

Hillside
51 Silver Street
Ashwell
Herts
SG7 5QL

24/03/2026

FAO: Case Officer

Re: Planning Application – Erection of external bar servery and stretch tent including access ramp. Reference: 26/00472/FP - 69 High Street, Ashwell, Herts, SG7 5NP

Dear Tabitha,

I am writing to formally object to the above planning application.

I live diagonally opposite the Rose and Crown pub garden on Silver Street, with my husband and three children. The proposed development would have a direct and substantial impact on our family home and neighbouring properties.

This proposal would result in a significant increase in the use of the Rose and Crown outdoor area, that would cause major disturbance in the form of noise pollution to nearby residents. It goes against Policy D3 of the North Hertfordshire Local Plan which states that “planning permission will only be granted where development proposals do not cause unacceptable harm to living conditions.”

Currently the pub garden is mainly in warmer months. The installation of a permanent outdoor bar would very likely encourage:

- More frequent and prolonged use of the garden throughout the year
- Larger numbers of people drinking outdoors
- Increased noise levels from conversations, music and late evening activity

I can also see that live bands including festival style weekends in the pub garden would be much more frequent, in order to make use of this structure and re-coup the costs of its build.

Given the very close proximity of the pub garden to neighbouring homes, including our own, this level of outdoor activity would have a substantial adverse effect on our residential area, particularly during evenings and weekends.

Last year the pub hosted multiple live music events in the garden during summer months. These events were often festival style, continuing for days and the noise levels were very high, making it impossible to use our garden, rest at home and sleep until the

music stops. The sound from outside music travels into our house and garden and the volume of music is not regulated. Live bands play way beyond young children's bedtimes, and we all lose sleep during these periods.

I am concerned that there have been inadequate controls around noise levels in the past with events lasting all day and going on past midnight. The creation of a permanent outdoor bar and seating area significantly increases the likelihood that:

- Outdoor music events will become more frequent
- Amplified music will continue or increase in the garden area
- The garden becomes a more formalised entertainment space

This would materially worsen an already problematic situation for neighbouring residents. The pub garden currently functions as a relatively informal outdoor space. Introducing a permanent bar structure and formalised seating area would fundamentally change the character of the space by encouraging higher occupancy levels, longer dwell times and increased late evening use. This represents a clear intensification of the commercial use of the site, which is likely to lead to increased noise and disturbance beyond that already experienced by neighbouring residents.

From a personal perspective, rest and sleep at home are essential for my job as a Consultant Nephrologist (Specialist in Kidney Medicine) in Addenbrooke's Hospital, Cambridge. I am frequently on-call in the hospital for 12 days and nights at a time. To contextualise my work during these periods, I am the consultant responsible for all the kidney patients in Addenbrooke's Hospital including the kidney transplant patients, the dialysis patients and all other patients with acute kidney failure (personally responsible for approximately 60 inpatients at weekends). During these two week periods, I come home predominantly only for sleep. It is essential that my sleep is not prevented by outside noise, so that I can cope with the intensity of work during this continuous 12 day/night work shift, which involves working 12-18 hours each day and receiving emergency phone calls from the hospital when I arrive home late in the evenings and during the nights. Further sleep deprivation caused by an outside bar and loud music diagonally opposite my house would make my job unsafe.

For the reasons outlined above, I request that the Council refuse the application on the grounds that it would cause unacceptable harm to the residential amenity of neighbouring properties.

Yours faithfully,

Dr Rachel Jones

