

admiral

T A V E R N S

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FAO Tom Rea
Planning Department,
North Herts Council,
PO Box 10613 Nottingham NG6 6DW

24th February 2025

Dear Sir/Madam

Re Planning Application for change of use from funeral parlour to 4 dwellinghouses at 23a Hitchin Street, Baldock, Hertfordshire, SG7 6AQ

Admiral Taverns is the freehold owner of the White Hart Public House, 21 Hitchin Street, Baldock which can trace its origins back to 1714 although it has been rebuilt since then. The White Hart adjoins the above site where a planning application has been made to change the existing use to residential premises.

We write to formally object to this change of use which, if granted, will have a severe impact upon the use of the existing outside trading areas of the White Hart Public House. The proposed residential units are built on the boundary line of the 2 properties, and it is in the nature of public houses which host social intercourse to create noise.

Our experience is when new dwellings are built so close to public house the new owners of the houses will make complaints about the noise level of the pub forcing it to curtail activities which have been taking place, in some cases, 100s of years. Should the White Hart be unable to use its external trading areas or have severe restrictions placed upon it caused by the granting of the above development this will impact upon its financial viability.

According to UK Hospitality 239 Public Houses closed for the final time in the first quarter of 2024 which is 80 a month. Increasing costs and reduce support from Government are making it difficult for public houses to remain profitable and open.

In addition to the above the proposed development is looking to install gates on land which have been used by the White Hart for many years to store its waste bins which will further impact upon the trading capacity of this historic pub.

In the circumstances we believe it would be wholly unsuitable for residential use to be granted on this proposed site.

Yours sincerely

S J Bransby
Estates Manager