

The Manager  
St Katherine's Barn  
St Katherine's  
Ledbury  
Herefordshire  
HR8 1EA

Your Ref:  
Our Ref: JWM/283348  
Please ask for: Mrs J Warren-McCauley  
Direct Line / Extension: 01432 260158  
Fax: 01432 261982  
E-mail: [jwarrenmccauley@herefordshire.gov.uk](mailto:jwarrenmccauley@herefordshire.gov.uk)

19<sup>th</sup> June 2019

Dear Sir/Madam

**ENVIRONMENTAL PROTECTION ACT 1990  
LICENSING ACT 2003 – PREMISE LICENCE - PR01846  
ALLEGED NOISE NUISANCE FROM LOUD MUSIC & ANCILLARY ACTIVITIES- ST KATHERINE'S  
BARN- ST KATHERINE'S, LEDBURY, HEREFORDSHIRE, HR8 1EA**

I regret to inform you that we have received a number of complaints alleging that loud music & noise from the outside areas at the above address is causing a nuisance to local residents. I must stress that at the present time there is no independent evidence to support the allegation.

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The complainants have been issued with a Record of Nuisance log sheet with an instruction to provide more information if there are continuing problems following this letter and record how it is affecting them in their property e.g. time, duration and impact. On receipt of this information or if we receive other similar complaints, we will investigate the matter further. This may involve carrying out monitoring visits using one or more of the following methods relevant to the investigation; personal observations, noise level measurements, sound recordings. If a Statutory Nuisance is identified then formal action through the service of an abatement notice, under the above legislation, will be considered.

Please also be aware there are allegations that the site is operating not in accordance with your premise licence. I respectfully remind you that the existing premise licence conditions should also be adhered to. Should you require any clarification on your licence conditions please contact Licencing Team via 01432 261761

I would be grateful if you could please review the matter and take appropriate action, if required, however should you wish to discuss this matter further or require additional advice or information, please do not hesitate to contact me. Our reference number is detailed at the top right of this letter and should be quoted when contacting us.

Yours sincerely

**MRS J WARREN-MCCAULEY  
TECHNICAL OFFICER  
ENVIRONMENTAL HEALTH AND TRADING STANDARDS**

**cc Licencing Team by email**

**TO: DEVELOPMENT MANAGEMENT- PLANNING AND  
TRANSPORTATION  
FROM: ENVIRONMENTAL HEALTH AND TRADING  
STANDARDS**



**APPLICATION DETAILS**

288932 / 190253

Land at St Katherine's Barn, High Street, Ledbury, Herefordshire, HR8 1DZ

Susannah Burrage, Environmental Health Officer

I have received the above application on which I would be grateful for your advice.

The application form and plans for the above development can be viewed on the Internet within 5-7 working days using the following link: <http://www.herefordshire.gov.uk>

I would be grateful for your advice in respect of the following specific matters: -

Air Quality	Minerals and Waste
Contaminated Land	Petroleum/Explosives
Landfill	Gypsies and Travellers
Noise	Lighting
Other nuisances	Anti Social Behaviour
Licensing Issues	Water Supply
Industrial Pollution	Foul Drainage
Refuse	

Please can you respond by ..

**Comments**

Our comments are with regard to potential noise and nuisance issues that might arise from development.

I am of the opinion that the planning application for change of use to a described art gallery and café is misleading as the premises is being used as a weekend live music venue.

We object to the proposed change of use on noise and nuisance grounds as we are of the opinion that as a retrospective planning proposal, what is there is almost certain to adversely impact on the amenity of neighbouring residents. This is in terms of amplified music emanating from a poorly insulated and structurally defective barn and the large seating area immediately adjacent. Voices from the seating area are likely to cause a disturbance to residents and the opening access door onto the seating area will cause noise break out from the barn. Further noise will be generated when guests leave the premises after the event has completed.

Should the applicant wish to provide further supporting evidence in relation to their application and attempt to demonstrate that the proposal will not cause amenity impacts on neighbours at a minimum the following must be provided:

A revised planning statement which sets out more realistically the actual use of the premises.

A noise assessment which examines the impact of amplified music at the nearest closest sensitive receptors.

A detailed noise management plan as to how noise will be managed at the site.

Proposed structural upgrading to ensure that there is no noise break-out from the inside of the premises through poor structure, doors and windows.

Signed: Susannah Burrage

Date: 28 August 2019

Mrs L Jones  
St Katherine's Barn  
Bye Street  
Ledbury  
Herefordshire  
HR8 1EA

Your Ref:  
Our Ref: MIJ/287133  
Please ask for: Ms Elisabeth Laughland  
Direct Line / Extension: 01432 261676  
Fax: 01432 261982  
E-mail: [elaughland@herefordshire.gov.uk](mailto:elaughland@herefordshire.gov.uk)

30 August 2019

Dear Mrs Jones,

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ENVIRONMENTAL PROTECTION ACT 1990  
WARNING LETTER- OFFICERS WITNESSED LOUD AMPLIFIED MUSIC FROM THE BARN**

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- 2<sup>nd</sup> August 2019 at 22.25
- 9<sup>th</sup> August 2019 at 23.45
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Our night-time noise team will continue to monitor your premises when they are in the area. This may involve carrying out noise monitoring using one or more of the following methods; personal observations, noise level measurements and sound recordings. If a Statutory Nuisance is identified then formal action through the service of an abatement notice, under the above legislation, will be considered. Licensing have been notified of these incidents.

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Yours sincerely,

**MS ELISABETH LAUGHLAND  
PRINCIPAL ENVIRONMENTAL HEALTH OFFICER  
ENVIRONMENTAL HEALTH AND TRADING STANDARDS**



**TO: DEVELOPMENT MANAGEMENT- PLANNING AND  
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**Comments**

Further to my comments of 28<sup>th</sup> August I now comment specifically on the use of these premises as described in planning application 190253 for an art gallery and café which I understand is based on a previously expired planning permission dating from 2015. (142773)

Should it be intended to use the premises as a café, for food hygiene and building control purposes a commercial kitchen extract ventilation system is likely to be required. I request a plan which contains the location of the kitchen (I cant see one in the drawings submitted) and full details of the exhaust system so that it can be assessed for noise and nuisance. This should include an elevation plan showing the ductwork, flue and terminus to the outside of the building and a floor plan showing the ductwork and extraction system. The type of filtration proposed, location of this and fans and residence times within the flue are also requested.

I would lastly suggest that the proposed opening hours could cause a nuisance to neighbours and therefore recommend that the use of the business ceases outside between the hours of 21:00 and 08:00 and inside 22:00 and 08:00 daily.

Signed: Susannah Burrage

Date: 11 September 2019

Ms L Jones  
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Your Ref:  
Our Ref: ELA/289449  
Please ask for: Elisabeth Laughland  
Direct Line / Extension: 01432 261676  
Fax: 01432 261982  
E-mail: Elisabeth.Laughland@herefordshire.gov.uk

16 September 2019

Dear Ms Lynn Jones,

**ENVIRONMENTAL PROTECTION ACT 1990  
WARNING LETTER- OFFICERS WITNESSED LOUD AMPLIFIED MUSIC – LICENSE REVIEW.  
ST KATHERINE'S, LEDBURY, HEREFORDSHIRE, HR8 1EA**

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Also I confirm we have been consulted by Licencing with regards to a licence review request made against your premises licence. Having considered the information received and gathered by our team over the summer I confirm we will be supporting this call for a review on the grounds the Licensing objective 'Prevention of Public Nuisance' is not being met by the current licensing conditions, considering the premises location, structure, activities and noise management controls.

In the meantime I would again strongly advise you carryout your own review on your current activities to ensure they do not cause ongoing excessive noise disturbance to the area. As part of this review you would need to consider the following :-

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ENVIRONMENTAL HEALTH AND TRADING STANDARDS**

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St Katherine's  
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Please ask for: Elisabeth Laughland  
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**ELISABETH LAUGHLAND  
PRINCIPAL ENVIRONMENTAL HEALTH OFFICER  
ENVIRONMENTAL HEALTH AND TRADING STANDARDS**

## **Environmental Protection**

The following sound clips will be played at the licensing sub committee on 18 October 2019 which are:

Sound clip 1: Sat outside car park 60m

Sound clip 2: Friday amplified music inside bedroom

Sound clip 3: Friday out of hours car park outside music people

Sound clip 4: Friday out of hours car park outside



Working in partnership for the people of Herefordshire



County of Herefordshire District Council,  
Brockington, 35 Hafod Road, Hereford. HR1 1SH.  
website: www.herefordshire.gov.uk  
switchboard: 01432 260000



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**Location:** St Katherine's Barn Ledbury HR8 1DZ

**Description:**

Map Scale 1:155.1 ; Map Centre OS Grid Reference 371,066.8439011:237,623.5516242

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Herefordshire Council

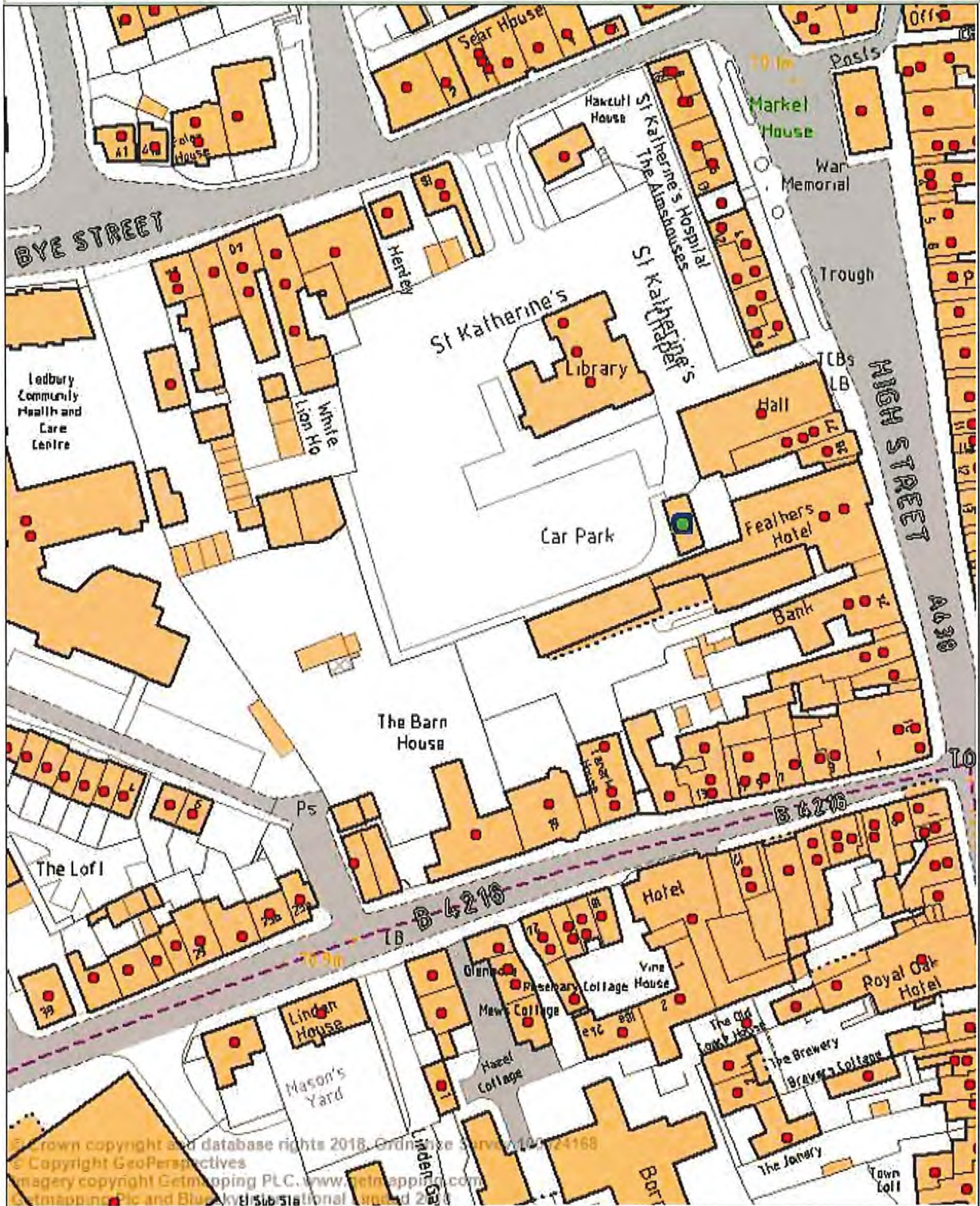


NHS Herefordshire



County of Herefordshire District Council, Brockington, 35 Hafod Road, Hereford. HR1 1SH. website: www.herefordshire.gov.uk switchboard: 01432 260000

Working in partnership for the people of Herefordshire



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**Location:** St Katherine's Barn, Ledbury. HR8 1DZ  
**Description:** Licence Review - Ref 289449

Map Scale 1:1,180 ; Map Centre OS Grid Reference 371,025.4601015:237,606.8357455  
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St Katherine's Barn – Located in St Katherine's Carpark Ledbury – behind Ledbury High Town





St Katherine's Barn – East Elevation











(Before railings went up)









Front of St Katherine's Barn and Alms Houses









West of St Katherine's Carpark area







St Katherine's Carpark Entrance





Inside the St Katherine's Barn Entertainment Area.













St Katherine's Barn – Posters















### the barn ledbury venue information

The Barn is a recently renovated venue in the town centre of Ledbury. The old features offer great ambience and acoustics for live music. We are concentrating on mainly original music. The building has different areas for dancing and bar/cafe area with two mezzanines for quieter chatty areas.

We are now promoting bands every Friday or Saturday for the foreseeable future.

The Barn is in a carpark and parking is free in the evening!

### venue contact details and info

<b>Name:</b> The Barn Ledbury	<b>Address:</b> St Katherine's, Ledbury, HR8 1EA
<b>Phone:</b> 07772174088	<b>Website:</b> <a href="https://en-gb.facebook.com/LiveInLedbury/">https://en-gb.facebook.com/LiveInLedbury/</a>
<b>Venue short url:</b> <a href="https://www.skiddle.com/venues/95402/">https://www.skiddle.com/venues/95402/</a>	<b>Capacity:</b> 100
<b>Music Policy:</b> usually original	<b>Type of venue:</b> Live
<b>Ambiance:</b> lovely old building with all features	<b>Dress code:</b> n/a
<b>Clientele:</b> adult	<b>Opening hours:</b> 7.30pm - 12.00pm
<b>Drinks served:</b> full bar with local ales, cider and fine wines	<b>Food served:</b> will be soon!
<b>Disabled facilities:</b> available	<b>Parking:</b> free
<b>Nearest Bus Stop:</b> 2 minutes walk	<b>Nearest Train Station:</b> 10 minutes walk

Software Center  
Hoople Managed Services  
Your computer is about to restart.

# The Barn Ledbury 2019

https://www.list.co.uk/place/118597-the-barn-ledbury/

**FREE £60 WINE VOUCHER** naked wine  
T&Cs APPLY. £60 OFF YOUR FIRST WINE ORDER OF £99.99 OR MORE.

## The Barn

Update this place

St Katherine's Carpark, Ledbury, HR8 1EA [view map](#)

Telephone: 07772174088  
Website: [www.facebook.com/LiveInLedbury/](http://www.facebook.com/LiveInLedbury/)

Jump to [times](#) or [comments](#)

### Events at this venue

[Leg Puppy, Pink Diamond Revue, Nature of Wires](#)

Triple-bill of electric dark wave trance bands.

**Fri 21 Jun £10 / 07772174088**  
19:30 – 00:00

[Read the full event](#)  
Not registered? [Create an account](#)

Forgot your password?  
Facebook

Password

[GO](#)

#### SHARE THIS ON

[Twitter](#) [Facebook](#) [Pinterest](#) [Email](#)

[Find hotels near this venue](#) [Labels/venue.com](#)

#### SIMILAR PLACES

- Market Theatre**  
Market Street, Ledbury
- Studiocrafts**  
Ground Floor, 5A The Southend, Ledbury
- Eastnor Pottery**  
Home Farm, Eastnor, Ledbury
- Court Farm**  
Court Farm Barn, Aylton, Ledbury, Hereford
- Drunken Monkey Festival Site**  
Welland Road, Upton Upon Severn
- Stanbrook Abbey**  
Jennett Tree Lane, Worcester
- Market House**  
High Street, Ross-on-Wye
- Shirehall**  
Union Street, Hereford

[More venues](#) [Venues](#)

07:09 18/06/2019

https://en-gb.facebook.com/jg/LiveInLedbury/events/?ref=page\_internal

The Barn - Events | Facebook

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**The Barn**  
@LiveInLedbury

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About  
Community  
Events

#### Upcoming events

[Share Events](#)

Date	Event Name	Location
JUN 21	LegPuppy album launch party + Art exhibition	The Barn Ledbury
JUL 5	The Very Grimm Brothers	The Barn Ledbury
JUL 6	Gary O'Dea	The Barn Ledbury
JUL 9	Mirimakes Music	The Barn Ledbury
JUL 11	Johnny Kowalski and the Sexy Weirdos	The Barn Ledbury
JUL 12	Little Rumba	The Barn Ledbury
JUL 13	Performance Workshop: Quaking In Me Stac...	The Barn Ledbury
JUL 13	Hedluv and Passman	The Barn Ledbury

See more of The Barn on Facebook

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County of Herefordshire District Council,  
Brockington, 35 Hafod Road, Hereford. HR1 1SH.  
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**Description:**

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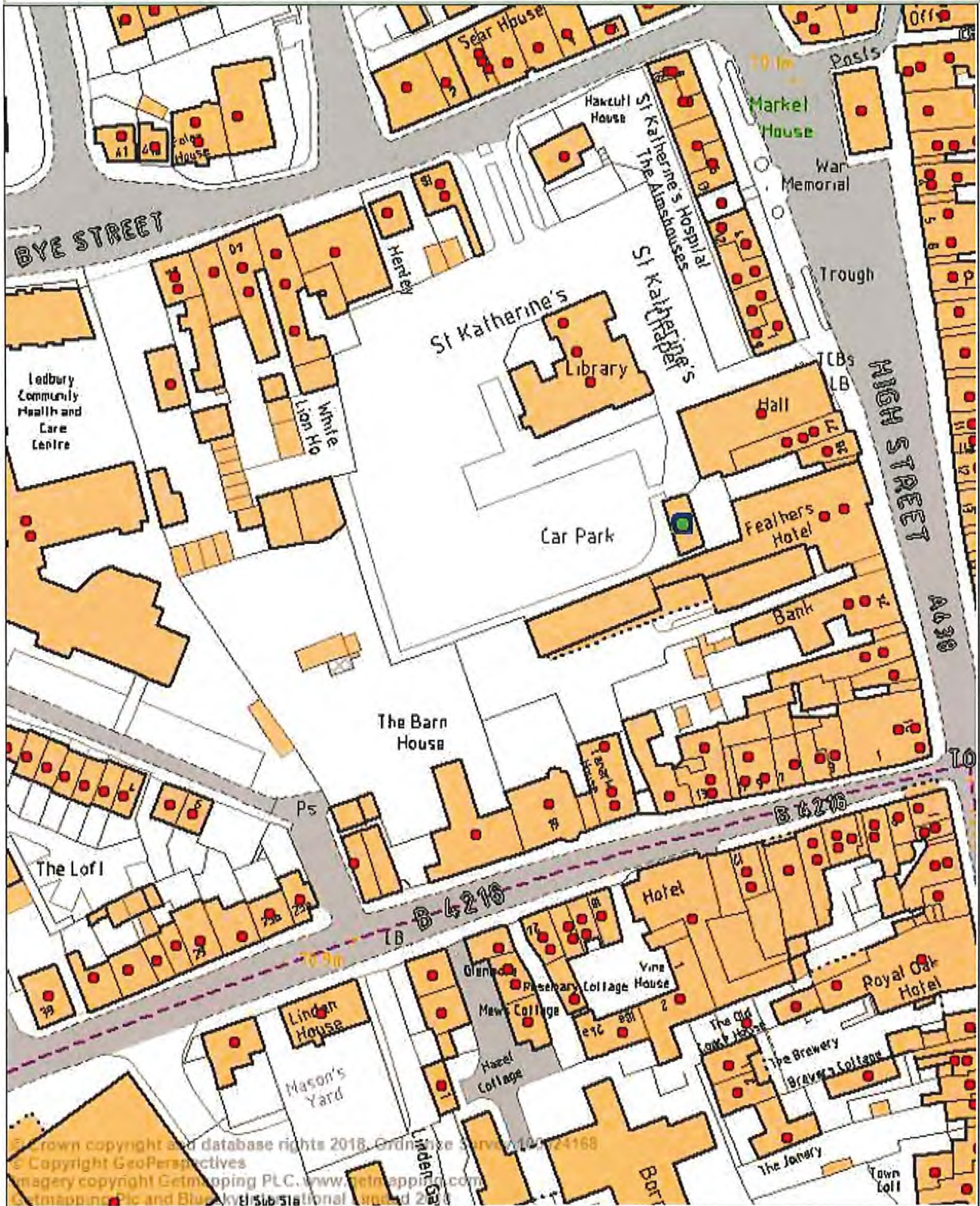


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**Location:** St Katherine's Barn, Ledbury. HR8 1DZ

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St Katherine's Barn – Located in St Katherine's Carpark Ledbury – behind Ledbury High Town





St Katherine's Barn – East Elevation











(Before railings went up)









Front of St Katherine's Barn and Alms Houses









West of St Katherine's Carpark area







St Katherine's Carpark Entrance





Inside the St Katherine's Barn Entertainment Area.













St Katherine's Barn – Posters















### the barn ledbury venue information

The Barn is a recently renovated venue in the town centre of Ledbury. The old features offer great ambience and acoustics for live music. We are concentrating on mainly original music. The building has different areas for dancing and bar/cafe area with two mezzanines for quieter chatty areas.

We are now promoting bands every Friday or Saturday for the foreseeable future.

The Barn is in a carpark and parking is free in the evening!

### venue contact details and info

<b>Name:</b> The Barn Ledbury	<b>Address:</b> St Katherine's, Ledbury, HR8 1EA
<b>Phone:</b> 07772174088	<b>Website:</b> <a href="https://en-gb.facebook.com/LiveInLedbury/">https://en-gb.facebook.com/LiveInLedbury/</a>
<b>Venue short url:</b> <a href="https://www.skiddle.com/venues/95402/">https://www.skiddle.com/venues/95402/</a>	<b>Capacity:</b> 100
<b>Music Policy:</b> usually original	<b>Type of venue:</b> Live
<b>Ambiance:</b> lovely old building with all features	<b>Dress code:</b> n/a
<b>Clientele:</b> adult	<b>Opening hours:</b> 7.30pm - 12.00pm
<b>Drinks served:</b> full bar with local ales, cider and fine wines	<b>Food served:</b> will be soon!
<b>Disabled facilities:</b> available	<b>Parking:</b> free
<b>Nearest Bus Stop:</b> 2 minutes walk	<b>Nearest Train Station:</b> 10 minutes walk



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# The Barn Ledbury 2019

https://www.list.co.uk/place/118597-the-barn-ledbury/

**FREE £60 WINE VOUCHER** naked wine  
T&Cs APPLY. £60 OFF YOUR FIRST WINE ORDER OF £99.99 OR MORE.

## The Barn

Update this place

St Katherine's Carpark, Ledbury, HR8 1EA [view map](#)

Telephone: 07772174088  
Website: [www.facebook.com/LiveInLedbury/](http://www.facebook.com/LiveInLedbury/)

Jump to [times](#) or [comments](#)

### Events at this venue

[Leg Puppy, Pink Diamond Revue, Nature of Wires](#)

Triple-bill of electric dark wave trance bands.

**Fri 21 Jun £10 / 07772174088**  
19:30 – 00:00

Read the full event details  
Not registered? [Create an account](#)

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Password

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#### SIMILAR PLACES

- Market Theatre**  
Market Street, Ledbury
- Studiocrafts**  
Ground Floor, 5A The Southend, Ledbury
- Eastnor Pottery**  
Home Farm, Eastnor, Ledbury
- Court Farm**  
Court Farm Barn, Aylton, Ledbury, Hereford
- Drunken Monkey Festival Site**  
Welland Road, Upton Upon Severn
- Stanbrook Abbey**  
Jennett Tree Lane, Worcester
- Market House**  
High Street, Ross-on-Wye
- Shirehall**  
Union Street, Hereford

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https://en-gb.facebook.com/jg/LiveInLedbury/events/?ref=page\_internal

The Barn - Events | Facebook

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Food

### Upcoming events

Share Events

Date	Event Name	Location
JUN 21	LegPuppy album launch party + Art exhibition	The Barn Ledbury
JUL 5	The Very Grimm Brothers	The Barn Ledbury
JUL 6	Gary O'Dea	The Barn Ledbury
JUL 9	Mirimakes Music	The Barn Ledbury
JUL 11	Johnny Kowalski and the Sexy Weirdos	The Barn Ledbury
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