

From: Jonathan Moss [REDACTED]
Sent: 18 March 2026 20:13
To: Tabitha Kaye [REDACTED]
Subject: Objection to planning application ref: 26/00472FP

Dear Tabitha,

We're writing to formally object to the above planning application.

Our home is located immediately adjacent to the pub garden and therefore the proposed development would have a direct and substantial impact on the residential amenity of our family and neighbouring properties.

We recognise the important role that pubs play in village life, but we believe that this proposal represents a significant intensification of use of the outdoor area that would materially harm the amenity of nearby residents and so 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."

Related to this we have tried to outline below the concerns we have with the proposed development

Our primary concern is the significant increase in noise and disturbance that would result from a permanent outdoor bar and seating area. Currently the garden is used seasonally, it has picnic tables and activity tends to be limited to warmer months, however, 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 patrons congregating outdoors
- Increased noise levels from conversations, music and late evening activity

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 residential amenity, particularly during evenings and weekends.

Historically, the pub has hosted live music events in the garden approximately six or seven times per year. During these events the noise levels have been extremely high and have made it impossible for our family to use our garden or even remain comfortable within our home. The sound travels directly into our property due to the immediate proximity of the garden. We are 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, and the application appears to lack sufficient detail or safeguards regarding the following things:

- Hours of use for the outdoor bar and seating area
- Restrictions on amplified music or live events
- Maximum capacity of the outdoor space
- Noise mitigation measures

Without robust controls, the development risks creating ongoing nuisance and disturbance for nearby residents.

On a more personal level my son, daughter and I all suffer from misophonia, a condition that causes heightened sensitivity and distress in response to certain sounds. As a result of existing noise from the pub garden we have already had to install secondary glazing in the bedrooms to help reduce sound levels so that our children can sleep. Even with these measures in place, noise from outdoor activity can still be intrusive. A

permanent outdoor entertainment and drinking area would therefore have a disproportionately severe impact on the wellbeing of our family.

In summary, 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 what neighbouring residents currently experience.

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.

However, should the Council be minded to grant permission, I strongly request that strict conditions are imposed, including:

- Restriction on hours of use of the outdoor seating area (for example no later than 9pm).
- Prohibition of amplified music or live music in the outdoor area.
- No use of the outdoor bar after a specified time (for example no later than 9pm).
- A noise management plan approved by Environmental Health.
- Limits on the number of events per year permitted in the garden.

Such conditions would be essential to protect the living conditions of neighbouring residents.

We'd be grateful if you could acknowledge receipt of this email

Yours faithfully,

Jon Moss