

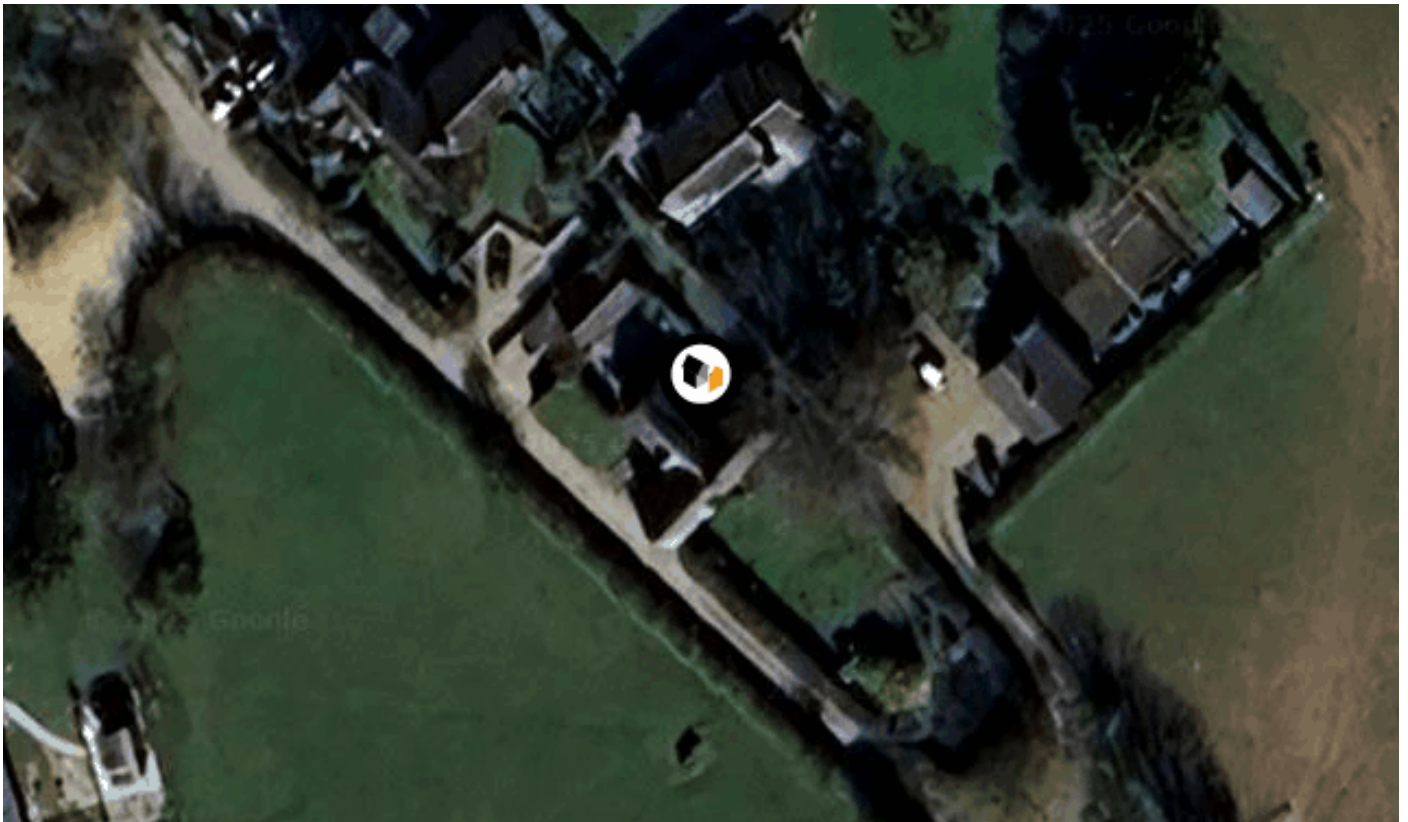


See More Online

MIR: Material Info

The Material Information Affecting this Property

Wednesday 24th September 2025



WEST STREET, LILLEY, LUTON, LU2

Country Properties

6 Brand Street Hitchin SG5 1HX

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phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **West Street, Lilley, Luton, LU2**

Reference - 20/02696/LBC	
Decision:	Decided
Date:	19th November 2020
Description:	Change of thatching materials on modern extension from long straw to water reed.

Planning records for: ***Keepers Cottage 33 West Street Lilley Luton LU2 8LN***

Reference - 01/00341/1HH	
Decision:	Decided
Date:	09th March 2001
Description:	Two storey rear extension following demolition of existing single storey extension

Reference - 21/02853/FP	
Decision:	Decided
Date:	05th October 2021
Description:	Erection of 2no. field shelters

Planning records for: ***33 West Street Lilley Luton Hertfordshire LU2 8LN***

Reference - 25/00900/FPH	
Decision:	Registered
Date:	06th May 2025
Description:	Single storey side extension to existing detached carport

Reference - 19/01008/FPH	
Decision:	Registered
Date:	13th May 2019
Description:	Two storey side extension and front porch canopy following demolition of existing outbuildings. Alterations to fenestration, replacement windows and removal of chimney.

Planning records for: **33 West Street Lilley Luton Hertfordshire LU2 8LN**

Reference - 6/2022/1529/EMT	
Decision:	Decided
Date:	30th June 2022
Description:	T2 - Apple - Fell to ground level

Reference - 19/02282/FPH	
Decision:	Decided
Date:	20th September 2019
Description:	Single storey side and two storey rear extension, front porch canopy and detached single storey three-bay car port.

Reference - 21/00493/FPH	
Decision:	Decided
Date:	15th February 2021
Description:	Erection of detached ancillary residential annexe following demolition of existing outbuilding

Planning records for: **34 West Street Lilley Luton Hertfordshire LU2 8LN**

Reference - 24/01814/TCA	
Decision:	Decided
Date:	14th August 2024
Description:	T1: Sycamore, T2 Beech, T3 Birch - Reduce by 30%

Planning records for: **34 West Street Lilley Luton Hertfordshire LU2 8LN**

Reference - 23/01571/FPH	
Decision:	Decided
Date:	01st August 2023
Description:	Side conservatory following demolition of existing conservatory.

Reference - 11/02485/1TCA	
Decision:	Decided
Date:	04th November 2011
Description:	Reduce height by 3m and lift and thin crown by approximately 10% of 1 Silver Birch tree

Reference - 06/02138/1HH	
Decision:	Decided
Date:	20th September 2006
Description:	Erection of front porch following demolition of existing.

Planning records for: **41 West Street Lilley Luton LU2 8LN**

Reference - 93/00724/1TCA	
Decision:	Decided
Date:	24th June 1993
Description:	Removal of three Conifer trees.

Planning records for: **45 West Street Lilley Luton Hertfordshire LU2 8LN**

Reference - 25/00845/DOC
<p>Decision: Decided</p>
<p>Date: 26th March 2025</p>
<p>Description: Details reserved by Condition 3 (Bricks and Roof tiles) of listed building reference 23/01750/LBC granted on 24.06.24.</p>
Reference - 15/00361/1LB
<p>Decision: Decided</p>
<p>Date: 11th February 2015</p>
<p>Description: External alterations to include remodelling rear dormer, inserting 1no rear roof light and replace doors on side elevation together with re-roofing and internal alterations (as amended by drawing no.1421.01 Rev A received on 14/04/2015)</p>
Reference - 15/00494/1HH
<p>Decision: Decided</p>
<p>Date: 20th February 2015</p>
<p>Description: Remodelling of rear dormer to include a pitch roof. As amended by drawing 1421.01-Revision A (received 14 April 2015)</p>
Reference - 25/00971/DOC
<p>Decision: Decided</p>
<p>Date: 26th March 2025</p>
<p>Description: Details reserved by Condition 3 (Bricks and Roof tiles) of planning permission reference 23/01749/FPH granted on 24.06.24.</p>

Planning records for: **45 West Street Lilley Luton Hertfordshire LU2 8LN**

Reference - 23/01749/FPH	
Decision:	Decided
Date:	01st August 2023
Description:	Two storey side extension and single storey rear extension. Insertion of rooflights to existing outbuilding and erection of detached single garage following demolition of existing garage

Reference - 23/01750/LBC	
Decision:	Decided
Date:	01st August 2023
Description:	Two storey side extension and single storey rear extension and internal alterations. Repair of external brickwork.

Planning records for: **Box End 32 West Street Lilley LU2 8LN**

Reference - 87/01708/1	
Decision:	Decided
Date:	12th November 1987
Description:	Erection of single storey front extension

Reference - 83/00826/1	
Decision:	Decided
Date:	23rd May 1983
Description:	Erection of two storey extension and conservatory

Planning records for: ***Greenside The Green West Street Lilley LU2 8LN***

Reference - 81/01751/1	
Decision:	Decided
Date:	01st December 1981
Description:	Erection of two storey side extension.

Reference - 13/00966/1HH	
Decision:	Decided
Date:	24th April 2013
Description:	Two storey front and rear extensions, single storey side extension and internal alterations, following demolition of detached car port.

Planning records for: ***The Lilley Arms West Street Lilley LU2 8LN***

Reference - 84/01252/1	
Decision:	Decided
Date:	07th August 1984
Description:	Erection of single storey rear extension

Reference - 12/00960/1LB	
Decision:	Decided
Date:	26th April 2012
Description:	Upgrading and renewal of internal doors to create protected means of escape, siting of fire alarm and detection systems including emergency lighting at various points throughout building.

Planning records for: *The Lilley Arms West Street Lilley Luton Hertfordshire LU2 8LN*

Reference - 22/00033/DISCON	
Decision:	Decided
Date:	10th January 2022
Description:	Details submitted for Condition 9 (water drainage scheme) pursuant to planning permission 20/00553/VARM

Planning records for: *The Old Chapel West Street Lilley LU2 8LN*

Reference - 91/00416/1	
Decision:	Decided
Date:	11th April 1991
Description:	Rear extension to existing garage with replacement pitched roof

Reference - 24/00366/TCA	
Decision:	Decided
Date:	06th March 2024
Description:	Silver Birch - Remove. Leylandii - To be topped and reshaped by 30%. Holly - Reduce and reshape by 30%.

Reference - 24/0307/HSE	
Decision:	Decided
Date:	06th March 2024
Description:	Retrospective application for conversion of garage to habitable room to include removal of existing garage door and insertion of window to front elevation.

Planning records for: *The Old Chapel West Street Lilley LU2 8LN*

Reference - 83/00399/1	
Decision:	Decided
Date:	26th February 1983
Description:	Erection of two and single storey extensions.

Reference - 91/01423/1	
Decision:	Decided
Date:	05th December 1991
Description:	Single storey side extension to house indoor pool and double garage.

Planning records for: *Woodrake Cottage West Street Lilley LU2 8LN*

Reference - 07/00964/1TCA	
Decision:	Decided
Date:	04th April 2007
Description:	Remove one Ash Tree (T2 on plan)

Reference - 04/01360/1TCA	
Decision:	Decided
Date:	18th August 2004
Description:	Removal of 1 Sycamore and 1 Ash tree

Planning records for: **Woodrake Cottage West Street Lilley LU2 8LN**

Reference - 83/00214/1	
Decision:	Decided
Date:	15th February 1983
Description:	Erection of single storey rear extension

Planning records for: **Land Adjacent To Greenside Opposite 38A West Street Lilley LU2 8LN**

Reference - 07/02729/1TD	
Decision:	Decided
Date:	14th November 2007
Description:	Light telegram pole 7.5 metres above ground level.

Reference - 06/00975/1HH	
Decision:	Decided
Date:	12th June 2006
Description:	Raising of roof by one metre to facilitate pitched roofs and dormer window to front elevation and rear dormer window. Pitched roof to existing single storey rear extension (as amended by drawing received 31.07.06)

Reference - 07/02185/1TD	
Decision:	Decided
Date:	06th September 2007
Description:	Light telegraph pole 7 metre above ground level

Planning records for: **38A West Street Lilley LU2 8LN**

Reference - 82/01118/1	
Decision:	Decided
Date:	16th August 1982
Description:	Erection of single storey side and rear extensions.

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Not suitable for wheelchair users. No adaptations specified.

Restrictive Covenants

Property within a Conservation Area

Rights of Way (Public & Private)

None specified

Construction Type

Standard brick/Thatched roofing

Property Lease Information

Freehold

Listed Building Information

Grade II listed building

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

No connection to gas mains.
Calor Gas connection used

Central Heating

Electric/Night storage heating/Wood burning stove(log burner)

Water Supply

YES - Mains

Drainage

YES - Mains

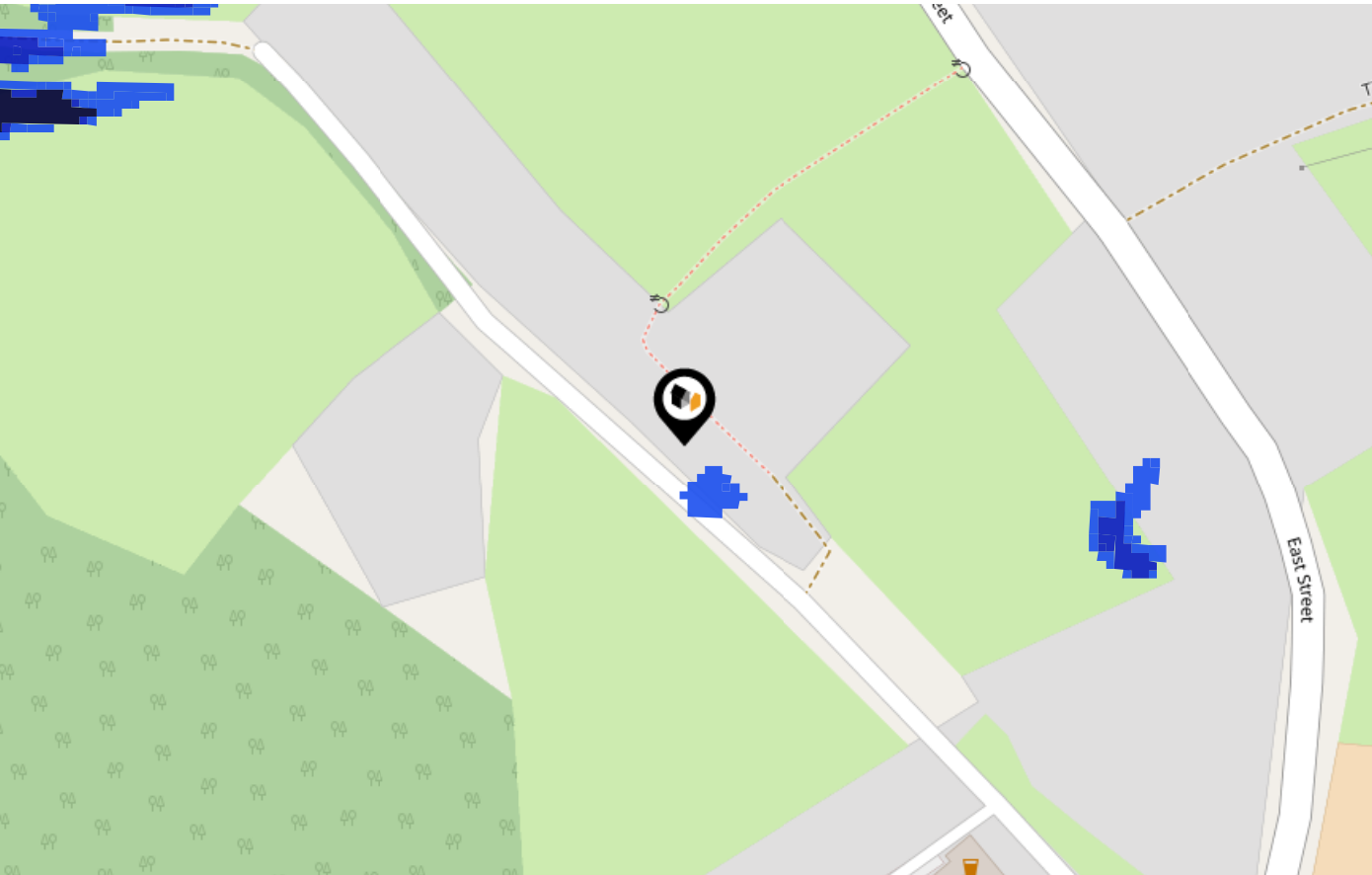
Important - Please read

The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: **Very low**

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

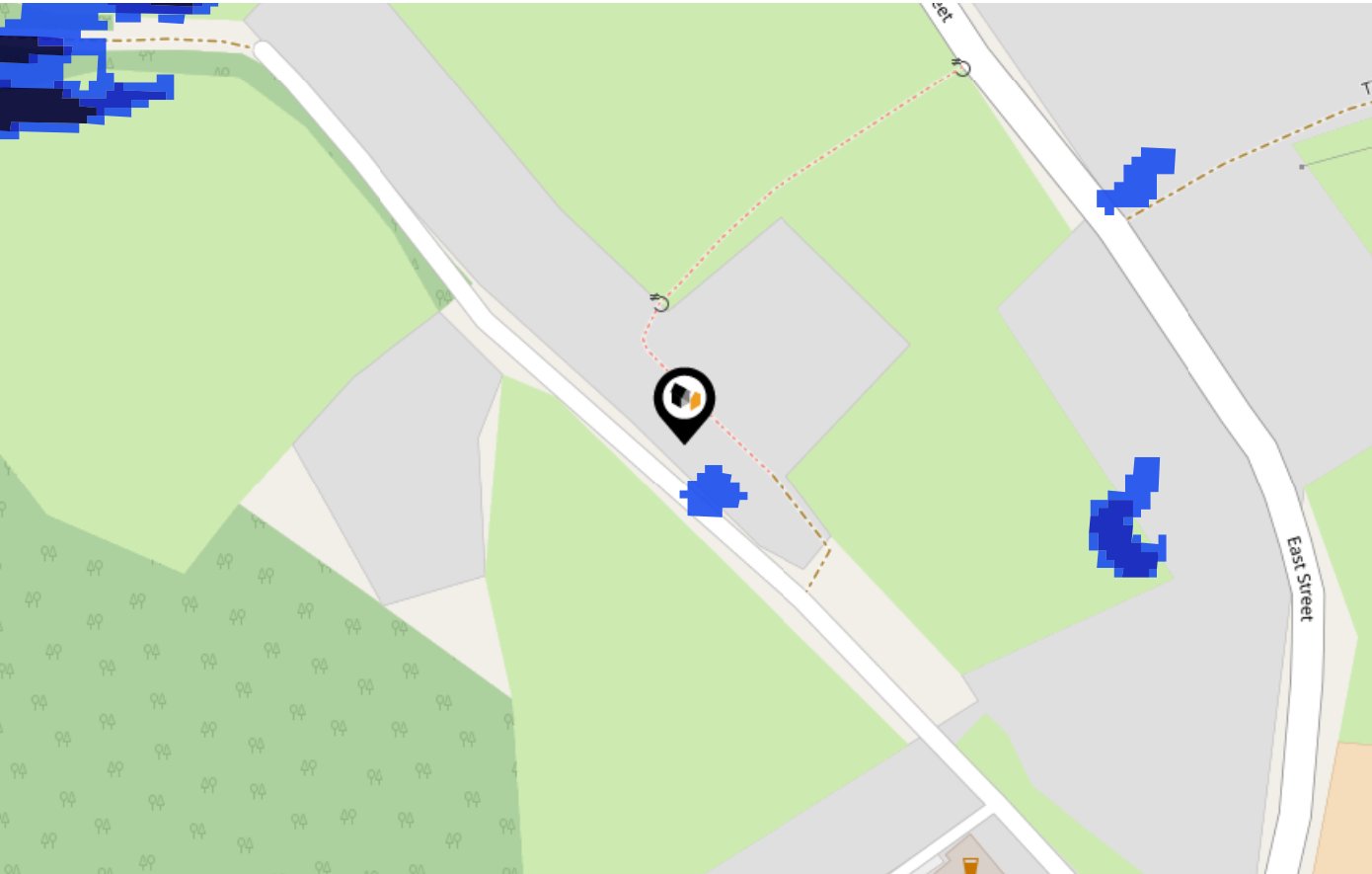
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

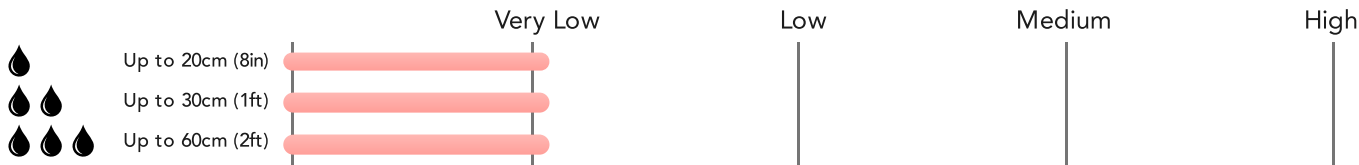


Risk Rating: **Very low**

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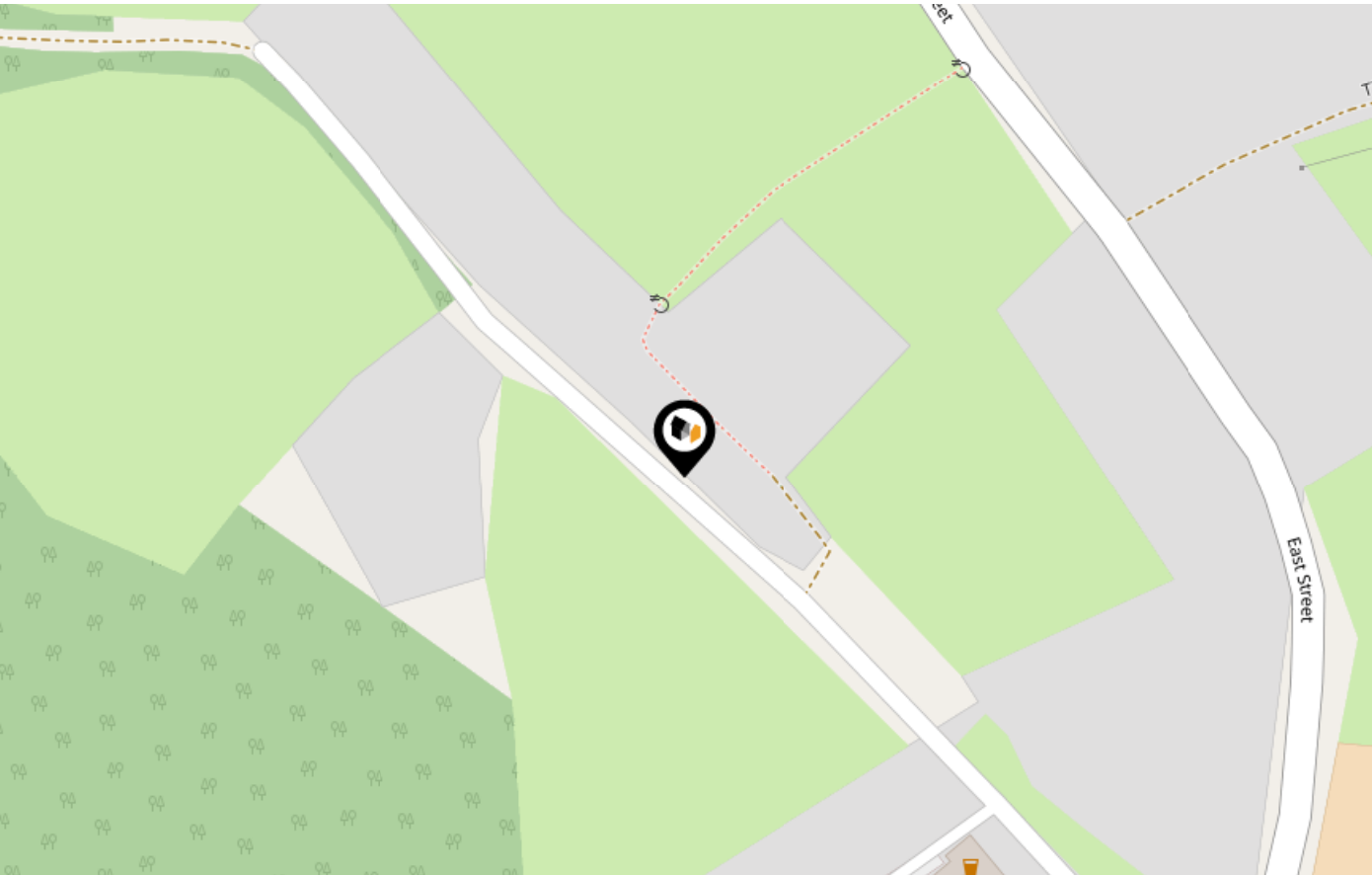
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

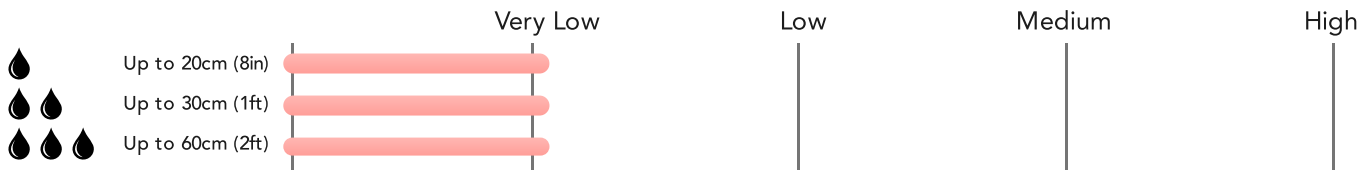


Risk Rating: **Very low**

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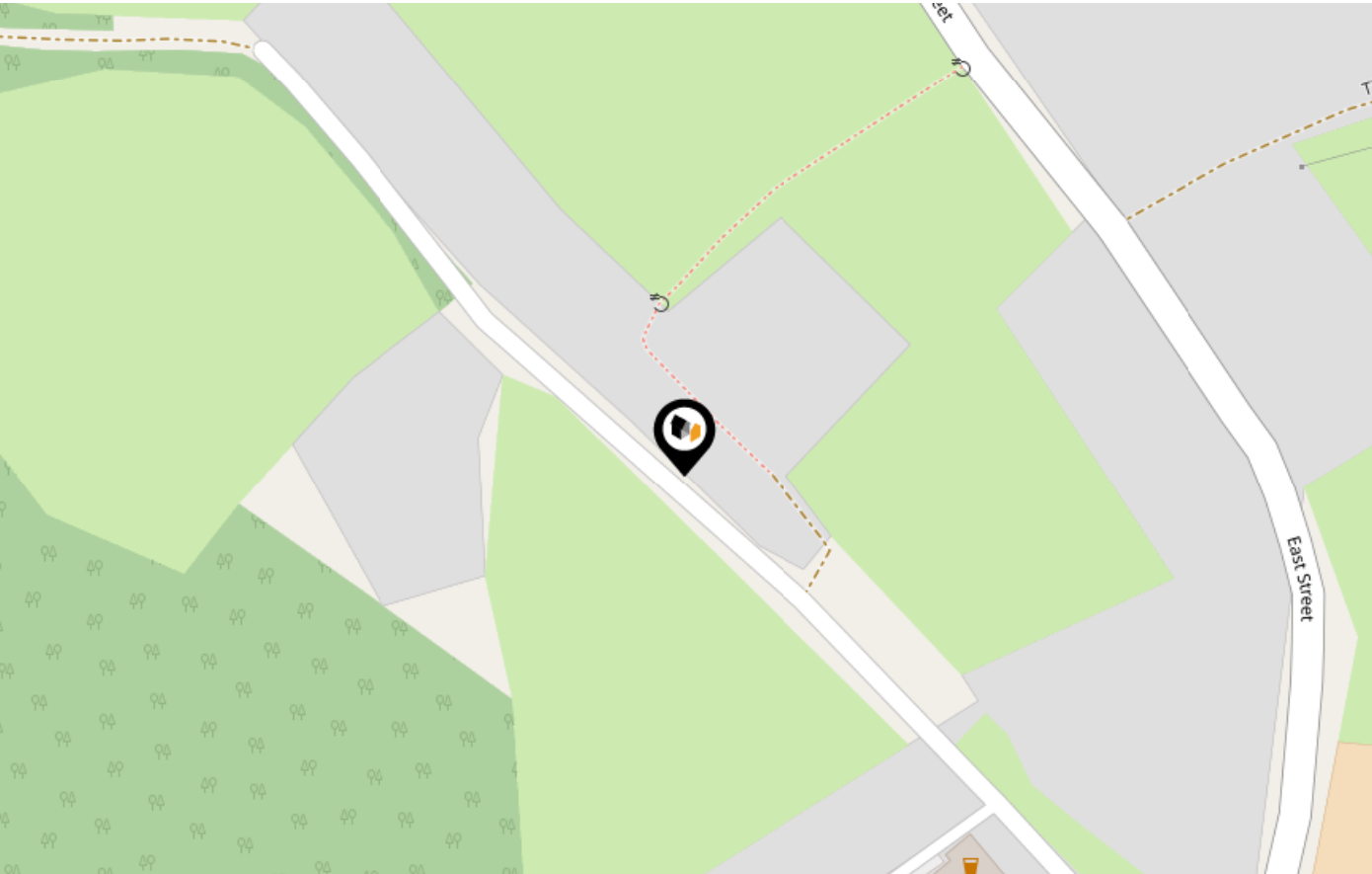
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

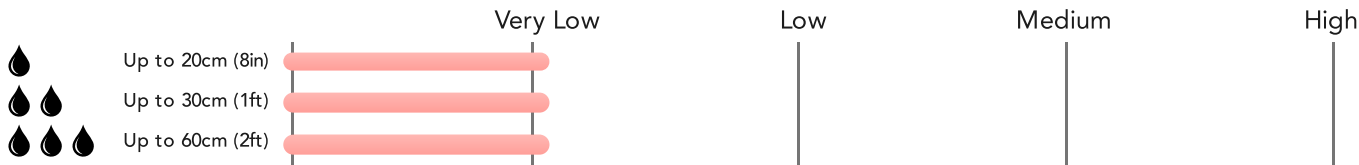


Risk Rating: Very low

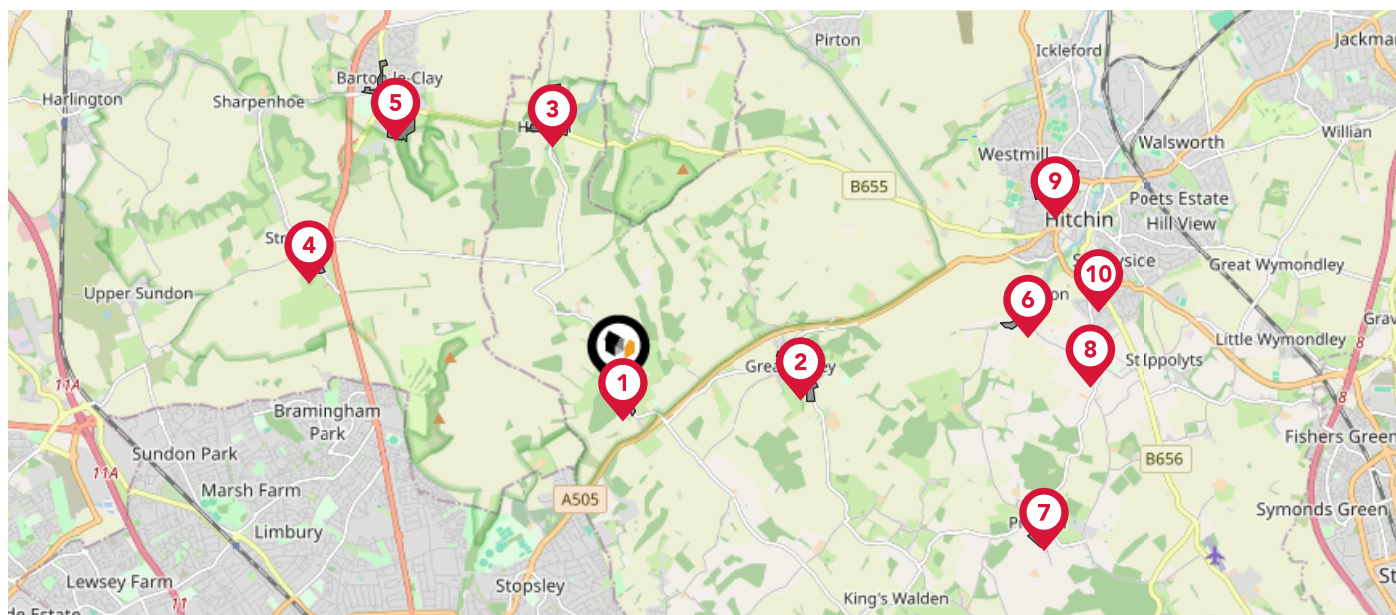
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Chance of flooding to the following depths at this property:



This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas



Lilley



Great Offley



Hexton



Streatley Conservation Area



Barton Conservation Area



Charlton



Preston



Gosmore

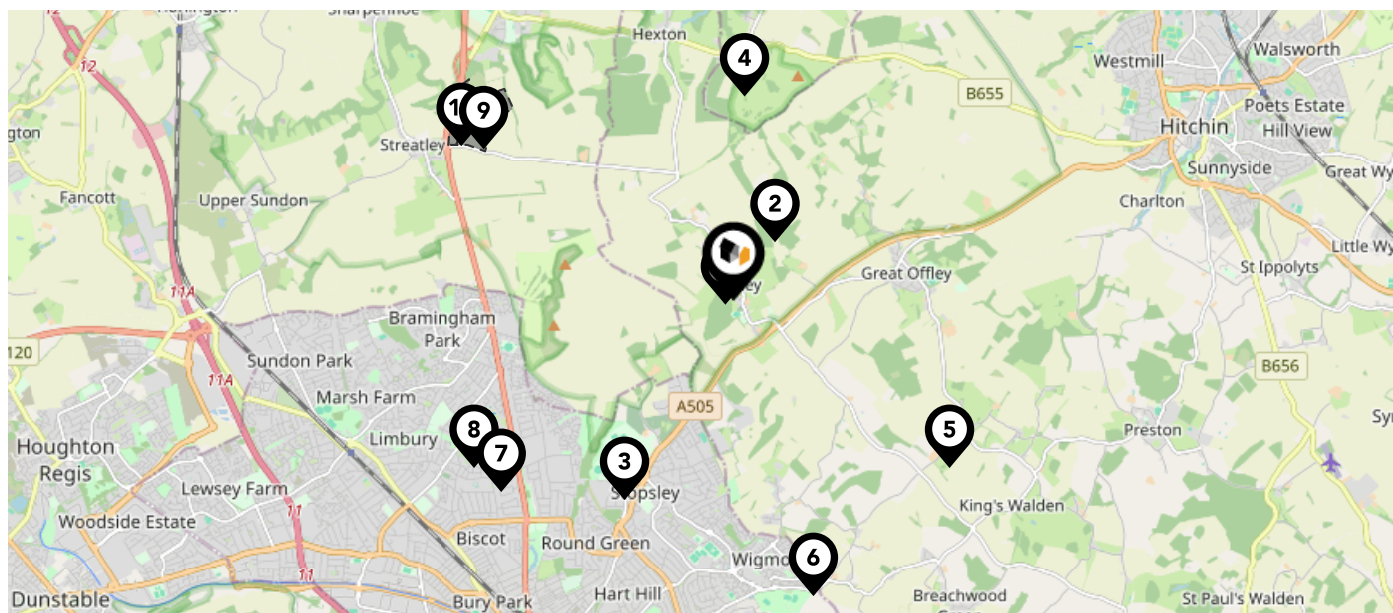


Butts Close, Hitchin



Hitchin Hill Path

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Church Farm-Lilley, Hertfordshire	Historic Landfill	
2	Dell Hole-Lilley Hoo, Hertfordshire	Historic Landfill	
3	Stopsley-Luton	Historic Landfill	
4	Clark's Hill-Pegsdon, Bedfordshire	Historic Landfill	
5	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	
6	Wandon End Farm-Luton, Bedfordshire	Historic Landfill	
7	Limbury-Luton	Historic Landfill	
8	Limbury-Luton	Historic Landfill	
9	Borrow Pit-Adjacent A6 Streatley Roundabout, Bedfordshire	Historic Landfill	
10	Barrow Pit-Streatley Cross Road, Barton Le Clay, Bedfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



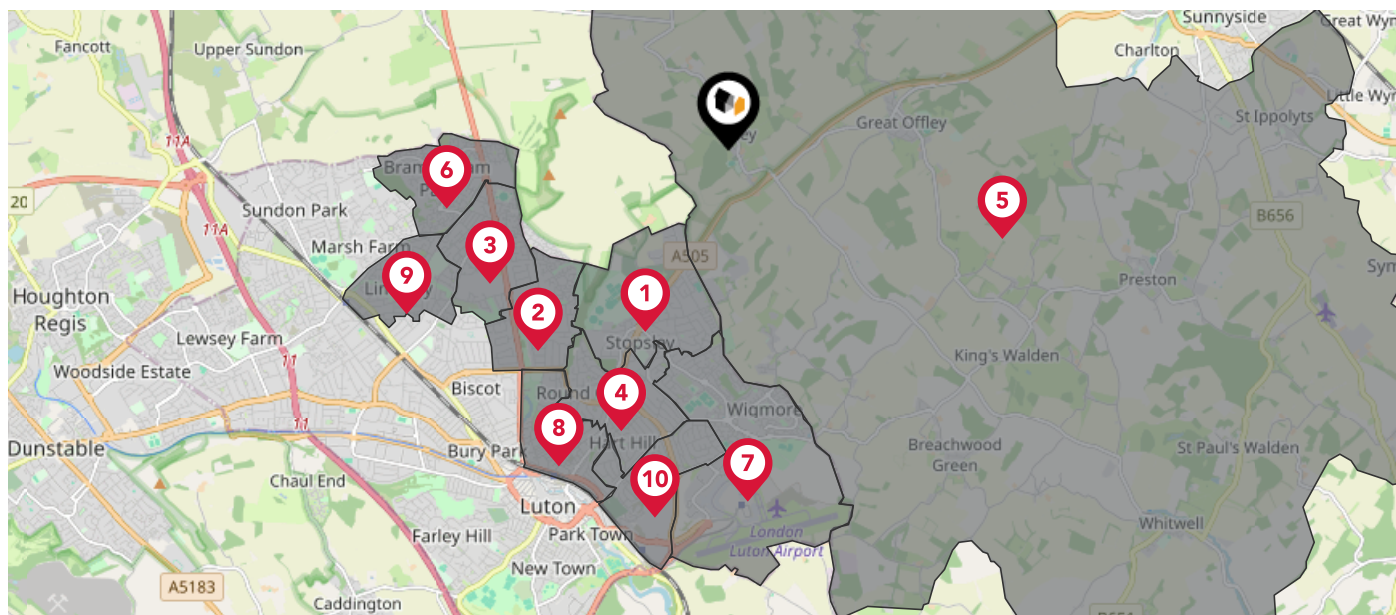
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



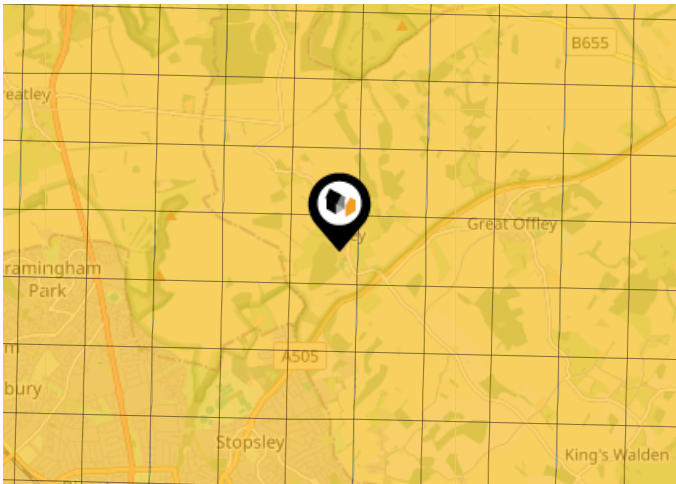
Nearby Council Wards

- 1 Stopsley Ward
- 2 Barnfield Ward
- 3 Icknield Ward
- 4 Round Green Ward
- 5 Hitchwood, Offa and Hoo Ward
- 6 Bramingham Ward
- 7 Wigmore Ward
- 8 High Town Ward
- 9 Limbury Ward
- 10 Crawley Ward



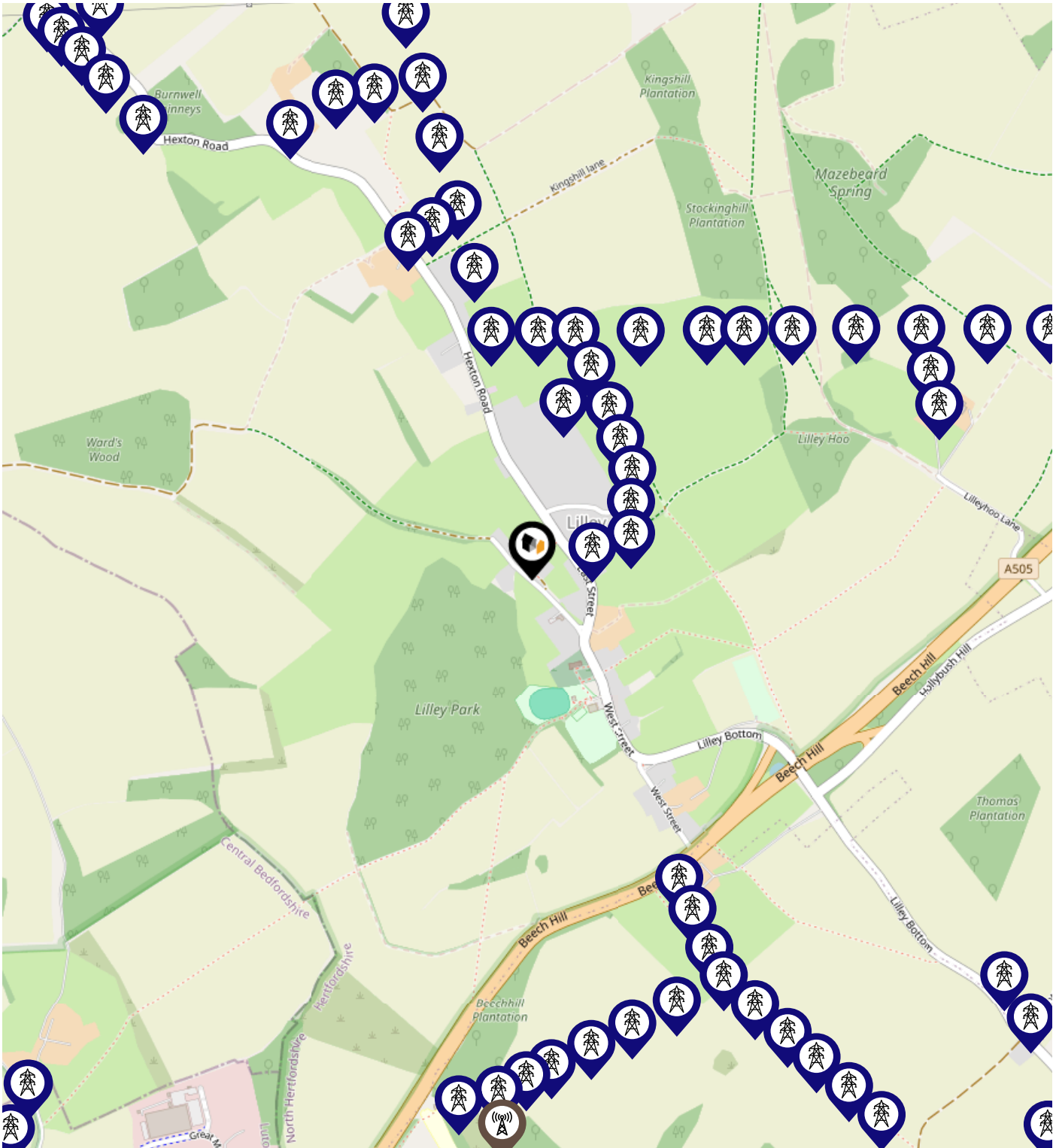
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		





Primary Classifications (Most Common Clay Types)

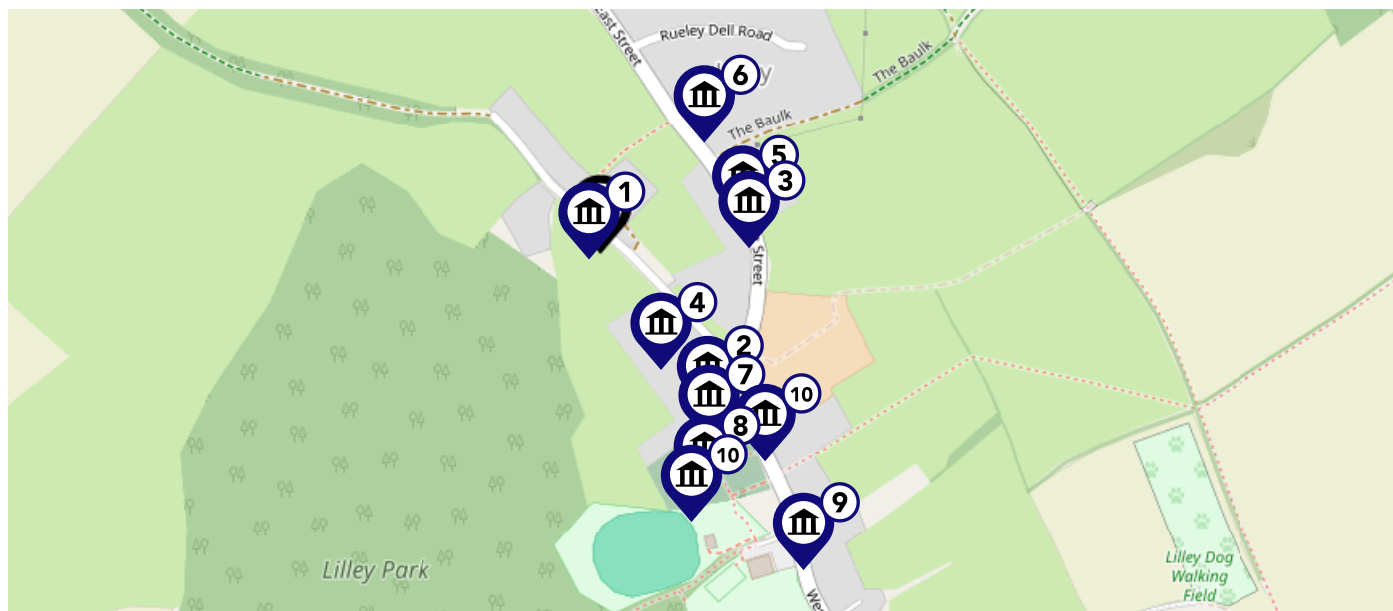
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess














Key:

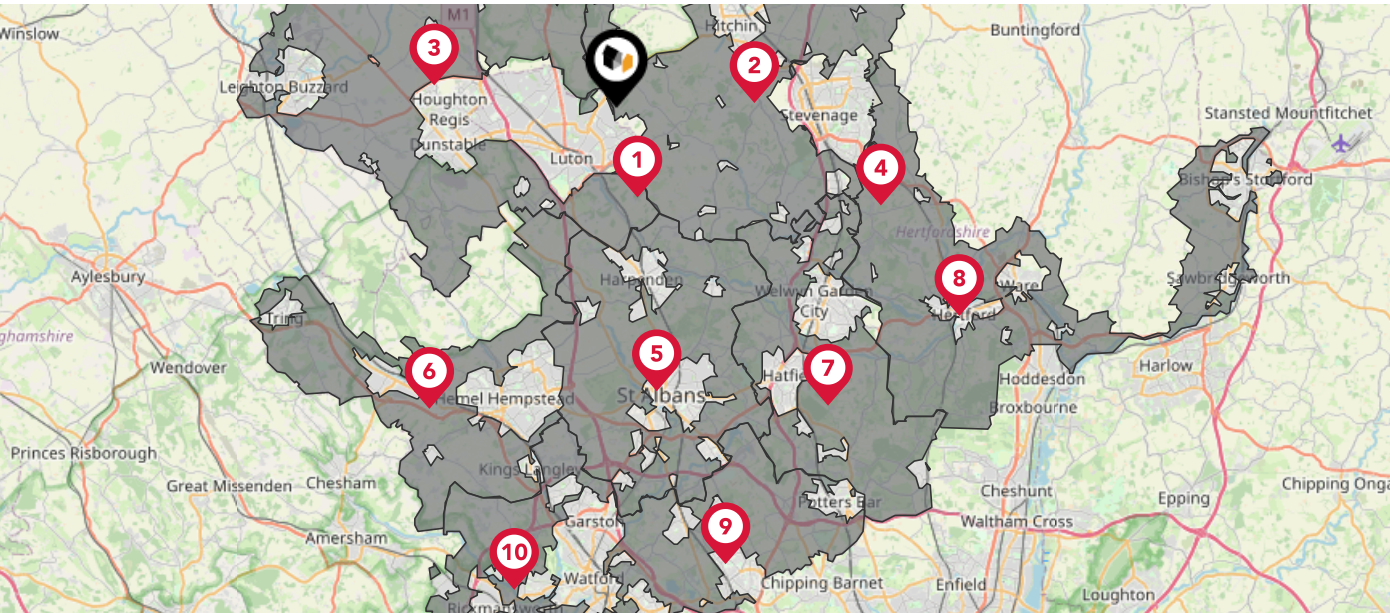
-  Power Pylons
-  Communication Masts

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

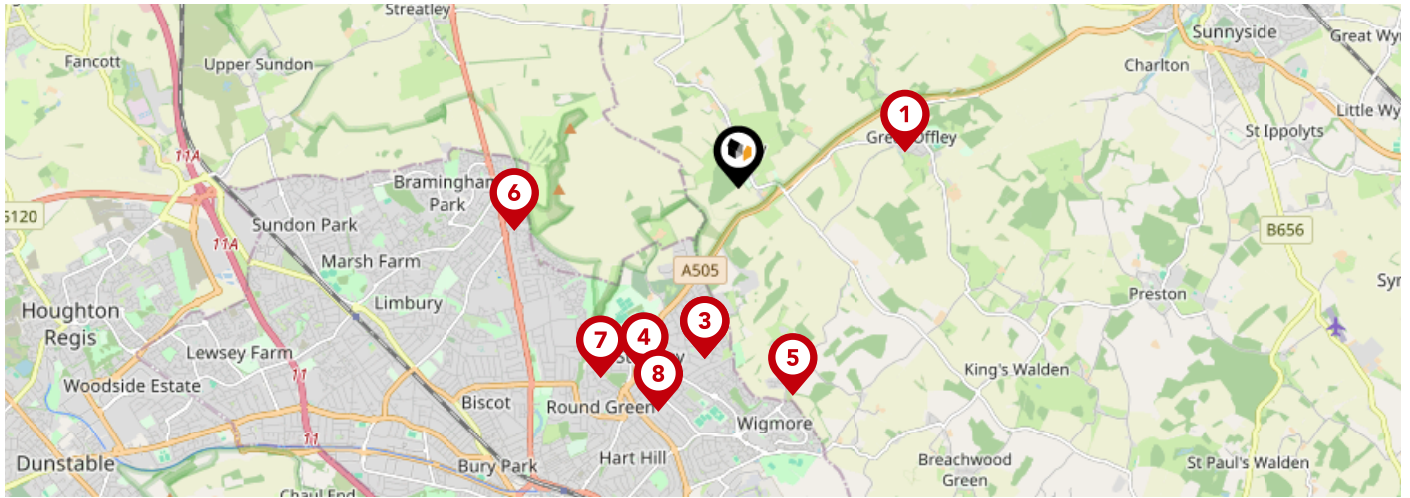


Listed Buildings in the local district		Grade	Distance
	1103199 - Laburnam Cottage	Grade II	0.0 miles
	1347079 - 41 42 44 45, West Street	Grade II	0.1 miles
	1174581 - 24, East Street	Grade II	0.1 miles
	1103202 - Lilley Arms Public House	Grade II	0.1 miles
	1103236 - Copperhill	Grade II	0.1 miles
	1174574 - Old Post Office Cottages	Grade II	0.1 miles
	1103203 - Church Cottage	Grade II	0.1 miles
	1174639 - Church Of St Peter	Grade II	0.1 miles
	1347078 - Horseshoe Cottage	Grade II	0.2 miles
	1347080 - Monument In St Peter's Churchyard (8 Metres To South Of Church Tower)	Grade II	0.2 miles
	1103200 - Church Farmhouse	Grade II	0.2 miles

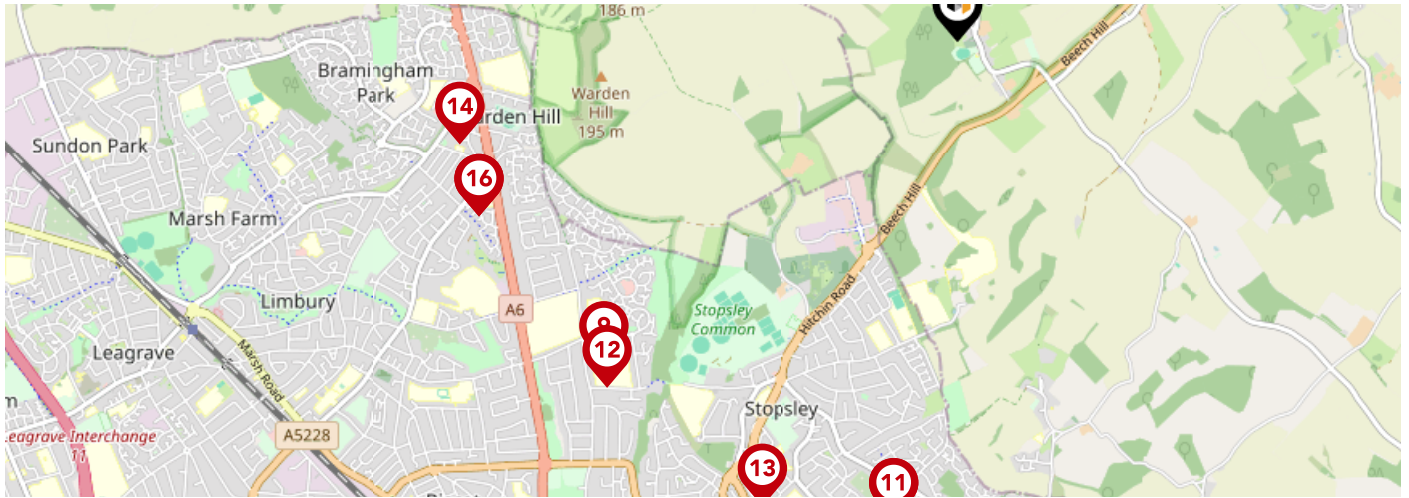
This map displays nearby areas that have been designated as Green Belt...



Nearby Green Belt Land	
1	London Green Belt - Luton
2	London Green Belt - North Hertfordshire
3	London Green Belt - Central Bedfordshire
4	London Green Belt - Stevenage
5	London Green Belt - St Albans
6	London Green Belt - Dacorum
7	London Green Belt - Welwyn Hatfield
8	London Green Belt - East Hertfordshire
9	London Green Belt - Hertsmere
10	London Green Belt - Three Rivers



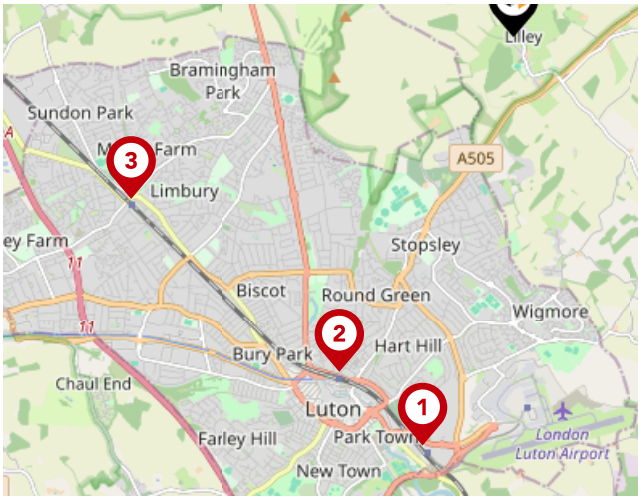
		Nursery	Primary	Secondary	College	Private
1	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:1.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Putteridge Primary School Ofsted Rating: Good Pupils: 618 Distance:1.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Putteridge High School Ofsted Rating: Good Pupils: 1197 Distance:1.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Stopsley Community Primary School Ofsted Rating: Good Pupils: 462 Distance:1.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Cockernhoe Endowed CofE Primary School Ofsted Rating: Requires improvement Pupils: 78 Distance:1.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Cardinal Newman Catholic School A Specialist Science College Ofsted Rating: Good Pupils: 1623 Distance:2.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Stopsley High School Ofsted Rating: Good Pupils: 1081 Distance:2.14	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Lady Zia Wernher School Ofsted Rating: Outstanding Pupils: 198 Distance:2.17	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





		Nursery	Primary	Secondary	College	Private
9	Bushmead Primary School Ofsted Rating: Good Pupils: 722 Distance:2.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Somerles Infant School and Early Childhood Education Centre Ofsted Rating: Outstanding Pupils: 286 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Somerles Junior School Ofsted Rating: Good Pupils: 241 Distance:2.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Luton Sixth Form College Ofsted Rating: Good Pupils:0 Distance:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Sacred Heart Primary School Ofsted Rating: Good Pupils: 407 Distance:2.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Grasmere Nursery School Ofsted Rating: Good Pupils: 161 Distance:2.32	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Warden Hill Infant School Ofsted Rating: Requires improvement Pupils: 350 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Warden Hill Junior School Ofsted Rating: Good Pupils: 438 Distance:2.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

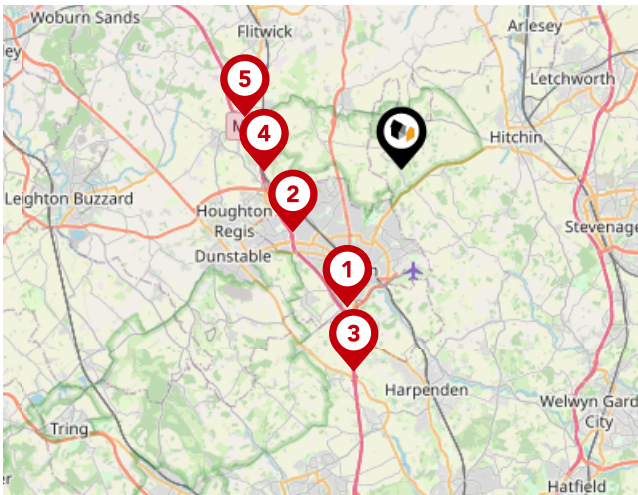
Area

Transport (National)








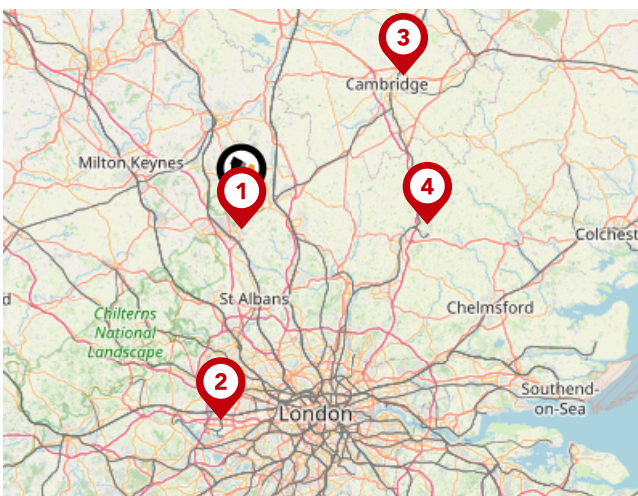
National Rail Stations

Pin	Name	Distance
	Luton Airport Parkway Rail Station	3.84 miles
	Luton Rail Station	3.46 miles
	Legrave Rail Station	3.8 miles







Trunk Roads/Motorways

Pin	Name	Distance
	M1 J10	5.42 miles
	M1 J11	4.6 miles
	M1 J9	7.57 miles
	M1 J11A	5.02 miles
	M1 J12	6.03 miles



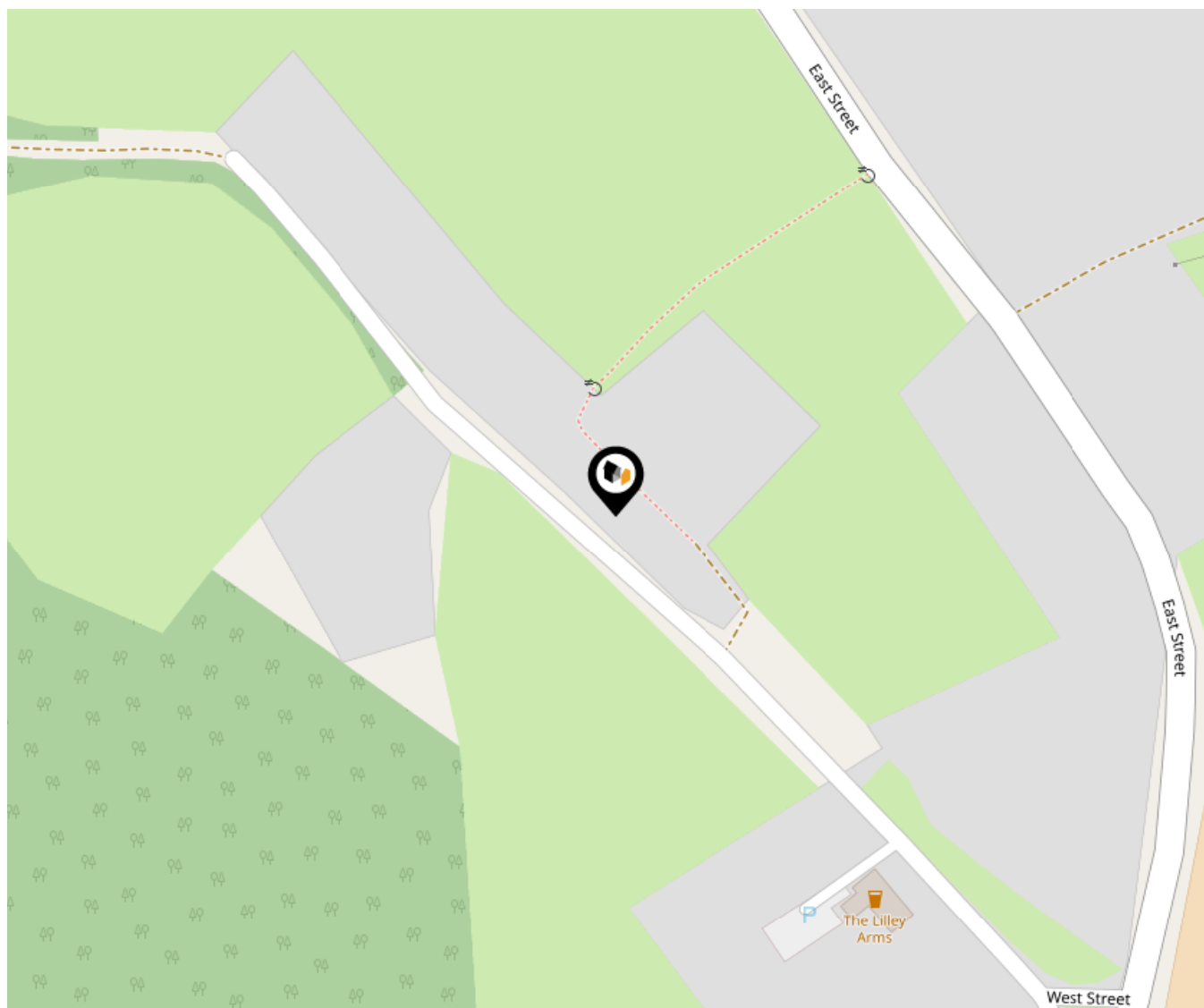
Airports/Helipads

Pin	Name	Distance
	Luton Airport	3.25 miles
	Heathrow Airport	31.45 miles
	Cambridge	30.38 miles
	Stansted Airport	27.3 miles



Bus Stops/Stations

Pin	Name	Distance
1	West Street	0.35 miles
2	Hollybush Hill	0.55 miles
3	Putteridge Bury	0.84 miles
4	Hollybush Hill	0.59 miles
5	Mill Farm	1 miles



This data indicates the level of noise according to the strategic noise mapping of road sources within areas with a population of at least 100,000 people (agglomerations) and along major traffic routes. This indicates a 24 hour annual average noise level with separate weightings for the evening and night periods.

Noise levels are modelled on a 10m grid at a receptor height of 4m above ground, polygons are then produced by merging neighbouring cells within the following noise classes:

- 75.0+ dB
- 70.0-74.9 dB
- 65.0-69.9 dB
- 60.0-64.9 dB
- 55.0-59.9 dB

Country Properties

Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



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