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Mr Matthew Heron
Planning Officer
Welwyn Hatfield Borough Council
The Campus
Welwyn Garden City
Herts AL8 6AE

15 October 2014

By email 'm.heron@welhat.gov.uk'

Dear Mr Heron,

**ERECTION OF NEW PUBLIC HOUSE AND ASSOCIATED WORKS
LAND OFF COMET WAY, HATFIELD AL10 0XY
APPLICATION REF S6/2014/1443/MA**

We act on behalf of The Beales Group who own and operate the hotel adjacent to this application by Wetherspoons and as discussed with you last week, our client has major concerns about this proposal, in particular with regard to the potential for disturbance to our client's patrons for the following reasons.

Noise Nuisance

Our client's primary objective is to provide a high level of comfort to its residents and this includes sleep. With such a large area outside, our client's hotel is going to be subject to very loud noise every day of the year in summer and winter. The clientele of a typical Wetherspoons has a young demographic type such as students where excess drinking, late nights, loud traffic movements such as the revving of engines and the slamming of doors is the norm. We are aware that a premises licence application has also been submitted and this notice refers to a 1am finish on Thursday, Friday and Saturday nights. This is way too late for four star hotel residents and exacerbates the above concerns.

Further noise will be experienced by our guests due to the unloading of empty bottles into skips (whatever the restrictions say, this will happen at all times of day and night) compounded by early morning deliveries, the squealing of air brakes and rubbish trucks. Air conditioning and fridge / freezer condensers running all night will increase the ambient noise levels. Overall, all the above will have an adverse impact on comfort of our guests and will be detrimental to our business.

Smell Nuisance

Our client's guests will be sleeping just yards away from the kitchens of this proposed Wetherspoons and it is our view that inadequate provision has been made for the dispersal of smells by way of extraction and filtration.

Disruption to Business

The imposition of a Wetherspoons with its cut price business model right next door to Welwyn Hatfield's highest rated hotel will have an extremely deleterious effect on the trading position of one of Hatfield's oldest businesses, namely Beales Hotel, which celebrates its 50th anniversary this year. Our client expects to lose heavily on breakfast, room service, bar sales, lunches and dinners to Wetherspoons being located directly adjacent to the hotel.

Car Parking

Our client's car park is free. There is a real danger that it will get overwhelmed with cars from Wetherspoon's guests from day one. The car park in Comet Square is free for one hour and then after that, very steep charges apply. For instance, a three hour visit to Wetherspoons for dinner will cost the customer an additional £7.50 as car park charges apply 24 hours a day. Our client is already subject to nuisance parking by students at the University and by visitors to the Galleria. Given this scenario, our client would have no other option than to erect a barrier control, at cost, which could also create traffic danger on the fast moving Comet Way

For the reasons above, we object to the planning application as it will have an adverse effect on crime and disorder, public safety, the prevention of public safety besides our client's business. We would be grateful if you will keep the undersigned advised of progress of this application.

Yours faithfully

A black rectangular redaction box covering the signature of Mr T Edens.

Mr T Edens MRICS

c.c. Mr A Beale, Hatfield Beales Hotel