

APPENDIX E

Dear Karen,

Thank you for your time on the phone earlier - much appreciated.

As discussed, I would like to formally object to the variation of premises licence submitted for the L.A Grill at 10 Hill Street. This location is directly below my property, which I purchased in February 2020. At the time of purchase, this property was above Laura Ashley. As you can imagine, this would be quite a stark change of use. I have several concerns which my neighbours and I share. These include;

-The unacceptable impact from noise pollution generated by a restaurant playing live and recorded music late into the evening will affect peace and quiet, especially on hot days when both premises windows will be open. Google reviews of the owners original restaurant The Plough often reference the volume of the music, which is a great concern. I have neighbours above Richard Riccio with a young child who would also be greatly affected by this new premises.

This is also covered in 4.1 of my leasehold agreement 'Quiet Enjoyment'. *"To permit the tenant to peacefully hold and enjoy the property during the term without interruption"*.

-Unacceptable disturbance from late night revelry disturbing local residents.

-Unacceptable noise and smell from kitchen extractor fans, directly at my outside space (which was a key feature of the property, and the reason for buying).

-Reduction in property value. Having consulted my mortgage broker, will affect my property value negatively, and can impact how mortgageable the property is if I choose to sell in the future.

-Prevention of crime and disorder on Market Row including Public Nuisance - Includes the worry of groups of diners outside my front door smoking.

-Public access and safety concerns on illegal parking on Market Row (already an issue, but will be heightened by a restaurant/bar that provides no parking).

I hope that this conveys the concerns my partner and I share, and that we didn't move to this location to live above a restaurant / American bar that plays live music. This is a property that we would live in for many years, being large enough for us to start a family, and settle in long-term, but with a noisy restaurant open late into the evening, this won't be an option for us. Please can you put forward our objection to this.

We appreciate that new restaurants will bring more life to the town, but with no parking, and so close to residents who bought properties down this road *because* it was quiet and there were no late-night licenses, is a real shame for the road.

I am away at work from today, so email is the best contact for me if you need more info on anything please let me know. Thanks for your time.

Kind regards,
William Davies

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