

From: Steve Bransby [REDACTED]

Sent: 29 October 2025 14:58

To: Henry Thomas [REDACTED]

Cc: Mick Sheridan [REDACTED]

Subject: Proposed redevelopment to provide 9 no dwellings at Unit 1 Deans Yard, South Road, Baldock. SG7 6BZ

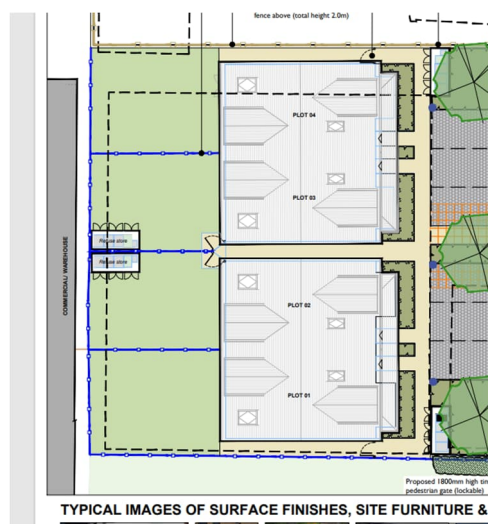
Dear Mr Thomas

Admiral Taverns owns approximately 1350 public houses throughout Great Britain, including the freehold interest of the Hen & Chicken Public house, 51 South Road which adjoins the site of this proposed development.

We have just been notified of the planning application above and have tried to place our comments on your Councils website but it is no longer accepting comments.

Please be advised we are greatly concerned that if planning permission is granted for this scheme this will have a serious impact upon the viability of the Hen & Chickens pub. The Hen & Chickens has a decent sized beer garden and also regularly hosts live music to attract custom.

The proposed development shows private gardens backing onto our property with the housing units also very close to our pub, see below



Public Houses by their very nature generate noise and which conflicts with residential properties. We have had numerous cases where brand new residential units have been built next to our pubs and shortly after being occupied the pubs are served with noise abatement notices leading to the closure of the pubs.

Public Houses are closing at the rate of 8 per week and we fear that by allowing this proposed development it will seriously impact upon the trading viability of the Hen & Chickens which has been serving the community for over 150years. The current building was erected in the 1930s replacing a former inn that had occupied the site since 1860.

We therefore are writing to object to this planning application.

Please acknowledge receipt of our objection.

Yours sincerely

Steve Bransby MRICS

Estate Manager