

LICENSING PANEL (LICENSING ACT 2003 FUNCTIONS) ADDENDUM – Additional Information

10.00AM, WEDNESDAY, 3 JUNE 2026

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ADDENDUM

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Brighton & Hove City Council

COMMUNITY PROTECTION NOTICE WARNING

Section 43 Anti-social Behaviour Crime and Policing Act 2014

To: Designated Premises Supervisor
Of: St. James Tavern, 16, Madeira Place, Brighton

This letter is formal notification that Brighton and Hove City Council is satisfied that, under the provisions of the Section 43 Anti-social Behaviour Crime and Policing Act 2014:

Your conduct is having a detrimental effect on the quality of life of those living in the locality and that your conduct is unreasonable

And is therefore issuing you with a Community Protection Notice warning letter.

The conduct to which this warning applies is:

loud music

THIS WARNING HEREBY REQUIRES YOU TO STOP

§ Stop playing music so loud that it can be heard outside your premises

THIS WARNING HEREBY REQUIRES YOU TO (delete if not applicable)

Stop playing music so loud that it can be heard outside your premises

If you fail to comply with the above requirements then Brighton and Hove City Council will consider serving you with a Community Protection Notice.

Community Protection Notices can include the requirement to stop specific behaviours and do specific things or take reasonable steps to avoid further conduct that has a detrimental effect on the quality of life of those living in the locality and is unreasonable

Breach of a Community Protection Notice is a criminal offence which can result in a fixed penalty notice of up to £100 or a fine of up to level 4 (currently £2500) for individuals and unlimited fine for businesses

This warning letter expires on 4th August 2025

If you would like to query the basis of this written warning, please discuss this with the officer who issued the warning.

Name:
Job title: Environmental Health Officer - Environmental Protection
Address contact details:

Signed:

Dated: 2nd August 2025

Being a duly authorised officer under Section 53 Anti-social Behaviour Crime and Policing Act 2014

Saint James Statement for Hearing

Dear Sarah,

Introduction

I am the DPS at St James Tavern.

I would like to make the following points concerning the objections received by the Police and Environmental Health.

I do take issue with the objection from environmental health. There are so many things that they are saying that are completely untrue - and which are shown to be untrue by the attached videos filmed at the time.

Saint James Street did not have to be closed because of the people outside our pub. The video shows Saint James Street was blocked by huge numbers of people who were enjoying Pride and had absolutely nothing to do with our pub.

Madeira Drive was very busy - but this was because they were queuing (very orderly) to get into the Marine Parade Party through the entrance point located at the far end of Madeira Parade. Madeira Drive was in any event blocked off by a Police Barrier - nothing to do with our pub.

The videos show that we had no external sound systems at any time - so I am utterly at a loss to understand why it is stated to be the case.

The videos prove that what I have just said above was the reality.

Environmental Health say we were given a Warning Notice . We have no record of any being given - it was certainly not given to me as DPS.

The first bit of what follows provides more detail of the above. The second bit gives a bit of background as to the general situation in the street and some wild allegations that have been made against us. I really do think that too much attention has been focused on these without these being properly investigated and tested.

Part 1 - Pride 2025

PRIDE 2025 - VIDEOS:-

SATURDAY

I am attaching a video of the queue along Madeira Place on the Saturday afternoon which I feel is very helpful. If you look closely, towards the end of the video it shows that outside our pub is a barrier across the road to block access to Madeira Parade. How can our supposed crowd be blocking a road that is CLOSED to traffic anyway as this was the entrance to residents and the ambulance emergency route to Marine Parade where the street party is. This is why there were 30 police officers at the end of the road not because of our pub. We don't even usually have on-the-door security.

PRIDE SATURDAY AND SUNDAY - NO OUTSIDE SPEAKERS OR SOUND SYSTEMS

Also, the video outside our place on the very quiet Sunday afternoon shows that there were no speakers outside our venue on either the Saturday or Sunday and that our speakers are inside our venue with no music being played on the street. This is our evidence that we are not encouraging a street party and where is your **YOUR** evidence from EHL to show that it was there? Please provide evidence as our decibels were 72.

We had no outside music, sound systems or speakers throughout Pride 2025 or any previous Prides. All speakers are indoors and inward facing. Please provide your evidence of outside music from Saint James Pub. No-one outside is dancing they are chatting. Our customers in the video are clearly on our pavement chatting not partying. Where is your evidence please to say that this sound system was being used at the time?

You say that you gave a warning before issuing me the Noise Notice. Who did you give the warning to and why wasn't it give to me as the DPS Holder and Licensee of the pub? I am the responsible DPS Holder here and tenant. Which member of staff did you give it to and did they understand what you told them and the importance of it? Why wasn't the warning given to me prior to me receiving a Noise Notice at 6pm on a Saturday at Pride Weekend when I was onsite?

We were told that we were not allowed outside speakers and we didn't and never have done so why are you saying that we have? There was no outside music and never have been in our 5 years of occupation?

PUBLIC SAFETY:-

Why are you discrediting us about 'Public Safety' when there was no issues of violence, drug related incidents, ambulances or police required? We weren't blocking the road. The queues to the entrance of Madeira Drive were blocking the road that you organised and was meant to be an ambulance route? How is that linked to my pub? [REDACTED] customers are in the road on our videos and local residents - nothing to do with the pub? Why didn't the 30 police officers at the end of the road move them then if this was a breach of Public Safety?

For TEN purposes, 'Public Safety' is largely about '*Is my venue safe to the public to enter?*', rather than is there a risk to wider public safety ie away from my venue. So your letter is clearly suggesting that the streets outside my venue were completely blocked ***because of*** my venue. This is utterly untrue.

The videos I am providing throughout the day shows that by 5pm on the Saturday at Pride the whole of the Saint James Street area had been pedestrianised and the roads were closed. This is shown in the videos walking up Saint James Street and the ones outside the Saint James Tavern. They show a very orderly crowd, enjoying the atmosphere. It does **not** show a mass rabble ***coming out of our pub*** and blocking the streets. The streets were already blocked by people who were **not** our customers.

Also, another video shows hundreds of people in Madeira Place who are *queuing to get into the enclosed area*. They are ***nothing at all to do with my pub***. This is highly relevant and yes they are loud.

Please just look at these videos and it is clear that these road closures are nothing to do with Saint James Tavern - the whole area is pedestrianised by that point. Yes, there were people standing in the street, but most weren't even our customers'.

You saying '*There were a lot of people on Saint James Street and queuing along Madeira Place*' is not enough. I want you to show me that this was caused by ***what I was doing*** - and it wasn't.

You saying that '*A temporary road closure was implemented solely in response to safety concerns*' is intended to lead the Counsellors at this Hearing to think this was ***my*** responsibility.

The videos show this road closure was necessary because the whole area was full of people, caused by so many people coming into the wider area, and way beyond Saint James Tavern.

The videos show people walking along Saint James Street. The people outside Saint James Tavern were largely standing on Madeira Place - which was closed anyway because it was fenced off at the far end. It wasn't a thoroughfare, it was a cul-de-sac.

I know that pubs are used to identify an area. Eg people will say '*Outside the Saint James Tavern*' rather than '*On the junction of Saint James Street and Madeira Place*' because it is easily identifiable to anyone - but that doesn't mean it is my responsibility.

POINTS ABOUT SUNDAY AT PRIDE:-

Again, this doesn't feel right and there are things which are clearly NOT right.

"On the Sunday evening multi agency visits made again to the pub to reduce the level of noise which was audible in the vicinity causing crowds and ***blocking the main Pride Street Party exit which needed to be kept clear***".

It is an ***incontestable FACT*** that I was absolutely **NOT** blocking the main Pride St Party exit. 100% nonsense you are clearly misleading this Hearing.

The 'Main Street Party exit' was on Marine Parade at the Pier roundabout, opposite Harry Ramsdens. This is nowhere near our pub.

There was another exit on Madeira Place, but that was hundreds of yards from our pub.

The crowds were **not** large on the Sunday, especially on the Sunday evening. The videos show the empty streets on Marine Parade and Saint James Street at 8pm on the Sunday evening.

- No crowds outside Saint James Tavern on the Sunday evening
- No large crowds needing to leave the Street Party area on the Sunday evening and
- No main exit from the Street Party within 400 yards of my venue so your statement is misleading. Please therefore provide your evidence to support your statement.

"Police and Council staff visited on several occasions"

(a) Yes and why was I told that '*There must be a lid on the plastic to count as an off-sale*'?

(b) *You accused one of our [REDACTED] on the door bar staff with a speech impediment of being on drugs, took her away, tested her, found to be untrue and then tried to catch us out because we were an SIA short' whilst I am trying to manage the entire Street and Venue?*

"If you go around making false allegations and making up the law to try and catch us out, then there will be a lot of time spent with us. But these interventions are wholly inappropriate. Thankfully the Police Licensing Officer, Mark Thorogood, was there to see this at first hand and intervened". He rightfully so also allowed us to carry on with our off sales up to 1am which we were told previously we had to stop.

'We have no confidence in the management'

I take a big issue with this comment:

- We have been running this pub for years and years and, with the exception of noise complaints in particular at 6pm on a Saturday afternoon over Pride weekend, I have never been called to task by the Police or Environmental Health.

- This is not the best part of town, with drug dealing, street-drinking and homeless / beggars impacting upon crime and disorder all the time.
- These have been reported to the Police on many occasions but very little happens and the position is deteriorating.
- At our pub over the last 5 years there have been:
 - No issues of underage drinking.
 - No issues of serious fights.
 - No issues of drug-dealing.
 - No issues of rowdy behaviour and drunkenness.
 - No issues of sexual assault.
 - No issues of crime and disorder.
- We are responsible operators. We feel that you have been misleading and very heavy-handed, and stating things that are utterly false.
- *'It's very tough running pubs at the moment.'*
- *A strong hospitality sector is crucial to the attractiveness of Brighton as a tourist destination, bringing money and jobs in to the town. Our staff are desperate for shifts.*
- *We embrace Pride with our arms wide open - just look at the way our pub was decorated for the weekend. Our staff and customers are united and the last 5 years have been amazing.*
- *And what do we get in return? A council that writes factually inaccurate representations.*

Proportionality

We are asking for an extension of a few hours for inside-consumption only, not off-sales. Any talk about 'blocking exit from the enclosed area' etc will not apply, as all our customers will be inside our pub and the Village Party area will have closed 5 hours earlier. If the wider Saint James Street area was full on a Saturday afternoon then how is preventing us from having internal sales only 5 hours later, going to solve that problem?

We feel that EHL are being very heavy-handed and misleading.

No evidence to support what they are saying I have lots to support my points.

We are responsible operators - not the bad guys.

We are looking to the Council to support the responsible operators in a key part of the tourist economy on the most economically important weekend of the year.

I have never appealed against a TEN before and I am not used to public meetings - so please forgive me if I lose my place from time to time.

We are decent, hard-working people who have been doing this for years and we know what we are doing.

Part 2 - General Commentary to provide context

I would like to raise and discuss the following points:-

1. TENS:- I understand that per year with a personal license, you can grant me a maximum of 50 TENS per year (up to 10 of these can be 'late TENSs'). I however, since moving to Brighton 11 years ago have only ever applied for a total of 2 late TEN's per year. 1 being New Year's Eve (we didn't apply last year after your rejection in November for a 1 hour extension). The 2nd TEN

we apply for is for Pride weekends. So out of 10 late TEN's we apply for a maximum of 2 per year.

2. NOISE ALLEGATIONS SPECIFICALLY TO SAINT JAMES PUB:- We note the noise allegations but we still insist and prove that there is continuous noise down our streets not related to our pub at all being on the corner of Saint James Street and Madeira Place. We live above the public house and work there at least 14 hours per day and we are continuously kept awake by people going in and out of hotels down the street, taxis, homeless, drug dealers, drug addicts, airbnb's etc. I have attempted to arrange a meeting with the local residents that have complained about noise via Licensing, Brighton and Hove Council and recently our MP to which we have been advised that they have declined. If residents have an issue and want this matter resolved they should at least assist in meeting us with Brighton and Hove Council, Licensing to find a way forward. Why are matters just being left and nobody assisting to resolve them? There are 12 hotels down our street, 2 of which we own and customers go in and out of these hotels along with airbnb's at all times of the day and night. We have spoken to residents and business owners immediately opposite our property in the flats above and they don't have any issue with noise coming from our public house. The only neighbours that have complained (are linked) have a vendetta against my partner, not even me personally and actually told us that they would make us bankrupt and that is why they don't want to have a meeting because they don't want to resolve matters. Another couple (who are linked) actually asked me if I was still involved with my partner and one day I tried to assist one of them who had fallen onto the pavement to which she thanked me. They still have an issue with my partner though. One time they measured our pavement with a tape measure to make sure that there is a 1.6 metre gap for wheelchairs/pushchairs which we always allow clear access but they definitely target us. It would literally be impossible to hear our pub in their flat as it is halfway down the street. Our supervisor, [REDACTED], attempted to speak to them a few weeks later and the 2 ladies that are further down the street said that they would get us shut down! They told [REDACTED] our Supervisor, that my partner [REDACTED] is homophobic, racist, sexist, transphobic and [REDACTED] told them "I am gay, a drag queen, my entire family has worked for them for the last 5 years and this is nonsense". This is why I have requested evidence because the complaints are not matching up with our CCTV either and on one occasion the pub was in fact shut and the noise was coming from [REDACTED] [REDACTED]. I have spoken to many people down our street most of which frequent the public house and are happy to meet anyone so that we may resolve any issues going forward.
3. [REDACTED] which is now closed was extremely louder than us at Pride with higher decibels last year and their doors open when all of windows and doors had to be closed at 9pm. Why is it one rule for one site and another rule for another? We went past [REDACTED] last week and we love this site and everyone sitting on their tables and chairs, their doors and windows wide open at 1am??? It was so loud. So why are you looking at a couple of complaints (who have a vendetta against us) and not looking at the rest of our community? Other pubs with major drug problems are being treated and rewarded better than us when we are so strict. We have checked with [REDACTED] and they can't

hear anything immediately next door to us and they are attached. So we require evidence. We want to see evidence of these noise allegations and who made them because 2 or 3 parties shouldn't determine our pub, us, our excellent staff and customers who are all astonished by the behaviour and decision of Licensing.

4. OUTSIDE TABLES AND CHAIRS:-You have made us shut our outside tables and chairs at 9pm on both streets being Madeira Place and Saint James Street it used to be 11pm and other pubs are making a noise and sitting out at 1am literally a few doors away. Why are our tables and chairs being made to be put away when our children's licence is until 9pm and literally you are treating adults the same. People are eating food and halfway through moving and carrying their food back indoors and its broad daylight at 9pm.
5. SIA SECURITY:- ATLAS (PREVIOUSLY PAGODA)

With regards customers drinking outside until the early hours and causing a public nuisance and often no security we just want to confirm that we have never had on the door security - only of course at Pride weekend. We have 24/7 security and they arrive literally within minutes. We haven't had on the door security for over 5 years. A lot of pubs in Kemptown don't have security. My partner [REDACTED] is on the door and he checks people before they enter the property which is why we rarely need to call Security and have only ever called the police 3 times in 5 years. [REDACTED] checks them on the door and any signs of being drunk, drugged, under age or unable to communicate they definitely don't come in. We have security with [REDACTED] whereby we can radio or call them at the Saint James or our 2 hotels next door but we have never had on the door security. The only time we have on the door security is for Pride because you insist upon it to comply with licensing which is totally sensible with the volume of unknown customers who suddenly land in Brighton. We are at the premises every day as we have our 2 hotels checking in at Saint James pub so we do feel that we are at the premises more than any manager would be. Plus we live here so the property is never empty. We also have a Supervisor who has worked for us for over 5 years, [REDACTED], and [REDACTED] [REDACTED] but one from the pub.

5. VERTICAL DRINKING/OFF SALES:- With regards to customers vertically drinking at early hours in the morning our off-sales is until 1am at the weekends. Some of our customers take drinks to our hotels next door, neighboring hotels down our street and home, to the beach etc. Are you saying that customers can't drink their off sales until they leave our pavement or outside our premises? They can only drink their off sales once they depart our pavement? We can purchase lids but this has never legally been enforced and this was not stated as a requirement under the granting of last year's Pride TEN.

6. ALL DOORS AND WINDOWS AND DOORS CLOSED BY 23:00 HOURS. We always do this anyway in fact we actually shut and bolt the door at Madeira Place as you say its a residential street at 21:00 hours so that anyone smoking has to use the exit door to Saint James Street. This is because our outside seating on Madeira Place now shuts at 21:00 hours as you cut 2 hours off our pavement licence. Our customers are therefore steered away from Madeira Place onto Saint James Street when leaving the property (due to 2 noise complaints from Madeira Place). This

doesn't stop people congregating outside [REDACTED], homeless screaming and shouting down the street, people coming in and out of hotels (about 12 hotels down Madeira Place) which have nothing to do with us. When we were told that our Pavement Licence from 1st October 2025 was now 9pm instead of 11pm outside on both sides Madeira Place and even Saint James Street we thought this was crazy. Who goes to bed at 9pm in Kempton one of the most party areas in the UK? Even our regular customers who have children are astonished by this action? Perhaps this can be reviewed or again evidence provided to us to justify this route of action taken so that we can understand this better. So the [REDACTED] with their windows and doors open on Madeira Place have outside seating until 11pm whilst at 9pm we have to shut our seating on both Saint James Street and Madeira Place. Shutting 2 hours earlier outside will also considerably affect our trade but then that is what probably the complainants hope to achieve.

NOTICES UP AND DISPLAYED: We have clear and legible notices on the windows asking customers and the public to please respect the neighbours.

NO LIVE OF AMPLIFIED MUSIC AFTER 23:00 HOURS:-

Currently our licence says No Live Acoustic/Amplified Music after 23:00 but we are allowed Performance of Recorded Music until 00:00 Sunday to Thursday and until 01:00 Friday and Saturday. Plus anything of a similar description to live music, recorded music or performance of dance Sunday to Thursday until 00:00 and Friday and Saturday until 01:00. We can confirm that we have never had any speakers/sound systems or amplifiers outside at Pride last year or at any time within the last 5 years of occupation at this public house.

BOTTLING UP:

Our bottling up into recycling bins shall not occur from 23.00 hours to 07.00 hours Sunday to Thursday. 23.00 hours to 09.00 hours on Friday and Saturday. We do hear people tipping their glass bins in the early hours of the morning but this isn't us. We empty our glass bins at 6pm when our evening staff arrive and at midday when our day staff arrive. We do hear and know who is causing this noise but this isn't us so please provide your evidence.

7.. PRIDE 2025:- UNFAIR DISCRIMINATION:- At Pride we were made to close our windows and doors at 6pm on a Saturday night which we felt was unfair everyone couldn't breathe inside and there was people in the street with their own different music systems making a noise plus there was noise from [REDACTED] who wasn't told that they had to shut their windows or doors with customers drinking outside? Our decibels were recorded at 72 and theirs were over 80 decibels. They weren't served a Noise Order? However, we do not wish to cause trouble with [REDACTED] as we have a lot of mutual customers with them but if you are going to issue warnings then it should be fair and consistent with other establishments also. It appears that the neighbours that complain about noise don't have a problem with the [REDACTED] making a noise but that is probably because they don't have a vendetta with them so they make exceptions for them. Last year we spoke to the manager of [REDACTED] and they actually admitted that they are way louder than us and have outside seating later than us and are not forced to shut their windows and doors at all. They also have vertical drinking. At Pride, we did respect the neighbours and carried out their requests but it wasn't fair on the public that were

inside the premises nor the staff. Especially being that all customers were so well behaved with no trouble at all. We were also told to stop our off sales at 9pm and our normal licence for off sales is 1am on a normal Saturday. We didn't have any problems with customers, there was no police required, or ambulances or anyone being drunk or disorderly everyone was amazing. Why was we asked to stop our off sales when everyone is behaving?

PRIDE 2025:- UNFAIR ON ME PERSONALLY AND NOT MY

RESPONSIBILITY:- Another major point, I personally spent 2 days, both Saturday and Sunday managing the street ensuring along with [REDACTED] that the road was kept safe and it was. I am only responsible for my pub and its customers not the entire street. We didn't even know that the street was going to be closed with a barrier let alone be the entrance to residents and the ambulance emergency route to Marine Parade. Don't you think that we should have been made aware of this point? We went around giving anybody who had glass a plastic who wasn't even our customers just to avoid any further potential risks. The police didn't remove glass from people we were all doing it. We had at one point 30 police at the end of our road until Sunday at 9pm and none off them were required. They did nothing to assist us with the street at Pride. Why weren 't they removing glass from local residents and people that WERE NOT our customers we didn't even sell the products and if the street was considered such a risk (can't see that on any of our videos or CCTV footage) then why was I and [REDACTED] the only ones managing it all weekend and after the police all went home at 9pm on the Sunday completely unattended.

Yours faithfully,

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]