

CLARE COTTAGE
ROE GREEN
SANDON
BUNTINGFORD
HERTS
SG9 0QG

31st August, 2026.

North Herts Council,
PO Box 7075,
Manchester.
M28 8JX

For the attention of Vicki Wood, Development and Conservation

Dear Sirs,

Your ref: 26/01820/FP

We do not object to the above Planning Application per se, although previous decisions by NHDC in 2010 and 2013 precluded the use of the building for any commercial purposes. The immediate neighbours were not formally consulted about the applications. Sandon Parish Council objected to the original application, and nothing has changed since regarding the unsuitable location of Poplars Farm for such events.

That said, we appreciate the jazz nights appear to be enjoyed by many, and it is commendable if Lawrie (Alderman) donates a portion of his profit to charity.

If permission IS granted this time, we respectfully request it be subject to some reasonable conditions:-

1. The number of attendees is limited to 100 (including staff and artists).
2. All attendees, including staff and artists, vacate the site by 11 p.m. for all events.

In fact, these very conditions were assured by Lawrie, in an informal whatsapp message, in March, 2025, to all the residents of Roe Green, before any of the events commenced (please see attached) so should be acceptable.

Unfortunately, these assurances have not been forthcoming from the outset, the attendance already in excess of 150 (50% more than stated). 136 tickets are available for sale. Some of the events have not even been covered by a TEN licence. Contrary to Lawrie's original idea that the events would be mostly attended by locals on foot, in fact only a few villagers attend; the majority of attendees arrive/leave by vehicle. Sandon is just a small village with narrow roads and, normally, little traffic. It has taken an inordinate length of time to turn into our own drive when attendees are leaving.

The closing times have been well after 11 p.m. – 12.00 a.m., 1.00 a.m., and on New Year's Eve 4.00 a.m.

3. The number of events is limited to 8 per annum, as requested in the planning application of 2010, running from September to April on the last Friday of those months, with no event on New Year's Eve.

The Cowshed jazz club is an indoor event and we appreciate the building has a level of sound-proofing, but in the summer months windows and doors are left open, and outdoor seating provided. Attendees naturally drift outside and linger after the event, adding to the disruption that Lawrie assured us would not occur.

4. The use of floodlights is prohibited.

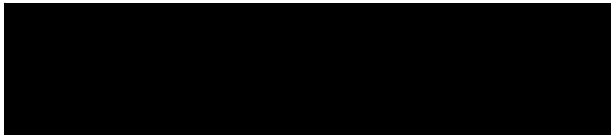
The use of floodlights is particularly disruptive to the residents at Thatched Cottage, immediately adjacent to the venue. A torch is a viable alternative.

5. The Cowshed is not used for residential purposes whatsoever.

We are indebted to Lawrie for his assurance that "there wont be drunken teenagers at this one! [smiley face]" and that he has "NO plans to expand this in [his] old age".

In previous private correspondence from Lawrie to us regarding his plans for a Jazz Club he states "You seemed to have got the impression that this is some kind of commercial venture. That is not the case." and "The events I have planned are all purely private affairs for friends and family". Google shows the Cowshed Jazz Club as the No. 1 jazz venue in East Anglia !

Yours faithfully,

A large black rectangular redaction box covering the signature area.

IAN AND DAWN DELL.

Enc.