



www.north-herts.gov.uk

NORTH HERTFORDSHIRE DISTRICT COUNCIL

Town and Country Planning Act 1990

DECISION NOTICE

Correspondence Address:

Alison Young Planning Associates Ltd
Yew Tree Cottage
Green End
Ware
SG12 0NX

Applicant:

Mr. L. Alderman

PARTICULARS OF DEVELOPMENT

Application: 26/01820/FP

Proposal: Change of use of existing barn for live music for charity events for a maximum of 15 evenings in any calendar year (development already carried out).

Location: Poplars Farm, Roe Green, Sandon, Buntingford, Hertfordshire, SG9 0QG

Plan Nos: PF01
PF02
BR-049-01
T3469-003

PARTICULARS OF DECISION

In pursuance of its powers under the above Act and the associated Orders and Regulations, the Council hereby **GRANT PERMISSION** for the development proposed by you in your application received with sufficient particulars on 5 August 2026, subject to the following condition(s):

Biodiversity Net Gain

1. This development is not subject to the statutory Biodiversity Gain Plan condition because it is considered exempt under the statutory exemptions (<https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments>) or transitional arrangements in respect of the biodiversity gain condition.

Planning Conditions

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The barn shall host no more than 15 live music events in any calendar year and shall not otherwise be used for concerts, festivals or other organised entertainment events without the prior grant of planning permission.

Reason: To safeguard the living conditions of nearby occupiers from noise and disturbance in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and Chapter 17 of the NPPF 2026.

3. The use hereby permitted for live music events shall only take place between the hours of 18:00 and 23:00 hours on Fridays and Saturdays with no use on Sundays and Bank Holidays.

Reason: To safeguard the living conditions of nearby occupiers from noise and disturbance in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2013 and Chapter 17 of the NPPF 2026.

4. Within three months of the date of this permission, a Noise Management Plan shall be submitted to the Local Planning Authority for written approval. The Plan shall include details of measures to minimise noise arising from the use hereby approved, details of a complaints procedure, and arrangements for monitoring compliance. The use hereby permitted shall cease within three months of the date of the Local Planning Authority's written approval if the measures detailed within the approved Noise Management Plan have not been fully implemented and shall be maintained as such thereafter.

Reason: To safeguard the amenities of neighbouring occupiers in accordance with Policy D3 of the Local Plan 2011-2031 and Chapter 17 of the NPPF 2026.

5. During any live music event all external doors and windows to the barn shall remain closed except for access and egress.

Reason: To safeguard the living conditions of nearby occupiers from noise and disturbance in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and Chapter 17 of the NPPF 2026.

6. External lighting associated with the operation of the events shall only be illuminated during the period commencing one hour before the start of an event and ending no later than one hour after the event has concluded. At all other times, no external lighting is permitted.

Reason: To safeguard the amenities of nearby occupiers and the rural character of the area in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and Chapter 17 of the NPPF 2026.

7. A register of all live music events shall be maintained and shall include the date of the event, start and finish times and attendance numbers. The register shall be made available to the Local Planning Authority upon request.

Reason: To safeguard the living conditions of nearby occupiers from noise and disturbance in accordance with Policy D3 of the North Hertfordshire Local Plan 2011-2031 and Chapter 17 of the NPPF 2026.

Proactive Statement:

Planning permission has been granted for this proposal. Discussion with the applicant to seek an acceptable solution was not necessary in this instance. The Council has therefore acted proactively in line with the requirements of the Framework (paragraph 38) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

Signed:



Shaun Greaves
Development and Conservation Manager

Development Management
North Hertfordshire District Council
Council Offices
Gernon Road
Letchworth
Herts
SG6 3JF

Date: 28 September 2026

The Council's Privacy Notice is available on our website: <https://www.north-herts.gov.uk/home/council-data-and-performance/data-protection/information-management-gdpr>

NOTES

- 1 **Failure to satisfy conditions may invalidate this permission and/or result in enforcement action. Particular attention should be paid to the requirements of any condition in bold.**
- 2 Applicants will need to pay a compliance fee where they request confirmation in writing of any planning consent, agreement or approval (commonly known as discharge of conditions) required by one or more conditions or limitations attached to a grant of planning permission.
- 3 The fee is £309 per request or £89 where the permission relates to an extension or alteration to a dwellinghouse or other development in the curtilage of the dwellinghouse.

The request can be informal through the submission of a letter or plans, or formal through the completion of an application form and the submission of plans. Any number of conditions may be included on a single request. The form is available via the Council's website:
www.north-herts.gov.uk/home/planning/planning-applications/submit-planning-application
- 4 If the development hereby permitted is one that will require a new postal address/es then please contact the Council's **street naming and numbering service** on 01462 474431 or email SNN@north-herts.gov.uk who will advise you on how to apply for the new address/es.

Any proposed sales and/or marketing name to be adopted by the developer should be forwarded to the **street naming and numbering service**, prior to any publication of the site details and sales information.
- 5 If you are aggrieved by the decision of your local planning authority (LPA) to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

However, if an enforcement notice has been served for the same or very similar development the time limit is 28 days from the date of the LPA decision or 28 days from the date the enforcement notice was served.

Appeals can be made online at: <https://www.gov.uk/appeal-planning-decision>
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

6 Purchase Notices

If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

- 7 The District Council and County Highway Authority wish to ensure that, in the implementation of the development, hereby approved, the highway verge adjacent to the property is not damaged or does not become unsightly due to the stationing of skips, parking of vehicles, storing of building materials etc thereon. Your attention is, therefore, drawn to the provisions of Section 131 of the Highways Act 1980 and to the Hertfordshire County Council Bylaws 1955 (specifically relating to grass margins and verges in Letchworth Garden City) by virtue of which such actions, unless authorised by the prior grant of a licence, constitute a prosecutable offence. Persons responsible for undertaking the development and any associated works are, therefore, strongly encouraged to take appropriate steps to ensure that no breach of the said legislation occurs during the course of such activities. In the event of any damage being caused it will be expected that suitable reinstatement is undertaken upon completion of the development. Failure to do so could also result in legal action

being pursued. To obtain information regarding the issue of licences, contact Hertfordshire Highways, Hertfordshire County Council, County Hall, Pegs Lane, Hertford, SG138DQ or telephone 0300 1234 047.

8 Cadent Gas Informative:

Cadent Gas own and operate the gas infrastructure within the area of your development. Contact our Plant Protection Team for approval before carrying out any works on site and ensuring requirements are adhered to. Email plantprotection@cadentgas.com Alternatively you can register on www.beforeyoudig.cadentgas.com This service is free of charge.

THIS PLANNING PERMISSION DOES NOT CONSTITUTE APPROVAL UNDER BUILDING REGULATIONS AND IS NOT A LISTED BUILDING CONSENT OR CONSERVATION AREA CONSENT. IT DOES NOT CONVEY ANY APPROVAL OR CONSENT WHICH MAY BE REQUIRED UNDER ANY ENACTMENT, BYE-LAW, ORDER OR REGULATION OTHER THAN SECTION 57 OF THE TOWN AND COUNTRY PLANNING ACT 1990.