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MIR: Material Info

The Material Information Affecting this Property

Monday 09th September 2024



WATERDELL LANE, ST. IPPOLYTS, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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www.country-properties.co.uk





Property

Type: Detached
Bedrooms: 4
Plot Area: 0.36 acres
Council Tax : Band E
Annual Estimate: £2,721
Title Number: HD308718

Tenure: Freehold

Local Area

Local Authority: Hertfordshire
Conservation Area: No
Flood Risk:
 ● Rivers & Seas: No Risk
 ● Surface Water: Very Low

Estimated Broadband Speeds
 (Standard - Superfast - Ultrafast)

6 mb/s	75 mb/s	1000 mb/s

Mobile Coverage:
 (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *7 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 81/01573/1	
Decision:	Decided
Date:	23rd October 1981
Description:	Erection of car port.

Planning records for: *9 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 91/00823/1	
Decision:	Decided
Date:	09th July 1991
Description:	Two storey and single storey rear extension (As amended by plan received on 6th August 1991)

Reference - 87/00795/1	
Decision:	Decided
Date:	19th May 1987
Description:	Erection of single storey front and side extension

Reference - 90/00578/1	
Decision:	Decided
Date:	20th April 1990
Description:	Renewal of permission for use of land to provide boarding cattery together with retention of 20 pens granted on 4.2.88.

Planning records for: **9 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 87/01833/1	
Decision:	Decided
Date:	07th December 1987
Description:	Change of use of land to form boarding cattery together with erection of 20 pens (additional plans recieved 15/1/88)

Reference - 05/01483/1	
Decision:	Decided
Date:	12th October 2005
Description:	Removal of condition 1 from previous planning permission 90/0578/1 granted 27/06/90

Planning records for: **11 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 08/00585/1HH	
Decision:	Decided
Date:	14th March 2008
Description:	Two storey rear extension, pitched roof to front entrance porch

Reference - 89/01459/1	
Decision:	Decided
Date:	16th October 1989
Description:	Single and two storey side and rear extension together with single storey rear extension to provide self-contained elderly persons accommodation

Planning records for: **13 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 05/01246/1HH	
Decision:	Decided
Date:	01st September 2005
Description:	Two Storey Rear/Side Extension.

Reference - 00/01810/1HH	
Decision:	Decided
Date:	27th November 2000
Description:	Pitch roof to existing front porch, new side wall with entrance gates

Planning records for: **15 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 83/01468/1	
Decision:	Decided
Date:	12th September 1983
Description:	Erection of 30 feet high amateur radio mast

Planning records for: **19 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 79/01886/1	
Decision:	Decided
Date:	14th August 1979
Description:	Erection of two storey side and single storey front extension

Planning records for: *19 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 76/00427/1	
Decision:	Decided
Date:	24th March 1976
Description:	Proposed erection of single storey rear extension

Reference - 04/01487/1HH	
Decision:	Decided
Date:	16th September 2004
Description:	Pitched roof to existing garage and front porch.

Reference - 90/01642/1	
Decision:	Decided
Date:	10th December 1990
Description:	First floor rear extension

Planning records for: *21 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 91/01093/1	
Decision:	Decided
Date:	13th September 1991
Description:	Single storey rear extension

Planning records for: *21 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 81/01809/1	
Decision:	Decided
Date:	18th December 1981
Description:	Section 53 as to whether erection of single storey side extension requires planning permission.

Reference - 90/00685/1	
Decision:	Decided
Date:	09th May 1990
Description:	Two storey side and rear extensions

Planning records for: *23 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 07/00216/1HH	
Decision:	Decided
Date:	25th January 2007
Description:	Single and two storey rear extension.

Planning records for: *25 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 79/00653/1	
Decision:	Decided
Date:	23rd April 1979
Description:	Erection of two storey side extension and single storey rear extension

Planning records for: *25 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 83/00878/1	
Decision:	Decided
Date:	10th June 1983
Description:	Two storey side extension

Planning records for: *29 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 89/00176/1	
Decision:	Decided
Date:	30th January 1989
Description:	Two storey rear extension and erection of shed.

Planning records for: *31 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 09/00377/1HH	
Decision:	Decided
Date:	23rd March 2009
Description:	Two storey side and part two storey, part single storey rear extension together with conversion of extended roofspace into habitable accommodation, pitch roof over existing bay window and entrance door on front elevation (as amended by plan no. 0231/01 I received 11th May 2009)

Planning records for: *33 Waterdell Lane St. Ippolyts Hitchin Hertfordshire SG4 7RA*

Reference - 00/01015/1HH	
Decision:	Decided
Date:	06th July 2000
Description:	Two storey side and rear extension

Planning records for: **33 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 09/00328/1HH
Decision: Decided
Date: 02nd April 2009
Description: Two storey side and rear extension, front entrance porch and first floor front bay window.
Reference - 05/01428/1HH
Decision: Decided
Date: 03rd October 2005
Description: Two storey rear extension, two storey side extension, single storey front porch extension and first floor front bay window.
Reference - 09/02059/1HH
Decision: Decided
Date: 30th October 2009
Description: Two storey side and rear extension, front entrance porch and first floor front bay window. Single storey rear extension (variation to planning permission ref 09/00328/1HH granted 15/05/09)
Reference - 01/00141/1HH
Decision: Decided
Date: 30th January 2001
Description: Two storey side and rear extension (as variation of planning permission ref: 00/01015/1HH granted 30.08.00)

Planning records for: **33 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 10/02663/1NMA	
Decision:	Decided
Date:	25th October 2010
Description:	Relocation of first floor side elevation and positioning of two roof lights on rear single storey extension (non-material amendment of planning reference 09/00328/1HH granted permission on 15/05/09)

Planning records for: **35 Waterdell Lane St. Ippolyts Hitchin SG4 7RA**

Reference - 04/00899/1HH	
Decision:	Decided
Date:	27th May 2004
Description:	Retention of 2.2m and 2.3m high fence panels to side boundary of rear garden

Reference - 02/00838/1HH	
Decision:	Decided
Date:	23rd May 2002
Description:	Two storey side and rear extensions

Planning records for: **37 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 14/01706/1NMA	
Decision:	Decided
Date:	23rd June 2014
Description:	Pitched roof with parapets changed to lower height flat roof with fascias and soffits, material changed to sedum green roof (non-material amendment to planning application 13/03028/1HH granted 14.02.2014)

Planning records for: *37 Waterdell Lane St Ippolyts Hitchin SG4 7RA*

Reference - 13/03028/1HH
Decision: Decided
Date: 30th December 2013
Description: Single storey rear extension, erection of front entrance porch and insertion of side dormer window.

Reference - 91/00519/1
Decision: Decided
Date: 26th April 1991
Description: Single storey rear extension

Planning records for: *39 Waterdell Lane St. Ippolyts Hitchin SG4 7RA*

Reference - 02/00556/1HH
Decision: Decided
Date: 08th April 2002
Description: Single storey front extension and rear conservatory. Side dormer window. Detached garage (as amended by drawing no. 0208/02D received 11.09.02)

Reference - 01/01785/1HH
Decision: Decided
Date: 16th November 2001
Description: Front entrance porch. Two storey rear extension. Side roof dormer window to facilitate loft conversion.

Planning records for: **39 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 83/00037/1
Decision: Decided
Date: 12th January 1983
Description: Erection of first floor rear extensions

Reference - 86/01320/1
Decision: Decided
Date: 14th August 1986
Description: Erection of single storey front, side and part two storey rear extension.

Reference - 86/01738/1
Decision: Decided
Date: 22nd October 1986
Description: Erection of single storey front, side and two storey rear extensions.

Planning records for: **41 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 80/00203/1
Decision: Decided
Date: 05th February 1980
Description: Erection of single storey rear extension and replacement detached garage.

Planning records for: **41 Waterdell Lane St. Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 01/00451/1HH
Decision: Decided
Date: 22nd March 2001
Description: Two and single storey side extensions. New pitched roof following demolition of existing garage (as amended by drawings received 29.5.01)

Reference - 86/00539/1
Decision: Decided
Date: 11th April 1986
Description: Erection of first floor rear extension and front entrance porch.

Planning records for: **43 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 87/00614/1
Decision: Decided
Date: 21st April 1987
Description: Erection of two and single storey side and rear extension

Planning records for: **45 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 00/00056/1HH
Decision: Decided
Date: 14th January 2000
Description: Two storey rear and side extension to include new porch

Planning records for: *47 Waterdell Lane St Ippolyts Hitchin SG4 7RA*

Reference - 15/02699/1HH	
Decision:	Decided
Date:	23rd November 2015
Description:	Increase eaves height by 0.8m and roof alterations comprising removal of existing front dormer window, insertion of two dormer windows in front roofslope, first floor rear extension and insertion of two dormer windows in rear roofslope.

Reference - 17/01546/1NMA	
Decision:	Decided
Date:	16th June 2017
Description:	Increase extent of render on external walls downwards by approximately 1 metre on North, East and West elevations. Correction of position of right hand side dormer at front (north) of building

Planning records for: *49 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 89/00033/1	
Decision:	Decided
Date:	09th January 1989
Description:	Rear dormer extensions

Reference - 24/01615/LDCP	
Decision:	Decided
Date:	22nd July 2024
Description:	Partial garage conversion and alterations to fenestration.

Planning records for: *49 Waterdell Lane St. Ippolyts Hitchin SG4 7RA*

Reference - 02/01797/1HH	
Decision:	Decided
Date:	29th November 2002
Description:	Rear conservatory

Reference - 88/01672/1	
Decision:	Decided
Date:	27th September 1988
Description:	Rear dormer extension

Planning records for: *51 Waterdell Lane St Ippolyts SG4 7RA*

Reference - 80/00251/1	
Decision:	Decided
Date:	15th February 1980
Description:	Erection of detached garage.

Reference - 86/00464/1	
Decision:	Decided
Date:	26th March 1986
Description:	Erection of single storey side and front extension following demolition of existing garage.

Planning records for: **83 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 22/03048/FPH	
Decision:	Decided
Date:	01st December 2022
Description:	Single storey rear extension following demolition of existing outbuilding, rendering and painting,, and alterations to openings

Reference - 10/00117/1HH	
Decision:	Decided
Date:	03rd February 2010
Description:	Single storey side extension

Planning records for: **87 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 79/00384/1	
Decision:	Decided
Date:	12th January 1979
Description:	Erection of single storey rear extension

Reference - 00/01232/1HH	
Decision:	Decided
Date:	15th August 2000
Description:	Single storey rear extension following demolition of existing conservatory

Planning records for: **87 Waterdell Lane St Ippolyts Hitchin Hertfordshire SG4 7RA**

Reference - 23/02593/FPH	
Decision:	Decided
Date:	06th November 2023
Description:	Single storey side/rear extension following demolition of existing attached garage and workshop (as amended by plans rec'd 8 December 2023).

Planning records for: **89 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 86/01816/1	
Decision:	Decided
Date:	06th November 1986
Description:	Erection of single storey side and rear extension.

Planning records for: **91 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 88/00912/1	
Decision:	Decided
Date:	23rd May 1988
Description:	Erection of rear garden shed extension.

Reference - 77/01112/1	
Decision:	Decided
Date:	12th August 1977
Description:	Erection of single storey rear extension

Planning records for: **93 Waterdell Lane St Ippolyts Hitchin SG4 7RA**

Reference - 74/00201/1	
Decision:	Decided
Date:	20th January 1974
Description:	Stable and store

Planning records for: **95 Waterdell Lane St Ippolyts SG4 7RA**

Reference - 86/00929/1	
Decision:	Decided
Date:	13th June 1986
Description:	Erection of front entrance porch.

Reference - 02/01142/1HH	
Decision:	Decided
Date:	25th July 2002
Description:	Rear first floor conservatory

Reference - 02/01921/1HH	
Decision:	Decided
Date:	18th December 2002
Description:	First floor rear extension.

Planning records for: *97 Waterdell Lane St. Ippolyts Hitchin SG4 7RA*

Reference - 02/01006/1HH	
Decision:	Decided
Date:	27th June 2002
Description:	Single storey rear extension

Reference - 86/00930/1	
Decision:	Decided
Date:	13th June 1986
Description:	Erection of front entrance porch.

Building Safety

None specified

Accessibility / Adaptations

Replaced all windows and doors - 2001

Replaced rear patio doors - 2024

Heating system upgraded - 2018

Restrictive Covenants

None

Rights of Way (Public & Private)

None

Construction Type

Standard Brick

Property Lease Information

Freehold

Listed Building Information

Not listed

Other

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - Suuplier - Octopus

Gas Supply

YES - Suuplier - Octopus

Central Heating

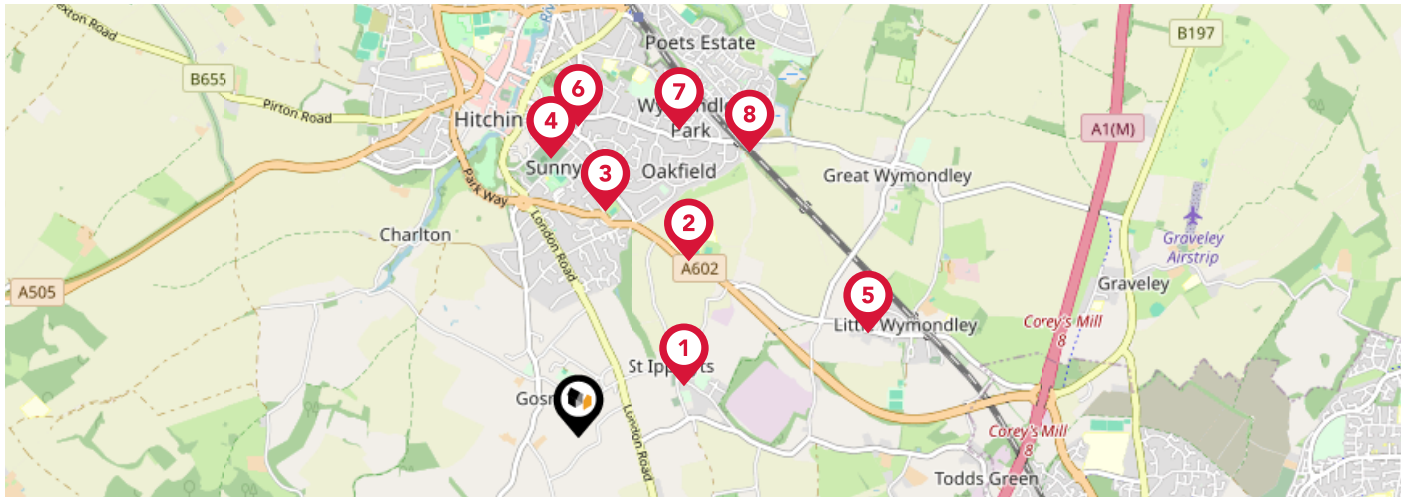
GCH

Water Supply

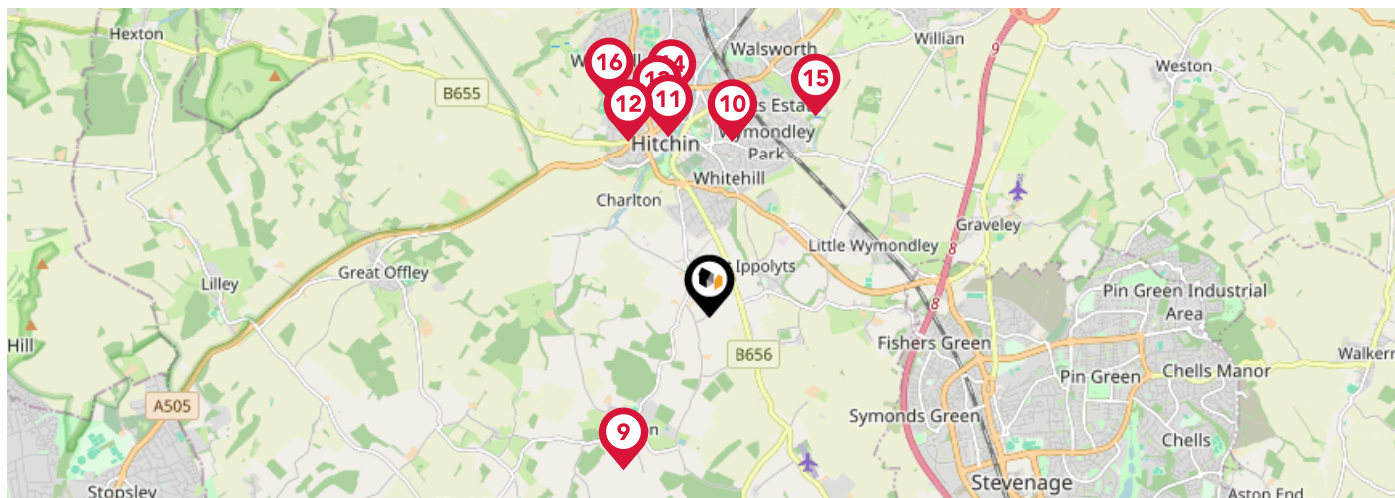
Anglian water

Drainage

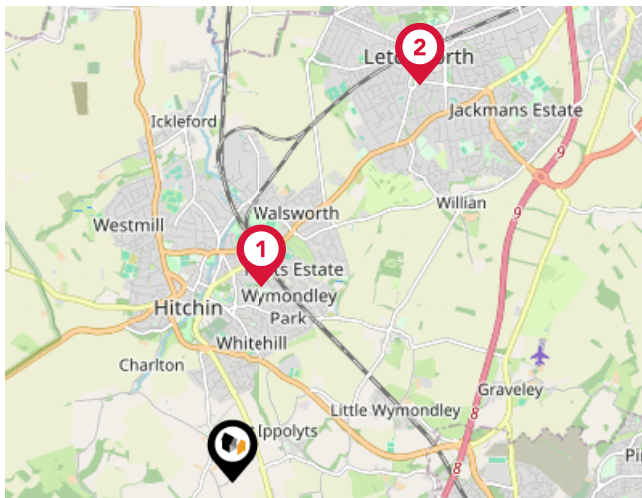
Mains



	Nursery	Primary	Secondary	College	Private
<p>1 St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:0.54</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>2 Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.95</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>3 Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.04</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>4 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1.28</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>5 Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.41</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>6 Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:1.42</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>7 William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.48</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p>8 Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.52</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

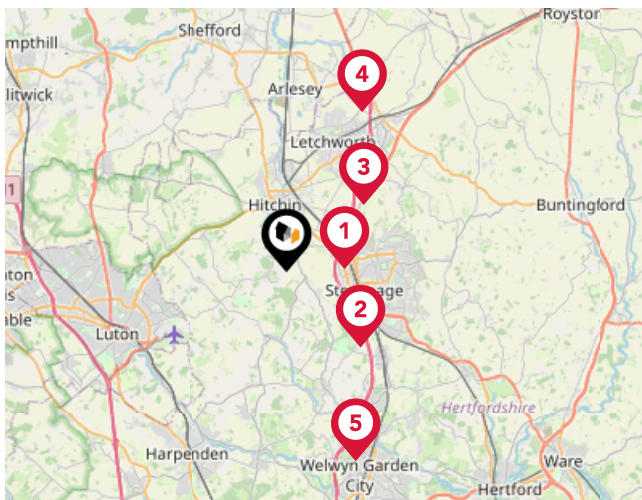


		Nursery	Primary	Secondary	College	Private
	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.69	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:2	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



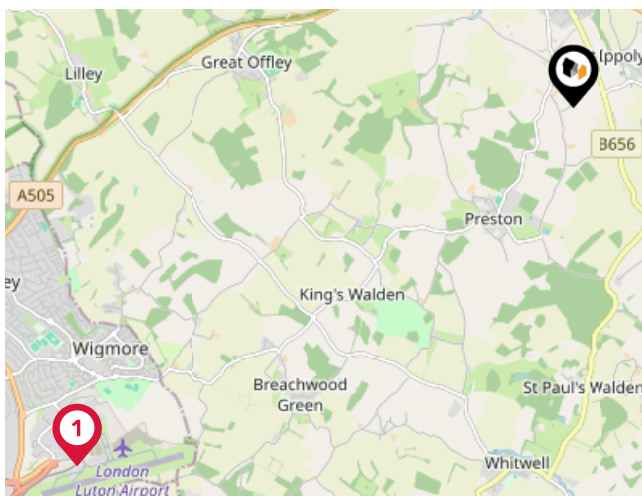
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.8 miles
2	Letchworth Rail Station	4.01 miles
3	Stevenage Rail Station	3.21 miles



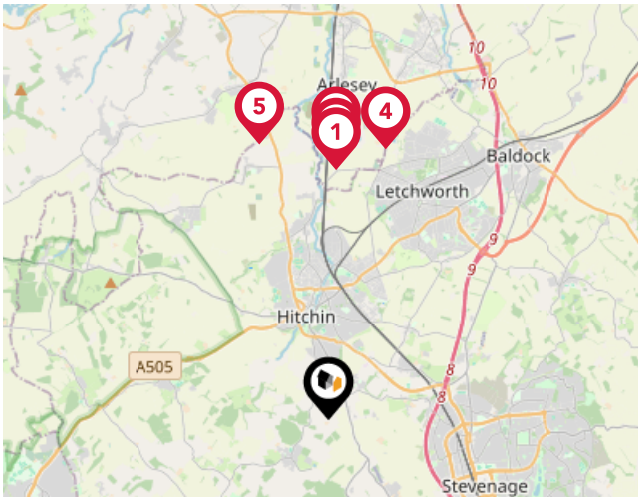
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.15 miles
2	A1(M) J7	3.85 miles
3	A1(M) J9	3.74 miles
4	A1(M) J10	6.47 miles
5	A1(M) J6	7.35 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	5.61 miles
2	Heathrow Airport	32.3 miles
3	Silvertown	32.37 miles
4	Stansted Airport	22.86 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	4.56 miles
2	The Cemetery	4.73 miles
3	Jubilee Crescent	4.94 miles
4	Dickens Boulevard	5.06 miles
5	Loganberry Way	5.19 miles

Important - Please read

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Country Properties

Data Quality

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