David and Stephanie Taylor
3 Maltings Court, Mansfield Road, Baldock, SG7 6EB

We strongly object to Neil Burton's application to North Hertfordshire District Council for a Variation of a Premises Licence under the Licensing Act 2003 for Chez Burton, 48 High Street, Baldock, Herts for the following reasons:

Chez Burton garden, please see picture below, is in such close proximity to our property. It is unacceptable that customers of Chez Burton, could be permitted to drink/smoke in the garden until midnight six days a week and until 11.30pm on Sunday.

Maltings Court is a small courtyard of residents who work long hours and rise early. The impact of any of us not getting enough sleep, due to the noise that would be created from customers in the garden so late at night, would, in time, have a serious effect on our well-being.

[redacted]

We do not feel that Mr Burton has given any thought or consideration whatsoever to their residential neighbours.

We implore you to please take into account the impact this proposal would have on us all if it is passed.

Photo of garden area from bedroom window.

Sophie Lowrie
2 Maltings Court, Mansfield Road, Baldock, SG7 6EB

I am writing to oppose the extension of Chez Burton into the rear "derelict" area.

[redacted] in the summer months when we have our windows open, we will have to put up with the smell of cigarette smoke, [redacted]

[redacted] It's really quite difficult to sleep some nights due to the noise pollution. The extension of Chez Burton will make it absolutely impossible to sleep at all! The restaurant doesn't close until midnight most days of the week- but that doesn't mean that customers will have necessarily left at that point. I work in a restaurant/bar with an outdoor area currently- I know that people (especially after a few drinks) do not leave until the absolute last minute, or until they are asked to leave. Considering that Chez Burton has a cocktail bar, I can only imagine the level of noise will be unbearable with rowdy groups of people having a few too many! Chez Burton customers having a "relaxed and sunny" time is absolutely at our expense. It's totally inconsiderate and disrespectful that they've proposed this, honestly.

[redacted]

Lastly, it's just a bit strange that people will be eating and drinking right under our bedroom windows...

People should always have privacy in their own homes. Our homes are quite tall. Although the proposal says they want the garden to be walled, they couldn't possibly build a wall high enough to create complete privacy or 'seclusion' from the surrounding homes- the wall would tower over the restaurant itself. I wouldn't want to sit in a garden eating and drinking when people are trying to work from home or use their toilets next to me. It's just weird. It would encroach on our privacy completely and it would make me so uncomfortable knowing that people can see me making my dinner or putting my undies on the drier. We can't afford (economically or mentally!) to have curtains and blinds shut constantly just to retain a scrap of privacy.

Please consider this carefully. We put up with a lot of disturbances living at Maltings Court as there are many businesses surrounding us in such a small space. [redacted] We don't have gardens to escape to and we have been so tolerant with everything that's happened up to this point. This is just a step too far.

Could Chez Burton apply, instead, to have seating at the front of the restaurant like some of the other High Street establishments currently do? I do wish them every success in their business endeavours, but not at the expense of the residents who were here first.

Paul C Taylor
Holly House, One The Tene, Baldock, SG7 6DG

The application is to extend the licensing hours of the restaurant at number 48 High Street Baldock, to the garden area at the rear of the building.

The current times for the restaurant are, 10am to 12 midnight Monday to Saturday and 10am to 11.30pm on Sunday.

The application states the secluded walled garden "would allow guests quiet enjoyment of food and drinks in a relaxed" environment.

I am representing two tenants of five house units in Maltings Court in close proximity to this garden. These properties are three storied with bedrooms situated on the third floor. All their windows face this garden area, so there is no way of escaping the noise of diners talking and laughing loudly as they consume alcohol until midnight. The disturbance will continue even later, as the staff clear up afterwards. The garden will have lighting covering the whole area causing light pollution. The concept of noise and bright lights directly in front of their homes, will severely impact on the lives of the residents, especially if they choose to go to bed early in order to have a good night's sleep. On a warm summer's night, the noise will funnel into their bedrooms when the windows are open. Their lives will be shattered by noise and nuisance seven nights a week, every week of the year if this application is allowed.

I wish to strongly object to the proposed use of this garden as a late night restaurant, on the basis it will severely affect the quality of the residence in Maltings Court.

Please consider my objection to this application as the owner of two properties in the immediate vicinity to this garden.

Additional email following mediation attempts

Thank you for your reply to my e-mail of 5th March 2022.

The official application referrers to a 10am to 12 midnight (11.30pm Sunday) seven days a week, all year alcohol licence variation. I can therefore only respond to this application. I object to this application as the owner of two of the homes in this quiet residential area.

This garden area is only 4.5 metres from the windows of the Maltings Court building.

Tenants in the past have had children and it's difficult to see how a child could go to bed at 7pm without being disturbed by noise and the lights from this proposed outside alcohol licensed dining area. A present tenant is employed on shift work.

The concept of diners drinking and eating quietly is a misnomer. Especially when they leave, they tend to be even louder. The consumption of alcohol is the main cause of this inconsiderate behaviour. Outside noises at night are more noticeable as people settle in their homes.

The other main concern of mine, is the seven day and night Licence. This might be acceptable in a building but not in the open air. The fear of numerous people making a noise and nuisance any day of the week is an unnecessary stress to residence in Maltings Court.

[redacted]

Please lodge my objection to this variation of a Premises alcohol Licence in respect of Chez Burton restaurant at 48 High Street Baldock SG6 7BJ.

On the grounds of excess noise and nuisance, together with light pollution in the heart of this quiet residential area, late into the night and every day of the week.

This is in addition to my response e-mail of the 5th March 2022

Paul and Marion Watts
1 Maltings Court, Mansfield Road, Baldock, SG7 6EB

We wish to object to the variation of a Premises Licence by Neill Burton at the above property.

Our house is at the back of this restaurant and over looks the rear garden referred too in this application. Our property is less than 15 metres away from the garden. All the windows from our property overlook the garden. We live on the first and second floor. Our bedroom is on the second floor and has velux windows.

We have no objection to the garden being used as an extension to the restaurant.

Our objections are to the hours of use. The application is showing 6 nights open until midnight and the Sunday until 23:30.

We wish the garden to be open until 22:00 hours maximum. We are both self employed and work from home. We get up relatively early at 6:00 hours so we can start work by 7:30. We both go to bed around 22:00 every night.

In the warmer weather our velux windows will be open and we will be able to hear every noise from the garden. It is human nature that as people have more to drink their voices increase in volume and sound travels upwards.

[redacted]

[redacted]

Marie Free
2 Barns Courtyard, Mansfield Road, Baldock, SG7 6FE

I have seen the application for the premises Chez Burton Baldock and I object to the opening hours I live on the other side of the wall that partitions the garden to my garden I will be subjected to noise Monday to Saturday until 12pm I feel 10pm would be more acceptable.

I work long days so I don't think it would be acceptable for me to have no peace and lack of sleep during the summer months.

Karen and Robin Watts
2 Maltings Court, Mansfield Road, Baldock, SG7 6EB

NOTICE OF APPLICATION under the Licensing Act 2003 regarding Neil Burton's application to extend Chez Burton Restaurant, 48, The, High St, Baldock, Hertfordshire SG7 6BJ which is extremely close to our home (approximately 30-50 feet away) and will cause sleep disturbance and possible mental health and well-being issues.

We are writing to oppose the application by Chez Burton extending the premises into the rear garden space.

Our concerns are:

Late night disturbance: The notice does not define the hours of business. Chez Burton is a late-night restaurant open until 12 midnight Monday to Saturday and 11.30pm on Sunday. (A notice of times is displayed in their window). The new garden area will have the same licensing hours. **This is unacceptable due to the extremely close proximity to our home and disturbance to our sleep.**

Environmental noise pollution. Our kitchen, bathroom and toilet, and most importantly our bedroom windows all open out on to this area, the environmental noise from customers who are dining and drinking in the evening will no doubt disturb our sleep therefore affecting our mental health and wellbeing. We work full-time during the day and usually are in bed by 10pm as we are both up early for work. Sometimes in bed earlier if feeling unwell or have a migraine. We don't have a garden and this courtyard is our only respite from what is a well populated area of restaurants and pubs. No amount of specialist fencing will stop environmental noise because the garden space is too close to houses and homes.

[redacted]

Light pollution. The Chez Burton garden area will need lighting. The lights will be on late into the night likely filtering through to our bedrooms causing sleep disturbance, again likely to cause mental health and wellbeing problems.

Encroaching on our privacy. The proximity of the garden (please see photos attached), is extremely close to private residencies. Our living area faces out towards this space. We do not feel comfortable about the possibility of having strangers watching us cook in our kitchens or watch us get ready for bed!

Air pollution. [redacted] Chez Burton's extension will likely bring more smoke, more smells into our homes.

[redacted]

[redacted] As you can see in the photo attached, this garden space is not derelict but is overlooked by all homes in Maltings Court and Barnes Court. If you were paying to eat outside, it would not be a pleasant experience, being stared at by residents whilst they are cooking, showering or toileting!

We implore you to take into consideration our pleas not to allow this extension to go ahead. [redacted]

[redacted]

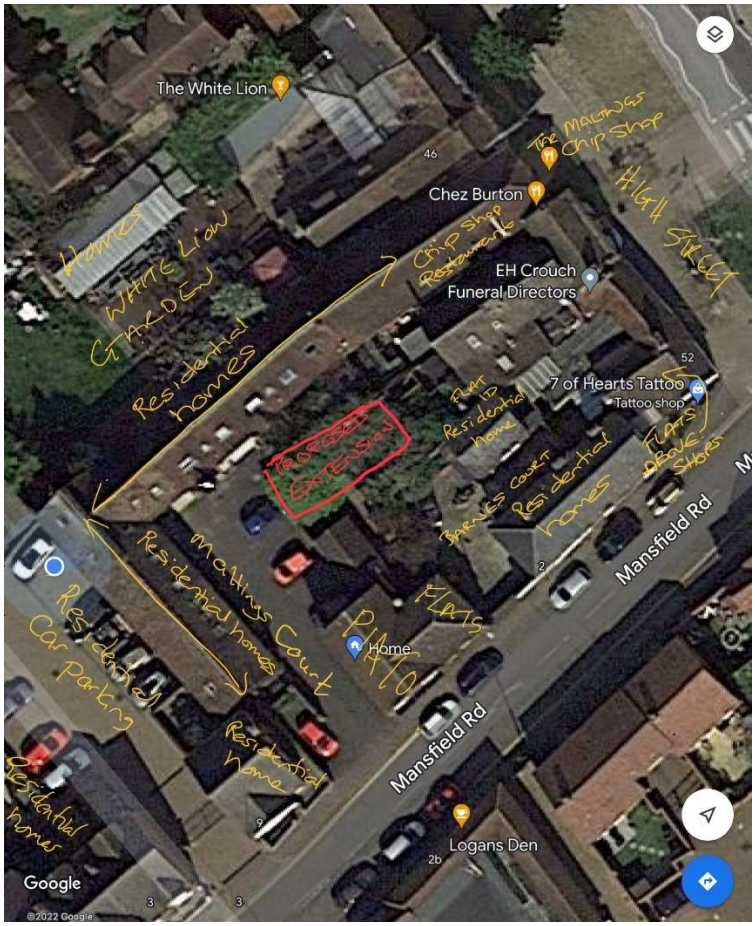
What we are trying to convey to you is that the area that Chez Burton wants to extend out to is our only quiet area we have available to us. If things get too noisy from the pub we can go and sit in our bedroom which as adults is a sad situation, but we have no choice as we have nowhere else to go within our home. **This is our home!** [redacted] It will have a massive impact on our daily living, we all go out to work or school and we all have the right to a quiet time to feel safe and relaxed in. [redacted] Even when the customers have gone, staff will be out there clearing up. It will be relentless!

[redacted]

Council members, how would you like to have an open-air restaurant literally on your doorstep and have your sleep disturbed every night of the week? I am certain you too would not want this to happen.

We have attached photos taken from our bedroom, toilet etc showing you how close the garden is to our homes. If you wish to visit this area and see for yourselves, we would be happy to meet with you. I have also posted a copy of this letter to you. Please could you acknowledge receipt of this email.

Screenshot of Google Earth mapping out how close the garden space is to our homes.



This photo shows the garden space from our bedroom window.

3, 4 & 5 Maltings Court are even closer, all overlook the garden space

View of Barnes Court housed owned by the same landlord as Chez Burton.

Garden space from our toilet and bathroom window. There will be no privacy for us

Garden space from our toilet and bathroom window. There will be no privacy for us. [redacted]

Additional email following mediation attempts

Having received a call from a licensing officer yesterday afternoon, I am writing to say that after talking to other residents of Maltings Court, my husband and I will not be withdrawing our application.

[redacted] I do not feel that loud noise, disturbance at night, the closeness to adjoining property, bright light shining into our bedroom windows, scraping chairs, customers causing a commotion when leaving and the staff clearing up every evening late into the night, is irrelevant [redacted]

[redacted] I do not feel that the 2.1 metre fencing will prevent patrons observing us. It's the same height as standard fencing in the area already and we see everything in the garden. I was also told that the outside area would seat 18 people: that's a lot of voices late at night in a small area!