

APPENDIX C

Dear Karen,

In addition to my partners comments earlier this week, I too would like to formally object to the variation of premises licence submitted for the L.A Grill at 10 Hill Street.

The plans proposed by the L.A grill are for the first and second floor of Trevax house. As the owner of the third floor of Trevax house, the change of use would be devastating for not only myself, but any properties on Market Row.

I purchased [REDACTED] Market Row (with my partner William Davies) in February 2020. At this time, the property was above the homeware store Laura Ashley. I hope you can appreciate that the plans proposed are a dramatic difference from the original use.

My primary concerns surround noise, smell, litter, safety and traffic.

1. The noise from both a busy restaurant and kitchen will have a negative impact on my living environment. The proposal of live / recorded music 7 days a week until midnight (and more) will result in a loss of sleep. Market Row appealed to us as buyers due to its quiet and peaceful environment.
2. The addition of extraction fans for the kitchen fumes will create odour pollution directly outside our windows or rooftop.
3. We currently share access to bins with the White Horse Development and Starbucks. The courtyard holding the bins is often full and I fear that addition of further bins will create an unclean environment and attract vermin. In addition to this, the increased foot traffic and litter which a bar / restaurant brings is not in keeping with Market Rows tidy shopfronts and local businesses.
4. A loss of safety is inevitable. With a bar comes the drunk and disorderly. Again, one reason we opted to move to Saffron Walden was its safe and secure environment. In addition to this, the restaurant will require access to the fire exit which shares the entrance to our flat. This has the potential to increased risk of theft and damage to the property.
5. We own a garage on Market Row, which is also the entrance to our property. The increase of traffic and curb side parking on Market Row is inevitable, which will result in difficult access to our home. I suspect that increased traffic will also result in an increase in pedestrian accidents.

All of the above amounts to a huge loss in property value. Many mortgage lenders will not mortgage buyers if the property is above a restaurant or bar. The financial implications are huge. In addition, our home insurance will need to be reviewed - living above a restaurant and bar is more costly than living above a shop as the likelihood of fire, theft or property damage is greater. This is again a financial strain.

From the basic standpoint of increased noise and odour pollution, combined with decreased safety, property value and standard of living - I hope you can appreciate the devastating effect that the L.A Grill will have to not only myself, but the surrounding area.

Thank you in advance and please do not hesitate to contact me should you have any further questions.

Kind regards,
Jasmine Kilpatrick

[REDACTED]