



TEMPLARS
BUILDING SURVEYORS LTD.
Baranite House, 13 Whitehorse Street
Baldock, Herts. SG7 6QB
Chartered Building Surveyors



Tel & Fax: (01462) 490350
e-mail: enquiries@templars-baldock.co.uk

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10 September 2004

Mr L Alderman
TPS Visual
Warner House
39 Jubilee Trade Centre
Jubilee Road
Letchworth
Herts SG6 1SP

Dear Laurie,

RE: POPLARS FARM, ROE GREEN, SANDON

Further to our meeting I have met with and discussed issues with the Area Planning Officer Mr Richard Tiffin.

1. New Barn

Mr Tiffin is happy with the current leisure use associated with the main house. As such its use for dances, parties, garaging, storage of cars etc is compatible in planning terms with the class use. If this use intensifies to a degree where it is no longer considered to be ancillary to the principal residential use then a Planning Application may be required. A continuation of the existing use is therefore permitted under planning law.

If it was proposed to have a more formal jazz club or similar within it then this would constitute a change of use under planning terms. Whilst there appears to be adequate car parking the noise and disturbance and potential loss of amenity to adjoining owners may mean any application to have a formal club here would be resisted.

The unofficial inference I gained from his remarks was that if there were to be an occasional jazz night there this would not cause a problem under planning. The degree and intensity of such a use would be the determining factor about whether any requirement for a Planning Application or enforcement would be taken.

DIRECTORS:- S. J. ROGERS F.R.I.C.S. P.W. MORRIS M.R.I.C.S.