was calibrated to a different operating model and is already under strain.

I ask the Sub-Committee to refuse this application. If any element is granted, I ask as a minimum that a door supervisor requirement, a noise limiter for any music, and retention of conditions 10, 11, 12, 13, and 14 unamended be imposed.

I ask that you confirm receipt of this representation.

Kind Regards,

[REDACTED]  
Mortimer Road  
Debeauvoir Town  
London  
N1 [REDACTED]

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**Letter of Representation - The Talbot, 109 Mortimer Road, N1 4JY**

1 message

25 March 2026 at 08:13

To: "Licensing (Shared Mailbox)" &lt;licensing@hackney.gov.uk&gt;

Dear Licensing Authority,

Please find attached a letter of representation which expresses my objection to the application made by JDS Dining Ltd for a variation in the Premises Licence at The Talbot, [109 Mortimer Road, N1 4JY](#). I am a resident who lives in the vicinity of the premises, and I object due the application as I see it as being of a high risk of causing nuisance and disturbance to local residents and being out-of-keeping with the family atmosphere and culture of De Beauvoir Town.

Please could the Licensing Authority confirm receipt of this representation and send any updates on this application. I am willing to attend hearings on this matter.

Yours sincerely,

 [Mortimer Road, London, N1](#) .**260325\_LetterOfRepresentation\_TalbotLicencing.pdf**

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Dear Licensing Authority,

I'm writing to express my objection to the application made by JDS Dining Ltd for a variation in Premises Licence at The Talbot, 109 Mortimer Road, N1 4JY.

I am a resident at [REDACTED] Mortimer Road which is a domestic property in the same building as the premises. My first-floor balcony backs onto the first-floor balcony of The Talbot, and I also share a party wall with the first and second floors of the premises.

I am representing my objection due to concerns that the proposed changes would lead to increased public nuisance and intensified late-night activity in a highly residential area.

The residential streets surrounding the premises are inhabited by a number of families, including those with young children. The atmosphere of the residential neighbourhood of De Beauvoir Town is distinctively quiet during the days and evenings, with little late-night activity.

Previously, The Talbot had played a part within this neighbourhood as a food-led, gentle, family-orientated pub. However, this has noticeably changed since the introduction of new management, where new measures, such as the playing of live sport on televisions, have led to an increase in nuisance (for example, street drinking and the disruption which can come with it).

I am writing regarding:

- the proposed amendment to the operating times of the pub;
- the proposed addition of live and recorded music; and
- the proposed extension of kitchen extraction fan operating times.

**1. Amendment of the sale of alcohol to Sunday 11:00 – 23:30 and Thursday, Friday and Saturday 11:00 – 00:30 closing time 30 minutes after. Amend terminal hour for Late Night Refreshment to 00:30 on Thursday, Friday and Saturday. Remove annex 2 conditions 8 and 9**

This amendment is one of the primary reasons of my objection. My concern is that the proposed measures would:

- cause disruption to the surrounding neighbours during late-night hours; and
- increase the risk of anti-social behaviour, due to the sale of alcohol during these hours.

As a resident who shares a party wall and adjacent balcony space with the premises, background noise permeates into my property. This is acceptable during the afternoons and evenings, where the background noise is typically gentle conversation. However, the proposed amendment of opening hours and times for the sale of alcohol poses a material risk of disruption to the surrounding area – notably, a potentially significant impact on residents' sleep.

I have not previously made complaint of this because, under the existing operating hours, this subsides before it would cause disruption to sleep, however the measured proposed the variation would likely significantly impact the lived experience of the surrounding residents of the premises.

I would also like to note that some measures appear to have been removed under new management, such as the employment of door supervisors for the premises.

**2. Addition of live and recorded music Thursday, Friday and Saturday from 11:00 till 00:30.**

This proposed amendment is a distinct shift in the atmosphere of the premises and its intended activities, marking a change from a gastronomic public house to a more intense venue.

I have personally had conversations with the management of the premises regarding the disruption which the background music played in the premises has caused. Whilst the management were swift to resolve the issue caused by the background music played, the proposed amendment would:

- increase the noise which permeates out of the premises and into the 3no. properties which share a party wall with the premises; as well as
- being indicative of an intention for the premises to be more centred towards late-night activities, rather than a food-led and conversational environment

**3. Amendment of condition 13 to state 'Kitchen extraction fans in the backyard shall be switched off between 22:30 and 08:00 to Sunday to Wednesday and 23:30 and 08:00 Thursday, Friday and Saturday**

The operation of the kitchen extraction fans impacts surrounding residents. This is both through the noise generated by the kitchen extraction fans, as well as the odours from the kitchen. I experience this as noise entering my bedroom on the second floor, as well as my kitchen on the first floor, which can cause disruption to sleep.

I will also note that I, like many residents nearby, rely on leaving my windows open during the summer months in order to cool my property sufficiently to sleep, due to lack of air conditioning.

The proposed extension of the operating times of the kitchen fans would therefore significantly impact residents' ability to sleep, and I hence object to any proposed extension to the running of kitchen extraction fans or outside activity in the backyard of the premises.

## **Request**

I am hence requesting that this application is refused in its entirety as being of a high risk of causing nuisance and disturbance to local residents and being out-of-keeping with the family atmosphere and culture of De Beauvoir Town. In addition, I would like to request that:

- employed door supervision is made mandatory on Thursdays, Fridays and Saturdays from 20:00 until 30 minutes after closing times (which I believe is employed by other pubs in the local area, such as The Scolt Head);
- smoking is kept to a designated smoking area which does not place patrons on public highways and does not cause disruption (e.g. from cigarette smoke) to surrounding residents;
- the conditions in Annex 3 (11, 12, 13 and 14) of the current licence are maintained, noting that these conditions were attached following a public hearing by the licencing authority;
- a noise limiter is imposed for background music and is in line with environmental health standards;
- a strategy for litter is implemented to ensure that public highways are kept litter-free.

I hope the above is clear, and am happy to answer any further questions the Council might have. Please could the Licensing Authority confirm receipt of this representation and send any updates on this application. I am willing to attend hearings on this matter.

Yours sincerely,

██████████

██████ Mortimer Road, London, N1 ██████

## Representation Against Premises Licence Variation – The Talbot, 109 Mortimer Road, N1 4JY

1 message

25 March 2026 at 13:51

to: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Licensing Authority,

I'm writing to express my objection to the application made by JDS Dining Ltd for a variation in Premises Licence at The Talbot, [109 Mortimer Road, N1 4JY](#).

My name is [REDACTED] and i'm the homeowner of [REDACTED] [Mortimer Road, London, N1](#) [REDACTED]. We bought this address in September [REDACTED] and have genuinely loved living here and the neighbourhood. The proximity to The Talbot has historically been a positive aspect of the property.

However, what was once a residential, community-oriented pub now appears to be moving towards a late-night entertainment venue. Historically, The Talbot actively avoided activities such as live sport screenings, loud events, or late-night entertainment in order to protect the residential character of the area. This change is therefore particularly concerning.

I am representing my objection due to concerns that the proposed changes would lead to increased public nuisance and intensified late-night activity in a highly residential area.

The residential streets surrounding the premises are home to many residents and families, and the atmosphere of De Beauvoir Town is typically calm and quiet, particularly in the evenings.

I am writing regarding:

- the proposed amendment to the operating times of the pub
- the proposed addition of live and recorded music
- the proposed extension of kitchen extraction fan operating times

In addition to these proposals, I would like to highlight a number of issues already being experienced under the current operation:

- Previously, noise and disturbance was well managed by a door supervisor who would direct people away and help control noise from customers leaving, calling taxis, or gathering outside. This management presence now appears to be absent.
- During busy periods, customers spill out onto the pavement and congregate outside residential properties. Previously, staff would actively manage this and guide customers to more appropriate areas, but this no longer seems to happen.
- Broken glass has been left outside my home on multiple occasions, which I have personally had to clear.

### 1. Amendment of the sale of alcohol and extension of operating hours

This amendment is one of the primary reasons for my objection. My concern is that the proposed measures would:

- cause disruption to surrounding neighbours during late-night hours; and
- increase the risk of anti-social behaviour due to extended alcohol sales.

As a resident in immediate proximity to the premises, noise from customers is clearly audible within my home. While this has historically been manageable within existing hours, extending these hours would significantly impact residents' ability to rest and sleep.

The removal of conditions and apparent reduction in door supervision is also concerning, as this previously played a key role in maintaining order and minimising disruption.

### 2. Addition of live and recorded music

This proposed amendment represents a fundamental shift in the nature of the premises, from a food-led, community pub to a more entertainment-focused venue.

While I appreciate that some level of background music is expected, the introduction of live and amplified music would:

- increase noise transmission into neighbouring residential properties; and
- further encourage late-night activity inconsistent with the character of the area.

3. Extension of kitchen extraction fan operating times

The operation of the kitchen extraction fans already impacts nearby residents through both noise and odour. Extending these hours would further impact residents' comfort and ability to sleep.

Request

I respectfully request that this application is refused in its entirety, as it presents a clear risk of increased nuisance and is not in keeping with the residential and community-focused character of De Beauvoir Town.

In addition, I would request that:

- door supervision be considered to prevent the above issues
- a designated smoking area is enforced away from residential properties
- existing licence conditions are maintained
- a noise limiter is implemented in line with environmental health guidance
- a litter management strategy is introduced

I hope the above is helpful and I would be happy to provide any further information if required. I am willing to attend any hearings relating to this matter.

Yours sincerely,

[Redacted Signature]

Mortimer Road

London

N1 [Redacted]

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**Variation of Premises Licence – The Talbot, 109 Mortimer Road, London N1 4JY**

1 message

25 March 2026 at 17:33

To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Cc: [REDACTED]

**To:** Hackney Council Licensing Team**Address:** London Borough of Hackney, Licensing Section, [2 Hillman Street, London E8 1FB](#)**Date:** 25th March 2026**Subject:** Representation Regarding Variation of Premises Licence – The Talbot, [109 Mortimer Road, London N1 4JY](#)**Dear Sir/Madam,**

I am writing as an immediate neighbour of **The Talbot, [109 Mortimer Road, London N1 4JY](#)**, living only a few doors away, to make a formal representation regarding the notice of application for a variation of the premises licence.

I have serious concerns about the potential impact of the proposed variation on the local area, particularly with respect to the licensing objectives under the **Licensing Act 2003**, namely:

- **Prevention of public nuisance** (Section 4(1)(a))
- **Prevention of crime and disorder** (Section 4(1)(b))

**Specific concerns:**

1.

**Prevention of Public Nuisance:** The Talbot is located in a predominantly residential area. I have a small child who'd bedroom is at the front of the house on Mortimer Road and who goes to bed early, and any increase in noise in the evenings will directly disturb their sleep. Residents already experience uncontrolled noise from crowds congregating outside the premises while smoking, including loud shouting, screaming, and occasional aggressive behaviour, with no formal management or supervision in place. This regularly occurs in the late evening and has been ongoing for several weeks.

In addition, I often find **beer glasses filled with urine left on my doorstep in the mornings** when I take my child to school. This is completely unacceptable and demonstrates a serious lack of control over patrons, creating both a public nuisance and a health hazard for local residents. Any extension of operating hours, increase in capacity, or additional licensable activities will almost certainly worsen these conditions.

2.

**Prevention of Crime and Disorder:** The current unmanaged gatherings outside the premises already contribute to anti-social behaviour, including verbal abuse and littering. Increased patronage or later opening times would likely exacerbate these problems and place further pressure on local policing resources.

**Reference to Hackney Council Licensing Policy:**

According to Hackney Council's Licensing Policy, licensed premises **must take all reasonable steps to prevent public nuisance and ensure the protection of residents living in the vicinity**. Currently, The Talbot does not appear to have adequate measures in place to control noise, manage outdoor areas, or prevent unacceptable behaviour such as leaving contaminated glasses on doorsteps. There is a clear risk that this variation would conflict with these policy objectives.

I respectfully request that Hackney Council carefully considers these issues when determining the application. If the variation is granted, I urge that strict conditions be imposed to mitigate potential negative impacts, including:

- Restrictions on operating hours, particularly late at night
- Noise control measures, including supervision and management of outdoor areas
- Clear policies for the safe dispersal of patrons
- Measures to prevent public urination and hazardous litter from patrons

This is a residential area, and **The Talbot must be reminded of its responsibility to operate in a way that does not disturb local residents**, in accordance with the Licensing Act 2003 and Hackney Council's Licensing Policy.

Thank you for considering my representation. I would appreciate being kept informed of any developments regarding this application.

Yours faithfully,

[REDACTED]  
Mortimer Road  
London  
N1 [REDACTED]

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**Representation against application for variation of a premises licence - JDS Dining Ltd / The Talbot**

1 message

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to: licensing@hackney.gov.uk

26 March 2026 at 17:45

Dear Sir/Madam,

I write to make a formal representation against the above application under the Licensing Act 2003, on the grounds that the proposed variation is likely to undermine the licensing objectives, in particular:

- The prevention of public nuisance
- The prevention of crime and disorder

The application seeks to extend licensable activities, including the sale of alcohol and provision of live and recorded music, until 00:30 on multiple days. In a predominantly residential area, such an extension is likely to result in increased late-night disturbance. This includes noise breakout from within the premises, as well as noise associated with patrons arriving, congregating outside, and dispersing late at night.

There is already an existing impact on local residents from the current operation of the premises. In particular, noise from customers outside the venue and on departure regularly causes disturbance during late evening hours. Extending the hours of operation will inevitably exacerbate this issue and prolong the period during which residents are affected.

In addition, littering has become a significant and ongoing problem in the immediate vicinity of the premises. Cigarette butts are frequently discarded on the pavement and surrounding residential areas, creating an unsightly and unhygienic environment. Increased operating hours and footfall will likely worsen this issue, further contributing to public nuisance.

There are concerns that later trading hours may lead to an increase in anti-social behaviour, including shouting, loitering, and general disturbance in the street, particularly as patrons disperse in the early hours. This would negatively impact residents' quality of life and is contrary to the licensing objective of preventing crime and disorder. Moving into warmer weather, residents with open windows overnight in an aim to achieve fresh air will be met with not only noise but waves of cigarette smoke as well.

While the application proposes certain amendments, such as restrictions on kitchen extraction fans, these measures do not adequately address the broader cumulative impact of extended hours, increased noise, and environmental nuisance.

For these reasons, I respectfully request that the Licensing Authority refuse the application in order to uphold the licensing objectives.

Kind regards,

  
Tenant -  Mortimer Road, London N1 

**Objection to Premises Licence Variation – The Talbot, 109 Mortimer Road, N1 4JY**

1 message

30 March 2026 at 13:32

[REDACTED]  
To: licensing@hackney.gov.uk

To whom it may concern,

I am writing to formally object to the application for a variation of the premises licence at The Talbot, 109 Mortimer Road, N1 4JY.

I am a local resident living nearby and wish to raise concerns under the licensing objectives of preventing public nuisance, preventing crime and disorder, and protecting the character and safety of the local residential area.

**Public Nuisance**

The premises already causes significant disturbance to local residents, particularly during the spring, summer, and autumn months when its outdoor space is heavily used. From as early as mid-afternoon (approximately 2–3pm), the venue becomes busy and remains so until closing time.

The most disruptive period occurs at closing, when large numbers of patrons exit the premises onto what is otherwise a quiet residential street. This regularly results in loud talking, shouting, and general disturbance for approximately 30 minutes or more after closing time. If the proposed extension to 00:30 is granted, this disruption will inevitably be pushed later into the night, significantly impacting residents' ability to rest and sleep. There are also ongoing issues with taxis arriving late at night, Lime bikes being left scattered along the street, and litter being left behind. The clientele tends to be relatively young, and this often leads to raised voices and inconsiderate behaviour in a residential setting.

**Existing Issues Already Acknowledged**

It is important to note that the premises already appears to be aware of its impact on neighbours. There are signs displayed asking patrons to "respect neighbours" and staff are required to manage customers outside. This strongly indicates that complaints have already been made and that the venue is struggling to control noise and behaviour under its current licence conditions.

Granting extended hours and additional licensable activities (including live and recorded music) risks exacerbating these existing issues.

**Character of the Area**

This area of De Beauvoir is well established as a quiet, family-oriented residential neighbourhood, with many long-term residents. It is not a late-night entertainment district.

There are already numerous venues on nearby Kingsland Road that are licensed for later hours and are more appropriate locations for late-night activity. Extending The Talbot's hours would effectively shift late-night drinking activity into a residential street, to the detriment of the community.

**Potential Future Impact**

While there have not yet been issues with amplified music, this application seeks to introduce live and recorded music. Given the existing noise issues associated with patrons, there is a reasonable concern that this could further increase disturbance.

For the reasons outlined above, I strongly object to the proposed extension of hours for the supply of alcohol, late night refreshment, and the addition of live and recorded music.

The current operation already causes disturbance, and extending the hours and activities would significantly worsen the impact on local residents and the character of the neighbourhood.

I respectfully request that the application be refused.

Yours faithfully,

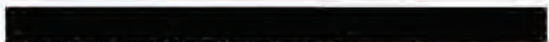
[REDACTED]  
[REDACTED] Mortimer Road, N1 [REDACTED]

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**The Talbot Pub - Late Licence Challenge**

1 message

30 March 2026 at 14:23

  
To: licensing@hackney.gov.uk

To whom it may concern,

I would like to challenge the late licence application from The Talbot pub. I live with my family opposite the pub on Mortimer Road, over the last few years they have stopped using any security and this has resulted in much greater disturbance outside the pub. It used to be that there was someone on the door managing the noise levels on the street but this ceased years ago and as a result the noise and behaviour, particularly Thursday-Saturday, has got much, much worse. We have on several occasions had to walk across and complain. Since they have not re-invested in this security they are not currently able to manage the noise levels and so I would not have any faith in them doing so with a late licence and would foresee it getting much worse.

The pub is situated in a residential area, surrounded by flats and houses, it doesn't seem an appropriate place to have a late licence, and they have not proven themselves responsible enough to take this on. It would be a disaster for the surrounding residents and so I implore you not to grant it, the noise levels and behaviour of the customers is not managed well enough as it is. With the Kingsland road and all it has to offer so close by it seems completely unnecessary.

Best,



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**Objection to Premises Licence Variation – The Talbot, 109 Mortimer Road, N1 4JY**

1 message

30 March 2026 at 15:24

  
To: licensing@hackney.gov.uk

To whom it may concern,

I am writing to formally object to the application to vary the premises licence for The Talbot, [109 Mortimer Road, N1 4JY](#).

I am a local resident living in close proximity to the premises and wish to raise serious concerns under the licensing objectives of preventing public nuisance, preventing crime and disorder, and protecting the character and amenity of this residential area.

#### Public Nuisance

The premises already gives rise to significant and regular disturbance, particularly during the spring, summer, and autumn months when its outdoor areas are in heavy use. From mid-afternoon to closing at midnight.

The most disruptive period occurs at closing time, when large numbers of patrons disperse onto what is otherwise a quiet residential street. This routinely results in loud talking, shouting, and prolonged noise disturbance lasting 30 minutes or more. This impacts our sleep every Thursday to Saturday as is.

Any extension of hours to 00:30 will inevitably push this disruption later into the night, materially impacting residents' ability to rest and sleep.

In addition, there are ongoing issues with late-night taxi activity, Lime bikes being left obstructively along the street, and litter associated with patrons. The overall pattern of behaviour is not consistent with a quiet residential setting.

#### Existing Issues and Management Limitations

The premises is already aware of its impact on neighbouring residents, as evidenced by signage requesting patrons to "respect neighbours" and the presence of staff managing customers outside. This doesn't mean the patrons are respectful however.

This indicates that noise and dispersal issues are already occurring under the current licence and require active intervention. Despite these measures, disturbance persists.

It is therefore reasonable to conclude that extending hours and introducing additional licensable activities, including live and recorded music, would exacerbate issues that are not currently being effectively controlled.

#### Character of the Area

De Beauvoir is a well-established, quiet, residential neighbourhood with a strong community of long-term residents. It is not a designated late-night entertainment area.

There are already numerous premises on nearby Kingsland Road that are more appropriate and better suited to late-night licensed activity. Extending the hours of The Talbot would in effect relocate late-night drinking and dispersal into a residential street, to the detriment of local amenity.

#### Potential for Increased Impact

While amplified music has not historically been a primary issue, this application seeks to introduce live and recorded music. Given the existing noise and dispersal problems, there is a clear and reasonable concern that this would further increase disturbance.

#### Conclusion

For the reasons outlined above, I strongly object to the proposed variation, including the extension of hours for the sale of alcohol and late-night refreshment, and the addition of live and recorded music.

The premises is already generating unacceptable levels of disturbance. Granting this application would materially worsen the impact on local residents and undermine the residential character of the area.

I respectfully request that the application be refused.

[REDACTED]

[REDACTED] Mortimer Rd, London, United Kingdom, N1 [REDACTED]

---

**Re: Objection to Variation of Premises Licence – The Talbot, 109 Mortimer Road, London N1 4JY**1 message

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To: [REDACTED]  
licensing@hackney.gov.uk

Hello,

I would also like to draw attention to my previous complaints regarding noise at The Talbot to Hackney Council / NoiseWorks. This directly relates to late night noise, including music and and noise (particularly use of the terrace and outside seating / standing areas), any supervision or dispersal after closing. This supports the objections I have made below regarding the existing noise, and therefore we object on the strongest grounds to any extension of The Talbot's licensing particularly an extension to hours or extension to their use of music or outside likely exacerbate existing issues we have complained about multiple times to The Talbot and Hackney Council.

I would also draw the Council's attention to previous complaints regarding The Talbot's noise pollution from other local residents which led to conditions being placed on their existing licence owner occupier residents for the past four years and consider that noise pollution from The Talbot has increasingly got worse and therefore strongly object to any extension or changes to hours or music / noise levels.

The case reference for my complaints (with multiple reoccurrences) is 29976. We approached The Talbot directly regarding the noise in person on several occasions which did not have

I am happy to provide any more details or information as needed. We sincerely appreciate your consideration of our objections to this application.

Kind regards,

[REDACTED]  
[REDACTED] Mortimer Road  
London  
N1 [REDACTED]

# Music from pub at The Talbot, 109 Mortimer Road, N1 4JY

Case reference **29976**

Reported **Sat, 23 Aug 2025, 8:28 p.m.**

Reoccurrences **3 reoccurrences**

[Report a reoccurrence](#)

## Case log



**Case assigned to officer**

Mon, 20 Oct 2025, 10:11 a.m.



**You reported a [reoccurrence](#) of**



**the noise**

Sat, 18 Oct 2025, 6:54 p.m.

**Contacted complainant**

Tue, 2 Sep 2025, 9:55 a.m.

**Contacted complainant**

Fri, 29 Aug 2025, 10:31 p.m.

**You reported a reoccurrence of the noise**



**Contacted complainant**

Fri, 29 Aug 2025, 10:31 p.m.



**You reported a [reoccurrence](#) of the noise**

Fri, 29 Aug 2025, 9:52 p.m.



**You reported a [reoccurrence](#) of the noise**

Thu, 28 Aug 2025, 8:04 p.m.



**Case assigned to officer**

Tue, 26 Aug 2025, 11:21 a.m.



**Your original noise report [Show details](#)**

Sat, 23 Aug 2025, 8:28 p.m.

To the Licensing Authority,

I write to make a formal representation objecting to the application by The Talbot to extend its licensed hours for music and late-night refreshment.

My objection is made on the basis that the proposed extension is likely to undermine the four licensing objectives under the Licensing Act 2003, namely:

**1) Prevention of Crime and Disorder**

Extending the hours for music and late-night refreshment is likely to increase the number of patrons remaining at or arriving at the premises later into the night. In my view, this carries a risk of alcohol-related anti-social behaviour, arguments, public intoxication, and disorder in the surrounding streets.

Late trading hours often result in groups congregating outside while smoking, waiting for transport, or purchasing takeaway food, increasing the potential for noise, conflict, and increased police attendance.

The Talbot is situated in an area where local residents already experience disturbance during existing operating hours, and an extension would likely worsen these issues.

**2) Prevention of Public Nuisance**

The proposed later hours for music and refreshment would significantly increase noise nuisance to nearby residents.

This includes:

- loud music and bass transmission
- patrons talking, shouting, or singing outside the premises
- noise from people leaving the venue late at night
- vehicle doors slamming, engines idling, and taxis arriving
- littering and disturbance associated with takeaway food consumption

The later these activities continue, the greater the impact on residents' ability to sleep and enjoy their homes peacefully.

I am particularly concerned that extending music hours will prolong amplified sound late into the evening, while late-night refreshment encourages customers to remain in the vicinity until alcohol service ends.

**3) Public Safety**

Longer operating hours may create safety risks both inside and outside the premises.

A greater number of people leaving at later hours can lead to crowding on pavements and roads, especially where transport options are limited. This increases the risk of accidents and unsafe behaviour involving intoxicated patrons.

There is also concern that the premises and surrounding area may not have adequate stewarding, lighting, dispersal arrangements, or supervision to safely manage customers at late hours.

**4) Protection of Children from Harm**

The proposed extension may expose children living nearby to late-night noise, disorder, foul language, and intoxicated behaviour in the street.

Children in neighbouring homes are likely to be disturbed by music, raised voices, and late departures, particularly on school nights. This may negatively affect sleep, wellbeing, and the sense of safety in the local environment.

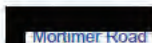
If families use the surrounding streets and nearby public spaces, later dispersal from the premises may also increase the likelihood of children being exposed to inappropriate advertising or signage.

**Conclusion**

For these reasons, I respectfully request that the Licensing Sub-Committee refuse the application to extend hours for music and late-night refreshment.

If the authority is minded to grant the application, I ask that strict conditions be imposed, including reduced terminal hours, enhanced noise controls, a robust dispersal policy, and measures to ensure patrons leaving the premises.

Yours faithfully,

  
Mortimer Road  
London  
N1 

---

**Representation against premises licence variation – The Talbot, 109 Mortimer Road, N1 4JY**

1 message

  
to: licensing@hackney.gov.uk

31 March 2026 at 08:21

Dear Sir/Madam,

I am writing to make a formal representation against the application by JDS Dining Ltd to vary the premises licence at The Talbot, [109 Mortimer Road, N1 4JY](#).

My representation is made on the grounds of:

- The prevention of public nuisance
- The prevention of crime and disorder

I am a local resident living in close proximity to the premises.

**1. Prevention of Public Nuisance**

The premises is located in a highly residential area, surrounded on all sides by terraced housing and multi-occupancy homes. Noise disturbance from the premises already has a significant impact on residents, particularly during late evening hours.

I have the following concerns:

- Noise breakout and insulation: There appears to be inadequate sound insulation within the premises. Noise from inside, particularly during busy periods and events, is clearly audible from surrounding homes. The proposed extension to include live and recorded music until 00:30 (Thursday to Saturday) is likely to significantly exacerbate this issue.
- Use as an events venue: The premises is frequently operated in a manner consistent with an events venue rather than a traditional local pub. This results in higher volumes of patrons, increased noise levels, and activity later into the evening, which is not appropriate for this residential setting.
- External drinking and noise: There are regularly large numbers of patrons (often in excess of 50 people) congregating outside the premises late into the evening. This includes after 23:00, when noise becomes particularly disruptive to residents.
- Lack of dispersal management: Patrons often remain outside the premises for extended periods (frequently up to an hour after closing), engaging in loud conversation and behaviour consistent with intoxication. There does not appear to be effective management or enforcement of dispersal policies.
- Failure to bring patrons inside: The premises does not appear to adequately control or limit the use of outdoor areas at later hours. There is no consistent enforcement of bringing patrons inside after a reasonable time in the evening.

The proposed extension of hours for alcohol, live/recorded music, and late-night refreshment will likely prolong and intensify these disturbances, particularly during the most sensitive late-night period.

**2. Prevention of Crime and Disorder**

The congregation of large numbers of intoxicated patrons outside the premises late at night increases the risk of anti-social behaviour. While not necessarily rising to the level of serious crime, this creates an environment that is disruptive, intimidating, and inconsistent with the licensing objective.

**3. Relevant Licensing History**

The premises has previously been subject to a licence review (Hackney Licensing Sub-Committee, January 2023) following concerns relating to public nuisance, including noise, use of outdoor areas, and late-night disturbance.

As a result of that review, additional conditions and restrictions were imposed, including limitations on hours and controls on external areas and operations.

The current application seeks to extend licensable activities later into the night, which appears contrary to the intent of those previously imposed conditions and risks undermining the licensing objectives that the review sought to uphold.

#### 4. Conclusion

Given the existing issues with noise, external crowd management, and the residential nature of the area, I believe that granting this variation would lead to an increase in public nuisance and undermine the licensing objectives.

The proposed hours and licensable activities are also notably later and more intensive than comparable nearby premises, including The Scolt Head and De Beauvoir Arms, which typically operate until 23:00–00:00 and do not combine extended hours with late-night live or recorded music. The application therefore represents a material departure from the established character of licensed premises in this residential area and risks increasing public nuisance.

I respectfully request that the application be refused. Alternatively, if the Sub-Committee is minded to grant the application, I request that significantly stricter conditions be imposed, particularly in relation to:

- Control of external areas and smoking/drinking outside
- Enforced dispersal policies
- Noise insulation and management
- Restrictions on live and recorded music hours

Yours sincerely ,

██████████  
Mortimer Road, N1 ██████████

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**Application for variation of premises licence at The Talbot, 109 Mortimer Road, London N1 4JY (the 'Application')**

1 message

[REDACTED]  
to: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

4 April 2026 at 15:23

London Borough of Hackney Licensing Authority

Licensing Service

Hackney Service Centre

[1 Hillman Street](#)London [E8 1DY](#)

4 April 2026

Dear Sir or Madam,

**Re: Relevant representations in relation to an application for variation of premises licence at The Talbot, 109 Mortimer Road, [London N1 4JY](#) (the 'Application')**

I am writing to make an objection (per the Licensing Act 2003 ('**2003 Act**')) to the Application, made by JDS Dining Ltd., to extend the opening hours to 12.30am from Thursday to Saturday, and to include live and recorded music from 11pm until 12.30am from Thursday to Saturday.

I live on the same road a few meters away from the Talbot pub ([\[REDACTED\] Mortimer Road](#)), and believe that granting the Application is incompatible with the licensing objectives under s.4 of the 2003 Act but will also be in contravention of Hackney's Licensing Policy. The Policy has been prepared following the Guidance (as defined in the Policy) and is designed to reflect local circumstances and characteristics whilst promoting four licensing objectives set out in Paragraph 1.1 of Appendix 1 as follows:

- preventing crime and disorder
- preventing public nuisance
- public safety
- protecting children from harm
- 

This representation notes that the four licensing objectives are of equal importance and therefore, each of these should be considered with equal weight.

Please note that Mortimer Road is an entirely residential area, with working people, the elderly and families with young children living in the immediate vicinity of The Talbot. It is a material planning and licensing consideration that if this Application is granted the neighbourhood will be adversely affected by excessive noise carrying on until the early hours, with a concomitant increase in anti-social behaviour such as shouting, fighting, and public urination, as well as potential increased disruption from car traffic. These changes would negatively affect the character of the neighbourhood .

At present, the noise level is generally manageable, but any increase would be both inappropriate and unacceptable in a residential area. It should also Ben noted that this premises has had a long history of noise complaints in the past under different ownership. The current owners have managed to keep this in check but these amendments would likely change that entirely. This far the Talbot is and has been a lovely addition to the community and the new owners have kept that. However I am afraid these amendments would change that irreparably.

Based on these representations, please do not grant this Application.

Yours faithfully,

A solid black rectangular box used to redact the signature of the sender.

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**Representation Against Premises Licence Variation – The Talbot, 109 Mortimer Road, Dalston, London N1 4JY**

1 message

4 April 2026 at 16:12

  
to: licensing@hackney.gov.uk

The Licensing Authority  
London Borough of Hackney  
Hackney Service Centre  
[1 Hillman Street](#)  
[London E8 1DY](#)

4 April 2026

Dear Licensing Authority,

Re: Representation Against Application for Variation of Premises Licence – The Talbot, [109 Mortimer Road, Dalston, London N1 4JY](#) (Application lodged 20 March 2026)

I write as a resident living directly opposite the above premises to formally object to the proposed variation of the premises licence applied for by JDS Dining Ltd.

I object on the grounds of the prevention of public nuisance, specifically in relation to the following proposed changes.

1. Introduction of live and recorded music until 00.30 on Thursday, Friday and Saturday

The addition of amplified live and recorded music until 00.30 represents a significant intensification of the premises' impact on the immediate residential environment. Mortimer Road is a residential street. Music at this volume and at this hour will cause material disturbance to residents, particularly those in properties directly adjacent to or facing the venue.

2. Extension of alcohol licensing hours to 00.30 (Thursday–Saturday) and 23.30 (Sunday)

Extended alcohol hours are directly associated with increased noise from patrons outside the premises — including arrival, departure, and smoking activity — during hours when residents are entitled to expect quiet. The cumulative effect of later closing times, combined with live music, creates a substantial risk of public nuisance that the existing licence does not currently permit.

3. Documented history of noise nuisance under the existing licence

I wish to draw the Authority's attention to the fact that the premises already generates significant noise disturbance under its current licence. I have submitted formal noise complaints to the London Borough of Hackney on two occasions in recent months (case reference 32396), relating to incidents on Saturday 21 February 2026 and Saturday 7 March 2026. On both occasions, large numbers of patrons were loitering on the pavement outside the venue around and after closing time, causing substantial noise — shouting and loud disturbance — audible through closed windows in my bedroom and actively waking me from sleep.

This is not a theoretical or anticipated nuisance: it is one that is already occurring and has been formally reported. Granting an extension to both hours and entertainment provision would compound a documented problem, not introduce a new one.

4. Cumulative impact on residential amenity

Taken together, these variations would materially extend the period during which the premises generates noise, foot traffic, and disturbance into the early hours of the morning on multiple nights per week. I would also note that I am expecting a newborn in the coming weeks. A young infant in a property directly opposite the venue makes the impact of noise disturbance during night hours a particularly serious concern, and one I ask the Authority to weigh accordingly.

This is not a town centre location where late-night activity might be considered expected; it is a quiet residential street, and the proposed hours are disproportionate to that setting.

I urge the Licensing Authority to refuse the variation as proposed.

I am happy to attend any hearing and to provide further information if required. I wish to be kept informed of any hearing.

Yours faithfully,

[REDACTED]

[REDACTED] Mortimer Rd,  
London N1 [REDACTED]

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**Representation -Licensing Application for The Talbot, 109 Mortimer Road (N1 4JY)**

1 message

  
To: licensing@hackney.gov.uk

5 April 2026 at 17:56

Dear Licensing Team,

I am writing in relation to the licensing application for The Talbot, [109 Mortimer Road, London N1 4JY](#).

I live directly opposite the premises and therefore experience the impact of the venue's operation, particularly in the evenings. While I appreciate the value of a well-run local pub to the community, there is already noticeable noise at night, and this is a relatively quiet residential area.

I would be supportive of the application to extend licensing hours on the condition that appropriate measures are put in place to minimise disturbance to residents. In particular, I strongly request that:

- No drinks are permitted outside after 23:00
- Customers are required to remain indoors after 23:00
- The premises actively manages dispersal to avoid noise and disruption when patrons leave late at night

My primary concern is the potential for increased noise and disturbance, particularly from customers leaving the premises at or after 00:30 on a regular basis.

With the above conditions in place and enforced, I would be happy to support the application. Without them, I would have concerns regarding public nuisance.

Thank you for considering my representation.

Kind regards,





 [Mortimer Road](#)

[N1](#) 

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**Representation Against Premises Licence Variation – The Talbot, 109 Mortimer Road, Dalston, London N1 4JY**

1 message

  
to: licensing@hackney.gov.uk

6 April 2026 at 16:26

The Licensing Authority  
London Borough of Hackney  
Hackney Service Centre  
[1 Hillman Street](#)  
[London E8 1DY](#)

6 April 2026

Dear Sir/Madam,

Re: Representation Against Application for Variation of Premises Licence – The Talbot, [109 Mortimer Road, Dalston, London N1 4JY](#) (Application lodged 20 March 2026)

I write as a resident living directly opposite the above premises to formally object to the proposed variation of the premises licence submitted by JDS Dining Ltd.

I have lived opposite the Talbot for 11 years. In that time, disruption from the pub has been tolerable for the most part. But it's gotten considerably worse since the pub changed hands in recent years. The previous mgmt had a bouncer outside on Fri/Sat night to ensure people dispersed quietly. Sadly that no longer happens and folks mill around outside almost every night. They have made seemingly no attempt to ensure people actually leave at closing time - they have some dismal signs in the windows that request people keep quiet but they serve almost no purpose.

I love that the pub is a feature of the neighbourhood but turning it into a late night venue seems totally incongruous with our peaceful neighbourhood.

My objection is made on the grounds of the prevention of public nuisance, in relation to the following proposed changes:

1. Introduction of live and recorded music until 00:30 (Thursday–Saturday)

The introduction of amplified live and recorded music until 00:30 represents a significant intensification of the premises' impact on the surrounding residential environment. Mortimer Road is a predominantly residential street, and noise at this level and at these hours would cause material disturbance to nearby residents, particularly those in properties directly opposite or adjacent to the venue.

2. Extension of alcohol licensing hours to 00:30 (Thursday–Saturday) and 23:30 (Sunday)

Extending alcohol licensing hours is likely to increase noise from patrons congregating outside the premises, including upon arrival, departure, and during smoking breaks. Such activity at late hours significantly disrupts residents' reasonable expectation of quiet. When combined with the proposed live music, this creates a substantial and foreseeable risk of public nuisance beyond what is permitted under the current licence.

3. Existing history of noise disturbance

The premises already gives rise to notable noise disturbance under its current licence. I have submitted formal complaints to the London Borough of Hackney (case reference 32396) following incidents on Saturday 21 February 2026 and Saturday 7 March 2026. On both occasions, large groups of patrons remained outside the premises around

and after closing time, generating loud noise — including shouting — that was clearly audible within my bedroom despite closed windows, and which disturbed my sleep.

This demonstrates that noise nuisance is not speculative but an ongoing, documented issue. Extending operating hours and introducing additional entertainment would inevitably exacerbate this problem.

#### 4. Cumulative impact on residential amenity

Taken together, the proposed variations would materially extend the duration and intensity of noise, footfall, and disturbance into the early hours on multiple nights each week. I would also note that I am expecting a newborn in the coming weeks. The presence of an infant in a property directly opposite the premises heightens the seriousness of nighttime disturbance and its impact on health and wellbeing.

This is not a town centre location where late-night activity might reasonably be expected, but a quiet residential street. The proposed extensions are disproportionate to this setting.

In light of the above, I respectfully urge the Licensing Authority to refuse the application as submitted.

I would welcome the opportunity to attend any hearing and provide further information if required, and I ask to be kept informed of any developments in relation to this application.

Yours faithfully,

[REDACTED]

[REDACTED]

[REDACTED] Mortimer Road

London N1 [REDACTED]

[REDACTED]

---

**The Talbot**

1 message

8 April 2026 at 00:08

[REDACTED]  
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

To whom it may concern,

My name is [REDACTED] and I live at [REDACTED] [Mortimer Rd](#).

I understand The Talbot Pub is applying for an extension to the current license.

This request is an extension at the weekend until 12.00.

I must state that I do not want this to go ahead under any circumstances.

This is a residential area and this pub already brings much noise pollution and a lot of antisocial behaviour.

I know that Hackney council will always put its families and residences well being before any commercial considerations and so we would like you to continue with the current opening hours and not permit a longer license.

yours sincerely

[REDACTED]

[REDACTED]  
[REDACTED] Mortimer Road  
London, N1 [REDACTED]  
[REDACTED]

8 April 2026

Licensing Authority  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY  
By email: [licensing@hackney.gov.uk](mailto:licensing@hackney.gov.uk)

Dear Licensing Sub-Committee Members,

**Formal Representation (Objection) under section 18 of the Licensing Act 2003:  
Application for Variation of Premises Licence – The Talbot, 109 Mortimer Road,  
Dalston, London N1 4JY**

I, [REDACTED] Mortimer Road, London, object to the application to vary the premises licence for The Talbot, 109 Mortimer Road, N1 4JY on the ground that it would undermine the licensing objective of the prevention of public nuisance.

We live across the street from the premises and are regularly affected by noise and disturbance from it. In recent years, the pub has become noticeably busier and louder, especially on weekends. Noise from customers outside can be heard until 1:00am. Patrons often remain on the street well beyond closing, talking loudly and shouting rather than dispersing promptly and quietly. Rubbish is also left around nearby residential properties. Because the premises is directly opposite our home, this regularly affects our sleep and means we are often unable to keep our windows open.

This objection is relevant to the licensing objectives under section 4(2) of the Act, specifically the prevention of public nuisance. Granting the variation would undermine these objectives for the following reasons:

**1. Promotion of public nuisance through noise and disturbance:**

The premises are situated in a wholly residential neighbourhood characterised by family homes and quiet streets. The proposed extensions - alcohol sales, regulated entertainment (live and recorded music), and late-night refreshment until 00.30 Thursday to Saturday (with further relaxations on Sundays and public holidays) - will inevitably generate unacceptable levels of noise from regulated entertainment, patron dispersal, vehicular movement, shouting, and related antisocial behaviour. Such activity, audible and disruptive until well after midnight, constitutes a clear public nuisance impacting sleep, amenity, and quality of life for immediate neighbours.

**2. Undermining cumulative impact:**

The removal of existing non-standard timings and conditions exacerbates the cumulative impact on the locality. Dalston's residential core already experiences pressures from licensed premises; this variation fails to demonstrate adequate mitigation, contrary to Home Office guidance on preventing disproportionate effects from licensable activities.

### **3. Inadequacy of proposed measures:**

The application provides no robust operating schedule addressing noise limiting measures (e.g., soundproofing, acoustic testing, mandatory acoustic curtailment systems), external management plans, or dispersal policies. Absent these, the variation risks statutory nuisance under the Environmental Protection Act 1990 and repeated breaches of licensing conditions.

Accordingly, I respectfully submit that the Licensing Authority must refuse the application in full pursuant to Section 35(3)(b) of the Act, or alternatively impose stringent conditions under Section 35(3)(a), including but not limited to:

- Terminal hours no later than 23.00 for all licensable activities;
- Mandatory installation and maintenance of sound insulation and noise limiters;
- A comprehensive dispersal and public nuisance prevention plan;
- Restrictions on regulated entertainment volume and amplification.

I request the opportunity to address the Sub-Committee at any hearing and reserve the right to rely on further evidence, including witness statements from neighbours.

Yours faithfully,

[Redacted signature]

[Redacted contact information]

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**Objection to the Talbot late license application**

1 message

8 April 2026 at 16:28

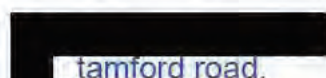
To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Dear Sir,

As a resident of Stamford road we are regularly subject to noise at closing time from the Talbot, often waking us up. This is much worse in the summer with many outside drinkers and smokers. We have also had pub glasses thrown in our front garden.

We object to the late license application given our experience of disruption from the Talbot at the current closing times.

Yours sincerely,

  
tamford road,  
N1 

Sent from Outlook for Android

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**Licensing extension application for The Talbot Pub, Mortimer Road, N1**

1 message

7 April 2026 at 16:00

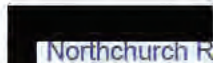
  
To: licensing@hackney.gov.uk

Dear Sir/Madam

Re: The Talbot, 109, Mortimer Road, London, N1 4JY  
De Beauvoir, JDS Dining Ltd

I would like to object to this application for an extension to opening and music hours until 3.00am, on the grounds of public nuisance. This is right in the middle of a residential area, including lots of families, who should be entitled to quiet at night. Even if the music is indoors with all doors and windows shut, (which is unlikely to happen, especially in the summer), there will inevitably be noise and disturbance from playing music until the early hours, and from people being in and around the pub, and leaving the pub at these times. This is just not an appropriate location for an all-night venue for music or drinking, and I hope you will refuse permission.

Kind Regards

  
Northchurch Road, London N1   


**Objection to Application: The Talbot, 109, Mortimer Road, London, N1 4JY**

1 message

9 April 2026 at 14:25

[REDACTED]  
to: licensing@hackney.gov.uk

Dear Hackney Council,

We are writing to formally object to the late licence application made by The Talbot, [109 Mortimer Road, N1 4JY](#).

[De Beauvoir](#) is, at its core, a quiet residential neighbourhood. Many of us chose to live here for that reason, it is not a high-traffic nightlife area, but a community made up largely of families and long-term residents. While we value having local pubs and want The Talbot to succeed, its current direction already feels at odds with the character of the street.

In recent months, the pub has shifted more towards a sports bar environment, attracting a louder and more transient crowd. This has already begun to impact the immediate surroundings, particularly in terms of noise and general disturbance. Extending the licence later into the night would only amplify this.

Mortimer Road is not designed to absorb late-night activity. Noise carries significantly along the street and into surrounding homes, especially in the evenings when the area is otherwise very quiet. Many households have young children, and extended opening hours would inevitably lead to sleep disruption and a decline in residents' quality of life.

There are already numerous venues nearby, particularly along Kingsland Road, that are far better suited to late-night trade, both in terms of infrastructure and location. Extending hours in a residential street such as this feels unnecessary and disproportionate.

We believe the current licensing hours are appropriate for the setting and strike a reasonable balance between supporting local business and protecting the residential nature of the area.

For these reasons, we strongly object to the proposed extension.

Yours sincerely,

[REDACTED]

[REDACTED] [Mortimer Road, N1](#) [REDACTED]

[REDACTED]

---

**Objection to changes in license for The Talbot**

1 message

10 April 2026 at 11:02

[REDACTED]  
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Hi Hackney Licensing,

I am a resident of Mortimer Road and would like to object to planned changes to licensing for the Talbot Pub on Mortimer Road.

We live within 50 metres of the pub, and are concerned that planned changes will cause disruptive changes to the road. It is a very residential street with lots of families, we worry the changes will cause lots of noise pollution. Already, the sound of the pub carries into our bedroom and the sound of pub goes outside and leaving at closing can disrupt our sleep. We think extending the licensing will worsen this. The proposed changes including live music played until 00:30 is also not in keeping with the residential, quiet, family-friendly atmosphere of the road.

We would appreciate that this be considered when the license is considered by Hackney council.

Many thanks,

[REDACTED] [Mortimer Road](#)

█ Englefield Road

London N1 █

█ █

█ █

London Borough of Hackney Licensing Authority

Licensing Service

Hackney Service Centre

1 Hillman Street

London E8 1DY

1<sup>st</sup> April 2026



(2)

Dear Sir or Madam,

**Re: Relevant representations in relation to an application for variation of premises licence at The Talbot, 109 Mortimer Road, London N1 4JY (the 'Application')**

I am writing to make a relevant representation (per the Licensing Act 2003 ('**2003 Act**')) to the Application, made by JDS Dining Ltd., to extend the opening hours to 12.30am from Thursday to Saturday, and to include live and recorded music from 11pm until 12.30am from Thursday to Saturday.

I live approximately █ yards from the Talbot pub (my address is given above), and believe that granting the Application is incompatible with the licensing objectives under s.4 of the 2003 Act but will also be in contravention of Hackney's Licensing Policy. The Policy has been prepared following the Guidance (as defined in the Policy) and is designed to reflect local circumstances and characteristics whilst promoting four licensing objectives set out in Paragraph 1.1 of Appendix 1 as follows:

- Prevention of crime and disorder – which will not be served if there is a real risk of late-night antisocial behaviour and street disorder.
- Public safety – similarly potentially at risk if factors as outlined above arise.
- Prevention of public nuisance – which will be undermined by noise until 12.30am in a residential area.
- Protection of children from harm - this objective is also engaged because family homes with young children are in the immediate vicinity of the premises, and late-night noise and disorder until 12.30am on school nights directly affects it.

This representation notes that the four licensing objectives are of equal importance and therefore, each of these should be considered with equal weight.

In addition, please note that Mortimer Road (and this part of Englefield Road) is an entirely residential area, with working people, the elderly and families with young children living in the immediate vicinity of The Talbot. It is a material planning and licensing consideration that if this Application is granted the neighbourhood will be adversely affected by excessive noise carrying on until the early hours, with a concomitant increase in anti-social behaviour such as shouting, fighting, and public urination, as well as potential increased disruption from car traffic.

At present, the noise level is generally manageable, but any increase would be both inappropriate and unacceptable in a residential area.

Based on these representations, please do not grant this Application.

Yours faithfully,

A large rectangular black box redacting the signature and name of the person making the representation.A small rectangular black box redacting the address of the person making the representation.

## Application for variation of premises licence at Talbot . Mortimer Road

1 message

12 April 2026 at 21:11

To: licensing@hackney.gov.uk

Cc: [REDACTED]

London Borough of Hackney Licensing Authority  
Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

12 April 2026

Dear Sir or Madam,

Re: Relevant representations in relation to an application for variation of premises licence at The Talbot, 109 Mortimer Road, London N1 4JY (the 'Application')

I am writing to make an objection (per the Licensing Act 2003 ('2003 Act')) to the Application, made by JDS Dining Ltd., to extend the opening hours to 12.30am from Thursday to Saturday, and to include live and recorded music from 11pm until 12.30am from Thursday to Saturday.

I live on Hertford Road, around the corner from the Talbot pub ([REDACTED] Mortimer Road), and believe that granting the Application is incompatible with the licensing objectives under s.4 of the 2003 Act but will also be in contravention of Hackney's Licensing Policy. The Policy has been prepared following the Guidance (as defined in the Policy) and is designed to reflect local circumstances and characteristics whilst promoting four licensing objectives set out in Paragraph 1.1 of Appendix 1 as follows:

- preventing crime and disorder
- preventing public nuisance
- public safety
- protecting children from harm

This representation notes that the four licensing objectives are of equal importance and therefore, each of these should be considered with equal weight.

Please note that Mortimer Road is an entirely residential area, with working people, the elderly and families with young children living in the immediate vicinity of The Talbot. It is a material planning and licensing consideration that if this Application is granted the neighbourhood will be adversely affected by excessive noise carrying on until the early hours, with a concomitant increase in anti-social behaviour such as shouting, fighting, and public urination, as well as potential increased disruption from car traffic. These changes would negatively affect the character of the neighbourhood.

At present, the noise level is generally manageable, but any increase would be both inappropriate and unacceptable in a residential area. It should also be noted that this premises has had a long history of noise complaints in the past under different ownership. The current owners have managed to keep this in check but these amendments would likely change that entirely. This far the Talbot is and has been a lovely addition to the community and the new owners have kept that. However I am afraid these amendments would change that irreparably.

Based on these representations, please do not grant this Application.

Yours faithfully,

[REDACTED]  
[REDACTED] Hertford Road.  
London N1 [REDACTED]  
[REDACTED]

[REDACTED] Mortimer Road  
[REDACTED] London, N1 [REDACTED]  
[REDACTED]

London Borough of Hackney Licensing Authority  
Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

13 April 2026

Dear Sir or Madam,

**Re: Relevant Representations in Relation to an Application for Variation of Premises Licence at The Talbot, 109 Mortimer Road, London N1 4JY (the ‘Application’)**

I am writing to make a relevant representation under the Licensing Act 2003 in relation to the Application by JDS Dining Ltd to extend opening hours to 00:30 and to include live and recorded music until 00:30, Thursday to Saturday. I live on Mortimer Road, immediately adjacent to The Talbot.

I supported this premises during the 2022 licence review, when it was under different management. That support was based on operational standards that have since materially declined. My objection is grounded in prevention of public nuisance, public safety, and prevention of crime and disorder.

**1. Abandonment of Established Management Practices**

Under previous management, The Talbot maintained specific operational practices that were directly observable and demonstrably effective. These have been abandoned under the current owners.

- **Security provision:** Consistent security staff attended every Friday and Saturday evening, and additionally when events required it — the same individuals each week, known to the neighbourhood. They kept both pavements clear, prevented patrons from sitting on the kerb or in either carriageway, managed dispersal at closing, and enforced an outdoor curfew from 10:00 PM. This provision has been removed entirely.
- **Outdoor and terrace management:** Patrons were guided inside from 10:00 PM and the first-floor terrace was cleared at the same time. Neither practice is now consistently applied. The terrace is elevated and projects noise directly into the upper floors of adjacent homes; without active management it would function as an outdoor platform until 01:00 AM. These practices worked for years and are operationally achievable.

## **2. Public Safety: Highway Obstruction**

The Talbot sits on the corner junction of Mortimer Road and Englefield Road, with outdoor areas and terraces on both frontages. The removal of security staff has had a direct and observable consequence: patrons now regularly sit on the kerb and move into both carriageways. The primary risk is on the Englefield Road side, which carries a Night Bus route. Residents have observed multiple near-misses. Previously, the security presence ensured both pavements were kept clear and nobody sat in the road. Extending hours will increase both the duration and likelihood of this obstruction.

## **3. Prevention of Public Nuisance: Operational Failures**

Current management has demonstrated disregard for quiet hours within its existing licence. All of the following involve vehicles stopping on Englefield Road:

- **Early morning deliveries:** Signage prohibiting deliveries before 08:00 AM has been removed. Deliveries from Albion Foods now regularly occur before 06:00 AM, with vehicles pulling up on Englefield Road.
- **Overnight glass recycling:** A new contractor performs glass collections between 01:00 AM and 01:30 AM on Englefield Road. Glass recycling is by its nature extremely noisy and residents have tolerated it without complaint when conducted at reasonable hours. Collections at 01:00 AM fall squarely within the statutory night hours period (23:00–07:00) and may constitute a breach of existing licence conditions or statutory noise provisions under the Noise Act 1996. I invite the Authority to investigate accordingly.
- **Terminal hour compliance:** Residents have observed patrons remaining inside the premises for a notable period after the current 23:00 terminal hour. This raises a material question about how a 00:30 terminal hour would be enforced in practice.

## **4. Conclusion**

The current owners are failing to meet basic neighbourly standards within their existing licensed hours. The operational practices that previously made this premises compatible with a residential neighbourhood have been abandoned. Extending hours in these circumstances is incompatible with the licensing objectives under section 4 of the 2003 Act and with Hackney's Licensing Policy.

I urge the Authority to refuse this application.

Yours faithfully,

[REDACTED]  
[REDACTED] Mortimer Road, N1 [REDACTED]

## Application for variation of premises licence at Talbot . Mortimer Road

1 message

13 April 2026 at 09:22

To: licensing@hackney.gov.uk

London Borough of Hackney Licensing Authority  
Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

12 April 2026

Dear Sir or Madam,

Re: Relevant representations in relation to an application for variation of premises licence at The Talbot, [109 Mortimer Road, London N1 4JY](#) (the 'Application')

I am writing to make an objection (per the Licensing Act 2003 ('2003 Act')) to the Application, made by JDS Dining Ltd., to extend the opening hours to 12.30am from Thursday to Saturday, and to include live and recorded music from 11pm until 12.30am from Thursday to Saturday.

I live on Hertford Road, around the corner from the Talbot pub ([Mortimer Road](#)), and believe that granting the Application is incompatible with the licensing objectives under s.4 of the 2003 Act but will also be in contravention of Hackney's Licensing Policy. The Policy has been prepared following the Guidance (as defined in the Policy) and is designed to reflect local circumstances and characteristics whilst promoting four licensing objectives set out in Paragraph 1.1 of Appendix 1 as follows:

- preventing crime and disorder
- preventing public nuisance
- public safety
- protecting children from harm

This representation notes that the four licensing objectives are of equal importance and therefore, each of these should be considered with equal weight.

Please note that Mortimer Road is an entirely residential area, with working people, the elderly and families with young children living in the immediate vicinity of The Talbot. It is a material planning and licensing consideration that if this Application is granted the neighbourhood will be adversely affected by excessive noise carrying on until the early hours, with a concomitant increase in anti-social behaviour such as shouting, fighting, and public urination, as well as potential increased disruption from car traffic. These changes would negatively affect the character of the neighbourhood.

At present, the noise level is generally manageable, but any increase would be both inappropriate and unacceptable in a residential area. It should also be noted that this premises has had a long history of noise complaints in the past under different ownership. The current owners have managed to keep this in check but these amendments would likely change that entirely. Thus far the Talbot is and has been a lovely addition to the community and the new owners have kept that. However I am afraid these amendments would change that irreparably.

Based on these representations, please do not grant this Application.

Yours faithfully,

 Hertford Road  
N1

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**Application re The Talbot, 109, Mortimer Road, London, N1 4JY**

1 message

13 April 2026 at 10:37

[REDACTED]  
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Licensing team,

I am writing to challenge the Application for a variation of premises licence to include live music and recorded music from 11:00 to 00:30am Thur to Sat, to extend late night refreshment from 23:30 to 00:30am Thur to Sat and to extend supply of alcohol from 23:30 to 00:30am Thur to Sat and from 22:30 to 23:30 Sun at The Talbot, [109, Mortimer Road, London, N1 4JY](#)

I reside at [\[REDACTED\] Stamford Road, N1 \[REDACTED\]](#) where I can see the balcony at The Talbot, and also hear the patrons.

I enjoy having the Talbot close to my doorstep. It's a friendly pub that brings the community together as well as revellers from afar.

Despite this, I always know when it's about 11.30pm because customers start to leave the pub, making their loud, merry goodbyes. It's already a slight nuisance when I'm in bed. However, if their live music is extended to 12.30am, it would not just be the merry goodbyes, but we would hear music until 00.30, and the drunken goodbyes would be ringing in until at least 1am in the morning. This is not appropriate for such a residential area where there are people with young families and the elderly.

I also have pub glasses and other litter strewn around my front garden at times, as well as generally litter around the route from the pub to the station/bus stops. I am concerned that extending the drinking time would make this worse, and encourage other antisocial behaviour such as public urination.

There are enough venues down Kingsland Road that have late license and encourage disorderly behaviour. Those areas are better for public transport and better patrolled by the police. Please do not allow this to happen in such a quiet residential area, where there are young families who are trying to get their babies and children to sleep, and where there are less police patrols.

Therefore, I am challenging the application on the grounds of preventing public nuisance, preventing disorder and protecting children from harm.

Many thanks in advance.  
[REDACTED]

**Objection to extension of music and alcohol at The Talbot, N1 4JY**

1 message

13 April 2026 at 12:59

[REDACTED]  
to: licensing@hackney.gov.uk

I wish to object to the extension of live and recorded music until 00.30 am from Thursday to Saturday and the extension of the supply of alcohol until 00.30 am Thur to Saturday and also an extension of the supply of alcohol until 2330 on Sunday at

The Talbot, 109 Mortimer Road, London N1 4JY De Beauvoir, JDS Dining Ltd.

This pub is located in a residential area and an increase in alcohol and music hours would be very disruptive to local residents and especially harmful to children trying to sleep as it is excessively late. Customers would be able to drink until 00.30am and there may likely be an increase in crime and public disorder after closing. This is a pub located right smack in the middle of the De Beauvoir Conservation Area. No one objects to the pub as long as they adhere to reasonable hours and noise levels. But having music and alcohol until 00.30am is a very unsociable act and should not be approved.

Yours faithfully,

[REDACTED]  
Northchurch Road  
De Beauvoir  
London N1 [REDACTED]

(De Beauvoir for 39 years)

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## Objection to Application

1 message

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13 April 2026 at 16:53

[REDACTED]  
To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Licensing Team

I am writing to object to the application to vary the premises licence for The Talbot, 109 Mortimer Road, London N1 4JY. The application seeks to extend hours for live and recorded music until 00:30 Thursday to Saturday, extend late night refreshment to 00:30 on those days, and extend the sale of alcohol to 00:30 Thursday to Saturday and to 23:30 on Sundays.

I live nearby at [REDACTED] Stamford Road, N1 [REDACTED] with a direct line of sight to the premises' balcony, and I can clearly hear patrons, particularly in the evenings.

The Talbot is, in many ways, a positive part of the neighbourhood and contributes to the local community. However, even under the current arrangements, there is a noticeable increase in noise at around 11:30pm when customers begin to leave. This often involves raised voices and prolonged farewells, which can already be disruptive late at night.

If the proposed extension is granted, the disturbance would continue much later. Music would be audible until 00:30, followed by customers dispersing well beyond that time, likely extending noise disruption until around 1:00am or later. This would have a significant impact on residents in what is otherwise a quiet, residential area, including families with young children and older residents.

In addition, I have experienced issues with litter, including discarded glasses and other waste appearing in my front garden, as well as along nearby routes towards public transport. Extending the hours of operation raises concerns that this problem will worsen, alongside the potential for increased antisocial behaviour such as public urination.

There are already areas nearby, such as Kingsland Road, where late-night venues are more appropriate due to better transport links and a more visible police presence. In contrast, this residential area is less well served in that regard and not suited to extended late-night activity.

For these reasons, I wish to formally object to the application on the grounds of the prevention of public nuisance, the prevention of crime and disorder, and the protection of children from harm.

Yours faithfully,

[REDACTED]

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**Application from The Talbot, 109 Mortimer Road for variation of licence**

1 message

13 April 2026 at 17:09

  
To: licensing@hackney.gov.uk

To Hackney Licensing authority

I understand that the owners of The Talbot pub, 109 Mortimer Road, London N1 4JY have applied to the Council for a change in the pub's licence to enable it to include live music and extend alcohol sales to 00.30am on Thursday, Friday and Saturday and to 23.30 on Sunday.

I am emailing to express my dismay at this proposal in the strongest possible terms and to urge the Council not to extend the license.

I live in a  opposite The Talbot at  Mortimer Road. I am an  old pensioner who lives alone and my bedroom is at the  of the house.

Mortimer Road is a quiet residential road with young families, as well as other older residents. It would disrupt people's lives to have noisy drinkers and music at the pub very late for four nights a week and cause distress to local residents.

I am not at all against providing venues where people can relax and enjoy themselves at weekend and other evenings but there are plenty of these on thoroughfares like Kingsland Road and Shoreditch High Street. I believe we need a balance of amenities in which some areas provide entertainment and others remain as quiet residential areas.

At the moment The Talbot seems to attract custom as a reasonably quiet local pub which closes at a reasonable time without disturbing the peace of the area. I don't see why this situation cannot continue.

I very much hope that the Council's licensing authority will listen to the concerns of local residents and reject this application.

Yours sincerely

  
 Mortimer Road

Sent from my iPhone

## Representation against licence change - the talbot, 109 Mortimer Road, N1 4JY

1 message

14 April 2026 at 14:21

[REDACTED]  
To: licensing@hackney.gov.uk

Dear Licensing Authority,

I am a resident at [REDACTED] [Mortimer Road](#), two doors from the Premises. I object to this application on the grounds of prevention of public nuisance and prevention of crime and disorder. I address each proposed variation in turn.

1. Extended Terminal Hour to 00:30 Thursday–Saturday and Addition of Live and Recorded Music to 00:30 (currently no music authorised; current terminal hour 23:00)

This is the most significant element of the application and I oppose it strongly.

The Premises currently has no authorisation for live or recorded music. Nor, to my knowledge, do any other pubs in the De Beauvoir area. The introduction of amplified music until 00:30 on three nights per week would be without precedent on this residential street and would represent a material departure from the established character of licensed premises in this neighbourhood. Amplified music carries beyond the walls of the building and onto Mortimer Road, directly affecting residents who cannot mitigate it by closing a door.

The Premises currently generates street noise from patrons that is, under the existing terminal hour somewhat tolerable — it subsides as I am going to sleep. I have not made a formal complaint about this because the current hours mean it resolves at a time that does not prevent sleep. Extending the terminal hour to 00:30 on Thursday, Friday, and Saturday — with the addition of amplified music drawing more and louder patrons — would push that noise past the point at which sleep is possible for residents on this street. This directly and materially engages the prevention of public nuisance objective.

Since the current operators took over, the Premises has changed materially in character — from a food-led gastropub to a sports venue with large-screen televisions and a younger, more active clientele. The previous operators employed a door supervisor to manage patron behaviour on Mortimer Road. The current operators do not. The Premises has no designated smoking area, so all patrons who smoke do so on the public highway directly outside my property and neighbouring homes.

2. Removal of Annex 2 Conditions 8 and 9

Conditions 8 and 9 constitute the current operating hours framework for alcohol supply. Their removal is sought because they are incompatible with the extended hours applied for. Approving their removal is inseparable from approving the extended hours — they cannot be considered separately. My objection above applies equally here.

3. Amendment to Condition 13 — Kitchen Extraction Fans Extended from 22:30 to 23:30 on Thursday, Friday, Saturday

Condition 13 was imposed by a Sub-Committee in 2023 following a hearing specifically concerning the impact of this Premises on neighbouring residents (reference: [hackney.moderngov.co.uk/mgAi.aspx?ID=41520](https://hackney.moderngov.co.uk/mgAi.aspx?ID=41520)). I oppose its relaxation for two reasons.

This amendment is itself evidence of the applicant's broader intention. A kitchen operating at full capacity until 23:30 is not consistent with a food-led pub winding down for the evening — it is consistent with a late-night venue in full operation. The committee should consider this amendment not in isolation but as part of a coherent application to fundamentally change the operating model of the Premises. Taken with the extended hours and music authorisation sought, it confirms that the applicant is seeking to operate The Talbot as a materially different and more intensive type of venue than currently licensed.

A condition imposed by a Sub-Committee to uphold the licensing objectives should not be relaxed in the same application seeking a broader expansion of activities.

4. Sunday Extension to 23:30

While less significant in isolation, this extends the operating week on a night currently subject to a 22:30 terminal hour. Combined with the other variations, it contributes to a seven-day expansion of the operating envelope at a premises already generating nuisance under its current hours.

## 5. Cumulative Impact

Taken together, the proposed variations represent a simultaneous expansion of hours across the entire week, the introduction of amplified music as a new licensable activity, and the relaxation of a Sub-Committee-imposed condition — at a premises that has changed materially in character since the 2023 hearing, that operates without a door supervisor, and that is already generating documented public nuisance. The cumulative effect is greater than any individual element and constitutes a proper basis for refusal under the prevention of public nuisance objective, consistent with the section 182 statutory guidance (February 2026).

### Request

I ask the Sub-Committee to refuse this application.

If any element is granted, I ask that the following conditions be imposed as a minimum.

Mandatory door supervisor on Thursday, Friday, Saturday, and Sunday from 21:00 until 30 minutes after closing. My view is this should be in place anyway given both the Scots Head and De Beauvoir Arms respectfully have this in place.

A managed designated smoking area that does not place patrons on the public highway adjacent to residential properties. As above.

Retention of condition 13 unamended

A noise limiter for all live and recorded music agreed with Environmental Health

A waste and litter management plan prohibiting refuse being left on the public highway

Retention of conditions 10, 11, 12, and 14 unamended

Yours faithfully,

██████████ [Mortimer Road, Dalston, London N1](#) ██████████

**Objection to Premises Licence Variation – The Talbot, 109 Mortimer Road, N1 4JY**

1 message

15 April 2026 at 14:26

[REDACTED]  
to: licensing@hackney.gov.uk

Dear Sir/Madam,

I am writing to formally object to the proposed variation of the premises licence for The Talbot, 109 Mortimer Road, London N1 4JY.

I live approximately a two-minute walk from the premises in what is a clearly residential area, and I am directly affected by late-night activity from licensed venues nearby.

There is already an existing pub opposite our home which regularly results in noise and disturbance at closing time, including raised voices, groups congregating, and glassware being left in the street. This ongoing disruption has had a negative impact on our quality of life.

The proposed extension of hours to 00:30 on Thursday, Friday, and Saturday is not appropriate for a residential neighbourhood. It is entirely foreseeable that customers leaving the premises at this time will generate significant late-night noise and disturbance.

Of particular concern is the dispersal of customers from the premises. There are two main pedestrian routes away from The Talbot, one of which runs directly past our home. This will inevitably result in increased footfall, noise, and disruption outside residential properties at unsociable hours.

We have young children, and their sleep is already being disturbed by existing late-night noise in the area. Extending the hours of operation will materially worsen this situation and is incompatible with maintaining a peaceful residential environment.

This is not a commercial or nightlife area, but a residential neighbourhood where late-night activity is already causing harm.

This application should also be considered in the context of the cumulative impact of licensed premises in the area. There is already evidence of public nuisance arising from existing venues, and allowing extended hours at another premises risks compounding these issues.

For these reasons, I believe the proposed variation would undermine the licensing objectives, in particular:

- The prevention of public nuisance
- The prevention of crime and disorder

I respectfully request that the Licensing Authority refuses this application. If the application is to be granted, I would strongly urge that significantly reduced hours and strict conditions are imposed to protect local residents.

Thank you for your consideration.

Yours faithfully,

[REDACTED]  
Englefield Road

2:34

◀ Mail



**NOTICE OF APPLICATION FOR VARIATION  
OF A PREMISES LICENCE**

Notice is hereby given that JDS Dining Ltd has applied for a variation of a Premises Licence in respect of premises known as the The Talbot 109 Mortimer Road Dalston, London N1 4JY

The variation proposed is as follows:-

To amend the sale of alcohol to Sunday 11.00 – 23.30 and Thursday, Friday and Saturday 11.00 – 00.30 closing time 30 minutes after. Add live and recorded music Thursday, Friday and Saturday from 11.00 till 00.30. Amend terminal hour for Late Night Refreshment to 00.30 on Thursday, Friday and Saturday.

Include non-standard timing for New Years Eve 11.00 – 00.30, remove non-standard timings for Christmas Day and Good Friday and remove annex 2 conditions 8 and 9.

Amend condition 13 to state 'Kitchen extraction fans in the backyard shall be switched off between 22.30 and 08.00 Sunday to Wednesday and 23.30 and 08.00 Thursday, Friday and Saturday.'

A copy of the Application can be inspected at the offices of Licensing Service, Hackney Service Centre, 1 Hillman Street, London E8 1DY (Tel No. 020 8356 4970). Details are also available on-line at [www.hackney.gov.uk/licensing](http://www.hackney.gov.uk/licensing)

This application was lodged with London Borough Of Hackney Licensing Authority on 20 March 2026 and any representations must be made in writing to London Borough Of Hackney Licensing Authority at the above address no later than 17 April 2026.

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.

Dated 21 March 2026

Flint Bishop Limited, Pinnacle House, 2 Prospect Place, Derby, DE24 8HG  
Solicitors for the Applicant



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**The Talbot / JDS Dining licence variation**

1 message

16 April 2026 at 02:10

To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Dear Hackney Licensing Authority

JDS Dining Ltd has applied to vary the premises licence for The Talbot pub, at [109 Mortimer Road, London N1 4JY](#), to extend the trading hours of the pub to 23.30 on Sunday and 00.30 on Thursday, Friday and Saturday, with closing time 30 minutes later.

I live [REDACTED] opposite The Talbot pub, at [REDACTED] [Mortimer Road](#), with my wife and three children under 10. I would like to challenge the proposed variation of the licence on the basis that:

- It is likely to lead to increased crime and disorder and public safety issues: in particular:
  - anti-social behaviour from drunk customers of the pub late at night, while the pub is open and after closing time as they leave, including rowdy and noisy behaviour on the quiet, residential streets that surround the pub;
  - targeting of the pub's customers by phone-snatchers and other criminals (this is already an issue outside the pub but is likely to be worse later at night with more intoxicated customers).
- It will lead to public nuisance from persistent, unacceptable noise levels at late hours on Mortimer Road and the surrounding streets, which form a quiet, residential area inhabited by a mixed demographic including many families with young children. This is almost certain, since the noise from customers outside the pub and around it is already unacceptably loud and persistent through the evening, peaking just after closing time, particularly at weekends when the pub is busier. The pub currently employs no security to limit noise and other anti-social behaviour outside the pub in the evenings and the levels of noise until very late at night are consistently anti-social and unacceptable for local residents. The application includes permission for live and recorded music until 00.30 on Thursday, Friday and Saturday. That will increase the noise both from the music and the pub's customers raising their voices to be heard above it, which will further disturb local residents, particularly in the summer when residents have windows open at night.
- It is likely to give rise to public safety issue as customers of the pub are targeted by phone-snatchers and other criminals late at night.

I would also make the point that, while The Talbot is in a quiet, residential area, it is a short walk from the many late night venues on Kingsland Rd. Customers of The Talbot that wish to continue their night after closing time are therefore already well served by the nightlife in Dalston so there is little justification for extending The Talbot's licence.

Kind regards

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**Talbot 109 mortimer road**

1 message

16 April 2026 at 16:47

[REDACTED]  
to: licensing@hackney.gov.uk

Dear Licensing Authority,

I am a resident at [REDACTED] mortimer road, immediately adjacent to The Talbot, 109 [Mortimer Road](#). I write to formally object to this application on the grounds of prevention of public nuisance and prevention of crime and disorder.

My specific concerns are as follows.

The proposed extension of the terminal hour to 00:30 on Thursday, Friday, and Saturday, combined with the introduction of live and recorded music until the same hour, would materially increase noise and patron activity on Mortimer Road at a time when neighbouring residents are trying to sleep. The Premises currently has no music authorisation and, to my knowledge, nor do any other pubs in the De Beauvoir area. Introducing amplified music on a residential street until 00:30 on three nights per week would be without local precedent and would directly undermine the prevention of public nuisance objective.

The application also seeks to relax condition 13, which limits kitchen extraction fan use from 22:30. This condition was imposed by the 2023 Sub-Committee to protect neighbouring residents. Cooking odours from the Premises already affect my home through open windows, particularly in summer. Extending the permitted operating window worsens this, and its relaxation in the same application seeking broader expansion of hours and activities is inconsistent with the licensing objectives.

Since the current operators took over, the character of the Premises has changed — it now has screens showing sports without a door supervisor, despite the previous operators maintaining one. With no designated smoking area, patrons congregate and smoke on the public highway. The conditions framework attached to this licence was calibrated to a different operating model and is already under strain. This application is further evidence of the change in character of the pub.

I ask the Sub-Committee to refuse this application. If any element is granted, I ask as a minimum that a door supervisor requirement, a noise limiter for any music, and retention of conditions 10, 11, 12, 13, and 14 unamended be imposed.

I ask that you confirm receipt of this representation.

Thanks,

[REDACTED]  
[REDACTED] mortimer Road, London, N1 [REDACTED]

**The talbot, 109 Mortimer rd objection**

1 message

17 April 2026 at 07:17

[REDACTED]  
to: licensing@hackney.gov.uk

Dear Sir/Madam,

I am writing to formally object to the proposed variation of the premises licence for The Talbot, 109 Mortimer Road, London N1 4JY.

I am a local resident living directly opposite the Scolt pub who already experiences the drunken noise of their beer garden closing at 11, with punters regularly hanging out outside our house til the early hours. I'm not against fun! But I am concerned about the impact that extended licensing hours would have on neighbours and the surrounding community.

There are plenty of late night venues available at nearby Kingsland rd and no dearth of opportunities for people looking to enjoy a night out - we don't need one more in this area

The proposed extension of hours to 00:30 on Thursday, Friday, and Saturday is not appropriate for a predominantly residential neighbourhood. It is likely to lead to increased late-night noise from customers arriving, leaving, congregating outside, and dispersing through nearby streets after closing time.

Residents in the area already experience disturbance from existing licensed premises nearby, including raised voices, shouting, groups gathering outside homes, and noise late at night. Allowing later hours at another venue risks adding to these existing problems.

Of particular concern is the likely dispersal of customers through surrounding residential streets, which would increase footfall and noise outside people's homes at unsociable hours. This would negatively affect residents' quality of life, including families with young children and those needing quiet during the night.

This is not a commercial nightlife district, but a residential neighbourhood where people reasonably expect peace and quiet during late evening and night-time hours.

I believe this application should be considered in the context of the cumulative impact of licensed premises already operating nearby, and the existing evidence of nuisance and disturbance in the area.

For these reasons, I believe the proposed variation would undermine the licensing objectives, in particular:

- The prevention of public nuisance
- The prevention of crime and disorder

I respectfully request that the Licensing Authority refuses this application. If it is minded to grant the application, I would ask that reduced hours and strict conditions are imposed to protect local residents.

Thank you for your consideration.

Yours faithfully,

[REDACTED]  
englefield rd  
N1 [REDACTED]

[REDACTED]

Licensing Authority  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY  
By email: [licensing.applications@hackney.gov.uk](mailto:licensing.applications@hackney.gov.uk)

7 April 2026

Dear Licensing Sub-Committee Members,

**Formal Representation (Objection) under section 18 of the Licensing Act 2003: Application for Variation of Premises Licence - The Talbot, 109 Mortimer Road, Dalston, London, N1 4JY**

I, [REDACTED], a landlord of [REDACTED] Mortimer Road, London, N1 [REDACTED], make this formal representation as a "responsible person" and "interested party" pursuant to paragraph 8 of Schedule 3 to the Licensing Act 2003 ("the Act"). I object to the application by The Talbot for variation of its premises licence dated 21 March 2026.

This objection is relevant to the licensing objectives under section 4(2) of the Act, specifically the prevention of public nuisance. Granting the variation would undermine these objectives for the following reasons:

**1. Promotion of public nuisance through noise and disturbance:**

The premises are situated in a wholly residential neighbourhood characterised by family homes and quiet streets. The proposed extensions - alcohol sales, regulated entertainment (live and recorded music), and late-night refreshment until 00.30 Thursday to Saturday (with further relaxations on Sundays and public holidays) - will inevitably generate unacceptable levels of noise from regulated entertainment, patron dispersal, vehicular movement, shouting, and related antisocial behaviour. Such activity, audible and disruptive until well after midnight, constitutes a clear public nuisance impacting sleep, amenity, and quality of life for immediate neighbours.

**2. Undermining cumulative impact:**

The removal of existing non-standard timings and conditions exacerbates the cumulative impact on the locality. Dalston's residential core already experiences pressures from licensed premises; this variation fails to demonstrate adequate mitigation, contrary to Home Office guidance on preventing disproportionate effects from licensable activities.

### **3. Inadequacy of proposed measures:**

The application provides no robust operating schedule addressing noise limiting measures (e.g., soundproofing, acoustic testing, mandatory acoustic curtailment systems), external management plans, or dispersal policies. Absent these, the variation risks statutory nuisance under the Environmental Protection Act 1990 and repeated breaches of licensing conditions.

Accordingly, I respectfully submit that the Licensing Authority must refuse the application in full pursuant to Section 35(3)(b) of the Act, or alternatively impose stringent conditions under Section 35(3)(a), including but not limited to:

- Terminal hours no later than 23.00 for all licensable activities;
- Mandatory installation and maintenance of sound insulation and noise limiters;
- A comprehensive dispersal and public nuisance prevention plan;
- Restrictions on regulated entertainment volume and amplification.

I request the opportunity to address the Sub-Committee at any hearing and reserve the right to rely on further evidence, including witness statements from neighbours.

Yours faithfully,

A large black rectangular redaction box covering the signature and name of the sender.

## Challenge to licensing application of The Talbot, 109 Mortimer Road, N1 4JY, JDS Dining Ltd (dated 21 March 2026)

1 message

to: licensing@hackney.gov.uk

17 April 2026 at 11:22

### Re: Application to vary premises licence – The Talbot, 109 Mortimer Road, N1 4JY

I wish to make a representation in relation to the above application on the grounds of the **prevention of public nuisance**, under the Licensing Act 2003.

A significant proportion of patrons leaving the premises disperse on foot towards Dalston Junction and Dalston Kingsland stations. The most direct route takes them along Mortimer Road and Stamford Road, both of which are residential streets with housing directly fronting the pavement. These routes also form part of the wider pedestrian access to a local transport and commercial hub, including stops for night buses (N277 and N38) and the Dalston Kingsland area, which contains late-night bars and venues. As a result, many patrons naturally move down Stamford Road after leaving the premises, either to access transport or continue their night elsewhere. In my experience, this dispersal regularly involves raised voices, prolonged conversations, and groups lingering in the street. This creates noise disturbance, particularly at later hours when background noise levels are otherwise low. This disturbance is already noticeable at current closing times.

The proposed extension of licensable activities until 00:30 on Thursday to Saturday, including live and recorded music, is likely to increase both the number of patrons and the intensity of dispersal at a later and more sensitive time of night. Longer opening hours are also likely to result in patrons consuming more alcohol over the course of the evening, which may contribute to increased noise levels and reduced consideration for residents during dispersal. This would significantly increase the likelihood and impact of public nuisance for nearby residents.

I also note that there is existing signage outside the premises requesting that patrons keep noise to a respectable level and noting that complaints have been received about noise in the past. However, despite this measure, disturbance from dispersing patrons still occurs.

In the case of these premises, I am concerned that the resulting public nuisance cannot be effectively mitigated. The primary impact occurs along surrounding residential streets as patrons leave the area, which is beyond the direct control of the premises. Existing measures have not prevented disturbance, and further conditions of a similar nature are unlikely to address the underlying issue.

The premises are located at the corner of two residential roads rather than within a commercial high street setting. While Englefield Road accommodates some through traffic, including a bus route, the surrounding area is otherwise characterised by traffic calming measures and one-way streets designed to limit through-traffic and preserve its residential character. The area is also within the De Beauvoir Conservation Area, the character of which is formally recognised by the local authority as a residential neighbourhood with a quiet, low-traffic and "village" atmosphere. This residential character is further reflected in the presence of local early-years childcare provision in the vicinity, including Greenwood Nursery locations on Ardleigh Road and Englefield Road (the latter is due to open in 2026). In this context, late-night activity is particularly likely to impact residential amenity.

The area is an inner suburban residential environment, with housing predominantly in the form of terraced and semi-detached properties with limited front garden setbacks. Residential properties therefore sit in close proximity to the pavement, meaning that noise from street activity is more direct and intrusive than in areas with greater separation or commercial buffers.

I therefore respectfully request that the application be refused.

If the licensing authority is minded to grant the application in part, I would ask that careful consideration is given to limiting the hours of licensable activities, in particular:

- Restricting or refusing the extension for live and recorded music
- Limiting the terminal hour for the sale of alcohol to an earlier time than that proposed

I believe such limitations are necessary to reduce the impact on nearby residential streets and to uphold the licensing objective of preventing public nuisance.

Yours faithfully,

Stamford Road, N1

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**Talbot pub licence application challenge**

1 message

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[REDACTED]  
To: licensing@hackney.gov.uk

17 April 2026 at 13:12

Hi Hackney Licensing

I am writing to formally object to the application by The Talbot pub for a late-night licence, including permission for live and recorded music to continue late into the night.

I live nearby on Stamford Road with young children, and I am seriously concerned about the impact these changes would have on our residential area. The proposed extension would likely result in significantly increased noise levels and public nuisance, particularly from patrons leaving the premises late at night. Given the family-friendly nature of the surrounding streets, this would cause considerable disturbance to local residents, especially those with young families trying to sleep.

In addition, I am very worried about the potential rise in crime and anti social behaviour. The area has already seen an unfortunate uptick in crime and disorder in recent times. Extending the licensing hours would mean large numbers of intoxicated individuals remaining in the streets much later, which could attract further crime and make the neighbourhood feel less safe.

The immediate vicinity of the pub is a quiet, predominantly residential area. Introducing late night drinking and music in this location is inappropriate and unnecessary. There are already numerous licensed premises along Kingsland Road and the surrounding area that provide late night drinking and entertainment. The addition of another late night venue in a residential street does not appear to serve a genuine local need and would instead place an unfair burden on nearby households.

I therefore urge you to refuse this application in order to protect the amenity and safety of local residents.

Regards,

[REDACTED]

[REDACTED] Stamford road n1 [REDACTED]

Sent from my iPhone

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**Talbot Pub**

1 message

17 April 2026 at 14:15

To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

Cc: [REDACTED]

Hi,

My partner and I live on the [REDACTED] [Mortimer road N1](#) [REDACTED] - [London](#), and we were made aware that the Talbot pub directly across our flat applied for a late license and the right to play live music. We are against this application for variation of premises licence.

We would like to challenge this decision:

- preventing crime and disorder (It will be clear that intoxicated individuals will have lowered inhibitions and thus follow up on impulses leading to anti-social behaviour, impacting on others quality of life: loud, persistent noise, vandalism, drug dealing, abuse (in many forms), and littering.
- preventing public nuisance (Increase in poorly parked Lime for example), litter, continual loud noise, blocking of pavements etc
- public safety (increase in crime/ASB by customers but also to customers as drunk people will be seen as a target by criminals, especially this late at night on residential quiet roads.)
- protecting children, elderly or anyone from harm
- There are many venues already in Dalston and Shoreditch on the high street that cater for late night drinking and loud music, these establishments are better located for public transport, less residential and easier patrolled by the police.

We would like to thank you for considering our request against Talbot's application.

Kind regards,

[REDACTED]

**Resident Objection to "The Talbot"changing their license**

1 message

17 April 2026 at 15:21

To: "licensing@hackney.gov.uk" &lt;licensing@hackney.gov.uk&gt;

To whom it may concern

My Name is [REDACTED], and having been living at:

[REDACTED] Mortimer Road  
Hackney  
N1 [REDACTED]  
[REDACTED]

For 25 years

Over the past years, I have had

**Privacy issues** - The balcony of The Talbot is directly inline with the living room window. I have used blinds, curtains and tv to try and reduce this, however, this prevents a lot of natural light from entering.

**Noise issues** - When sitting watching the TV in the evening, many times I am unable to listen to the TV quietly due to the noise of people congregating outside the pub. Also, when the pub is full, the noise of the people inside can quite clearly be heard too. The noise increases during the warmer months as more and more people attend and like to be outside

Closing time, patrons quite often hang outside, intoxicated and talking loudly.

**Preventing public nuisance.** During the warmer months, Lime bikes block the road and pavements immediately in front of where we live. There is a bike rack at the side of the pub however it seems like no-one wants to use the rack to park the Lime bikes there. I cycle and occasionally use a lime bike, however, the numbers easily rise to 20 or so in the area and not one of them are by the bike rack.

**Public Safety.** Quite often, there are pint glasses found littered around the area.(increase in crime/ASB by customers but also to customers as drunk people will be seen as a target by criminals, especially late at night on residential roads that are normally very quiet

This is a residential area, the place for this would be on the high street, where there is already an established nightlife, and room for more in the high street.

I work in the night economy and am very much against the increased noise in already long-established residential areas, the increase in noise levels, ASB would definitely increase.

Kind Regards

[REDACTED]

**Objection to Premises Licence Variation – The Talbot, 109 Mortimer Road, N1 4JY**

1 message

17 April 2026 at 16:01

[REDACTED]  
To: licensing@hackney.gov.uk

Dear Sir/Madam,

I am writing to formally object to the proposed variation of the premises licence for The Talbot, 109 Mortimer Road, London N1 4JY.

I am a local resident living on the same street as the Talbot and I am concerned about the impact that extended licensing hours would have on neighbours and the surrounding community.

The proposed extension of opening hours for the Talbot on Thursday, Friday, Saturday and Sunday evenings and adding live and recorded music, late refreshments from Thursday to Saturday is not appropriate for a residential neighbourhood. It is likely to lead to increased late-night noise and public nuisance from customers arriving, leaving, congregating outside, and dispersing through nearby streets after closing time. It's likely to increase the risk of anti social behaviour, drunk people, drugs, litter, vandalism, loud and persistent noise and crime/disorder.

Residents in the area already experience disturbance from existing licensed premises nearby, including raised voices, shouting, groups gathering outside homes, and noise late at night. Allowing later hours at another venue risks adding to these existing problems. Live and late music will no doubt cause persistent noise pollution for residents.

Of particular concern is the noise pollution and likely dispersal of customers through surrounding residential streets, which would increase footfall and noise outside people's homes at unsociable hours. This would negatively affect and harm residents' quality of life, including families with young children and those needing quiet during the night.

This is not a commercial nightlife district, but a residential neighbourhood where people reasonably expect peace and quiet during late evening and night-time hours. Consider the impact on residents that are already facing many challenges with cost of living pressures. This could affect their well being and ability to rest and sleep ahead of their working day, and for those that work shifts. Also for elderly/vulnerable residents, it can be intimidating and scary with late and loud footfall and people gathering outside properties. There is also likely to be an increase in dangerous Lime or other hire bikes being used and left blocking pavements as more people visit and stay at the pub until late hours. This presents a safety issue. I have lived in the area for many years and I believe that granting this application would be extremely detrimental and would disadvantage the residents.

I believe this application should be considered in the context of the cumulative impact of licensed premises already operating nearby, and the existing evidence of nuisance and disturbance in the area.

For these reasons, I believe the proposed variation would undermine the licensing objectives, in particular:

- \*The prevention of public nuisance
- \*The prevention of crime and disorder
- \*Public safety
- \*Protecting children from harm

I respectfully request that the Licensing Authority refuses this application due to the unfair and detrimental impact it will have on residents.

Thank you for your consideration.

Regards

[REDACTED]  
Mortimer Road  
London  
N1 [REDACTED]

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**Objection to late licence application for The Talbot Pub / 109 Mortimer Road,N1 4JY**

1 message

  
to: licensing@hackney.gov.uk

17 April 2026 at 21:05

Dear Licensing Team,

I am writing to object to the application for a later licence for the pub opposite our home, The Talbot Pub / 109 Mortimer Road.

The premises is already very noisy, even with its current 11pm closing time, and the disturbance is regularly noticeable from inside our house. This is a highly residential neighbourhood, and we have two young children who are already woken during the night. Extending the pub's hours would only increase the level of noise and disruption later into the evening, to the detriment of nearby residents.

In our view, the current closing time is already the limit of what is reasonable for this location. A later licence would have a clear negative impact on local amenity, particularly in terms of noise from customers both inside and outside the premises, as well as people leaving the area late at night.

I would therefore ask that this application be refused.

Yours faithfully,

 Englefield RoadN1 

**Objection to late licence application**

1 message

[REDACTED]  
to: licensing@hackney.gov.uk

17 April 2026 at 21:15

Dear Sir/Madam,

I am writing to formally object to the application for a variation of the premises licence for The Talbot, 109 Mortimer Road.

We are very local residents and purchased our home on the basis that this is a quiet, predominantly residential neighbourhood, supported by a local pub that operates within reasonable hours. While we value the pub as part of the community, the proposed changes represent a significant shift that would negatively impact the character of the area.

In particular, we are concerned about:

- The extension of alcohol sales and operating hours until 00:30 on Thursday, Friday and Saturday
- The addition of live and recorded music until 00:30
- The extension of late-night refreshment hours

From experience, the main disturbance is not only from within the premises, but from customers leaving late at night. There has already been a noticeable increase in noise in recent years, with people gathering outside, shouting, and lingering in surrounding streets. This regularly disrupts the quiet enjoyment of our home.

Extending hours further into the night will inevitably prolong and intensify this disturbance, particularly between 22:00 and 00:30, and beyond as patrons disperse. This is especially concerning given the number of families living in the immediate area.

The pub already has a high level of outdoor trade, with customers frequently occupying the street and nearby spaces. Allowing later hours will extend this activity into times when residents would reasonably expect peace and quiet.

We are also concerned that these changes will further shift the pub from being a local community venue to a late-night destination, increasing footfall and noise in what is a residential setting. While we understand the area is becoming more popular, there must be a balance to protect existing residents.

Our objection is therefore made on the grounds of the prevention of public nuisance, as set out in the Licensing Act 2003.

We want to emphasise that we support local businesses and value The Talbot as part of the community. However, this application goes beyond what is appropriate for this location and would materially affect our quality of life.

We respectfully request that this application is refused.

Yours faithfully,

[REDACTED]  
Englefield Road

London

N1 [REDACTED]

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## License Application Support

1 message

27 March 2026 at 09:14

To: "licensing@hackney.gov.uk" <licensing@hackney.gov.uk>

Dear Licensing Team,

I live at [REDACTED] Rover House, Mill Row, Hoxton, N1 [REDACTED].

I am writing to add my name to a list of relatively local residents to SUPPORT the Talbot request to extend opening hours and allow live music.

The Talbot has been a well loved pub, restaurant, cultural space and community hub for years and its license extension allows this to be enriched, when as a frequent customer, I have been underwhelmed by early local closing times especially over more social days Thursday-Sunday.

Hackney has done very well to support the growth of pubs and this is another instance of supporting the community at large.

Measures to reduce noise can be implemented according to current local laws, and I would suggest any local residents concerned be offered support by both the council and The Talbot to install triple glazing as recompense. A small handful of residents cannot outweigh the demands of a broader community.

Please add me to the mailing list of other such licensing application matters, and any further information of this particular case.

Many thanks,

[REDACTED]



**This premises licence has been issued by:**

Licensing Service  
1 Hillman Street  
London E8 1DY

## **PART A – PREMISES LICENCE**

### **Premises Licence Number**

LBH-PRE-T-0394

### **Part 1 – Premises details**

The Talbot  
109 Mortimer Road  
Hackney  
London  
N1 4JY

### **Where the licence is time limited the dates**

Not Applicable

### **Licensable activities authorised by the licence**

Late Night Refreshment  
Supply of Alcohol

### **The times the licence authorises the carrying out of Licensable activities**

|                               |                                                                                                                                                                                                                                 |
|-------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Late Night Refreshment</b> | <b>Standard Hours:</b><br><br>Mon 23:00-23:30<br>Tue 23:00-23:30<br>Wed 23:00-23:30<br>Thu 23:00-23:30<br>Fri 23:00-23:30<br>Sat 23:00-23:30<br><br><b>Non-standard Hours:</b><br>Christmas Day and Good Friday: 23.00 to 23.30 |
| <b>Supply of Alcohol</b>      | <b>Standard Hours:</b><br><br>Mon 11:00-23:30<br>Tue 11:00-23:30<br>Wed 11:00-23:30<br>Thu 11:00-23:30                                                                                                                          |

|                                          |                                                                                                                                                                                                                                                    |
|------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                          | Fri 11:00-23:30<br>Sat 11:00-23:30<br>Sun 11:00-22:30<br><br><b>Non-standard Hours:</b><br>Christmas Day and Good Friday: 12.00 to 23.30                                                                                                           |
| <b>The opening hours of the premises</b> | <b>Standard Hours:</b><br><br>Mon 11:00-00:00<br>Tue 11:00-00:00<br>Wed 11:00-00:00<br>Thu 11:00-00:00<br>Fri 11:00-00:00<br>Sat 11:00-00:00<br>Sun 11:00-23:00<br><br><b>Non-standard Hours:</b><br>Christmas Day and Good Friday: 12.00 to 00.00 |

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

On Premises

**Part 2 –**

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

JDS Dining Ltd  
11/12 Hallmark Trading Centre Fourth Way  
Wembley  
Middlesex  
HA9 0LB

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

16660068

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

Dharmesh Shah

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

**Licence No:**  
**Issuing Authority:**

**Date of Grant:** 24 November 2005

**Signed:**

**Gerry McCarthy**  
**Head of Community Safety, Enforcement and Business Regulation**  
**Document re-issued: 21 May 2026**

## **Annex 1 - Mandatory Conditions**

### **Supply Of Alcohol (On/Both)**

1. No supply of alcohol may be made under the premises licence:
  - (a) At a time when there is no designated premises supervisor in respect of the premises licence.
  - (b) At a time when the designated premises supervisor does not hold a personal licence or his personal licence is suspended.
2. Every supply of alcohol under the premises licence must be made or authorised by a person who holds a personal licence.
3. (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 a disability).
4. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
5. 5.1. 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 sales or supply of alcohol.  
  
5.2 The designated premises supervisor in relation to the premises licences

must ensure that the supply of alcohol at the premises is carried on in accordance with the age verification policy.

5.3. 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.

6. The responsible person shall 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:

- beer or cider: 1/2 pint;
- gin, rum, vodka or whisky: 25ml or 35ml; and
- still wine in a glass: 125ml; and

a. these measures are displayed in a menu, price list or other printed material which is available to customers on the premises; and

b. 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.

### **Minimum Drinks Pricing**

7. 7.1 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.

7.2 For the purposes of the condition set out in paragraph 7.1 above -

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

7.3 Where the permitted price given by Paragraph 8.2(b) 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.

7.4 (1) Sub-paragraph 7.4(2) below applies where the permitted price given by Paragraph 7.2(b) above 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**

8. Alcohol may be sold or supplied to persons taking table meals in the premises in a part of the premises usually set apart for the service of such persons and for consumption by such persons in that part of the premises as an ancillary to his/her meal during the following hours.

### **Standard Hours**

Monday to Saturday: 23:00 to 23:30

Christmas day: 12.00 to 22.30

9. For other purposes or in other parts of the premises the hours for supply of alcohol are:

### **Standard Hours**

Monday to Saturday: 10:00 to 23:00

Sunday and Good Friday: 12.00 to 22.30

### **Non-Standard Hours**

Christmas day: 12.00 to 15.00 and 19.00 to 22.30

New Year's Eve except on a Sunday: 10.00 to 23.00

New Year's Eve on a Sunday: 12.00 to 22.30

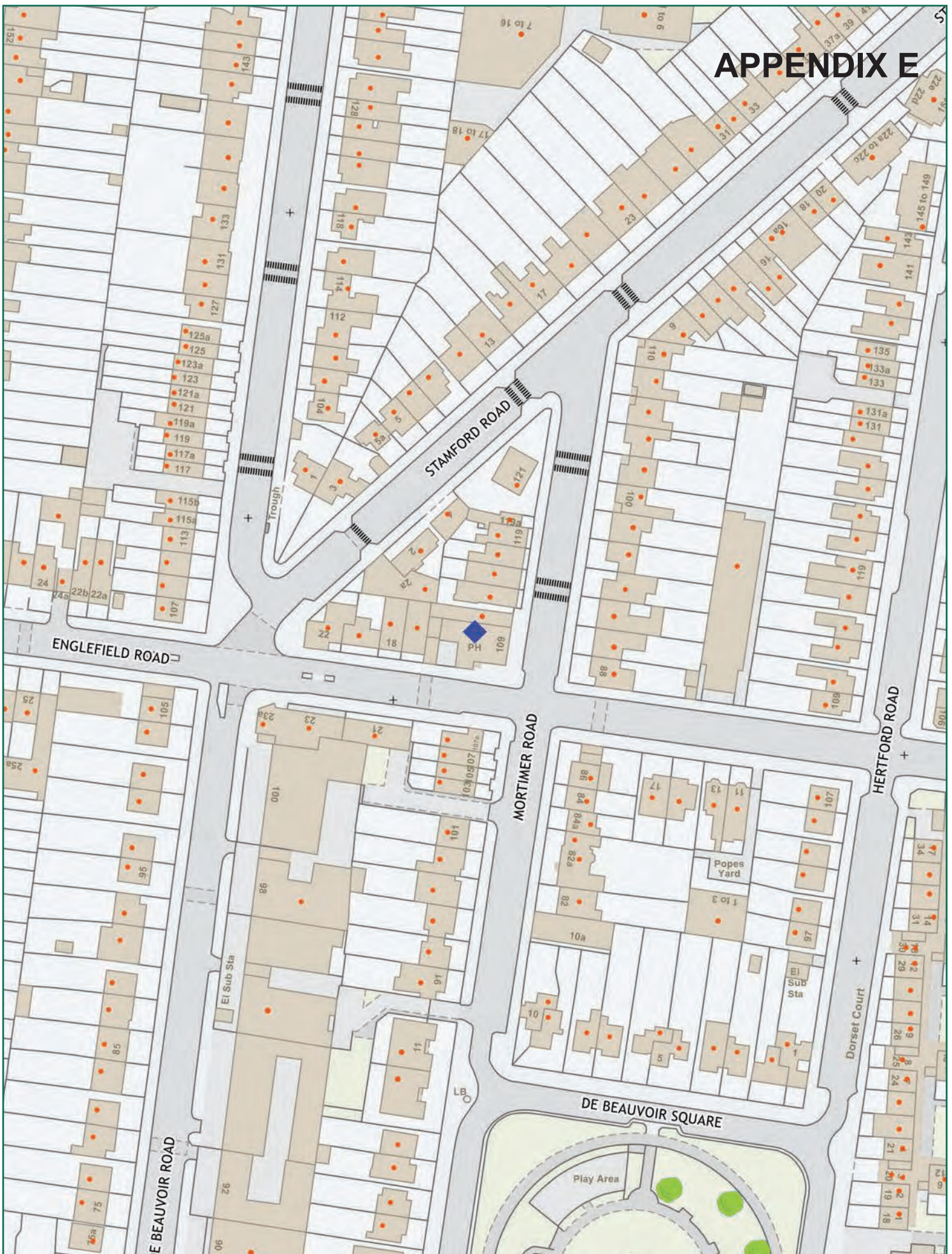
**Annex 3 – Conditions attached after a hearing by the licensing authority  
(After the review hearing on 24/01/2023)**

10. Removal of the picnic bench on the 1st floor balcony nearest to 111 Mortimer Road with measures to be put in place to prevent customer use of the resulting space.
11. Remove one of the picnic benches nearest to 111 Mortimer Road. with measures to be put in place to prevent customer use of the resulting space.
12. Staff to be trained in crowd control techniques, conflict resolution, and noise management.
13. All kitchen extraction fans in the backyard shall be switched off between 22:30 and 08:00.
14. No deliveries or other activity are permitted in the backyard of the premises between 22:00 to 08:00.

## **Annex 4 – Plans**

PLAN/LBH-PRE-T-0394/040805

# APPENDIX E



Scale: 1:1250 at A4

## The Talbot, 109 Mortimer Road, N1 4JY



Ref:

Thursday, June 25, 2026

Produced by: unspecified

email:

please specify copyright statement