

<b>For Consideration By</b>	Licensing Sub-Committee
<b>Meeting Date</b>	24 January 2023
<b>Type of Application</b>	Review of 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. Application for the review of a premises licence on the basis of prevention of public nuisance.

**2. Application**

- 2.1. Mr Paul Drummond, as an individual has applied for the review of a premises licence under Section 51 of the Licensing Act 2003 in respect of The Talbot, 109 Mortimer Road, N1 4JY.
- 2.2. The review application is attached as Appendix A.

**3. Current Status/History**

- 3.1. The Talbot has been in possession of a premises licence since 24<sup>th</sup> November 2005. The premises licensee is Syrup Pubs Limited and Designated Premises Supervisor is Mr Adam Wilson.
- 3.2. The current premises licence is attached as Appendix B.
- 3.3. Temporary event notices have been submitted over the past 12 months as follows:

<u>Date of the event(s)</u>	<u>Hours</u>
31/12/2022-01/01/2023	18:00-02:00

#### 4. **Representations: Responsible Authorities**

<b>From</b>	<b>Details</b>
Environmental Health Authority (Environmental Protection)	No representation received
Environmental Health Authority (Environmental Enforcement)	Have confirmed no representation on this application
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	No representation received
Licensing Authority	No representation received
Health Authority	No representation received

#### 5. **Representations: Other Persons**

<b>From</b>	<b>Details</b>
Representation in support received from the freeholder (Appendix C1) and against of the review application received from local residents. (Appendices C2-C21)	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. **Representations: Licensee**

- 6.1. Representation from licensee is attached as Appendix D.

#### 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) and LP2 (Licensing Objectives) are relevant.

## 8. **Guidance Considerations**

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

## 9. **Officer Observations**

9.1. The applicant is seeking additional measures of the premises licence.

## 10. **Reasons for Officer Observations**

10.1. N/A

## 11. **Legal Implications**

11.1. A legal representative will be in attendance to advise members.

## 12. **Legal Comments**

12.1. 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

12.2. 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.

## 13. **Human Rights Act 1998 Implications**

13.1. There are implications on Article 6, Article 8, Article 14 and the First Protocol of Article 1.

## 14. **Members Decision Making**

14.1. Members must, having regard to the application and any relevant representations, take such steps (if any) as it considers necessary for the promotion of the licensing objectives.

14.2. The steps are:

- A. **Option 1**  
**Take no action**
- B. **Option 2**  
**Modify the conditions of the premises licence.**
- C. **Option 3**  
**Exclude a licensable activity from the scope of the premises licence.**
- D. **Option 4**  
**Remove the designated premises supervisor.**
- E. **Option 5**  
**Suspend the premises licence for a period not exceeding three months.**
- F. **Option 6**  
**Revoke the licence.**

15. **Conclusion**

- 15.1. That Members decide on the application for review of the premises licence under the Licensing Act 2003.

**Appendices:**

- Appendix A: Application for the review of a premises licence and supporting documents
- Appendix B: Current Licence
- Appendix C: Representation from other persons
- Appendix D: Representation from licensee
- Appendix E: Location map

**Background documents**

- Licensing Act 2003
- LBH Statement of Licensing Policy

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

↳ Hackney  
LA 40

**Application for the review of a premises licence or club premises certificate 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 Paul Drummond

*(Insert name of applicant)*

**apply for the review of a premises licence under section 51 / apply for the review of a club premises certificate under section 87 of the Licensing Act 2003 for the premises described in Part 1 below (delete as applicable)**

**Part 1 – Premises or club premises details**

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

Talbot 109 Mortimer Road N1 4JY

**Post town** London

**Post code (if known)** N1 4JY

**Name of premises licence holder or club holding club premises certificate (if known)**

Adam Wilson, Trading as SYRUP PUBS LIMITED. Incorporated on 29 September 2009

Company number 07033219

Nature of business (SIC)

56302 - Public houses and bars

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

LBH-PRE-T-0394

**Part 2 - Applicant details**

I am

Please tick ✓ yes

1) an individual, body or business which is not a responsible authority (please read guidance note 1, and complete (A) or (B) below)



2) a responsible authority (please complete (C) below)



3) a member of the club to which this application relates  
(please complete (A) below)

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

Please tick ✓ yes

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

**Surname**

Drummond

**First names**

Paul

**I am 18 years old or over**

Please tick ✓ yes

**Current postal  
address if  
different from  
premises  
address**

████ Mortimer Road

**Post town**

London

**Post Code**

N1 █████

**Daytime contact telephone number**

**E-mail address  
(optional)**

**(B) DETAILS OF OTHER APPLICANT**

**Name and address**

**Telephone number (if any)**

**E-mail address (optional)**

**Please state the ground(s) for review (please read guidance note 2)**

Since 2008 The Talbot licensee Adam Wilson, has expanded the outside drinking areas, by adding 8 picnic benches to the pavement area on Mortimer and Englefield roads (previously there was no outside seating at all). He has also reopened the first floor function room and outside balcony which were previously closed following a dispute between the previous landlord and the previous occupants of my flat.

Wilson has failed to considerately manage these areas without causing continued nuisance to myself and other local residents. Hackney Council has acknowledged that pub was illegally trading on Mortimer Road without a Pavement Licence (2008 to 2022). The Talbot has failed to fully comply with the licence on several points (detailed below).

The first floor room and outside balcony are used for private parties both at the weekend and weekday nights. These are not managed by staff and turn into a "free-for-all" (video evidence can be supplied). Bar Manager Kern has given several excuses: "Wilson has sent three staff home early" thus leaving him under staffed, or staff have "gone back to University" or they are untrained because they are "newbees".

The impact this has on me = There no difference between being in my flat and being inside the pub. In my dining/office room I can record on my mobile shouting, swearing through shared wall and hear banging against the wall and stamping on the floor in my dining/office room. Not only does this make my flat unliveable but I am unable to work and I work from home - noise can be heard in every room.

Wilson has refused a dialogue, and has stated that all areas will be open during all opening hours - "We need to work with HIM" - in other words, he does exactly as he wants. He has insulted me on numerous occasions and accused me of "lying" (when I have recorded evidence to the contrary), he has also threatened that if I didn't "shut up", he'd hire DJ's and remain open until midnight. Wilson does not take his responsibility under the 2003 Licensing Act seriously - to prevented public nuisance. Which also states "If the landlord isn't able to follow regulations, then their license can be reviewed with the possibility to it being revoked or restrictions placed on their business". I think I put up with too much for too long, my request of help/mediation have been ignored and unless there is enforcement then the pub will continue it free rein.

When I informed the bar manager Matthew Kern (in accordance with DPA guidance) that I had installed CCTV on my balcony (for prevention of crime and to monitor anti-social behaviour), instead of inspecting the CCTV - as I invited them - Wilson reported me to the police, and four officers visited my property - who simply handed me printed copy of the DPA guidance that I was already following. In my opinion, Wilson was not only wasting police time but it was a pathetic attempt to try and harass me. The current situation is equally pathetic and the council needs to step in and mediate.

David Tuitt of Hackney Licensing has informed me that there currently no restrictions on the Talbot's Licence, given the history (documentation below) I believe it is only fair that limitations are considered under a review.

My requests would include :

1) No drinking outside after 9pm, 2) 1st Floor balcony opening restricted to 6pm-9pm weekdays 2pm-9pm weekends. 3) Permanent removal of closest picnic bench on 1st floor balcony & replaced by a void non-drinking/ no smoking area. 4) Permanent removal of closest bench on Mortimer Road to #111 Mortimer Road and this becomes a no drinking non-congregation area 5) Security person active every weekend from 5pm until closing. 6) Licensing hour restricted to 11pm not midnight. 6) All kitchen fans and other refrigeration units in the back yard are switched off and remain silent from 10pm to 8am 7) No kitchen deliveries or other activity in the back yard from 10pm to 8am. 8) Adequate soundproofing is undertaken in the 1st floor room.

• Noise from early morning kitchen deliveries - 1st reported to Hackney EPT July 2019- they stopped temporarily but recommenced in May 2022.



**Please provide as much information as possible to support the application  
(please read guidance note 3)**

Reported Noise cases:

- 1) 2021 : 1st Oct at 18:01 > Noise complaint 3036717 logged
- 2) 2021 : 20th Nov at 20:23 Noise report 3134970 = Noise details: Too Many people outside the pub - taking up the entire pavement shouting and screaming - been going on for an hour and continuing.
- 3) 2021 : 3rd December 2021 at 10:24 Noise report 3157348= Noise details: Maintenance working at Pub starting before 8am. Started 27th November. Builders arriving 7.30am - Work taking place on the other side of my bedroom wall, starting with wood being sawn before 8am.
- 4) 2021 9th December at 18: 40 Noise report 3170385 = Noise reported from balcony and top room "When has the noise occurred? Banging on the wall, shouting and swearing - which can be heard through the party wall on the first floor - my office is the other side of the wall. Means I have to stop work and relocate to another room.
- 5) 2021 : 9th December at 20: 34 Noise report 3170540 = Noise details: People now moved outside the pub and screaming and shouting continually.... Pub staff are non-existent and hopeless at dealing with outside noise- which can be heard from every room in my flat
- 6) 2022 : 21st January at 10: 31pm Case #50 Noise started Fri, 21 Jan 2022, 7:01 p.m./ Still ongoing at Fri, 21 Jan 2022, 10:13 p.m. "Numerous people pavement drinking - shouting, screeching. No staff dealing with nuisance despite it being an on-going and established issue"
- 7) 2022 : 22nd January at 5.37pm Reported noise case #86: started 5:01 p.m. Still ongoing at Sat, 22 Jan 2022, 5:37 p.m. First floor balcony is crowded - seated and standing: people screaming: "fuck I'm drunk" No staff - no management .... Constantly screaming, yelling and shouting
- 8) 2022 10th May , 11:09 a.m. Case reference 2672 Noise started 6:15 a.m. Rooms affected Bedroom : Early morning kitchen deliveries.
- 9) 2022: 25th June at 23.44 New noise report Noise started: Sat, 25 Jun 2022, 10:50 p.m. Noise ended: Sat, 25 Jun 2022, 11:05 p.m. Rooms affected: Living room, bed room. Noise description: Shouting , swearing and screaming outside pub 3-5 people involved- the disturbance continued up the street - then came back outside the pub  
Effect on complainant: Felt unsafe, stopped watch film and filmed disturbance
- 10) Fri, 22 Jul 2022, 8:05 a.m. Case reference 5114 Deliveries at The Talbot
- 11) Thu, 4 Aug 2022, 7:54 p.m. Case reference 5532 Shouting at The Talbot
- 12) Thu, 4 Aug 2022, 9:14 p.m. Case reference 5537 Music - other  
Rooms affected Whole property
- 14) Sat & Sun, 17th & 18th Sept 2022, 7:58 p.m. Case reference 7051 Shouting at The Talbot  
Noise started: Sat, 17 Sep 2022, 6:30 p.m. Noise ended: Ongoing at Sun, 18 Sep 2022, 7:58 p.m.  
Rooms affected: Yesterday =17th Sept Wedding party on front balcony & top floor room- totally over crowded. Spoke to Matt Kern= pub manager, he stated they shouldn't be on balcony and that they were (as always) under staffed. This was nonsense since when they hire the top room they have access to the balcony. 2pm-8pm Today another party booking - over crowded balcony - people shouting, yelling- no staff  
Noise description: Over crowding on front balcony- people repeatedly shouting, yelling. No staff in evidence Effect on complainant: Can be heard in every room of flat

• 2022 24th January complaint to Hackney submitted : 7213865 – Stage 1 & 2

• 2022 28th July Complaint submitted to Ombudsman ref 22 005 603 accepted for investigation 11th August

• Email with PC Vale (2112CE -Mark.Vale@met.police.uk & Mohammed Gani De Beauvoir Safer Neighbourhood Team CEMailbox.DeBeauvoir@met.police.uk  
"As you mentioned to us and in your email, you have a line of communication open with the Hackney Council licensing team, who liaise directly with our Police licensing team. If you have ongoing direct concerns about the running of the pub, I would advise that they continue to be directed towards David so that appropriate action/reviews can be taken.If you have any questions, please do let us know. Mohammed Gani De Beauvoir Safer Neighbourhood Team

• Expansion of outside drinking areas : Apart from occasional security person on Fridays and Saturdays from 6pm > These are unmanaged and staff are not trained to deal with anti-social behavior such as shouting, swearing, fights/ altercations The Talbot is not fully compliant with recently issued Pavement License which should not have been issued. Clause 3.22 : During the application for a Pavement Licence the close proximity of premises in a small defined area and impact on the wider community will be a consideration for the Council when deciding whether to grant a Pavement Licence - There was no consultation despite report noise/ complaints.

5.4 All seating areas as designated under the Pavement Licence must be set out in a socially distanced manner in line with current Government guidance and legislation. All tables and chairs must be a minimum 2m apart or 1m plus • The benches are less than half a metre if not less apart.

7. A copy of the Pavement Licence which will display the premises licenced trading days and times must be displayed in the window of the premises where pavement trading is permitted at all times. The copy shall be displayed so that it is clearly visible and legible from the street to authorised officers, officers from other services and agencies and the members of the public.

• There is no Licence displayed.

7.2 All Pavement Licences shall begin trading at the specified time on their licence and must cease trading at 22:00 of each trading day and all Street Furniture, patrons and activities shall cease operating and be fully removed from the public highway by this time up until the next trading day begins as prescribed on each individual licence. • The benches are not removed at night and remain in use after 10pm (video & photo documentation)

11.1 Planters without prior planning approval from the Council are prohibited from being placed within the licenced trading area and are not included nor do they form part of any Pavement Licence. • The Pub has planters on the public highway

**(C) DETAILS OF RESPONSIBLE AUTHORITY APPLICANT**

Name and address
Telephone number (if any)
E-mail address (optional)

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

Please tick one or more boxes

- 1) the prevention of crime and disorder
- 2) public safety
- 3) the prevention of public nuisance
- 4) the protection of children from harm

✓

Please tick ✓

yes

Have you made an application for review relating to the premises before

No

If yes please state the date of that application

Day	Month	Year
2	0	10
2	0	22

**If you have made representations before relating to the premises please state what they were and when you made them**

To EPT :

• 25 Jul 2019, at 12:53, <rockwell.charles@hackney.gov.uk> wrote:  
Dear Mr Paul Drummond, Thank you for taking my call regard noise arising from early morning deliveries and external crowd control issues from the above premises. I would advise you to keep a noise diary of any future incidents of public nuisance you experience as well as utilise the Council's Reactive Noise Response service to log complaints. I have attached a copy of their premises licence. Mr Rockwell Charles Senior EPT Officer

• 6 Nov 2019 at 11:18, Paul Drummond [REDACTED] > wrote: Dear Mr Rockwell Charles, Further to my email on the 21st October, early morning deliveries are still continuing at the Talbot pub, This morning Albion & Harris Foods at 6.30am. Please can you advise, a statutory nuisance notice as this problem is affecting my sleep and the Talbot staff seem incapable of managing it.

• 8.11.2019 at 09:08, <rockwell.charles@hackney.gov.uk> wrote: Dear Mr Paul Drummond, ... Unfortunately, the Council does not operate a reactive Noise Response Service during the times the alleged incidents occur (6am-6.30am). One option is for us to undertake a proactive visit during the early hours of the morning to establish if the noise amounts to a statutory nuisance within your home. However, this would require advance authorisation by management for me to work outside standard operational hours. Alternatively, if this does not come to fruition you may have to take your own private action under section 82 of the Environmental Protection Act 1990. Mr Rockwell Charles

• 1st Oct 2021 at 17:59, Paul Drummond [REDACTED] > wrote: to rockwell.charles@hackney.gov.uk • RE 03.09.21 – Repeated screaming in the pub's top function room. Phone calls to the Talbot went unanswered, as was Helm's the manager's mobile. When I went in his response was they're "Australian". The owner, is from New Zealand.

• 12.20pm 11.09.21 30-40 people outside. Helm was outside unable to move them on. I started shouting at from balcony at them to just go home. As did another neighbour [REDACTED]). Although Wilson did apologise in a text message, when I saw him next he was mocking me by slow waving while laughing through the window. I called him and tried to speak but he refused and started ranting - "Shut up you're just being annoying" he called Helm "a bit dumb", then he accused me of lying and said the people hadn't come from his pub, they'd stopped outside while walking down Englefield Road. He watched the CCTV footage from Berlin.

• 1st Oct 2021 at 18:01 > Noise complaint 3036717 logged

• 22nd Oct 2021 at 14:18, Paul Drummond [REDACTED] > wrote: Dear Hackney Council, I've not heard back from the Council since I logged a noise complaint ref 3036717 on the 1st October, three weeks ago. Continued nuisance from unabated shouting outside the Talbot is an ongoing - almost everyday issue, especial Thursdays to Sundays. Please can you confirm that they have a pavement licence or outside licence for 20 benches - seating 4 people?

•10th December 2021 at 14: 24 > Dear Oia, please can you let me know what action, if any, is being taken in regard to continued nuisance from noise, mainly shouting from the Talbot Pub - last night was out of control again. I had to contact the noise team twice - it was relentless. Ref 3170385 & 3170540.

Firstly, due to banging on the upstairs wall and shouting and swearing which started around 6pm - yes, it was that loud I could hear it through the wall of my office. They then moved outside on the first-floor balcony and pavement and continued until passed 10.30pm. Again, it was clusters of people screaming and repeatedly shouting f\*\*cking” etc....I've had a response from Katherine Chu in the street licensing dept, please see below. It seems the picnic benches outside aren't licensed, but can the council please confirm where the pub boundary ends. Thanks Paul Drummond

•19th January 2022 at 19: 18 > Dear Oia, please can you help? I'm unable to get a reply- via email or phone from Licensing Street trading. I've been trying to contact them since November and only received an acknowledgement from Katherine Chu who isn't responding to emails.

•21st January 2022 at 10: 28 Hello Paul, the best contact details for them are as follows  
licensing@hackney.gov.uk 020 8356 4866 Regards, Oia

•21st January 2022 at 12: 48 Dear Oia. I've previously spoken to licensing and they were unwilling to assist and insisted this was an issue best dealt with by Licensing -Street Trading. They are impossible to contact - phone, email and letter. This complaint has been unaddressed by the Council since October last year. As you're hopefully seen from my email the benches on the street are unlicensed according to Street licensing and according to the Land Registry they are on Hackney land not within the Talbot's boundary.

•24th January 2022 at 12: 41 Dear Oia, the number you supplied for Licensing is for Hackney's Private Housing sector, not Licensing. This is the problem I'm experiencing - I keep being passed around the various departments- that could be responsible -and give incorrect phone numbers. No one will take responsibly and address the issue of enforcing unlicensed street / pavement drinking outside the Talbot Pub 109 Mortimer Road. This complaint hasn't been addressed since October 2021.

• 22nd January 2022 at 5.34 pm video and email sent to george.wokorach@hackney.gov.uk  
. This is an ongoing issue that Hackney has failed to address - Market Licensing, who according to Noise Pollution and Alcohol Licensing are responsible for pavement licensing has responded that the Talbot hasn't a license for the benches on Mortimer Road - they've not confirmed whether the benches on Englefield Road are within the pub boundary. Regardless, the pub landlord doesn't care - he refuses to accept any nuisance is his responsibility. If the benches outside are unlicensed they need to be removed. Thanks

• 22nd January 2022 at 1.43 Reply George Wokorach Environmental Protection Officer  
I have just checked and realised that I missed calling you back. This was an oversight on my part. I will visit the premises tonight and talk to them about your concerns and will keep you updated and pass the case to your ward officer to monitor. Once again, my sincere apology

• 25th January 2022 at 4.34 response from olalekan.olaosebikan@hackney.gov.uk  
In relation to the noise from the patrons of the Talbots that use the pavement near the bar for drinking, when you reported to my team late 2021, I contacted you and advised that I would contact the licensee. A letter was sent to the licensee of the business to address the noise issue. As I informed you before, the right to use the space is not down to my team but the licensing team or another team in the council. I will ask a colleague of mine and get back to you later in the day.  
Regards, Oia.

• 25th January 2022 at 10.41 > Dear Oia, Yes, you advised me to contact the licensing team -who were totally unhelpful and referred me to licensing Market/ street Trading. They are impossible to contact by phone -email or letter. And yes- the patrons at the Talbot are still an issue. Last weekend was especially bad - pavement drinking on Friday 21st and then a large party on the top

balcony 22nd - both reported and video sent as evidence. If the Talbot hasn't a payment license, then the benches need to be removed and the landlord needs to be fined and the given a written warning. His attitude is that his patrons aren't to be disturbed but the neighbours are.

• 25th January 2022 at 10.41 >Hello Paul: Please write to [markets.service@hackney.gov.uk](mailto:markets.service@hackney.gov.uk) to find out if they have a relevant licence. Alternatively, you can contact the team leader: Derek Fergus [derek.fergus@hackney.gov.uk](mailto:derek.fergus@hackney.gov.uk) Regards, Oia

• 25th January 2022 at 14.44 > Hi Oia, As stated in my previous emails - I was referred to Market's Service by Licensing (who you referred me to). They confirmed that the Talbot did not have a pavement license. However, they have not responded to further emails, they never answer the phone and do not respond to written letters. Now, I'm going around in circles again - being referred to each different associated department. I appreciated your continued help - as previously asked - can you help contact them? I need someone at Hackney Council to enforce action if the continued nuisance is being caused by unlicensed pavement drinking.

• 25th January 2022 at 4.36 to [gurch.patti@hackney.gov.uk](mailto:gurch.patti@hackney.gov.uk) from [olalekan.olaosebikan@hackney.gov.uk](mailto:olalekan.olaosebikan@hackney.gov.uk)

Hello Gurch, do you by chance know the team that is responsible for the licence to have chairs and tables on the pavements? To be precise, the pavements around the Talbots pub. Regards, Ola Outcome = No response

• 8th June 2022: Justin Hendley-Miller wrote (Complaint Reference: 7213865 Stage 2 Chief Executive) 8th June 2022: "As the Licensing department were not aware of the issues relating to illegal street trading before 2020 they are unable to retrospectively fine the licence holder - and again I apologise for the miscommunication between teams."

In accordance with unspecified pandemic related "emergency legislation" Derek Fergus from the Markets team issued the Talbot with a Pavement Licence circa February 2022 (despite all Covid restrictions being lifted). However, section 10.2 of the Pavement Licence states "Pavement Licences issued by the Council for providing services or trading from the Pavement does not give permission to serve alcohol outside".

Is it right to conclude that from the above that Justin Hendley-Miller is wrong and the Licensing Dept were notified of the issue in 2019 (prior to 2020 emergency pandemic legislation allowing drinking outside). Also, does this mean that the Talbot was not only 'illegally street trading' on the public highway on Mortimer Road and was therefore in violation of the Premises Licence (issued 2005) which only allowed for "On Premises" sale of alcohol? The Talbot was serving alcohol to be consumed outside where it was illegally trading for over a decade. Is a retrospective fine appropriate? One of the main objectives of The Licensing Act 2003 is the prevention of public nuisance. If the landlord isn't able to follow regulations, then their license can be reviewed with the possibility to it being revoked or restrictions placed on their business. According to licensing laws, a designated-premises supervisor (DPS) is the person who maintains responsibility for the day-to-day operation of a business that is licensed to sell alcohol. Hackney hasn't confirmed who that is at the Talbot - Adam Wilson (licensee) or Matthew Kern (bar manager)? If it is Wilson, he is no longer a full time resident of the UK, his main residence is in Berlin, Germany (he visits some weekends).

Please do not refer this enquiry back to either the EPT or Markets team, for the time being I have taken it as far as possible - this is now a Licensing issue. • Olalekan Olaosebikan at the EPT team has refused an invitation to make a site visit to appraise the impact of noise from the pub on my flat. Yesterday 26th he wrote, "I am extremely busy. I do not have to visit as I have visited the premises before and have spoken on several occasions with the licensee. The complaint procedure is: when you are being affected by noise, you report to our team online. On 8th July 2022 at 12.08 he wrote "You continuously ask me about licensing issues. I cannot stop the use of the space and neither reduce the hours of use. I will advise that you raise this with the licensing team." • 19th July 2022 at 16.49 Derek Fergus Shop Front Team Leader wrote: I appreciate you are having issues with the activities at the pub and feel your peace, tranquility and the enjoyment of your home are being disturbed. From a shop fronts perspective, there really isn't any action that I can

take. In terms of the noise on the balcony, I can only reiterate the advice previously given which is to revert to Ola and the noise pollution team.

My request : • Top balcony opening restricted. A) It only opens when the pavement areas are full. B) It does not open before from 6pm (when I finish work- my office is adjacent to the balcony- there is no other room I can work in). C) Removal of the nearest/closet bench - on the balcony. D) "Reserved" signs are placed on the closed tables and only removed when necessary. E) Balcony area is made entirely NON SMOKING. I am a long Covid out-patient at Homerton Hospital and have on-going breathing issues (and can provide further detail if required). Cigarette smoke from next door not only enters into my office / dining table area but wafts upstairs into the living room. Despite my request for the closest table to have a No Smoking sign the staff still place ashtrays on it. Further smoking is a safety hazard as cigarette butts are regularly thrown onto my balcony from next door. F) No party bookings in the top room – with access to the balcony. Unless adequate sound proofing is under taken or there is enough trained staff to manage the areas.

• Mortimer Road Pavement: A) Removal of the nearest/closet bench. B) Security/ Door staff are employed every Friday and Saturday from 5pm until closing time. Especially if party booking are made on the balcony and first floor room.

• 2022, 13th July On 13 Jul 2022, at 12:51, Olalekan Olaosebikan

<olalekan.olaosebikan@hackney.gov.uk> wrote: Hello Paul, I want to believe that they (Licensing) will respond to you at some point. If I need to contact them, I use the same email address. Regards, Ola

TO Markets Team / Licensing  
Markets Team :

• 30th Nov 2021 at 13:58 to: marketsservice@hackney.gov.uk Cc: marketsservice@hackney.gov.uk wrote Dear Hackney Licensing, Re Noise complaint 3036717 & 3134970 but this is any ongoing issue. Please can you help? My enquiry has been passed around several departments. ...I'd like you to confirm that he hold a license for pavement drinking and if so can it be reviewed. It issued without any consultation to local residents."

• 3rd December 2021 at 16:59: Dear Paul, Thank you for your enquiry. Our department manages the issuing of licences for market traders and businesses to be able to place furniture outside their premises. I can confirm this premises does not have a licence that allows any furniture beyond their private land. I have forwarded your email to the relevant teams who will be able to investigate and contact you were necessary Alcohol Licensing Noise Nuisance Environmental Enforcement Please do not hesitate to contact us if you require any further assistance. Kind regards, Katherine Chu, Licensing & Operational Support Officer

• 7th December 2021 at 13:24 > Dear Katherine, please can you confirm where exactly the Talbot's boundary ends- does it extend beyond the exterior brick wall on to the pavement? Thank you = Unanswered

• 14th December 2021 at 15:24 > Hi Katherine, I've not heard back from the Council about the Talbot's land boundaries so I've paid to download them from the Land registry -see attached. The Talbot's boundary on Mortimer Road ends at their front wall - no pavement area included. You confirmed that the pub has not licensed any pavement areas outside their private land - which confirms that the landlord Adam Wilson has been lying for years that he has a pavement license. = Unanswered

• 10th January 2022 at 19:03 Above email dated 14th Dec resent = Unanswered

• 12th January 2022 at 12:21 Above email dated 14th Dec resent = Unanswered

• 21st January 2022 at 10: 28 referred by EPT : Hello Paul, the best contact details for them are as follows licensing@hackney.gov.uk 020 8356 4866 Regards, Oia

• 25th January 2022 at 10.41 referred by EPT : Hello Paul: Please write to markets.service@hackney.gov.uk to find out if they have a relevant licence. Alternatively, you can contact the team leader: Derek Fergus derek.fergus@hackney.gov.uk Regards, Ola

• 25th January 2022 at 4.36 to gurch.patti@hackney.gov.uk from olalekan.olaosebikan@hackney.gov.uk

Hello Gurch, do you by chance know the team that is responsible for the licence to have chairs and tables on the pavements? To be precise, the pavements around the Talbots pub. Regards, Ola Outcome = No response

• 25th January 2022 at 18.06

Dear Mr Drummond, I am aware that you contacted our service in relation to the Talbot pub. I have seen your email and note that you have now lodged it as a formal complaint. Officers are currently gathering the information to provide you with a full response. I apologise for the delay, but you will be contacted by 09/02/22. Regards Derek Fergus Shop Front Team Leader

Derek Fergus do not contact me by 09/02/22

• 25th January at 18.24 Dear Derek, Thank you for getting in touch. Sorry that I had make a complaint in order to make contact but four months of calling and emailing I had no other option? Please contact me if you need any further information? Thanks Paul Drummond

I submitted Land Registry documents to EPT, Markets and Licensing that showed that the Talbot Pub had no pavement area on Mortimer Road (the boundary ended at the front wall). This was acknowledged and confirmed in the response below:\* 3rd December 2021 at 16:59: Katherine Chu Licensing & Operational Support Office wrote:I can confirm this premises does not have a licence that allows any furniture beyond their private land.

2022 21st Sept ; at 09.09 : Hi Derek, I hope you're less busy now that summer's over. I'm still having problems with the Talbot, on 8th August you kindly confirmed "I have contacted the relevant service areas to see whether mediation is possible". Just to confirm no one from the Council has been in touch. So, please can you confirm whether the Talbot is in breach of the Pavement licence based on the points below. I can then send this information to the Licensing Dept, who have agreed to help.

1) benches are not removed and stored off the public highway when not in use.

10.3 All the furniture and barriers used in the confines of the designated pavement trading area shall be suitably stored off the highway outside of the prescribed hours.

2) They are still being used after 10pm

7.2 All Pavement Licences shall begin trading at the specified time on their licence and must cease trading at 22:00 of each trading day and all Street Furniture, patrons and activities shall cease operating and be fully removed from the public highway by this time up until the next trading day begins as prescribed on each individual lice

3) You stated the Licence was issued under "emergency legislation" is that still relevant ?

4) No licence displayed : 7.2 States : A copy of the Pavement Licence which will display the premises licenced trading days and times must be displayed in the window of the premises where pavement trading is permitted at all times. Thanks Paul Drummond

TO Licensing Licensing :

• 26th Oct 2021 at 11:15, Paul Drummond [REDACTED] > wrote: Dear Hackney Licensing Dept, please can you help with this enquiry? I'm experiencing on going nuisance from the increased amount of outside tables and pavement drinking outside the Talbot Pub 109 Mortimer Road London N1. There are now 20 picnic bench type tables in use: on the pavement in front of the pub, to the side, the first-floor balcony and the back yard: which means at peak times there are upward of 80+ people outside. .... Any attempt to speak with the landlord Adam Wilson is met with mocking and insults. Please can you confirm that he is fully licensed for all the tables on the street / pavement and also when and why there was no public consultation about how this would affect local residents? Thanks Paul Drummond | [REDACTED] Mortimer Road N1 [REDACTED]



Outcome = no answer

• 9th Nov 2021 at 11:49, Paul Drummond [REDACTED] > wrote:  
I emailed 1st October regarding an ongoing I noise complaint ref 303671 regarding pavement drinking and outside drinking at the Talbot Pub 109 Mortimer Road N1. I've been told by the Noise pollution department to contact licensing - no Email response - and so I've called and spoken to someone today who has referred me to Licensing: Street Trading? At the moment I'm just being passed around the different offices?

Outcome = no answer

• 12th Nov 2021 at 11:54, Paul Drummond [REDACTED] > wrote: email resent: Outcome = no answer  
• 2022 2nd July at 11.37 email to Hackney Licensing, with Olalekan Olaosebikan at the EPT team and Derek Fergus at the Markets (who issue Pavement Licenses) both of these teams have referred my enquiry back to Licensing. The complaint is about the noise associated from the expansion of the outside drinking areas and illegal street trading on public highway and possible violation of the Premises Licence. The Licensing Team have not replied to my most recent email 9th July (resent several times). Please can you help? 1. Tables placed on Mortimer Road: On 25th July 2019, Senior EPT officer, Mr. Rockwell Charles forwarded the Premises Licence (LBH-PRE-T-0394) which stipulates whether the supply of alcohol is on and/or off supplies: The licence stipulates: On Premises. On 26th Oct 2021 at 11:15, Paul Drummond [REDACTED] > wrote: Dear Hackney Licensing Dept, Please can you confirm that he (Adam Wilson) is fully licensed for all the tables on the street / pavement and also when and why there was no public consultation about how this would affect local residents? Thanks Paul Drummond [REDACTED] Mortimer Road N1 [REDACTED]  
Outcome = no answer

2002 , 9th July to Dear Licensing, Katherine Chu from the Markets Team forward your details. I live adjacent to the Talbot Pub 109 Mortimer Road N1 4JY. Historical sound issues between the previous occupants of my flat and the Talbot pub (were highlighted during conveyancing when I bought the property in 2007) which lead to the pub's first floor balcony being closed. Historically the pub had four picnic benches on the first floor balcony and a couple on the back yard. Wilson has created an outside drinking area when historically there wasn't one : 20 benches : balconies, pavement and back yard. Even his bar manager Matt Kern admits they're understaffed and can't manage. Three years ago, I approached the EPT team and the Licensing team (see email dated 26th Oct 2021) below for help with pavement overcrowding. It had taken that long to establish that the new licensee Adam Wilson, lied about having a pavement license and was illegal trading for over ten years.

The issue is that sheer amount of people outside – makes it impossible to live in my flat. I might as well be living in the pub. I already put up with a lot –bed room : window onto the back yard – 6am deliveries, kitchen smells, buzzers, humming ventilation units etc and then at the front the I've got the balcony adjacent to my dining room. Wilson's land grab- means there's too many people outside for longer and its too noisy – period. I've worked with the EPT to keep noise diary of actual nuisance and disturbances but I really advice from the Licensing dept to see if the some of the tables can be removed? I'm not getting much support from EPT, despite explaining that cigarette smoke from the balcony blows into my dining and living room – an environmental health issue. I've also contacted the Market team who issue the pavement licensing. Your sincerely Paul Drummond

- 2022, 4th & 26th July : Above email resent : No answer.
- 2022 27.07.2022, resent 28th 11.40 Hackney Licensing same request sent
- 2022 29th July recorded call to Hackney Licensing – promised a response.

• 2022 5th August Re\_ Talbot Pub resent contact with David Tuiit, Hackney Licensing. And follow up phone calls.

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**Please tick ✓**

**yes**

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

**IT IS AN OFFENCE, 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 3 – Signatures** (please read guidance note 4)

**Signature of applicant or applicant's solicitor or other duly authorised agent** (please read guidance note 5). **If signing on behalf of the applicant please state in what capacity.**

Signature 

Date 20 / 10 / 2022

Capacity \_\_\_\_\_

<b>Contact name (where not previously given) and postal address for correspondence associated with this application</b> (please read guidance note 6)	
<b>Post town</b> 	<b>Post code</b> 
<b>Telephone number (if any)</b>	
<b>If you would prefer us to correspond with you using an e-mail address your e-mail address (optional)</b> 	

**Notes for Guidance**

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



**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**

<p><b>Late Night Refreshment</b></p>	<p><b>Standard Hours:</b></p> <p>Mon 23:00-00:00 Tue 23:00-00:00 Wed 23:00-00:00 Thu 23:00-00:00 Fri 23:00-00:00 Sat 23:00-00:00 Sun 23:00-23:30</p> <p><b>Non-standard Hours:</b> Christmas Day and Good Friday: 12.00 to 23.30</p>
<p><b>Supply of Alcohol</b></p>	<p><b>Standard Hours:</b></p> <p>Mon 10:00-00:00 Tue 10:00-00:00 Wed 10:00-00:00 Thu 10:00-00:00</p>

	Fri 10:00-00:00 Sat 10:00-00:00 Sun 12:00-23:30  <b>Non-standard Hours:</b> Christmas Day and Good Friday: 12.00 to 23.30
<b>The opening hours of the premises</b>	<b>Standard Hours:</b> Not Known

**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**

Syrup Pubs  
66 De Beauvoir Road  
Hackney  
London  
N1 5AT

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

07033219

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

Mr Adam Wilson

**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:**

**David Tuitt**  
**Team Leader – Licensing**

## Annex 1 - Mandatory Conditions

### Supply of Alcohol

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.
4. 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).

5. The responsible person must ensure that free potable water is provided on request to customers where it is reasonably available.
6. 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.
7. 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**

7.1 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

(c) 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;

(d) "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;

(e) “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

(f) “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 00:00

Sunday: 22:30 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**

Not Applicable.

## **Annex 4 – Plans**

PLAN/LBH-PRE-T-0394/040805

London Borough of Hackney  
Projects & Regulatory Services

23 NOV 2022

BY EMAIL AND FIRST CLASS POST  
Licensing Department  
London Borough of Hackney Council  
1 Hillman Street  
LONDON  
E8 1DY

Please ask for:

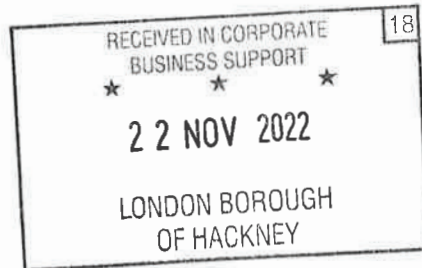
Direct Tel: [REDACTED]

Email: [REDACTED]

Our ref: [REDACTED]

Your ref:

Date: 18 November 2022



Dear Sirs,

**Re: Licensing Act 2003 – Review Proceedings**  
**The Talbot, 109 Mortimer Road, London N1 4JY**  
**Premises Licence number LBH-PRE-T-0394**

We act on behalf of Ei Group Ltd. Our client is the long leasehold owner of these premises and we have received a copy of the application for review of the premises licence issued under Section 51 Licensing Act 2003 by a local resident.

We would be grateful if you would accept this letter as a formal representation on behalf of Ei Group Ltd.

Ei Group Ltd owns around 4000 public houses in England and Wales. The vast majority of these premises are the subject of lease/tenancy agreements through which the tenant operates his/her/its own business out of our client's premises. The lease/tenancy agreement makes it clear that all operational responsibility for the premises lies with the tenant. The Talbot is the subject of a lease in favour of the current premises licence holders, Syrup Pubs Limited.

Please note we take a wholly neutral stance with regard to the allegations made given that our client has no operational responsibility for the operation of these premises.

On the catalogue of allegations provided whilst we note that Environmental Health Department are not a party to the review, it is clear that the licensing objectives could be promoted moving forward by a programme of staff training. We respectfully submit that a condition requiring the training of staff with regard to their duties and responsibilities under Licensing Act 2003 (specifically relating to noise and nuisance) should be attached to the premises licence.

On the information that is currently available, the imposition of such a condition(s) would be an appropriate and proportionate response to the issues that resulted in the application for review.

At this stage, we would be grateful if you could acknowledge receipt of this representation and advise of the date upon which this will be considered by the Licensing Sub Committee. It may be that our client may wish to expand upon this representation if further information comes to light.

We look forward to hearing from you.

Yours faithfully,



**GOSSCHALKS LLP**

---



**Problems at the Talbot pub**

1 message

6 November 2022 at 12:24


  
To: licensing@hackney.gov.uk

Dear David Tuitt,

I live at  [Mortimer Road, N1](#)  not far from the Talbot pub in Englefield Road. I am writing to support Adam Wilson and the team as I have heard their license is under threat. We re all good neighbours and the pub is part of the social fabric of this section of de Beauvoir Town.

They are a well-kept gastro pub with delicious food and a winning bar. There is no reason to review their license.

Yes, there are outdoor tables and it can, at times, be noisy. But that is not to say they are in any way out of control and, in fact, the pub is run entirely professionally. Weekend security is good and serious complaints are dealt with immediately, not that I have ever had one.

I have lived here for 40 years and if you wish to speak to me personally you can find me at  or at .

Best wishes,



---

**FAO David Tuitt re The Talbot**

1 message

14 November 2022 at 12:13

  
To: licensing@hackney.gov.uk

Hello

I am writing with regard to the complaints raised about The Talbot pub on Mortimer Road.

I have lived in De Beauvoir Square since 2006 and have seen the pubs around here go from struggle to struggle; earlier because people tended to go to the West End or Shoreditch or, more recently, because of lockdown. People have finally started going to their 'local' again and it is good to see the pubs full of community spirit. It is assets such as The Talbot that make a community, as well as bring in money and jobs to Hackney.

I pass The Talbot on the way to the corner shop practically every evening and I have not noticed any raucous, out of the ordinary behaviour from the clientele. They are out by closing time and don't linger in the area. It's a perfectly normal pub, with nice food and a friendly vibe; it's not a club on Kingsland Road.

I appreciate the neighbour who is complaining may have a different view as, even if people are talking normally, it can be annoying if it's right next to you house. However, The Talbot has been there more than 100 years and it's a little disingenuous to complain about it now. Presumably the rent/price was commensurately lower than if the house were not next to pub and this was the compromise to be made.

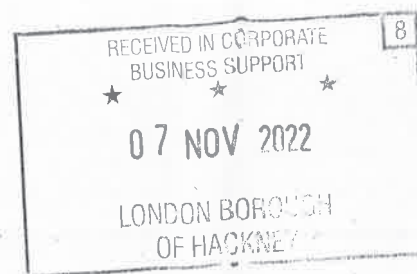
I do not see why the licence would be reviewed.

Regards,  




C4

[REDACTED]  
[REDACTED]  
[REDACTED] Englefield Road  
[REDACTED]  
N1 [REDACTED]  
[REDACTED] U  
4/11/2022



David Tuitt  
Licensing Service  
London Borough of Hackney  
Licensing@hackney.gov.uk

**Dear Hackney Licensing Team / David Tuitt**

I am writing to you in support of Adam Wilson and The Talbot Team.

I have operated a business on Englefield Road for the past 2 years. My business shares a party wall with The Talbot and during this time I have got to know the team that runs The Talbot.

I have found them always willing to engage with the community & in my opinion The Talbot is an asset in the local area.

This is a Gastro Pub with good food and a welcoming atmosphere.

I have never witnessed any crime or disorder associated to the venue & believe that they control the venue in a professional manner.

I have not been adversely affected by noise generated from The Talbot or its deliveries, if this was to occur Matt Wren or Adam Wilson are readily available to deal with it.

I see no reason to review their license.

Sincerely,

[REDACTED]

[REDACTED]

4/11/22

█ Mortimer Road

London

N1 █  
█

4th November 2022

David Tuitt

Licensing Service

London Borough of Hackney

[licensing@hackney.co.uk](mailto:licensing@hackney.co.uk)

Dear David Tuitt

I am writing in support of Adam Wilson and the Talbot pub.

I have lived opposite the pub for 7 years. I have never had any reason to complain. But what I have found is they are always willing to do anything to help me and the neighbours.

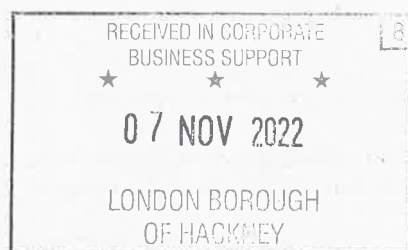
This is a great local pub with amazing good and a good atmosphere. They attract a really good crowd that all seem to be respectful. I have never seen crime or problems with anti social behaviour.

There can be noise at points but this never seems to last long or affect me. But I also know that Matt or Adam would sort anything if I asked.

I see no reason to review their license and think I could be a great lost if you did.

Yours sincerely

█





De Beauvoir Square, London, N1 [REDACTED] [REDACTED]@gmail.com

C7

7th November, 2022

David Tuitt  
Licensing Service  
Hackney Service Centre  
1 Hilman Street  
London E8 1DY

Licensing@hackney.gov.uk



**Dear Hackney Licensing Team / David Tuitt**

I am writing to you in support of Adam Wilson and The Talbot Team.

I have been living in my house for 15 years (despite the De Beauvoir Square address, the house is actually on Mortimer Road) in close proximity to The Talbot. Over the years I have got to know the team that run The Talbot very well.

The Talbot is a real part of the community and a huge asset to the local area. For example, I recently organized a "meet your neighbours" for the local residents of Mortimer Road and De Beauvoir Square. We asked Adam and Matt if we could use the upstairs room at The Talbot and they could not have been more supportive. I have always found them willing to engage with the local community. The Talbot plays a very important role in the De Beauvoir neighbourhood.

I have never witnessed any crime or disorder associated with the venue and believe that they control the venue in a professional manner.

Security is on site every Friday and Saturday night which controls any public nuisance that may occur during busy periods. I have never witnessed fighting or anti-social behavior either inside or outside of The Talbot.

The Talbot does create some noise, but it is not out of control. If guests are enjoying themselves a bit too much it is quickly and professionally dealt with.

I have not been adversely affected by noise generated from The Talbot. If this was to occur Matt Wren and Adam Wilson are readily available to deal with it.

I see no reason to review their license.

Yours sincerely,

A large black rectangular redaction box covering the signature area.A small black rectangular redaction box covering the name.

Englefield Road | [REDACTED] k

**04/11/2022**

David Tuitt

Licensing Service

London Borough of Hackney

Licensing@hackney.gov.uk

**Dear Hackney Licensing Team / David Tuitt**

I am writing to you in support of Adam Wilson and The Talbot Team.

I have lived on Englefield Road for 11 years. My apartment is just a few doors down, in close proximity to The Talbot, and during this time I have got to know the team that runs The Talbot. I have found them always willing to engage with the community & in my opinion The Talbot is an asset in the local area, one that I am truly grateful for.

This is a Gastro Pub with good food and a welcoming atmosphere.

I have never witnessed any crime or disorder associated to the venue & believe that they control the venue in a professional manner. Security is on site every Friday and Saturday night & this controls any public nuisance that may occur during busy periods. I have never witnessed fighting or anti social behaviour at The Talbot.

The Talbot does create a small amount of noise, as one would expect but never out of control. I assume if guests were enjoying themselves a bit too much it would be quickly and professionally dealt with, but I've never seen it come to this - in my experience it has always been a very relaxed atmosphere. If anything sometimes it's too quiet!

I have not been adversely affected by noise generated from The Talbot, if this was to occur Matt Wren and Adam Wilson are readily available to deal with it.

I see absolutely no reason to review their license. In fact I beg you not to.

Sincerely,

[REDACTED]

[REDACTED]

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

5/11/2022

David Tuitt  
Licensing Service  
London Borough of Hackney

Licensing@hackney.gov.uk

**Dear Hackney Licensing Team / David Tuitt**

I am writing to you in support of Adam Wilson and The Talbot Team.

I have lived on Mortimer Road for over 15 years. My house is directly opposite The Talbot and during this time I have got to know the team that runs The Talbot.

I have found them always willing to engage with the community & in my opinion The Talbot is an asset in the local area.

I have never witnessed any crime or disorder associated to the venue & believe that they control the venue in a professional manner.

Security is on site every Friday and Saturday, night, this controls any public nuisance that may occur during busy periods. I have never witnessed fighting or anti-social behavior at The Talbot.

I have not been adversely affected by noise generated from The Talbot, if this was to occur Matt Wren and Adam Wilson are readily available to deal with it.

I see no reason to review their license.

Sincerely,

██████████

██████████

██████████  
Englefield Road  
London  
N1 ██████████

21 November 2022

Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

[Licensing@hackney.gov.uk](mailto:Licensing@hackney.gov.uk)

**Ref: The Talbot Public House, 109 Mortimer Road, N1**

Dear Hackney Licensing Team

We are writing to let you know of our full support to Adam Wilson and the whole team at *The Talbot* public house on Mortimer Road in De Beauvoir, Hackney.

We have lived on Englefield Road for 12 years. Our house is virtually diagonally opposite from *The Talbot* and during this time we have not been adversely affected by noise or anti-social behaviour.

The pub is professionally managed and has a friendly, relaxed atmosphere that results in no undue noise or public nuisance. Adam and Matt are always willing to engage with the community – whether it being during a visit or a friendly wave as we pass by.

During the past 12 years, we have never witnessed any crime, disorder, anti-social behaviour or fighting associated to the venue and believe that it is run in a professional manner in line with the licensing objectives.

We believe that *The Talbot* is an extremely friendly neighbourhood pub where people can meet friends, take their children and well-behaved dogs. Personally, we spend many hours with our dog, Ralf, chatting to the exceptional staff and other regulars of the local community.

Kind regards

██████████

██████████

██████████

██████████



[REDACTED]  
[REDACTED] MORTIMER ROAD LONDON N1 [REDACTED] [REDACTED] [REDACTED]

November 5th 2022

David Tuitt  
Licensing Service  
London Borough of Hackney

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

Dear Hackney Licensing Team / David Tuitt

I am writing to you in support of Adam Wilson and The Talbot Pub.

I have lived a few doors away from the The Talbot now for over 4 years and during this time I have got to know Adam and his team who I consider to be my neighbours.

I always stop for a gossip as I walk past with Spider-Ray my 2 year old on the way to his nursery and back. And as I work from home, I often pop in for a drink after work or use the place for the odd meeting as it serves excellent food. Whenever I'm there, I've always found Adam and Mat willing to engage with the community & in my opinion The Talbot is an asset in the local area, I like living in such close proximity to a pub.

In my time as a neighbour, I have never heard of, or witnessed myself any crime or disorder associated to the venue. Quite the opposite, the pub doesn't attract that kind of clientele. Due to it's position close to De Beauvoir square it's often a meeting place for Mum's and Dad's with young kids.

On the odd occasion, during the summer months where the outside tables are at their fullest, it may cause the odd raised voice, but it never gets out of control and that's only to be expected every now and then if you live close to a pub, but I myself have never felt the need to make a complaint as I know Adam and the team are conscious of avoiding upsetting the neighbours as we all try to live together within the community and get along with each other.

It seems ridiculous to have to review their licence, there's a lot worse out there.

Sincerely,

[REDACTED]

██████████, ██████████ Mortimer Rd, Hackney, London, N1 ██████████

20/11/22

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

[Licensing@hackney.gov.uk](mailto:Licensing@hackney.gov.uk)

Dear Hackney Licensing

I am writing to you in support of Adam Wilson and The Talbot.

I have lived on Mortimer Road for 16 years. My flat is across the road from The Talbot and during this time I have got to know their business.

I have found them always willing to engage with the community & in my opinion The Talbot is an asset in the local area.

This is a Gastro Pub with good food and a welcoming atmosphere.

I have never witnessed any crime or disorder associated to the venue & believe that they control the venue in a professional manner.

Security is on site every Friday and Saturday night & this controls any public nuisance that may occur during busy periods. I have never witnessed fighting or anti social behavior at The Talbot.

The Talbot does create noise but it is not out of control, if guests are enjoying themselves a bit too much it is quickly and professionally dealt with in line with the licensing objectives.

I have not been adversely affected by noise generated from The Talbot, if this was to occur Matt Wren and Adam Wilson are readily available to deal with it.

I see no reason to review their license.

Sincerely,

██████████

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

**16/11/2022**

Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

Licensing@hackney.gov.uk

*Dear Hackney Licensing Team*

I am writing to you in support of Adam Wilson and The Talbot.

I have lived on Mortimer Road all of my life. My house is roughly [REDACTED] meters from The Talbot and during this time I have not been adversely affected by trading at The Talbot.

Adam and Matt are always willing to engage with the community & in my opinion The Talbot is a well-run pub.

I have never witnessed any crime or disorder associated to the venue & believe that it is run in a professional manner in line with the licensing objectives.

The nature of a pub is that there may be noise generated but this pub does not construe a public nuisance.

Security is on site every Friday and Saturday night, they regularly patrol the outdoor areas keeping noise to a minimum. I have never witnessed fighting or anti-social behavior at The Talbot, it's not that kind of place.

Sincerely,

[REDACTED]

█ Mortimer Road, N1

21/11/2022

Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

[Licensing@hackney.gov.uk](mailto:Licensing@hackney.gov.uk)

I am writing in support of Adam Wilson and the team at the Talbot Pub regarding the license review.

We live █ doors away from the business, during the time we have lived here we have enjoyed having the pub close to our house

The Talbot does not create a public nuisance. As its immediate neighbours we have not witnessed noise or disturbance upon the area.

The Talbot takes its licensing objectives seriously, we have spoken to both Matt and Adam on numerous occasions about the area & the role that The Talbot has in the community.

It is great to have a gastro pub a few doors away, a pub without sport or live music is an asset to the area.

The licensing objectives are taken seriously, there is no crime or disorder associated to the venue & I often see families in the pub enjoying a meal.

Sincerely

█

[REDACTED]  
Mortimer road  
N1 [REDACTED]

[REDACTED]  
20/11/2022

Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

Licensing@hackney.gov.uk

### **Dear Hackney Licensing Team**

I am writing to you in support of Adam Wilson and The Talbot Team.

I have lived on Mortimer Road since 2019. My apartment [REDACTED]  
[REDACTED], during this time I have not had any issue with noise generated from the venue.

Adam & Matt have measures in place to deal with any public nuisance, I have seen first-hand in action patrolling the front of the building & making sure the licensing objectives are being followed.

I have found Matt and Adam always willing to talk to me if any issues arise.

I have never witnessed any crime or disorder associated to the venue.

The outside pavement licenced area on Mortimer Road [REDACTED]  
[REDACTED], I have never had an issue with their customers.

Security is on site every Friday and Saturday night, they are approachable & manage the outdoor in line with the licensing objectives.

The Talbot does create noise, as do all pubs but it is not out of control, if guests are enjoying themselves a bit too much it is quickly and professionally dealt with by either the management team or security.

Sincerely,

[REDACTED]

[REDACTED]  
Mortimer Road  
London  
N1 [REDACTED]

[REDACTED]  
**18/11/2022**

Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

Licensing@hackney.gov.uk

### **Dear Hackney Licensing Team**

I am writing to you in support of Adam Wilson and The Talbot Team.

I have lived on Mortimer Road for just over 2 years. My apartment [REDACTED]  
[REDACTED], during this time I have not had any issue with noise  
generated from the venue.

I have found Matt and Adam always willing to chat with us & The Talbot is an asset in the  
local area.

I have never witnessed any crime or disorder associated to the venue.

The outside pavement licenced area on Mortimer Road [REDACTED], it  
is managed well when in operation and does not create a public nuisance.

Security is on site every Friday and Saturday night, they are approachable & manage the  
outdoor spaces.

The Talbot does create noise, as do all pubs but it is not out of control, if guests are  
enjoying themselves a bit too much it is quickly and professionally dealt with.

Sincerely,

[REDACTED]

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

[REDACTED]

**18/11/2022**

Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY

Licensing@hackney.gov.uk

**Dear Hackney Licensing Team**

I am writing to you in support of Adam Wilson and The Talbot Team.

I have lived on Mortimer Road for just over 2 years. My apartment [REDACTED]  
[REDACTED], during this time I have not had any issue with noise generated from the venue.

I have found Matt and Adam always willing to chat with us & The Talbot is an asset in the local area.

I have never witnessed any crime or disorder associated to the venue.

The outside pavement licenced area on Mortimer Road [REDACTED], it is managed well when in operation and does not create a public nuisance.

Security is on site every Friday and Saturday night, they are approachable & manage the outdoor spaces.

The Talbot does create noise, as do all pubs but it is not out of control, if guests are enjoying themselves a bit too much it is quickly and professionally dealt with.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

18 November 2022

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

Dear Licensing@Hackney,

I am writing in support of Adam Wilson and the team at the Talbot Pub regarding the license review.

We have lived on Mortimer Road for 16 years since moving here in 2006. Our property is next door to The Talbot across Englefield Road. Our terrace faces the south elevation of the business and our property is adjacent to the outdoor seating at both ground and first floor level. We have high proximity to the business and during the time my family and I have lived here, we have naturally monitored the way The Talbot is run and whether or not it affects the neighbourhood, our home and its immediate surroundings.

In our opinion, the Talbot does not create a public nuisance. As immediate neighbours, we have witnessed no discernible impact or problems, be it noise, hubris or disturbance upon the area nor any effect upon our right to enjoy our home and the immediate surroundings.

We would be the first to complain and make representations if problems had ever arisen during the time we have lived here. However not only have we not been adversely affected by any noise generated from the Talbot, in fact, we would go further and venture to quietly praise the business and the staff for the way this licensed premises has appeared to make every effort to mitigate even the potential for disturbance or nuisance. As immediate neighbours for several years, we have been reassured knowing that the Talbot has a security staff presence at the weekend and as far as we recall there have been no issues. We are not regular customers of the business, and therefore our interactions are purely neighbourly and the management have always been pleasant and accommodating, interested in maintaining a good reputation within the neighbourhood and have always appeared to us to make every effort to maintaining the character of the corner junction between Mortimer and Englefield. We also readily recall that the business has often acted on our behalf as neighbours by directly representing and defending our collective interests when various utility companies have been unreasonably carrying out noisy works at times beyond permitted periods, e.g. on a Sunday. Whereupon the team at the Talbot have always acted with impressive speed and upright propriety to help maintain the ambience of this relatively peaceful residential area.

In our opinion, this business continues to act in good faith with the neighbourhood, it appears to be a model of how to run a licensed premises in a residential area, and its efforts to maintain the character of the neighbourhood is recognised and appreciated by ourselves as immediate neighbours.

Yours faithfully,

[REDACTED]  
Mortimer Road  
London N1 [REDACTED]

[REDACTED]

[REDACTED]



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

**15/11/2022**

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

Licensing@hackney.gov.uk

Dear Hackney Licensing Team

I wish to add my support to Adam Wilson and The Talbot.

I don't think the licence should be reviewed.

I have lived on Mortimer Road since 2007. My apartment is directly opposite The Talbot on Mortimer Road and I have got to know Adam over the years.

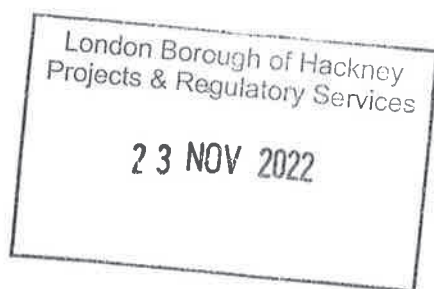
I do not think The Talbot creates a public nuisance, I have personally been asked to 'move inside & keep the noise levels down' a couple of times while I have been enjoying a pint or two.

The Talbot has a door person every Friday and Saturday night. The outside areas are looked after by security and management regularly to avoid any public nuisance.

As I live directly opposite the pub I see the measures that Adam & his team have in place, they are very aware of the licensing objectives & run a tight ship.

Sincerely

[REDACTED]



██████████ ██████████ ██████████ ██████████  
 ██████████ De Beauvoir Square  
 London N1 ██████████  
 ██████████ ██████████ ██████████  
 ██████████ ██████████ 9 ██████████

21 November 2022

Mr David Tuitt  
Licensing Service  
Hackney Service Centre  
1 Hillman Street,  
London E8 1DY



Dear Sirs

**"The Talbot", 109 Mortimer Road, Hackney, London N1 4JY**

**Review under Section 51 of Licensing Act 2003**

In respect of the application made by Paul Drummond, I am writing to you in support of Adam Wilson as license holder.

I have lived on the corner of De Beauvoir Square and Mortimer Road for 15 years. My house is in close proximity and eyeline site of The Talbot pub.

Since Adam and Sarah took over the pub, I have got to know them and their staff well. I have always found them to be responsible license holders and open to community engagement including that of their immediate neighbours of which I am one.

In my opinion, Adam Wilson is a responsible, well liked and a respected landlord having turned the Talbot from a rundown bar into a gastro pub with good food and a welcoming atmosphere.

As a close proximity neighbour, I have never witnessed any crime or disorder associated to the venue & believe that they control the pub and their guests in a professional manner. I am aware that additional external security is on site every Friday and Saturday night & this controls any perceived public nuisance that may occur during busy periods. I have never witnessed any fighting or anti social behavior at The Talbot in all the years I have lived here.

Whilst any licensed premises creates a certain level of noise and footfall, we have never felt that this is excessive and that we could not discuss, and have any issues addressed by Adam Wilson and his team.

I have not been adversely affected by noise generated from The Talbot, and indeed knew about The Talbot as a nearby public house when we bought our house. Therefore, in conclusion I see no reason to review their license.

Yours faithfully,

A solid black rectangular redaction box covering the signature.A solid black rectangular redaction box covering the name.

C21

[REDACTED] Mortimer Road

London N1 [REDACTED]  
[REDACTED]

23 November 2022

David Tuitt  
Licensing Service  
London Borough of Hackney

Licensing@hackney.gov.uk

**Dear Hackney Licensing Team / David Tuitt**

I am writing to you in support of Adam Wilson and The Talbot Team.

I have lived on Mortimer Road 17 years. My house is in very close proximity to The Talbot. In fact, I live [REDACTED] Englefield Road from the Talbot and have done since I purchased my house in 2005. During this time I have got to know the team that runs The Talbot.

They have been wonderful. In fact, I have always found the Talbot to be at the heart of the community in DeBeauvoir. Adam and the team know the local homeowners and are always there with a hearty smile and a wonderful warm place to go. They are always careful to make sure to respect the neighbors, and I have been told off by the staff for being outside or making noise too late as they try very hard to be considerate of the neighbors. As a neighbor, I really appreciate their vigilance. I must say that I feel so much safer coming home at night when the Talbot is open.

I have never witnessed any crime or disorder associated to the venue & believe that they control the venue in a professional manner. Not only a professional manner but a caring one as they really treat DeBeauvoir as their home and their community.

As I said above, I think they are a helpful safety measure on my road and in my neighborhood. Security is on site every Friday and Saturday night & this controls any public nuisance that may occur during busy periods and keeps the area very safe. I have **never** witnessed fighting or anti social behavior at The Talbot.

The Talbot does create noise as any busy pub would but it is not out of control at all, if guests are enjoying themselves a bit too much it is quickly and professionally dealt with (see my point above even I have been told off to keep things quiet and I am a middle aged woman who is not loud or particularly raucous).

I have not been adversely affected by noise generated from The Talbot and I have lived across the street since before these owners took over. These owners have been tremendous. If this was ever to occur, I have full confidence Matt Wren and Adam Wilson are readily available and happy to deal with it.

I see no reason to review their license, and would be absolutely bereft if this wonderful place were ever to change. I love having them as my neighbors and as warm safe community business. I don't write letters like this often however in this instance I felt compelled to have my voice heard as a long time member of DeBeauvoir. I know my fellow neighbors feel the same.

Sincerely,

[REDACTED]

[REDACTED] Mortimer Road

Adam Wilson  
109 Mortimer Road  
London  
N1 4JY



11/11/2022

Licensing Service  
Hackney Service Centre  
1 Hillman Street  
London E8 1DY  
Licensing@hackney.gov.uk

Dear David Tuit / Joe Walker / Licensing Team / De Beauvoir Association

I hope you are well?

I have looked through the grounds for review of the licence and would like to bring to light the misinformation that has been submitted in this application. The Talbot is being portrayed by Paul Drummond as a nuisance to the local community and I sincerely believe this to not be the case.

My wife and I took over The Talbot at the beginning of 2010 (not 2008). When we took possession the 1<sup>st</sup> floor balcony and function room were in full operation, tables and chairs were on the balcony. We replaced the tables and chairs as they were not appropriate (glass domestic garden furniture) and installed picnic benches. We used to go to The Talbot as guests before taking over the pub as we lived on De Beauvoir Road.

The Englefield Road side of The Talbot had no tables and the front of the building on Mortimer Road had picnic benches and planters with trees in them. I have attached a photo taken in 2007.

We honestly thought that the area on Mortimer Road was the property of The Talbot as benches and planters were already there when we took possession. The area in question directly matches all other boundaries on Mortimer Road and has its own paving (not footpath paving).

Between 10pm and 10.30pm all tables on the Pavement Licence area are flipped up, these are then not in use but are kept in place to stop people congregating outside the pub when leaving the area. Anyone who wishes to smoke is asked to go to the Englefield Road side of the building.

When we were informed by Hackney Council that the area was not owned by The Talbot we applied for a pavement licence. We had been trading in this area for 12 years without issue (except from Paul Drummond).

There is an apartment directly beside the Pavement Licenced area on Mortimer Road which is owner occupied. The owners have told me that they are not affected by this area & are writing letters of support for The Talbot.

We have developed the area on Englefield Road which is the property of The Talbot, with picnic benches and a planter box to create a barrier between our property and the footpath. We installed a Victorian awning in fitting with the conservation area and a barrier to the footpath to prevent theft.

We have also developed a private dining room and seating on the 1<sup>st</sup> floor balcony on Englefield Road, we do not receive any complaints from neighbours about these areas.

The ground floor back courtyard is used in summer as an overflow for the restaurant area as it always has been, umbrellas are placed over 2 of the tables to minimise unwanted noise.

During Covid times we added only 3 extra tables to the areas outside of The Talbot as encouraged to do in government guidelines to prevent the spread of Covid19. We purchased these additional but smaller picnic benches so people would not have to share a table.

Fresh produce is delivered to The Talbot daily. When we first received complaints in 2019 we contacted our suppliers and requested deliveries after 8am, we have a sign on the delivery gate NO DELIVERIES BEFORE 8AM. We re-hung the gate that was causing the disturbance and installed dampening.

We received a complaint from Paul Drummond 8 years ago about the noise of the compressor from our beer cellar, the compressor unit was moved.

We employ security every Friday and Saturday night and have done for the past 10 years, they work between 7.30pm – 12.30am, this is to ensure the outside areas are kept under control at busy periods and customers leave the area in a quiet manner as per the licensing objective of preventing public nuisance.

We never hire out the 1<sup>st</sup> floor function room exclusively on Friday, Saturday or Sunday as we know that large groups can create excessive noise. This also keeps the 1<sup>st</sup> floor balcony open to the general public and stops large groups from gathering.

The 3 middle picnic benches on the 1<sup>st</sup> floor balcony are permanently fixed to the ground to stop groups from joining tables together.

There have been occasions on which the balcony has become noisy and overcrowded - in the first instance we warn the customers that we reserve the right to close the balcony if excessive noise continues, we then close the balcony if the noise continues (signs are on the doors and windows to this effect).

We have offered to build a dividing wall between the properties' balconies and this has been refused by Paul Drummond. We have also offered to pay for half of a wall of his choosing, this has also been refused. This can be confirmed by Olalekan Olaosebikan from Hackney Council.

The 1<sup>st</sup> floor balconies close at 10pm and the entire first floor is closed at 11pm. We do this voluntarily to stop late noise for our neighbours, it is not a license requirement. This was agreed many years ago with residents and we are very happy for this arrangement to continue.

We installed sound proofing on the 1<sup>st</sup> floor party wall with Paul Drummonds apartment 8 years ago after complaints about the noise, we are now installing extra soundproofing blocking the chimney stack (work started 7/11/22).

Enforcement officers have been sent to the property and never found anything wrong with what we do, we train our staff on all the licensing objectives and do not believe we are a public nuisance.

I stopped dealing with Paul personally a year or so ago as he had finally worn me down after 12 years of negativity and bad-mouthing. When he walks past the building he stares in to the venue, if he catches my eye I smile as a matter of courtesy. This is not intended to offend.

My General Manager Matt Wren converses with Paul on a regular basis via phone calls and WhatsApp. I have not refused dialogue, rather passed it on to the General Manager, I do not want to deal with his constant aggression. Nobody likes to be called incompetent and pathetic over and over for 12 years. I have never threatened Paul Drummond as he has alleged, or told Paul that I have a pavement licence.

I am in constant contact with my local community and hopefully the letters of support will show this.



Paul Drummond has constantly been looking for reasons to complain, this has been ramped up since he put his property on the market. Paul has asked me to close the 1<sup>st</sup> floor balcony while he is doing viewings, I refused.

Recently Paul Drummond installed CCTV and pointed it directly at The Talbot's 1<sup>st</sup> floor balcony. My General Manager Matt Wren (not Kern) had a meeting with Paul on Saturday 24/9 regarding this. He initially denied that the CCTV camera was pointed at our balcony.

After we informed Paul that we could see the camera within the enclosed dome he became very defensive (photo attached). We were not – as stated – invited to view his CCTV.

Paul also told Matt Wren that sound had been enabled on the CCTV.

We politely asked for the CCTV to only be covering his property and the sound to be disabled in line with General Data Protection Regulation (GDPR) and the Data Protection Act 2018 (DPA18)

On Monday 26/9 Matt Wren made contact again with Paul and received a rather rude reply (attached).

I contacted Olalaken Olasebikan from Hackney for help in this matter, he suggested I seek legal advice and/or contact the police.

Police visited Paul Drummond and asked to view his CCTV, he declined their request and was not very pleased to see them (to put it mildly).

A few days later the angle of the camera was changed, we do not know if sound has been disabled.

Paul has been recording my customers with both his hand-held camera for the past year and now CCTV. He has also informed us that he is recording sound in his apartment with a microphone against the wall.

He has also been asked by customers to stop recording.

I would hope that the council gathers their own evidence if this review is to go further, any video and sound footage submitted by Paul Drummond has been gathered illegally, without the consent of the people being recorded.

A few things Paul has done throughout the years

1. Sprayed my seated customers with water in the 1<sup>st</sup> floor balcony during the time of acid attacks in London
2. Dumped dog faeces on my roof and thrown dog faeces from his roof terrace onto the street
3. Told my customers to “Shut The .... Up” on numerous occasions
4. Blasted neighbours and my apartment with loud music for hours on end

We have practices in place that strictly adhere to the licensing objectives and all our management and staff are fully trained. We try very hard to minimise disturbance to our neighbourhood. We are very reactive and deal with problems as soon as they arise, this sometimes takes a few minutes but is our priority.

I understand that living beside a pub can be frustrating (I live in the apartment on the 2nd floor) but this is now harassment - false and misleading information has been provided in the application.

Once we have addressed one issue another one is soon found, Paul Drummond did know that he had purchased a property sharing a party wall with a pub (the pub has been there for over 150yrs). We do at times make noise but it is not excessive and unmanaged.

There has not been a fight or altercation at The Talbot for over 10 years, we are not that kind of venue. We do not play live sport and have music on at a background level only.

We are not open until 16.30 / 17.00 Monday to Friday, if Paul is now working from home (he previously had a shop in the West End) I do not see how our hours of operation effect his work.

The nature of a Pub / Gastro Pub is that people will have fun and may get over excited at times. It is impossible not to create noise, however we manage our customers proactively in order to adhere to the licensing objectives.

The Talbot has always traded at the front of the building, see pictures from 2007 attached, areas that Paul has said were not open when we took over were in fact fully operational (see Talbot sales details attached).

We have a full time General Manager, one full time assistant manager and one part time assistant manager. I am personally on site every second weekend (sometimes every weekend) and work on the floor of the venue. I am in direct contact with my customers and know a lot of the people who regularly come to the venue.

At peak busy periods there are 2 managers, 4-6 staff members and security on duty.

We are a gastro pub in a residential area that does not have issues with any of their neighbours except one. We strongly believe that a licence review is not warranted. We have invited enforcement officers to come down and monitor our venue on numerous occasions and would like their findings to be taken into consideration.

Please feel free to contact me on [REDACTED] if you require additional information. I am very willing to go through the misleading and false representations point by point in a face to face meeting.

Sincerely,

Adam Wilson



Talbot, 109 Mortimer Road, N1 - in May 2007

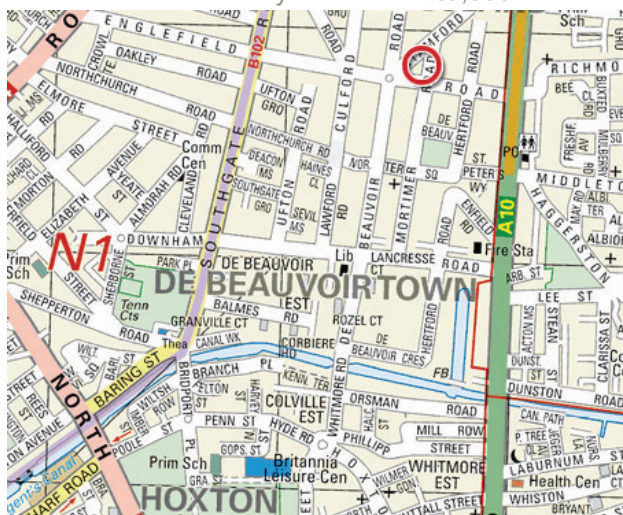
Residents at this address.

NEIGHBOURHOOD PUB WITH AMPLE TRADING SPACE  
DE BEAUVOIR TOWN, N1  
PRICE REDUCED OFFERS INVITED



TALBOT, 109 MORTIMER ROAD, LONDON, N1 4JY

- Public house with accommodation
- Up & coming area with solid residential clientele and easy access to City
- Low passing rent and rates
- Ground floor & first floor trading spaces
- Multiple external areas
- Advised net weekly turnover of £9,500



**Location**

The Talbot is located in a densely populated residential area 200 metres west of the junction of Kingsland Road which provides an arterial link with Hoxton, Shoreditch and The City (Liverpool Street) approximately 1.8 miles to the south. The immediate area of Beauvoir Town is particularly affluent in places with streets of elegant Georgian townhouses. Neighbourhood pubs in the area include The Scolt Head with others located on the busy Kingsland Road close by. The pub is located within an area administered by the London Borough of Hackney.

Davis Coffe Lyons provide these particulars as a general guide to the property, which is offered subject to contract and to being available. These particulars do not constitute an offer or a contract or any part of an offer or contract. We (or anyone in our employ) do not imply, make or give any representation, guarantee or warranty whatsoever relating to the terms and neither does our client (the vendor or lessor). Any intending purchaser must by inspection or otherwise, satisfy himself as to the correctness of any of the statements contained in the particulars. All negotiations must be conducted through Davis Coffe Lyons Limited.

## The Property

A three-storey property of brick construction with single storey extensions located in an end-of-terrace location. The building is semi-detached. Open plan trading area with bar-serverly (65) and separate dining area (40). First floor function room (60) with additional terrace space. Enclosed beer garden to the rear with further external seating to the front. Residential accommodation comprises 2-bedroom flat. Ancillary space includes trade kitchen, basement cold room and storage, office and customer WCs.

## Trading Information

We are advised that the business trades with average weekly net sales of £9,500 generating a strong EBITDA. The Talbot trades with wet and dry splits of approximately 70/30. The business does not currently open at lunchtime but operates seven days a week.

## Trading Hours

The premises licence permits the following hours for the sale of alcohol:

Monday to Saturday 10.00 - 00.00

Sunday 12.00 - 23.30

Please note the business opens at 4.30pm in the week and midday at the weekend.

## Fixtures & Fittings

All fixtures and fittings owned outright by our client will be included as part of the sale price (excludes stock at valuation).

## Tenure

Leasehold - We understand the premises are held on the remainder of a FRI Enterprise Inns lease at a passing rent of £26,000 per annum exclusive with around 13 years remaining. Rent reviews are five yearly, with the next in March 2011.RPI linked. The 2005 Rateable Value is £3,750. Rates payable are around £1,818 per annum. Lease is tied to Draft & Bottled Beer, Cider & FAB's.

## Price

Premium offers are invited for our client's leasehold interest, goodwill (if any) and fixtures and fittings. Excludes stock at valuation.

## Planning, Legal Costs, VAT, Possession & Confidentiality

We understand the premises benefits from Class A4 Use. Each party are to bear their own legal costs incurred in this transaction. All prices quoted may be subject to Value Added Tax provisions. Possession is available upon completion of all legal formalities.

Staff are completely unaware of the impending sale and therefore your utmost discretion is appreciated, especially if you are wishing to inspect as a customer in the first instance.

## Viewing

Through agents Davis Coffe Lyons

Contact: Chris Bickle or Paul Tallentyre

Direct Tel: 020 7299 0706 / 020 7299 0740

E-mail: [cbickle@daviscofferlyons.co.uk](mailto:cbickle@daviscofferlyons.co.uk) / [ptallentyre@daviscofferlyons.co.uk](mailto:ptallentyre@daviscofferlyons.co.uk)







08:37



Matt Wren

last seen today at 07:27



Hi Matt, The CCTV on my balcony is none of Adam's business -Im well aware DPA GDPR - CcITV is there to protect my business and my home against acts of crime and antisocial behaviour. Tell him not to try and contact me via you, as I stated he needs to work within the local community - not dictate, or try control. Tell him also not to mock or threaten.

21:51

From Paul 21:51

Hi Paul soz to disturb- Adam was asking me to check that after our conversation on Sat that the cctv on ur balcony isn't covering ours and that it isn't recording sound as it apparently breaches privacy laws .

21:53

What I sent 21:53



AFTER 11 PM



· No Drinks  
Outside Please

· SMOKING  
Only Under / By  
The Awning

Please be nice to our  
NEIGHBOURS  
& leave the area  
QUIETLY...

Thank You



 **Fire exit**  
 **Keep clear**



AFTER 11 PM

- No Drinks Outside Please
- SMOKING Only Under / By The Awning

Please be nice to our NEIGHBOURS & leave the area QUIETLY...

Thank You

 **Fire Action**

-  Sound the alarm
-  Leave the building
-  Follow the signs
-  Do not use the lift
-  Do not use the stairs
-  Do not use the car






**We have received complaints  
from our neighbours about noise.**

Enjoy the space but please keep the noise  
to a respectful level.

We reserve the right to close these  
spaces at any time without prior notice if  
it gets too loud.

Thanks for your help in this matter.



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from our neighbours about noise.

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We reserve the right to close these spaces at any time without prior notice if it gets too loud.

Thanks for your help in this matter.



Temporary Shop Front Licence

Name of applicant: \_\_\_\_\_  
Address: \_\_\_\_\_  
Address of premises: \_\_\_\_\_  
Class of article for sale/exhibition/notice and price: \_\_\_\_\_  
Special conditions attached to licence: \_\_\_\_\_  
Licence No: \_\_\_\_\_  
Area 1: \_\_\_\_\_ Area 2: \_\_\_\_\_  
Date of issue: \_\_\_\_\_  
Date of expiry: \_\_\_\_\_  
Hackney Council  
Hackney Council  
Hackney Council



Due to complaints from our neighbour about excessive noise we do ask everyone to please keep all noise to a decent level.

We do reserve the right to move customers or even close areas if it gets too loud.

Thank you

The Talbot

Due to complaints from our neighbour about excessive noise we do ask everyone to please keep all noise to a decent level.

We do reserve the right to move customers or even close areas if it gets too loud.

Thank you

The Talbot





DUE TO COMPLAINTS FROM OUR  
NEIGHBOURS THIS IS  
A  
NO SMOKING AREA  
THANKS



**We have received complaints from our neighbours about noise.**

Enjoy the space but please keep the noise to a respectful level.

Please do not bring chairs from inside onto the balcony, if you need an extra chair please ask a member of staff. We reserve the right to close these spaces at any time without prior notice if it gets too loud.

Thanks for your help in this matter.



**NO  
DELIVERIES  
BEFORE  
8AM!!!!**



**NO  
DELIVERIES  
BEFORE  
8AM!!!!!!**

## Head of security statement



23/12/2022

To Whom it may concern

I was working on Saturday 3<sup>rd</sup> December, 2022 at The Talbot when I was approached by one of the local residents, Paul Drummond.

We started a conversation & I explained all the measures that are in place to stop The Talbot from being a public nuisance. I pointed out that we are always asking our customers to behave in a quiet manner & that we are in a residential area.

Paul told me that he does not have a problem with the pub & that he understands that there will sometimes be noise.

He went on to say that his problem is personal & with the Landlord, Adam Wilson.

He said Adam has left to live in Germany and does not care anymore.

Please feel free to call me on [REDACTED] if you would like to discuss this further.

Kind regards



---

## Response & evidence to noise complaints from deliveries & back courtyard

1 message

---

**adam labigne-wilson** 

12 January 2023 at 08:50

To: Shan Uthayasangar <Shan.Uthayasangar@hackney.gov.uk>

Cc: David Tuitt <david.tuitt@hackney.gov.uk>, "Joe Walker (Cllr)" <joe.walker@hackney.gov.uk>, Olalekan Olaosebikan <olalekan.olaosebikan@hackney.gov.uk>

Dear Shan / David / Ola / Joe

I will be sending over photographs and evidence in the next few days that will show that we are always reacting to issues that arise with running The Talbot in regards to Public Nuisance.

Noise complaints were made in 2019 & ongoing in regards to early morning deliveries coming through our back gate. This gate is on Englefield Road which is a 24hr bus route.

We contacted our suppliers and requested deliveries after 8am (delivery notes attached with instructions for the drivers) & hung a sign on the gate (attached).

We had the gate re-hung & put dampening on the gate to stop any noise.

5 years previous to this Paul Drummond had complained directly to us about noise coming from our cellar cooling unit, this unit was moved to be further away from his apartment.

We met with Charles Rockwell from Hackney Council to discuss these issues, we have not been informed that this is still a problem by Hackney Council.

The legal requirement is that there are no deliveries before 7am, our fresh food suppliers assured us that deliveries will be after 8am.

Once in a blue moon a cheeky delivery driver ignores this, we then contact our suppliers and inform them of the breach.

Please confirm that this email has been received.

Kind regards

Adam Wilson

---





# I.A.Harris&SonLtd

Page 1

Wholesale Fruit & Vegetable Suppliers  
Unit 222-226, Distribution Block A2  
New Covent Garden Market  
Nine Elms Lane  
London  
SW8 5EN

Syrup Pubs Ltd  
The Talbot Pub  
109 Mortimer Road  
Hackney  
London N1 4JY

Tel: 020 7622 7176  
www.iaharris.co.uk

Invoice No. 05/01/23  
Invoice/Tax Date  
Order No.  
Account No.

## INVOICE

Qty	Unit Of Sale	Description	Country	Unit Price	VAT Rate	Total
3	Box 4.5KG	CHANTENAY CARROT		£14.49	0.00	£43.47
3	5kg box	PARSNIPS		£12.29	0.00	£36.87
5	Bag	POTATOES RED		£16.29	0.00	£81.45
1	Box 10kg	POTATOES MIDS WASHED		£8.97	0.00	£8.97
4	Box	CAULIFLOWERS		£15.87	0.00	£63.48
3	Box	CURLY KALE		£15.75	0.00	£47.25
1	500g pkt	PRE PACK ROCKET		£4.53	0.00	£4.53
6	2.49kg pkt	FROZEN JULIENNE CHIPS		£5.85	0.00	£35.10
1	punnet	MICRO WATERCRESS		£2.34	0.00	£2.34
2	EACH	CABBAGE SAVOY		£1.13	0.00	£2.26
3.13	KG	ONIONS SPANISH		£0.83	0.00	£2.60
1.84	KG	LEEKS 5 EACH		£2.82	0.00	£5.19
0.83	kilo	HERITAGE CARROT MIXED COLOUR 6 E		£2.93	0.00	£2.43
1	EACH	CELERIAC		£1.47	0.00	£1.47
0.86	kg	CARROTS 6 EACH		£0.95	0.00	£0.82
2.07	KG	ONIONS RED		£1.14	0.00	£2.36
1	String	GARLIC STRING		£6.21	0.00	£6.21

DO NOT LEAVE ORDER OUTSIDE, MUST GO INTO STOREROOM, key for gate. no earlier than 8am

Net Value 346.80  
VAT 0.00  
TOTAL 346.80

**INVOICE FOR:**

**Talbot - LONDON - MUST BE AFTER 8AM**

**ALBION**  
FINE FOODS

21 - 22 Sovereign Way  
Tonbridge, TN9 1RH

Accs. 01732 757 900 #2  
salesledger@albionff.co.uk

**Accounts Address:-**

Talbot - LONDON - MUST BE  
109 Mortimer Road  
Dalston  
London  
N1 4JY

**Delivery Address:-**

Talbot - LONDON - MUST  
109 Mortimer Road  
London  
N1 4JY

**Customer Phone No: 020 7241 2995 Main**

**Delivery Instructions:**

AFTER 8AM PLEASE enter side passage through gate use code to unlock once through go to the back room  
At back door FAR LEFT CORNER latch to slide, reach though and open door leave goods through this door  
GOODS MUST BE LEFT IN BACK ROOM AFTER 8AM  
AFTER 8AM OTHERWISE THEY GET REPORTED TO COUNCIL

Drop No.	
Del. Date	06/01/2023
A/C No.	
Our Ref	
Your Ref	
Page	1
Key	167

**OUR BANK DETAILS HAVE CHANGED: Name: Albion Fine Foods Ltd**

Qty	Unit	Code	Description	Unit Price	Line Vat	Line Net
1.000	each	GRIOTTINE	Griottines -Cherries in Kirsch 1ltr	27.55		27.55
2.000	each	AGAVESYRUP250	Agave Syrup Pure Organic 250ml	2.89		5.78
2.000	each	TOMKH	Ketchup Heinz 3.2kg	11.79		23.58
1.000	each	MAYOHELL10	HELLMANN'S Mayo 10ltr	33.89		33.89

Cust Name: \_\_\_\_\_

Cust Signature: \_\_\_\_\_

If not signed for by customer, why? *9.45*

We have out of hours access

No one was on-site

Temp. / Time: *-18/11*

Driver Signatur \_\_\_\_\_

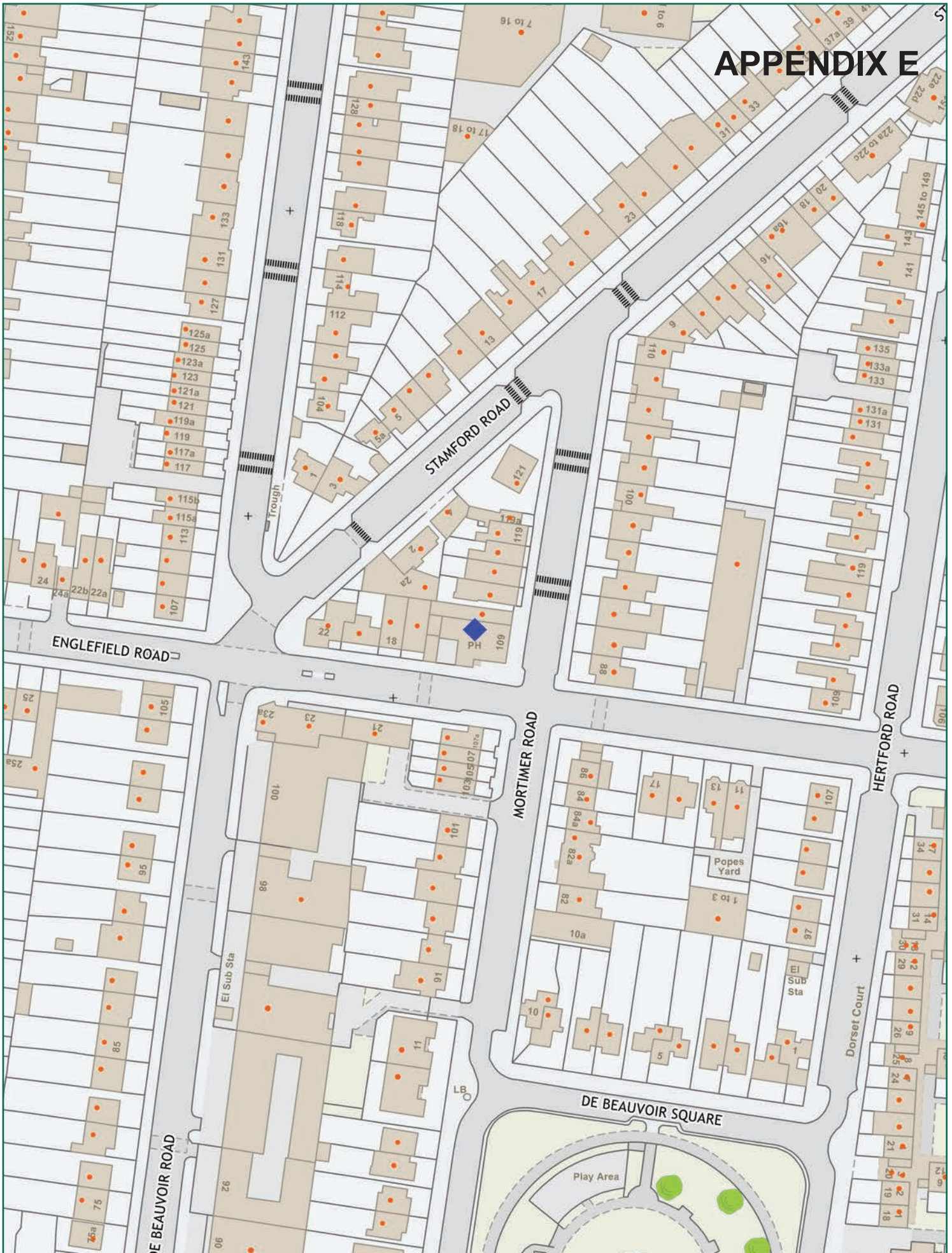
*Goods remain the property of Albion Fine Foods Ltd until this invoice is paid in full. All sales are subject to our Terms and Conditions available upon request and at www.albionfinefoods.com*

Net Total	90.80
VAT Content	0.00
<b>Total</b>	<b>90.80</b>

Do Not Deliver  
Before 8am,

It Disturbs Our Neighbours

# APPENDIX E



Scale: 1:1250 at A4

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



Ref:  
Thursday, January 12, 2023

Produced by: unspecified  
email:

please specify copyright statement