

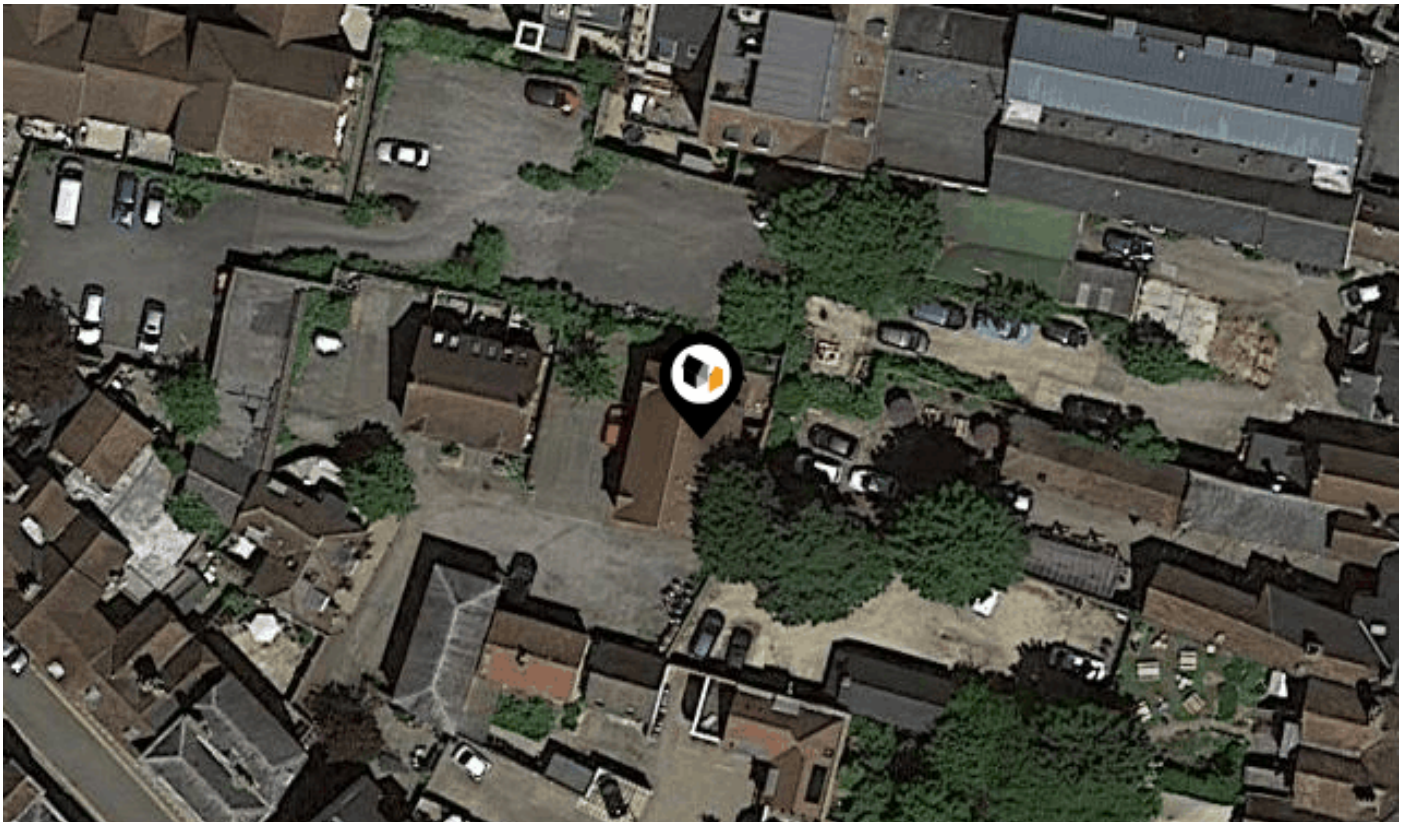


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MIR: Material Info

The Material Information Affecting this Property

Tuesday 04th February 2025



WINCHS YARD, TILEHOUSE STREET, HITCHIN, SG5

Price Estimate : £432,000

Country Properties

6 Brand Street Hitchin SG5 1HX

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street-view-image



Property

Type:	Terraced	Price Estimate:	£432,000
Bedrooms:	2	Rental Estimate:	£1,500
Floor Area:	473 ft ² / 44 m ²	Yield:	4.17 %
Year Built :	2006		
Council Tax :	Band B		
Annual Estimate:	£1,731		

Local Area

Local Authority:	Hertfordshire	Estimated Broadband Speeds		
Conservation Area:	Hitchin	(Standard - Superfast - Ultrafast)		
Flood Risk:		17	80	1000
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			

Mobile Coverage:
(based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *The Coopers Arms P.H. Tilehouse Street Hitchin SG5 2DY*

Reference - 85/01531/1
Decision: Decided
Date: 14th October 1985
Description: Erection of single storey side and rear extension following demolition of outbuilding.

Reference - 86/01423/1AD
Decision: Decided
Date: 02nd September 1986
Description: 6 non-illuminated advertisement signs on front and side elevations and free standing car park sign.

Reference - 85/01532/1LB
Decision: Decided
Date: 14th October 1985
Description: Demolition of outbuilding and chimney stack preparatory to erection of single storey side and rear extension together with internal and external alterations.

Reference - 83/00824/1LB
Decision: Decided
Date: 23rd May 1983
Description: Internal alterations and installation of first floor windows in side and rear elevations

Planning records for: ***Lansdowne House 2 Thompsons Yard Tilehouse Street Hitchin Hertfordshire SG5 2DY***

Reference - 19/02212/FPH	
Decision:	Decided
Date:	17th September 2019
Description:	Rear extension to accommodate lift

Planning records for: ***11-12 Halls Yard Tilehouse Street Hitchin SG5 2DY***

Reference - 83/01707/1	
Decision:	Decided
Date:	24th October 1983
Description:	Change of use from residential/workshop unit to offices

Planning records for: ***Tims Art Supplies 85 Tilehouse Street Hitchin SG5 2DY***

Reference - 87/01390/1	
Decision:	Decided
Date:	04th September 1987
Description:	Change of use of first floor storage to retail with ancillary offices and erection of rear external staircase. (Revised by plans recieved 30/9/87)

Planning records for: ***85 Tilehouse Street Hitchin Herts SG5 2DY***

Reference - 93/00423/1LB	
Decision:	Decided
Date:	19th April 1993
Description:	External alterations to provide new door and window to replace existing garage doors.

Planning records for: **Flat 85 Tilehouse Street Hitchin SG5 2DY**

Reference - 14/00391/1LB
Decision: Decided
Date: 12th February 2014
Description: Install 5no. small-pane, double-glazed windows (as amended by drawings 2897 13C, - 14B and - 15D and as amplified by drawing 2897 SK - Window Elevations, received on 26/03/2014)
Reference - 12/02769/1LB
Decision: Decided
Date: 07th December 2012
Description: Retention of a casement window to replace sash window on second floor east elevation
Reference - 12/02021/1
Decision: Decided
Date: 10th September 2012
Description: Alterations to shop front, phasing of the works and elevational treatment to proposed 2 link- detached 2-bedroom houses in rear yard (as minor material amendment to application number 10/02796/1 granted 02 August 2011), (as amended by drawings received 24th October 2012).
Reference - 12/01621/1LB
Decision: Decided
Date: 13th July 2012
Description: Alterations to existing shopfront

Planning records for: **85 Tilehouse Street Hitchin SG5 2DY**

Reference - 10/02796/1
<p>Decision: Decided</p>
<p>Date: 12th November 2010</p>
<p>Description: Refurbishment, internal alterations and extension to existing listed building to facilitate conversion into 3 x 2-bedroom flats and conversion of existing timber framed house to 1 x 3-bedroom dwelling following demolition of single storey rear extensions. Construction of 2 link- detached 2-bedroom houses in rear yard following demolition of existing buildings (as amended by plans 03B, 04B, 9A, 10A, 13B, 14B, 15B, 18A, 19A and 20 received 8th April and 13 June 2011, e-mail from Jon Read sent 10th June 2011).</p>
Reference - 14/03166/1LB
<p>Decision: Decided</p>
<p>Date: 26th November 2014</p>
<p>Description: Retention of rebuilt chimney stack</p>
Reference - 12/00313/1DOC
<p>Decision: Decided</p>
<p>Date: 03rd February 2012</p>
<p>Description: Condition 4: Internal doors</p>
Reference - 13/02194/1DOC
<p>Decision: Decided</p>
<p>Date: 04th September 2013</p>
<p>Description: Condition 7 - Parking Spaces for Flats (as discharge of condition attached to planning reference 12/02021/1 granted permission on 19/11/2012)</p>

Planning records for: **85 Tilehouse Street Hitchin SG5 2DY**

Reference - 13/02196/1DOC
<p>Decision: Decided</p>
<p>Date: 04th September 2013</p>
<p>Description: Condition 16 - Phase 2 Risk Assessment Works (as discharge of condition attached to planning reference 12/02021/1 granted permission on 19/11/2012)</p>
Reference - 13/02201/1DOC
<p>Decision: Decided</p>
<p>Date: 04th September 2013</p>
<p>Description: Condition 8 - timber frame works (as discharge of condition attached to listed building referene 10/02797/1LB granted consent 02/08/2011)</p>
Reference - 12/00312/1DOC
<p>Decision: Decided</p>
<p>Date: 03rd February 2012</p>
<p>Description: Condition 3: Shutters</p>
Reference - 81/01380/1
<p>Decision: Decided</p>
<p>Date: 14th September 1981</p>
<p>Description: Change of use of second floor from residential to workshop and storage facilities in association with ground floor art shop.</p>

Planning records for: **85 Tilehouse Street Hitchin SG5 2DY**

Reference - 13/02200/1DOC
<p>Decision: Decided</p>
<p>Date: 04th September 2013</p>
<p>Description: Condition 7 - Jetty insulation details (as discharge of condition attached to listed building reference 10/02797/1LB granted consent 02/08/2011)</p>
Reference - 10/02797/1LB
<p>Decision: Decided</p>
<p>Date: 12th November 2010</p>
<p>Description: Refurbishment, internal alterations and extension to existing listed building to enable conversion into a dwelling house and 3 flats following demolition of single storey rear extensions (as amended by plans 03B, 04B, 9A, 10A, 13B, 14B, 15B, 18A, 19A and 20 received 8th April and 13 June 2011, e-mail from Jon Read sent 10th June 2011).</p>
Reference - 15/01375/1NMA
<p>Decision: Decided</p>
<p>Date: 27th May 2015</p>
<p>Description: Siting of TV aerial on each dwelling, reinstatement of chimney top to timber framed house, adjustment in height of "dormer" roof and parapet to north elevation of house 2 to accommodate roof construction (as non-material amendment to planning ref 12/02021/1 granted permission 12/11/2012)</p>
Reference - 87/01391/1LB
<p>Decision: Decided</p>
<p>Date: 04th September 1987</p>
<p>Description: Application for consent for internal alterations and erection of rear external staircase following demolition of existing lean-to (Revised by plans received 30/9/87)</p>

Planning records for: **85 Tilehouse Street Hitchin SG5 2DY**

Reference - 13/02195/1DOC
<p>Decision: Decided</p>
<p>Date: 04th September 2013</p>
<p>Description: Condition 11 - Noise Report (as discharge of condition attached to planning reference 12/02021/1 granted permission 19/11/2012)</p>
Reference - 11/02195/1
<p>Decision: Decided</p>
<p>Date: 06th October 2011</p>
<p>Description: Refurbishment, internal alterations and extension to existing listed building to enable conversion into dwelling houses and flats following demolition of single storey rear extensions. Construction of 2 no. 'detached' houses in rear yard following demolition of existing buildings.</p>
Reference - 12/00310/1DOC
<p>Decision: Decided</p>
<p>Date: 03rd February 2012</p>
<p>Description: Condition 14: Archaeological Written Scheme of Investigation</p>
Reference - 12/00311/1DOC
<p>Decision: Decided</p>
<p>Date: 03rd February 2012</p>
<p>Description: Condition 16: Environmental Risk Assessment</p>

Planning records for: **Flat 85 Tilehouse Street Hitchin SG5 2DY**

Reference - 14/01970/1LB
<p>Decision: Decided</p>
<p>Date: 22nd July 2014</p>
<p>Description: Removal of existing first floor windows to east elevation and replacing with 1 no. window to match other existing windows on other elevations (as amended by drawing no. 15 Rev E received on 05/09/2014).</p>
Reference - 13/02193/1DOC
<p>Decision: Decided</p>
<p>Date: 04th September 2013</p>
<p>Description: Condition 4 - Proposed Landscaping (as discharge of condition attached to planning reference 12/02021/1 granted permission on 19/11/2012)</p>
Reference - 13/02111/1DOC
<p>Decision: Decided</p>
<p>Date: 04th September 2013</p>
<p>Description: Condition 3 - Sample materials (as discharge of condition attached to planning ref 12/02021/1 granted permission on 19/11/12)</p>
Reference - 13/02198/1DOC
<p>Decision: Decided</p>
<p>Date: 04th September 2013</p>
<p>Description: Conditon 4 - Internal doors (as discharge of condition attached to listed building reference 10/02797/1LB granted consent on 02/08/2011)</p>

Planning records for: **85 Tilehouse Street Hitchin SG5 2DY**

Reference - 12/00314/1DOC	
Decision:	Decided
Date:	03rd February 2012
Description:	Condition 5: New windows

Reference - 12/00246/1DOC	
Decision:	Decided
Date:	03rd February 2012
Description:	Conditions 6: Car parking facilities

Reference - 14/03168/1NMA	
Decision:	Decided
Date:	27th November 2014
Description:	Inclusion of 3no TV aerials. Reinstatement of chimney top to timber framed house (as non-material amendment to planning ref 12/02021/1 granted permission 12/11/2012 for alterations to shop front, phasing of the works and elevational treatment to proposed 2 link- detached 2-bedroom houses in rear yard (as minor material amendment to application number 10/02796/1 granted 02 August 2011)

Planning records for: **84 Tilehouse Street Hitchin SG5 2DY**

Reference - 09/00393/1HH	
Decision:	Decided
Date:	03rd March 2009
Description:	Replacement of existing steel railings with 1.8m high brick wall and close boarded round topped oak gates

Planning records for: **84 Tilehouse Street Hitchin SG5 2DY**

Reference - 06/01052/1TCA
<p>Decision: Decided</p>
<p>Date: 28th June 2006</p>
<p>Description: Removal of one Hornbeam tree and one Cherry tree</p>
Reference - 00/00431/1
<p>Decision: Decided</p>
<p>Date: 17th March 2000</p>
<p>Description: Change of use from Office (Class B1) to residential (Class C3)</p>
Reference - 09/00394/1LB
<p>Decision: Decided</p>
<p>Date: 03rd March 2009</p>
<p>Description: Listed Building Consent: Replacement of existing steel railings with 1.8m high brick wall and close boarded round topped oak gates</p>
Reference - 95/00716/1CAC
<p>Decision: Decided</p>
<p>Date: 23rd June 1995</p>
<p>Description: Demolition of single storey link building between 84a and the rear of 84 Tilehouse Street</p>

Planning records for: **84 Tilehouse Street Hitchin SG5 2DY**

Reference - 11/02970/1
<p>Decision: Decided</p>
<p>Date: 19th December 2011</p>
<p>Description: Change of use from office (Class B1) to one two bedroom house (Class C3)</p>
Reference - 13/01466/1LB
<p>Decision: Decided</p>
<p>Date: 20th June 2013</p>
<p>Description: Retention of stud partition wall at first floor (to facilitate new bathroom)</p>
Reference - 95/00874/1LB
<p>Decision: Decided</p>
<p>Date: 28th July 1995</p>
<p>Description: Demolition of rear building, refurbishment of rear wall and new window.</p>
Reference - 94/00309/1LB
<p>Decision: Decided</p>
<p>Date: 22nd March 1994</p>
<p>Description: Listed Building Consent: Removal of external fire escape and internal and external works.</p>

Planning records for: **Dental Surgery 19 Tilehouse Street Hitchin SG5 2DY**

Reference - 84/00573/1
Decision: Decided
Date: 06th April 1984
Description: Installation of rear dormer and replace cladding with rendering

Reference - 08/01991/1LB
Decision: Decided
Date: 04th September 2008
Description: Internal alterations including a new internal stud partition wall and 300mm perspex sheeting over existing wood panelling to provide hygienic area for use of room as additional treatment area (as amended by e-mail received 20/10/2008)

Reference - 77/01416/1
Decision: Decided
Date: 18th October 1977
Description: Change of use of part of ground floor from residential to dental surgery

Reference - 11/01949/1LB
Decision: Decided
Date: 21st September 2011
Description: Wall mounted bracket to facilitate projecting sign

Planning records for: **19 Tilehouse Street Hitchin SG5 2DY**

Reference - 11/01947/1AD	
Decision:	Decided
Date:	21st September 2011
Description:	Installation of non-illuminated projecting sign

Reference - 08/00721/1LB	
Decision:	Decided
Date:	02nd April 2008
Description:	Listed Building Consent: Internal alterations comprising covering of existing wall panelling and fireplace with clear acrylic sheeting to facilitate use as treatment room and staff area

Planning records for: **20 Tilehouse Street Hitchin Herts SG5 2DY**

Reference - 95/01076/1LB	
Decision:	Decided
Date:	26th September 1995
Description:	Internal alterations (as amended by plans received 24.10.95)

Planning records for: **21 Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 22/01159/LBC	
Decision:	Decided
Date:	03rd May 2022
Description:	Single storey home office/garden stores and stabilisation of curtilage-listed garden wall.

Planning records for: **21 Tilehouse Street Hitchin SG5 2DY**

Reference - 06/01962/1TCA	
Decision:	Decided
Date:	05th September 2006
Description:	Reduction of 2 Eucalyptus trees by approx 1/3. Removal of new growth (approx 10%) from 1 Conifer tree.

Reference - 17/01831/1LB	
Decision:	Decided
Date:	20th July 2017
Description:	Remove rear patio doors and replace with set of three bi-fold doors. Replace rear door with window. Internal alterations to facilitate enlargement of kitchen area and relocation of WC including laying new floor.

Reference - 17/01830/1HH	
Decision:	Decided
Date:	20th July 2017
Description:	Remove rear patio doors and replace with set of three bi-fold doors. Replace rear door with window.

Reference - 22/01158/FPH	
Decision:	Decided
Date:	03rd May 2022
Description:	Single storey home office/garden stores and stabilisation of curtilage-listed garden wall.

Planning records for: **21 Tilehouse Street Hitchin Herts SG5 2DY**

Reference - 94/00911/1LB	
Decision:	Decided
Date:	25th July 1994
Description:	Rear conservatory (as amended by elevation plan received 12.10.94)

Reference - 04/01756/1TCA	
Decision:	Decided
Date:	05th November 2004
Description:	Removal of 4 Cyprus trees and approx 50% reduction in height of 2 Eucalyptus trees.

Reference - 10/00049/1TCA	
Decision:	Decided
Date:	11th January 2010
Description:	Reduction by 25% to remove regrowth of 2 Eucalyptus trees and trim top and sides of conifer by 10%

Planning records for: **23 Tilehouse Street Hitchin SG5 2DY**

Reference - 14/00183/1LB	
Decision:	Decided
Date:	22nd January 2014
Description:	Change the front door colour from red to black and internal alterations (as amplified by email dated 26/03/2014).

Planning records for: **23 Tilehouse Street Hitchin SG5 2DY**

Reference - 17/01185/1LB	
Decision:	Decided
Date:	08th May 2017
Description:	Retention of door and 2 no. windows (one at first and one at second floor) together with soil pipe connection to rear elevation

Planning records for: **24 Tilehouse Street Hitchin SG5 2DY**

Reference - 86/00165/1LB	
Decision:	Decided
Date:	05th February 1986
Description:	Alteration and conversion of stores and garage to offices with installation of new dormer windows.

Reference - 86/00164/1	
Decision:	Decided
Date:	05th February 1986
Description:	Change of use and conversion of stores and garage to offices with installation of new dormer windows.

Reference - 80/01333/1LB	
Decision:	Decided
Date:	15th September 1980
Description:	Two storey rear extension.

Planning records for: **25 Tilehouse Street Hitchin SG5 2DY**

Reference - 04/00585/1LB
<p>Decision: Decided</p>
<p>Date: 08th April 2004</p>
<p>Description: New partitions in ground floor hall and external vent on side elevation to create cloakroom</p>
Reference - 98/01250/1
<p>Decision: Decided</p>
<p>Date: 03rd September 1998</p>
<p>Description: Change of use from Class B1 (Office) to dwelling. Erection of side and rear boundary wall (as amended by drawing received on 13.10.98)</p>
Reference - 13/02701/1LB
<p>Decision: Decided</p>
<p>Date: 06th November 2013</p>
<p>Description: Remove fire escape from first floor of house. Remove external door and side panel to fire escape. Reinstall window to match existing and adjoining windows.</p>
Reference - 13/02700/1HH
<p>Decision: Decided</p>
<p>Date: 06th November 2013</p>
<p>Description: Remove fire escape from first floor of house. Remove external door and side panel to fire escape. Reinstall window to match existing and adjoining windows.</p>

Planning records for: **25 Tilehouse Street Hitchin Herts SG5 2DY**

Reference - 98/01251/1LB	
Decision:	Decided
Date:	03rd September 1998
Description:	Internal and external alterations to facilitate change of use from Class B1 (Office) to dwelling. Erection side and rear boundary wall (as amended by drawing received on 13.10.98)

Planning records for: **27 Tilehouse Street Hitchin SG5 2DY**

Reference - 80/01217/1LB	
Decision:	Decided
Date:	21st June 1980
Description:	Internal alterations and installation of 3 replacement and one additional dormer windows on rear elevation.

Reference - 94/00210/1HH	
Decision:	Decided
Date:	28th February 1994
Description:	Replacement brick wall (5 ft high)

Reference - 10/02996/1HH	
Decision:	Decided
Date:	11th January 2011
Description:	Single storey rear extension (as amended by plans received 2nd March 2011)

Planning records for: **27 Tilehouse Street Hitchin SG5 2DY**

Reference - 10/02997/1LB	
Decision:	Decided
Date:	11th January 2011
Description:	Single storey rear extension, removal of sash window and forming opening in existing wall (as amended by plans received 2nd March 2011)

Planning records for: **28 Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 21/01209/TCA	
Decision:	Decided
Date:	15th April 2021
Description:	Cupressus - Removal

Reference - 86/00366/1LB	
Decision:	Decided
Date:	01st March 1986
Description:	Alterations to conservatory.

Reference - 16/01264/1HH	
Decision:	Decided
Date:	19th May 2016
Description:	Remodeling of existing single story rear extension including new roof and addition of sliding/bi-fold doors.

Planning records for: **28 Tilehouse Street Hitchin SG5 2DY**

Reference - 16/01265/1LB	
Decision:	Decided
Date:	19th May 2016
Description:	Remodeling of existing single story rear extension, including new roof and addition of sliding/bi-fold doors.

Reference - 84/00562/1	
Decision:	Decided
Date:	05th April 1984
Description:	Change of use of outbuilding from dance studio to Graphic Dance studio

Reference - 13/01740/1LB	
Decision:	Decided
Date:	08th October 2013
Description:	Two brick buttresses to support garden wall using appropriate materials

Planning records for: **29 Tilehouse Street Hitchin SG5 2DY**

Reference - 14/03154/1TCA	
Decision:	Decided
Date:	01st December 2014
Description:	Fell 1 Sycamore Tree (T1)

Planning records for: **29 Tilehouse Street Hitchin SG5 2DY**

Reference - 14/02082/1LB
<p>Decision: Decided</p>
<p>Date: 22nd August 2014</p>
<p>Description: Two storey and single storey rear extensions following demolition of existing single storey extension. Insertion of dormer window in rear roof slope to create additional accommodation. (as amended by plans 13.14.01B, 13.14.04A and 13.14.05A received 15/10/2014)</p>
Reference - 13/02418/1TCA
<p>Decision: Decided</p>
<p>Date: 08th October 2013</p>
<p>Description: Fell 2 Conifer trees (T1 and T2)</p>
Reference - 14/02081/1HH
<p>Decision: Decided</p>
<p>Date: 22nd August 2014</p>
<p>Description: Two storey and single storey rear extensions following demolition of existing single storey extension. Insertion of dormer window in rear roof slope to create additional accommodation. (as amended by plans 13.14.01B, 13.14.04A and 13.14.05A received 15/10/2014)</p>
Reference - 14/00941/1LB
<p>Decision: Decided</p>
<p>Date: 31st March 2014</p>
<p>Description: Remove lower section of rear catslide roof, rear porch and rear dormer followed by replacement single storey extension and insert new enlarged dormer window. Internal alterations.</p>

Planning records for: **29 Tilehouse Street Hitchin SG5 2DY**

Reference - 14/03250/1LB	
Decision:	Decided
Date:	08th December 2014
Description:	Removal of chimney (as amplified by drawing no. 13.14:18 received on 12/02/2015)

Reference - 10/02300/1TCA	
Decision:	Decided
Date:	09th September 2010
Description:	Reduction of 1 Leylandii tree by 50% (T1), reduction of 1 Cypress tree by 50% (T2), remove 1 Leylandii and 1 Norwegian Spruce (T3 and T4)

Reference - 14/00683/1HH	
Decision:	Decided
Date:	31st March 2014
Description:	Replacement single storey rear extension and rear dormer window, removal of chimney.

Planning records for: **30 Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 00/00511/1LB	
Decision:	Decided
Date:	04th April 2000
Description:	Internal alterations to washroom

Planning records for: **31 Tilehouse Street Hitchin SG5 2DY**

Reference - 10/02044/1HH	
Decision:	Decided
Date:	25th August 2010
Description:	Rear conservatory

Reference - 10/02045/1LB	
Decision:	Decided
Date:	25th August 2010
Description:	Rear conservatory

Planning records for: **32 Tilehouse Street Hitchin SG5 2DY**

Reference - 12/02479/1DOC	
Decision:	Decided
Date:	01st November 2012
Description:	Condition 3: Detail or samples of the roof tile to be used on the development

Reference - 06/00670/1LB	
Decision:	Decided
Date:	26th April 2006
Description:	Remove rear window and replace with french doors

Planning records for: **32 Tilehouse Street Hitchin SG5 2DY**

Reference - 14/00539/1LB
<p>Decision: Decided</p>
<p>Date: 26th February 2014</p>
<p>Description: Listed Building Consent: Replacement conservatory and relocation of soil vent pipe.</p>
Reference - 01/01661/1LB
<p>Decision: Decided</p>
<p>Date: 26th October 2001</p>
<p>Description: New door surround and canopy</p>
Reference - 12/01283/1HH
<p>Decision: Decided</p>
<p>Date: 07th June 2012</p>
<p>Description: Detached garden room with potting bench following demolition of existing garden room and potting bench</p>
Reference - 00/00161/1LB
<p>Decision: Decided</p>
<p>Date: 04th February 2000</p>
<p>Description: External alterations to existing first floor rear extension</p>

Planning records for: **32 Tilehouse Street Hitchin SG5 2DY**

Reference - 14/00538/1HH	
Decision:	Decided
Date:	26th February 2014
Description:	Replacement conservatory and relocation of soil vent pipe.

Planning records for: **35 Tilehouse Street Hitchin Herts SG5 2DY**

Reference - 96/00722/1LB	
Decision:	Decided
Date:	12th June 1996
Description:	Repairs and alterations including single storey rear extension following demolition of existing outbuildings (as amended by drawings received on 10th October 1996)

Reference - 13/01781/1TCA	
Decision:	Decided
Date:	26th July 2013
Description:	Fell 3 Pear trees (T1), Cut back by approximately 3 metres group of trees (G1) comprising 1 Sycamore tree and up to 7 Lime trees

Reference - 96/01473/1LB	
Decision:	Decided
Date:	13th December 1996
Description:	Internal and external alterations to facilitate conversion of annexe to separate dwelling (as amplified by joinery details received 27.1.97)

Planning records for: **70 Tilehouse Street Hitchin SG5 2DY**

Reference - 11/02022/1LB	
Decision:	Decided
Date:	02nd September 2011
Description:	Sub-division of existing main bathroom with partition wall together with re-opening of doorway to facilitate creation of family bathroom and additional en-suite to serve main bedroom

Planning records for: **71 Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 20/02562/LBC	
Decision:	Decided
Date:	10th November 2020
Description:	Replace cladding and glazing of existing rear dormer window

Reference - 87/00187/1	
Decision:	Decided
Date:	10th February 1987
Description:	Erection of replacement single storey rear extension (As amended by plans recieved on 8th April 1987)

Reference - 87/00188/1LB	
Decision:	Decided
Date:	10th February 1987
Description:	Demolition of existing extension and erection of replacement single storey rear extension (As amended by plans recieved 13th April 1987)

Planning records for: **72 Tilehouse Street Hitchin SG5 2DY**

Reference - 90/00126/1
Decision: Decided
Date: 31st January 1990
Description: Single storey rear conservatory extension (as amended by plan received 11th July 1990).

Reference - 24/02424/FPH
Decision: Registered
Date: 04th November 2024
Description: Replacement roof including rooflight above existing wc/utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney. Alterations to fenestration (renewal of previously approved planning permission 20/01231/FPH granted 26.11.2020)

Reference - 24/02425/LBC
Decision: Registered
Date: 04th November 2024
Description: Alterations to basement and access staircase. Replacement roof including rooflight above existing wc/utility room, refurbishment of rear dormer window, replacement of existing rear conservatory roof, replace cowl to chimney. Internal and external alterations (renewal of previously approved listed building consent 20/01232/LBC granted 26.11.2020)

Reference - 90/00127/1LB
Decision: Decided
Date: 31st January 1990
Description: Single storey rear conservatory following demolition of existing single storey rear extension and internal alterations (as amended by plan received 11th July 1990).

Planning records for: **73 Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 18/01208/DOC
<p>Decision: Decided</p>
<p>Date: 25th April 2018</p>
<p>Description: Condition 5 - Details of all new internal doors (as Discharge of Conditions of Listed Building Consent 17/01154/1LB granted 02.08.2017)</p>
Reference - 17/00902/1HH
<p>Decision: Decided</p>
<p>Date: 27th April 2017</p>
<p>Description: Single storey rear extension following demolition of existing extension. Replacement larger rear dormer. Remedial works to garage including new brick piers and installation of new roller shutter door (as amended by drawing 2016-66-PL.003A received 21/07/2017).</p>
Reference - 17/01154/1LB
<p>Decision: Decided</p>
<p>Date: 27th April 2017</p>
<p>Description: Single storey rear extension following demolition of existing extension. Replacement first floor window. Replacement larger rear dormer. Replace 2no. first floor rear windows with 3no. new windows. Internal alterations. (as amended by drawing 2016-66-PL.003A received 21/07/2017).</p>
Reference - 18/00708/LBC
<p>Decision: Decided</p>
<p>Date: 09th March 2018</p>
<p>Description: Installation of first floor rear window and basement window to front elevation; internal alterations (as amplified by drawing no.P.006 received on 09.04.2018).</p>

Planning records for: **73 Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 18/01136/DOC	
Decision:	Decided
Date:	25th April 2018
Description:	Condition 4 - All new windows at the rear shall be manufactured in timber with flush casements and no trickle vents unless otherwise agreed and approved in writing by the Local Planning Authority and full joinery section details for those windows shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved. (as Discharge of Condition of Listed Building Consent 17/01154/1LB granted 02.08.2017)

Planning records for: **74 Tilehouse Street Hitchin SG5 2DY**

Reference - 85/00168/1LB	
Decision:	Decided
Date:	13th January 1985
Description:	Retention of single storey rear extension.

Planning records for: **75 Tilehouse Street Hitchin SG5 2DY**

Reference - 03/00059/1LB	
Decision:	Decided
Date:	15th January 2003
Description:	Replace existing rear ground floor window with new pair of doors, new first floor partition and ancillary works to provide bathroom.

Reference - 99/00427/1LB	
Decision:	Decided
Date:	25th March 1999
Description:	Three replacement windows and rendering to existing single storey rear extension (as amended by drawing received 29.4.99)

Planning records for: *77 Tilehouse Street Hitchin SG5 2DY*

Reference - 06/02820/1LB
<p>Decision: Decided</p>
<p>Date: 19th December 2006</p>
<p>Description: Internal alterations and insertion of conservation rooflight in rear roof slope</p>
Reference - 07/01039/1LB
<p>Decision: Decided</p>
<p>Date: 19th April 2007</p>
<p>Description: Insertion of rooflight into rear roofslope, removal of existing ceiling in third bedroom and retention of replacement roof</p>
Reference - 09/00069/1LB
<p>Decision: Decided</p>
<p>Date: 15th January 2009</p>
<p>Description: Listed Building Consent: Internal alterations including removal of internal and external walls to facilitate open living accommodation, replacement front door and alterations to existing fireplace, refurbishment of staircase, insertion of new window opening and door together with replacement double glazed windows in kitchen/utility and insertion of new window in wc area, replacement garden fence.</p>
Reference - 08/02271/1LB
<p>Decision: Decided</p>
<p>Date: 30th October 2008</p>
<p>Description: Listed Building Consent: Internal alterations including removal of internal and external walls to facilitate open living accommodation, replacement front door and alterations to existing fireplace, replacement staircase, insertion of new window opening and door in lounge and replacement double glazed windows in kitchen/utility, replacement garden fence</p>

Planning records for: **26 Tilehouse Street Hitchin SG5 2DY**

Reference - 84/01729/1
<p>Decision: Decided</p>
<p>Date: 19th November 1984</p>
<p>Description: Internal alterations, new ground floor rear windows and door and construction of new roof window</p>
Reference - 91/00694/1LB
<p>Decision: Decided</p>
<p>Date: 10th April 1991</p>
<p>Description: Internal alterations to facilitate use of ground floor as a childrens day nursery</p>
Reference - 84/01673/1
<p>Decision: Decided</p>
<p>Date: 06th November 1984</p>
<p>Description: Construction of second floor self-contained flat incorporating new roof</p>
Reference - 90/01634/1LB
<p>Decision: Decided</p>
<p>Date: 07th December 1990</p>
<p>Description: Two velux roof windows to front elevation</p>

Planning records for: **26 Tilehouse Street Hitchin SG5 2DY**

Reference - 90/00607
<p>Decision: Decided</p>
<p>Date: 24th April 1990</p>
<p>Description: Construction of second floor self-contained flat, incorporating new roof</p>
Reference - 97/00831/1LB
<p>Decision: Decided</p>
<p>Date: 14th July 1997</p>
<p>Description: Change of use of ground and first floor from offices to 3 bedroom dwelling. Internal alterations (as amended by drawing received on 22.08.97)</p>
Reference - 97/00083/1LB
<p>Decision: Decided</p>
<p>Date: 21st November 1996</p>
<p>Description: Rear porch following demolition of glass outhouse and internal door (as amended by plans received on 4.3.97)</p>
Reference - 86/00204/1
<p>Decision: Decided</p>
<p>Date: 18th February 1986</p>
<p>Description: Erection of detached garage.</p>

Planning records for: **26 Tilehouse Street Hitchin SG5 2DY**

Reference - 91/00548/1	
Decision:	Decided
Date:	18th July 1991
Description:	Internal alterations to facilitate use of ground floor as a childrens day nursery.

Reference - 90/00608/1LB	
Decision:	Decided
Date:	24th April 1990
Description:	Listed Building Consent: Internal alterations, new ground floor rear windows and door and construction of new roof with windows

Reference - 87/01121/1LB	
Decision:	Decided
Date:	10th July 1987
Description:	Application for Listed Building consent for internal alterations

Planning records for: **The Coopers Arms Public House Tilehouse Street Hitchin SG5 2DY**

Reference - 81/01181/1LB	
Decision:	Decided
Date:	12th August 1981
Description:	Application for Listed Building Consent for removal of brick chimney stack down to first floor level.

Planning records for: **24A Tilehouse Street Hitchin SG5 2DY**

Reference - 04/00625/1TCA
Decision: Decided
Date: 19th April 2004
Description: Felling of 1 Picea Abies (Christmas Tree)

Reference - 03/00932/1
Decision: Decided
Date: 02nd June 2003
Description: Conversion of detached building from offices to 2 bedroom dwelling. Single storey side and rear extensions to provide sun room and single garage (as amended by site plan Rev.C received 22/08/2003 and plans 1173/01A and 1173/02A received 26/08/2003)

Reference - 03/01060/1LB
Decision: Decided
Date: 23rd June 2003
Description: Internal and external alterations to facilitate conversion of detached building from offices to 2 bedroom dwelling. Single storey side and rear extensions (as amended by site plan Rev.C received 22/08/2003 and plans 1173/01A and 1173/02A received 26/08/2003)

Reference - 07/02999/1TCA
Decision: Decided
Date: 21st December 2007
Description: Remove 1 Conifer tree

Planning records for: **24a Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 21/01713/TCA	
Decision:	Decided
Date:	31st May 2021
Description:	T1 Box Elder, T2 Magnolia - Reduce by approx. 20-25% to suitable growth points.

Reference - 23/02823/TCA	
Decision:	Decided
Date:	06th December 2023
Description:	Elder - Pollard. Magnolia - Reduce 1m

Planning records for: **Coopers Arms Public House 81 Tilehouse Street Hitchin SG5 2DY**

Reference - 87/00629/1A	
Decision:	Decided
Date:	02nd June 1987
Description:	Six non-illuminated advertisement signs on front & side elevations and free standing car park sign.

Reference - 22/02972/FP	
Decision:	Decided
Date:	17th November 2022
Description:	Replacement of external plant with louvre and internal ductwork, together with enlargement of existing louvre to rear elevation (as amended by plans received 11/05/23)

Planning records for: *Coopers Arms 81 Tilehouse Street Hitchin Hertfordshire SG5 2DY*

Reference - 24/00638/FP
Decision: Decided
Date: 12th April 2024
Description: Installation of one column and ANPR camera at entrance/exit of car park

Reference - 24/00639/AD
Decision: Decided
Date: 12th April 2024
Description: Installation of 10 non-illuminated signs in car park area

Reference - 83/00823/1
Decision: Decided
Date: 23rd May 1983
Description: Section 53 installation of ff windows in side & rear elevations

Reference - 23/01934/TCA
Decision: Decided
Date: 15th August 2023
Description: T1 Sycamore- Fell to ground level.

Planning records for: *Coopers Arms Public House 81 Tilehouse Street Hitchin SG5 2DY*

Reference - 04/01558/1TCA
<p>Decision: Decided</p>
<p>Date: 28th September 2004</p>
<p>Description: Felling of one Cherry Tree.</p>
Reference - 99/00282/1LB
<p>Decision: Decided</p>
<p>Date: 02nd March 1999</p>
<p>Description: Demolition and rebuild of side boundary wall</p>
Reference - 22/02973/LBC
<p>Decision: Decided</p>
<p>Date: 17th November 2022</p>
<p>Description: Replacement of external plant with louvre and internal ductwork, together with enlargement of existing louvre to rear elevation (as amended by plans received 11/05/23)</p>
Reference - 23/01939/TCA
<p>Decision: Decided</p>
<p>Date: 15th August 2023</p>
<p>Description: 3x Hornbeam - Reduce approx as previously 2-3ft</p>

Planning records for: *Coopers Arms Public House 81 Tilehouse Street Hitchin SG5 2DY*

Reference - 89/00583/1TCA	
Decision:	Decided
Date:	28th February 1989
Description:	Felling of Sycamore Tree

Reference - 83/00608/1	
Decision:	Decided
Date:	19th April 1983
Description:	Formation of additional car park at rear

Planning records for: *84A Tilehouse Street Hitchin SG5 2DY*

Reference - 81/00880/1	
Decision:	Decided
Date:	02nd June 1981
Description:	Erection of single storey rear extension for printing workshop.

Reference - 15/01301/1TCA	
Decision:	Decided
Date:	12th May 2015
Description:	Reduce by 30% 1 Yew Tree (T1)

Planning records for: **84A Tilehouse Street Hitchin SG5 2DY**

Reference - 10/02970/1
<p>Decision: Decided</p>
<p>Date: 02nd December 2010</p>
<p>Description: Change of use from office (Class A2) to residential (Class C3) together with erection of entrance porch (as amended by plan nos. TIL/10/01B and SHI/TH/10/02A dated 12th January 2011)</p>
Reference - 13/02497/1NMA
<p>Decision: Decided</p>
<p>Date: 16th October 2013</p>
<p>Description: Replace window with French windows on side elevation, replace door with windows and remove concrete steps on side elevation and insertion of 1 roof light on side elevation (non-material amendment to planning permission ref no. 10/02970/1 granted on 11 March 2011 for change of use from office (Class A2) to residential (Class C3) together with erection of entrance porch).</p>
Reference - 08/00497/1
<p>Decision: Decided</p>
<p>Date: 01st May 2008</p>
<p>Description: Two storey extension to provide additional office and storage floorspace associated with main building together with link access from proposed extension to main building. Re-provision of car parking area to accommodate 7 car parking spaces.</p>
Reference - 87/00074/1
<p>Decision: Decided</p>
<p>Date: 20th January 1987</p>
<p>Description: Change of use from printing works to manufacture & assembly of small electrical goods</p>

Planning records for: *Thompson's Builders Yard Tilehouse Street Hitchin SG5 2DY*

Reference - 04/01217/1CAC
<p>Decision: Decided</p>
<p>Date: 21st July 2004</p>
<p>Description: Conservation Area Consent - for the demolition of timber workshop and front boundary wall and part of side boundary wall.</p>
Reference - 14/01595/1
<p>Decision: Decided</p>
<p>Date: 18th June 2014</p>
<p>Description: Change of use and conversion of offices to residential to provide 1 x 4 bedroom dwelling with associated detached car port and amenity space. (as amended by plan nos. P100A and P101A received 15/7/14)</p>
Reference - 15/01175/1NMA
<p>Decision: Decided</p>
<p>Date: 05th May 2015</p>
<p>Description: Removal of bifold doors to north west elevation and sunken garden. Double door to rear balcony changed to single door and internal floor plans amended. (Non-material amendment to planning application 15/00177/1 granted 24.2.15)</p>
Reference - 74/00936/1
<p>Decision: Decided</p>
<p>Date: 01st November 1974</p>
<p>Description: Demolition of existing lean-to and toilets and erection of covered area</p>

Planning records for: *Halls Yard Tilehouse Street Hitchin SG5 2DY*

Reference - 78/00765/1	
Decision:	Decided
Date:	24th May 1978
Description:	Erection of single storey building for glass cutting polishing and storage

Reference - 15/00177/1	
Decision:	Decided
Date:	11th February 2015
Description:	Change of use and conversion of offices to residential to provide 1 x 4 bedroom dwelling with associated detached car port and amenity space (As amended by plan no. PL101C received 16/2/15)

Planning records for: *22 Tilehouse Street Hitchin SG5 2DY*

Reference - 13/01352/1LB	
Decision:	Decided
Date:	10th June 2013
Description:	Installation of internal, half-height louvered shutters on 1no. ground and 1no. first floor window on front elevation

Reference - 04/01632/1LB	
Decision:	Decided
Date:	11th October 2004
Description:	Retention of works of internal attention including removal of ground floor walls, new first floor bathroom, new fireplace, details to first & second floors and new ground and second floor doors.

Planning records for: **22 Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 01/01597/1	
Decision:	Decided
Date:	23rd October 2001
Description:	Change of use from offices to 3 bedroom dwelling.

Reference - 04/00871/1LB	
Decision:	Decided
Date:	27th May 2004
Description:	Retention of ground floor doors and first floor bathroom windows to rear elevation. Replace first and second floor metal casements to rear elevation with timber windows and front elevation, second floor metal window with timber casement

Planning records for: **Ross Williams Solicitors Victoria House 26 Tilehouse Street Hitchin Hertfordshire SG5 2DY**

Reference - 01/00477/1TCA	
Decision:	Decided
Date:	03rd April 2001
Description:	Felling of Sycamore tree and pruning of Ash tree

Reference - 14/01821/1TCA	
Decision:	Decided
Date:	17th July 2014
Description:	Remove one Sycamore and one Rowan tree

Planning records for: **Ross Williams Solicitors Victoria House 26 Tilehouse Street Hitchin SG5 2DY**

Reference - 03/01406/1LB	
Decision:	Decided
Date:	01st September 2003
Description:	New internal doorway at first floor level

Planning records for: **78 Tilehouse Street Hitchin SG5 2DY**

Reference - 04/00626/1	
Decision:	Decided
Date:	19th April 2004
Description:	Temporary siting of portable building for office purposes with covered link at rear of building

Reference - 04/00627/1LB	
Decision:	Decided
Date:	19th April 2004
Description:	Temporary siting of portable building for office purposes with covered link at rear of building

Reference - 86/01630/1	
Decision:	Decided
Date:	06th October 1986
Description:	Change of use of ground floor shop with cellar to offices.

Planning records for: **78 Tilehouse Street Hitchin SG5 2DY**

Reference - 11/00508/1
<p>Decision: Decided</p>
<p>Date: 21st March 2011</p>
<p>Description: Single storey rear extension and insertion of dormer windows and conservation window in front roofslope (as amended by drawing received 11 May 2011)</p>
Reference - 85/00375/1
<p>Decision: Decided</p>
<p>Date: 12th March 1985</p>
<p>Description: Installation of second floor rear dormer window, erection of external fire escape and alterations to provide two bedroom second floor self-contained flat.</p>
Reference - 02/01425/1AD
<p>Decision: Decided</p>
<p>Date: 18th September 2002</p>
<p>Description: Non illuminated projecting sign</p>
Reference - 82/01015/1
<p>Decision: Decided</p>
<p>Date: 29th July 1982</p>
<p>Description: Change of use of first and second floors from residential to offices.</p>

Planning records for: **78 Tilehouse Street Hitchin SG5 2DY**

Reference - 85/00453/1LB	
Decision:	Decided
Date:	22nd March 1985
Description:	Installation of second floor rear dormer window and internal alterations to provide 1st and 2nd floor self-contained flats.

Planning records for: **Colin Eades Partnership 83 Tilehouse Street Hitchin SG5 2DY**

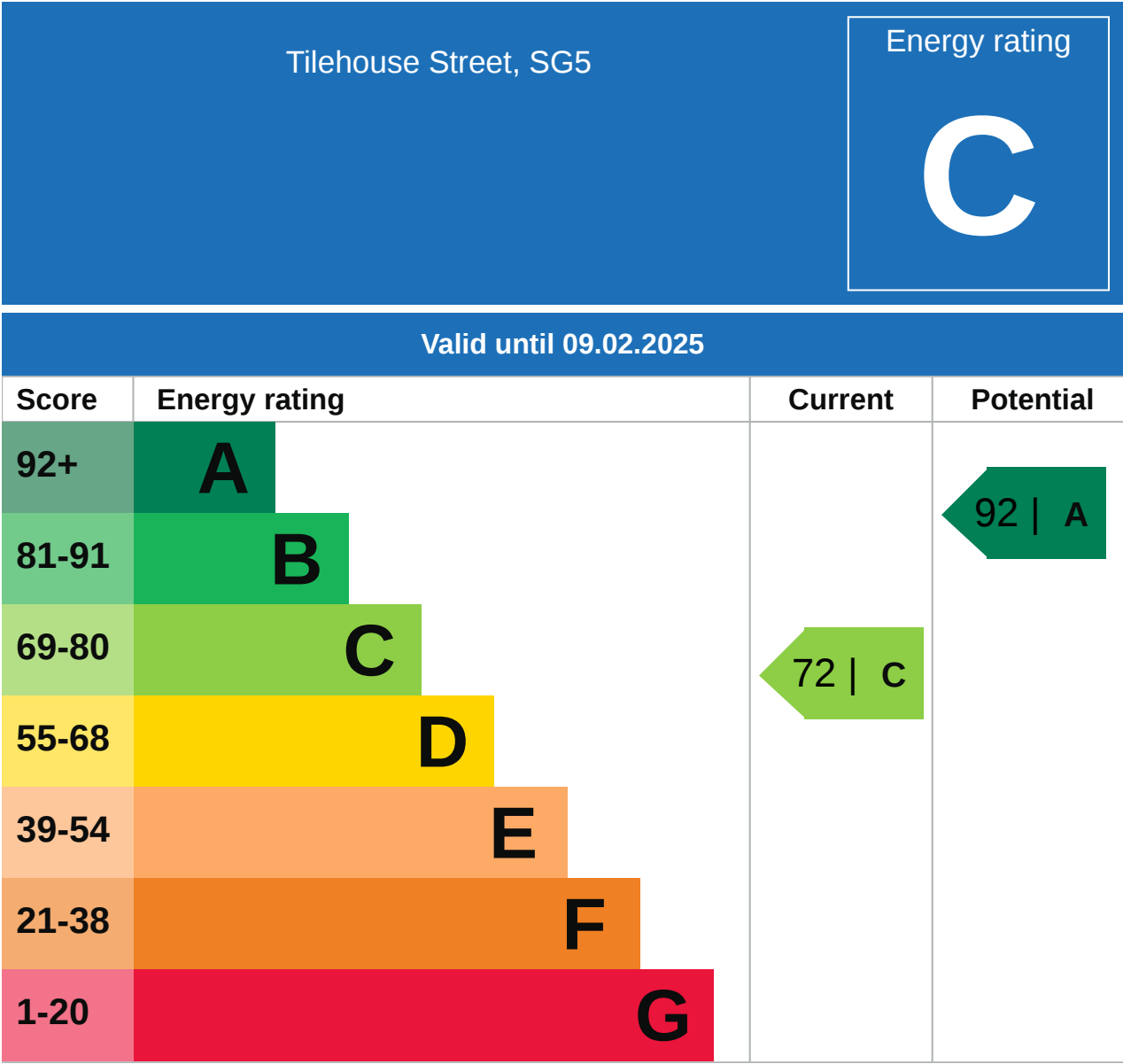
Reference - 93/01076/1LB	
Decision:	Decided
Date:	24th September 1993
Description:	External and internal alterations including new front door and internal staircase. Removal of window shutters.

Reference - 04/01740/1LB	
Decision:	Decided
Date:	03rd November 2004
Description:	2 new internal staircases and new internal ground and first floor partitions. New external door and block up window to rear single storey wing as variation of 04/1132/1LB granted 23/05/04. Amended by plan no 04/041.01 B/A received 23.11.04

Reference - 04/01132/1LB	
Decision:	Decided
Date:	09th July 2004
Description:	Internal and external alterations to facilitate conversion from offices to dwelling

Planning records for: **83 Tilehouse Street Hitchin SG5 2DY**

Reference - 04/01131/1	
Decision:	Decided
Date:	09th July 2004
Description:	Change of use from offices to dwelling



Additional EPC Data

Property Type:	House
Build Form:	Mid-Terrace
Transaction Type:	Rental (private)
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, insulated (assumed)
Roof Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, no room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 44% of fixed outlets
Floors:	Suspended, limited insulation (assumed)
Total Floor Area:	44 m ²

Building Safety

Not specified

Accessibility / Adaptations

Not specified

Restrictive Covenants

Not specified

Rights of Way (Public & Private)

Not specified

Construction Type

Standard Brick

Property Lease Information

Share of Freehold
Building Insurance - Approx. £243.26 per annum
Shared maintenance charges applicable (adhoc - repairs)

Listed Building Information

Not listed building
Located in designated conservation area

Stamp Duty

Not specified

Other

Not specified

Other

Not specified

Electricity Supply

YES - SUPPLIER NOT SPECIFIED

Gas Supply

YES - SUPPLIER NOT SPECIFIED

Central Heating

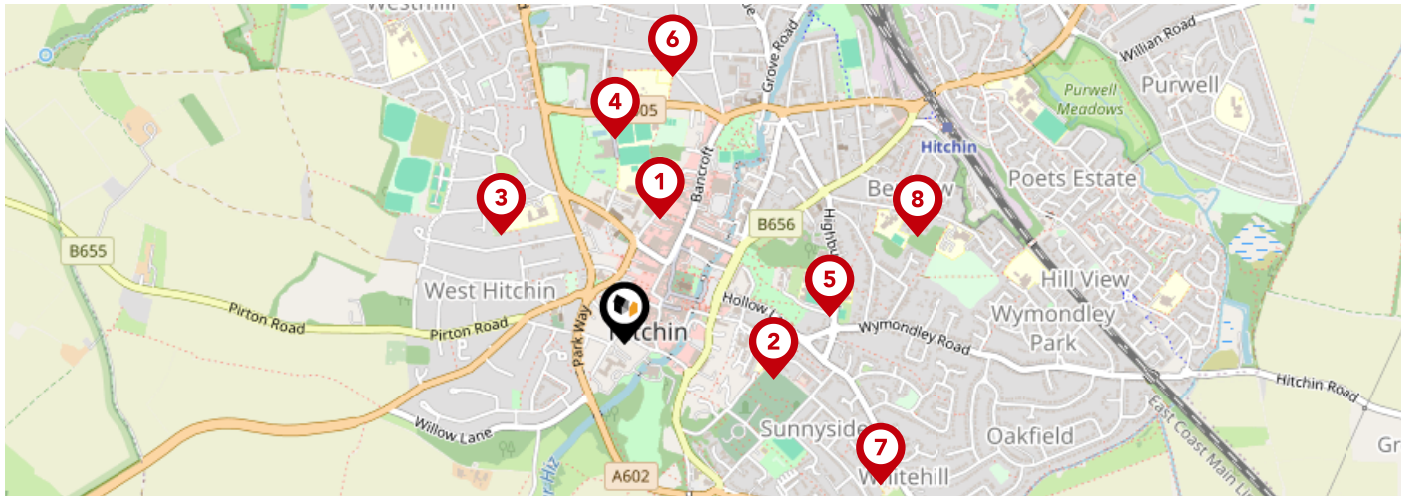
YES - GCH

Water Supply

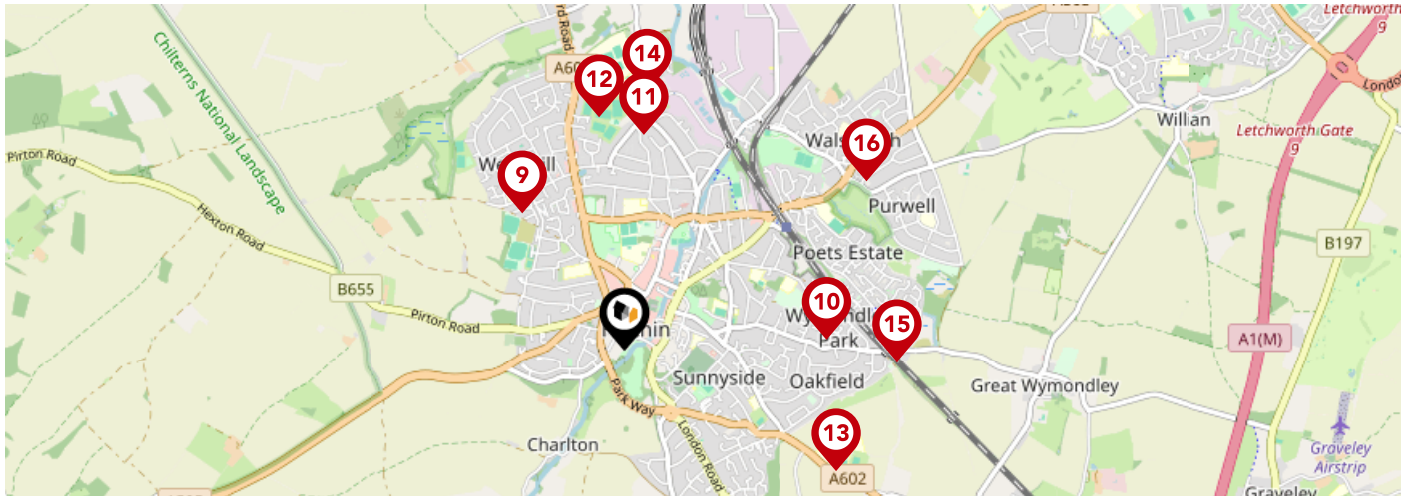
YES - SUPPLIER NOT SPECIFIED









Drainage

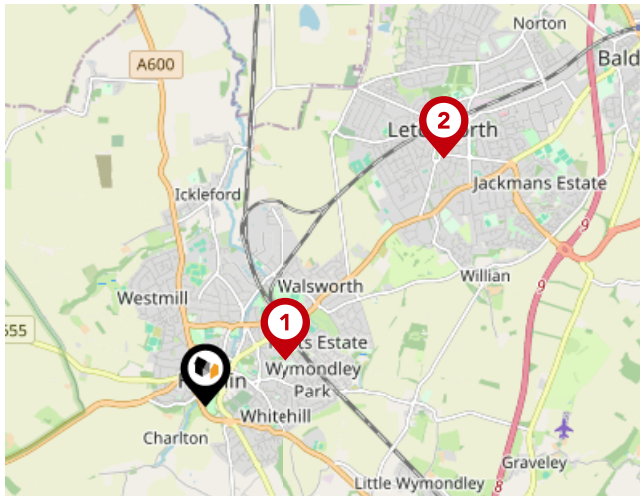
YES - MAINS



		Nursery	Primary	Secondary	College	Private
1	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

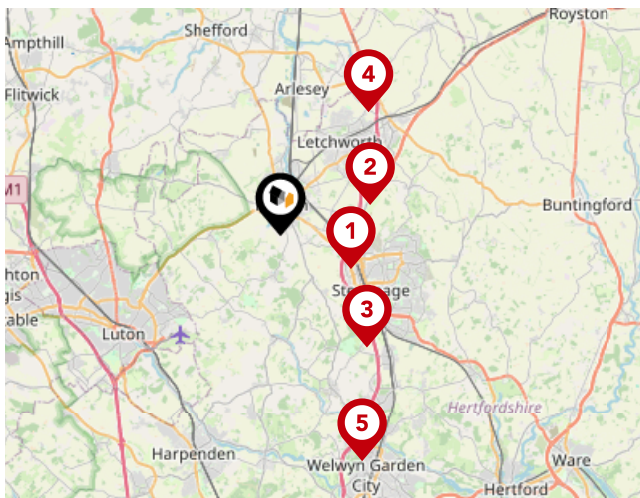


		Nursery	Primary	Secondary	College	Private
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.78	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.08	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.11	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.25	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



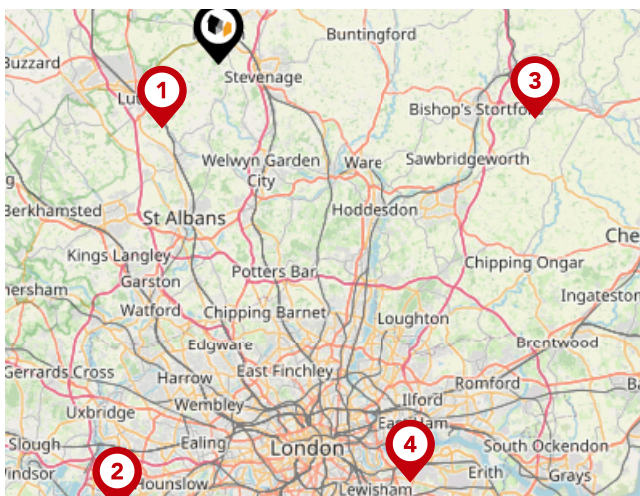
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.84 miles
2	Letchworth Rail Station	3.14 miles
3	Stevenage Rail Station	4.43 miles



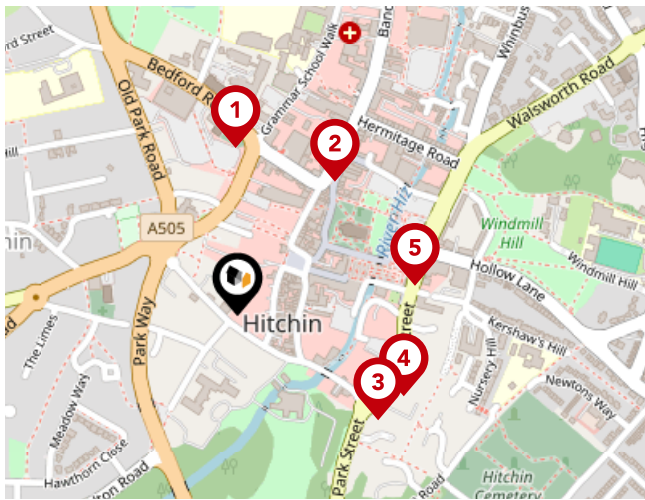
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.89 miles
2	A1(M) J9	3.45 miles
3	A1(M) J7	5.18 miles
4	A1(M) J10	5.54 miles
5	A1(M) J6	8.79 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.18 miles
2	Heathrow Airport	33.52 miles
3	Stansted Airport	23.5 miles
4	Silvertown	33.8 miles



Bus Stops/Stations

Pin	Name	Distance
1	Grammar School Walk	0.19 miles
2	Bancroft	0.19 miles
3	ASDA	0.2 miles
4	ASDA	0.21 miles
5	St Mary's Square	0.21 miles

Important - Please read

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Country Properties

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Valuation Office
Agency

