

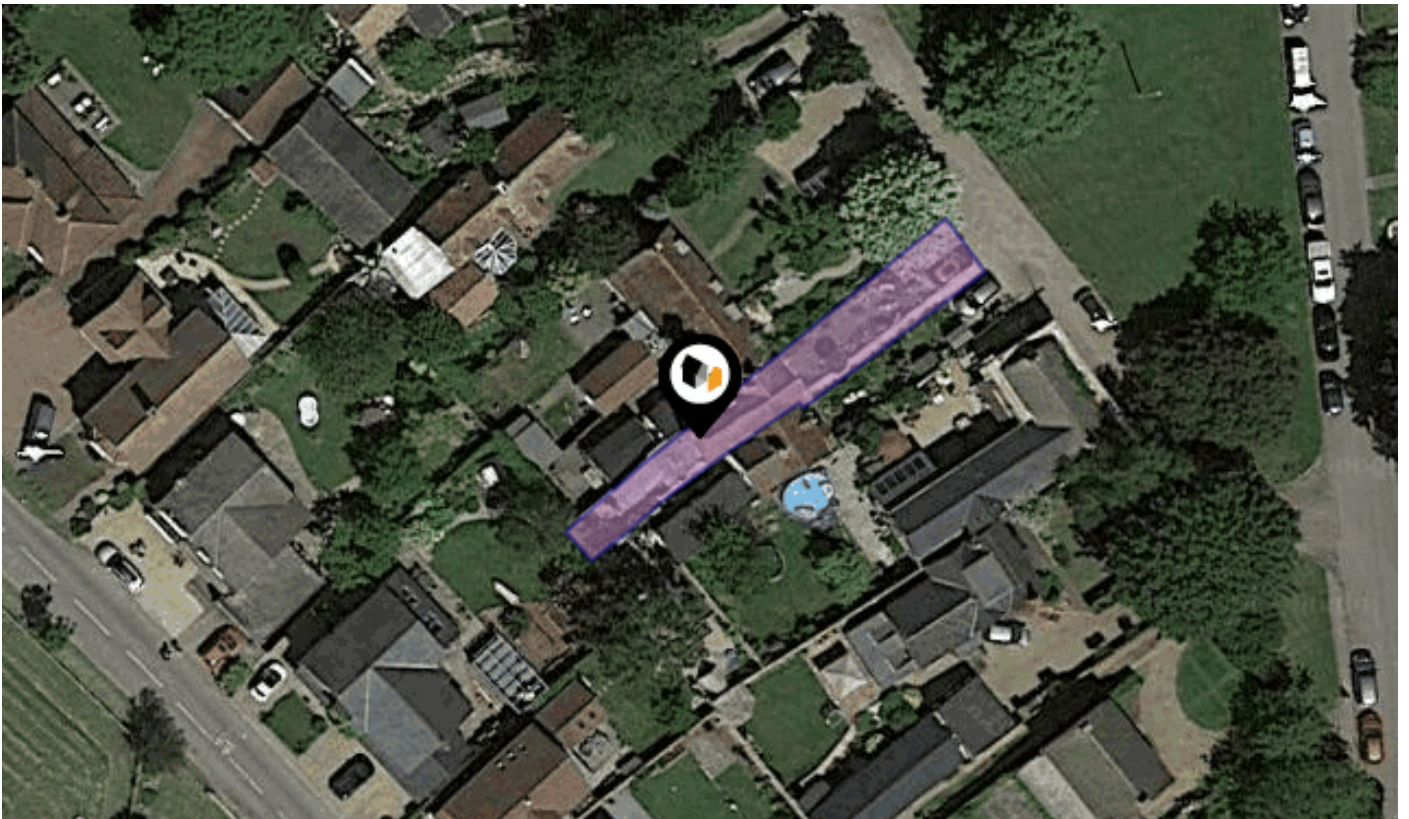


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## MIR: Material Info

The Material Information Affecting this Property

Monday 02<sup>nd</sup> September 2024



**GREAT GREEN, PIRTON, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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## Property

<b>Type:</b>	Terraced	<b>Tenure:</b>	Freehold
<b>Bedrooms:</b>	2		
<b>Plot Area:</b>	0.04 acres		
<b>Council Tax :</b>	Band C		
<b>Annual Estimate:</b>	£1,979		
<b>Title Number:</b>	HD360473		

## Local Area

<b>Local Authority:</b>	Hertfordshire
<b>Conservation Area:</b>	Pirton
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	Very Low

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

<b>6</b> mb/s	<b>61</b> mb/s	<b>-</b> mb/s

### Mobile Coverage: (based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: *Great Green, Pirton, Hitchin, SG5*

<b>Reference - 92/00043/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th January 1992
<b>Description:</b> Rear conservatory (as amended by plans recieved 13th March 1992)
<b>Reference - 99/00475/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 06th April 1999
<b>Description:</b> Demolition of rear conservatory, replacement glass in front & back doors and rear ground window. Repairs to front end gable (as amended by drawings received on 1.6.99)
<b>Reference - 14/01894/1DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 11th July 2014
<b>Description:</b> Condition 2 - Sample of Bricks and Mortar (as discharge of condition attached to listed building ref 13/02091/1LB granted consent on 26/11/2013)
<b>Reference - 13/02090/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th September 2013
<b>Description:</b> Erection of garden store following demolition of existing non listed outbuilding. Repair and replace (where necessary) the boundary wall between No.9 & No.8 Great Green. Repair existing party wall between No.10 & No.9 Great Green

Planning records for: *Great Green, Pirton, Hitchin, SG5*

Reference - 08/01841/1HH	
Decision:	Decided
Date:	15th August 2008
Description:	Retrospective application for shed to front of property.

Reference - 13/02091/1LB	
Decision:	Decided
Date:	17th September 2013
Description:	Listed Building Consent: Repair and replace (where necessary) the boundary walls between No.9 & No.8 Great Green and between No.10 & No.9 Great Green.

Planning records for: *Tudor Cottage Great Green Pirton Hitchin SG5 3QD*

Reference - 04/00257/1TCA	
Decision:	Decided
Date:	24th February 2004
Description:	Removal of 1 Norwegian maple tree

Reference - 07/01702/1HH	
Decision:	Decided
Date:	10th July 2007
Description:	Replacement detached garage/workshop/store following demolition of existing.

Reference - 17/02092/1NMA	
Decision:	Decided
Date:	17th August 2017
Description:	To extend the kitchen and dining room. Amending the cladding from timber to provide more glass and providing a roof lantern as a Non Material Amendment to planning application 16/02362/1HH granted on 15/11/2016.

Planning records for: *Tudor Cottage 5 Great Green Pirton Hitchin SG5 3QD*

Reference - 11/02745/1TCA	
Decision:	Decided
Date:	04th November 2011
Description:	Fell two Leylandi trees and 30% crown reduction of 1 Hawthorn (May) tree

Planning records for: *Land On South Side Of Crab Tree Lane Pirton SG5 3QD*

Reference - 79/00190/1	
Decision:	Decided
Date:	04th February 1979
Description:	Erection of detached house with double garage

Planning records for: *1 Great Green Pirton SG5 3QD*

Reference - 07/00706/1	
Decision:	Decided
Date:	09th March 2007
Description:	Side pergola

Reference - 14/00437/1TCA	
Decision:	Decided
Date:	14th February 2014
Description:	Reduce row of Leylandii trees to approximately 2.4 meters in height and shape into hedge

Reference - 11/00359/1TCA	
Decision:	Decided
Date:	17th March 2011
Description:	Remove 2 Ash trees (T2 and T5). Crown lift by 30% to one Sycamore tree, one Ash tree and one Field Maple tree (T1, T3 and T4)

Planning records for: *Motte & Bailey PH 1 Great Green Pirton SG5 3QD*

<b>Reference - 82/01622/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th December 1982
<b>Description:</b>	Erection of side entrance porch.

<b>Reference - 13/02938/1TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th December 2013
<b>Description:</b>	Reduce 18 Leylandii trees to 2.4m in height and shape

Planning records for: *10 Great Green Pirton Hitchin SG5 3QD*

<b>Reference - 92/00971/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th September 1992
<b>Description:</b>	Replacement conservatory (amended by plan recieved 15.10.92 and 28th January 1993)

<b>Reference - 13/00261/1TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th February 2013
<b>Description:</b>	Remove one Yew tree (tree 1 in sketch plan)

Planning records for: **10 Great Green Pirton Hitchin SG5 3QD**

<b>Reference - 13/02089/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th September 2013
<b>Description:</b>	Listed Building Consent: Erection of single storey rear extension following demolition of existing single storey mono-pitch addition and detached unlisted outbuilding. Rebuild party wall between No.09 and No.10 Great Green at two heights. Alterations to existing kitchen to form a bathroom.

<b>Reference - 13/02088/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th September 2013
<b>Description:</b>	Erection of single storey rear extension following demolition of existing non listed outbuilding. Repair existing party wall between No.09 and No.10 Great Green (as amended by drawings received 12/02/2014)

Planning records for: **11 Great Green Pirton Hitchin SG5 3QD**

<b>Reference - 16/01320/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th June 2016
<b>Description:</b>	Single storey rear extension following demolition of existing greenhouse

<b>Reference - 14/02069/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	31st July 2014
<b>Description:</b>	Single storey rear extension



Planning records for: *11 Great Green Pirton Hitchin SG5 3QD*

<b>Reference - 16/01319/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th June 2016
<b>Description:</b>	Single storey rear extension following demolition of existing greenhouse

<b>Reference - 17/01059/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th April 2017
<b>Description:</b>	Condition 3: Joinery details (as Discharge of Condition relating to Listed Building Consent 16/01320/1LB granted 26/07/2016)

<b>Reference - 17/00778/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th April 2017
<b>Description:</b>	Condition 3 - Written Scheme of Investigation (in relation to Planning permission 16/01319/1HH granted 26/07/2017)

<b>Reference - 10/02852/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	18th November 2010
<b>Description:</b>	Condition 4: Details of the banister to the proposed staircase in the lounge

Planning records for: **11 Great Green Pirton Hitchin SG5 3QD**

<b>Reference - 17/00808/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th April 2017
<b>Description:</b>	Condition 2: sample of materials (in relation to Listed Building Consent 16/01320/1LB granted 26/07/2016)

<b>Reference - 17/01412/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	31st May 2017
<b>Description:</b>	Condition 5 - Rainwater goods (as Discharge of Condition of Listed Building Consent 16/01320/1LBC granted 26/04/2016)

<b>Reference - 10/01369/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th June 2010
<b>Description:</b>	Renovation of windows. Replacement 2 external doors. Replacement of beam over inglenook opening. Reinforcement of existing floor beam. Stabilisation of internal and load-bearing masonry. Insertion of new staircase (as amended by drawing no. 2535/01 Rev B received on 09/08/10)

<b>Reference - 17/01060/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th April 2017
<b>Description:</b>	Condition 4: External finish details (as Discharge of Condition relating to Listed Building Consent 16/01320/1LB granted 26/07/2016)

Planning records for: *11 Great Green Pirton Hitchin SG5 3QD*

<b>Reference - 14/02068/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	31st July 2014
<b>Description:</b>	Single storey rear extension

Planning records for: *14 Great Green Pirton Hitchin SG5 3QD*

<b>Reference - 16/02955/1TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st November 2016
<b>Description:</b>	Reduce one Sycamore tree by 25% and remove dead branches

Planning records for: *16 Great Green Pirton Hitchin SG5 3QD*

<b>Reference - 12/01607/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd August 2012
<b>Description:</b>	Replace two internal doors to main living room. Replace bathroom window with window to match existing windows of eighteenth century extension.

<b>Reference - 12/01726/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th July 2012
<b>Description:</b>	Condition 4 - Window drawings including timber sections

Planning records for: **16 Great Green Pirton Hitchin Hertfordshire SG5 3QD**

<b>Reference - 24/01177/LBC</b>
<b>Decision:</b> Registered
<b>Date:</b> 18th June 2024
<b>Description:</b> Replacement of existing ground floor rear window and insertion of rooflight to existing rear roofslope.
<b>Reference - 11/03055/1DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 15th December 2011
<b>Description:</b> Condition 2: Details of works to the two fireplaces and the base of the main post, which form part of this consent, shall be agreed on site with the Council's Conservation Officer with the subsequent submission of drawings and/or schedules of works as appropriate for the written agreement of the Local Planning Authority.
<b>Reference - 24/01176/FPH</b>
<b>Decision:</b> Registered
<b>Date:</b> 18th June 2024
<b>Description:</b> Replacement of existing ground floor rear window and insertion of rooflight to existing rear roofslope.
<b>Reference - 13/01279/1TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 27th June 2013
<b>Description:</b> Removal of 2 Conifer Trees and 1 Silver Birch Tree. Pruning of 1 Apple Tree by 20%, 1 Yew Tree by 10%, 2 Silver Birch Trees by 15%. Reduce height of 8 Leylandii Trees to approximately 2.5 metres and prune by 50%.

Planning records for: **16 Great Green Pirton Hitchin SG5 3QD**

<b>Reference - 11/02174/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th September 2011
<b>Description:</b>	Replace 3 front first floor windows with timber windows with central glazing bar. Replace one Crittal window on staircase with wooden window. Remove existing modern fireplace in small living room to reveal original inglenook fireplace. Repair original brickwork, replace as required and fit log burner. Replace existing part glazed door with a boarded ledged and braced door. Installation of satellite dish to west facing wall of rear extension.

Planning records for: **3 Great Green Pirton Hitchin SG5 3QD**

<b>Reference - 02/01770/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th November 2002
<b>Description:</b>	Two storey side extension, internal and external alterations.

<b>Reference - 05/01171/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th August 2005
<b>Description:</b>	Installation of one velux rooflight in north west elevation (as amended by letter and plans received 16/09/05)

<b>Reference - 05/00743/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	19th May 2005
<b>Description:</b>	Erection of cart shed and store. Formation of new vehicular access.

Planning records for: **3 Great Green Pirton Hitchin SG5 3QD**

<b>Reference - 02/01772/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th November 2002
<b>Description:</b>	Two storey side extension.

Planning records for: **7 Great Green Pirton Hitchin SG5 3QD**

<b>Reference - 10/00756/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th April 2010
<b>Description:</b>	Part single storey, part two storey and part first floor rear extension (as amended by plans received 24.5.10 & 26.5.10).

<b>Reference - 17/00478/1NMA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th March 2017
<b>Description:</b>	Provision of single storey extension with 2 rooflights to replace covered cycle storey, addition of rooflight to single storey side monopitch roof, glazed gable windows and relocate staircase by 1m to left (as non-material amendment to planning ref 16/02362/1HH granted permission 15/11/2016 for two and single storey rear extensions with covered cycle store following demolition of existing single storey rear extension, pitched roof to lobby and monopitch roof to side elevations with 3 rooflights)

<b>Reference - 16/02362/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st September 2016
<b>Description:</b>	Two and single storey rear extensions with covered cycle store following demolition of existing single storey rear extensions. Pitched roof to lobby and monopitch roof to side elevations with 3 rooflights.

Planning records for: *8 Great Green Pirton Hitchin SG5 3QD*

Reference - 14/03251/1TCA	
Decision:	Decided
Date:	08th December 2014
Description:	Repollard 1 Apple Tree back to main trunks

Planning records for: *Sawford Cottage 12 Great Green Pirton Hitchin SG5 3QD*

Reference - 12/02746/1TCA	
Decision:	Decided
Date:	12th December 2012
Description:	Fell 1 Juniper tree (A), remove overhanging limb of 1 Silver Birch tree (B), remove overhanging branches of 1 Bullace Plum tree (C)

Reference - 87/00578/1PUD	
Decision:	Decided
Date:	13th April 1987
Description:	Erection of conservatory extension

Reference - 92/00506/1LB	
Decision:	Decided
Date:	27th April 1992
Description:	Installation of velux window in rear roof

Planning records for: *Sawford Cottage 12 Great Green Pirton Hitchin SG5 3QD*

Reference - 02/00962/1TCA	
Decision:	Decided
Date:	20th June 2002
Description:	Removal of conifer tree

Reference - 93/00324/1LB	
Decision:	Decided
Date:	23rd March 1993
Description:	Underpinning and wall strengthening.

Planning records for: *6 Great Green Pirton Hitchin SG5 3QD*

Reference - 12/01846/1TCA	
Decision:	Decided
Date:	10th August 2012
Description:	Fell 1 Sycamore tree

Reference - 91/00121/1	
Decision:	Decided
Date:	29th January 1991
Description:	Two storey rear extension with conservatory following demolition of existing single storey rear extension.



Planning records for: **6 Great Green Pirton SG5 3QD**

<b>Reference - 89/00168/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd February 1989
<b>Description:</b> Change of use of outbuildings from ancillary residential use to light industrial (Class B1)
<b>Reference - 14/00584/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 05th March 2014
<b>Description:</b> Single storey rear extension
<b>Reference - 12/02236/1TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 12th October 2012
<b>Description:</b> Crown reduction of one Sycamore tree by 40%
<b>Reference - 85/01729/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th November 1985
<b>Description:</b> Change of use and conversion of detached garage and store to one bedroom dwelling for elderly relatives, following demolition of existing lean-to and sheds.

Planning records for: *6 Great Green Pirton SG5 3QD*

<b>Reference - 85/00989/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th June 1985
<b>Description:</b>	Change of use and conversion of detached garage and store to 1 bedroom dwelling for elderly parents together with erection of single storey side extension to existing dwelling for garage and formation of new vehicular access.

## Building Safety

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Not soecified

## Accessibility / Adaptations

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Ground floor single story rear extension

## Restrictive Covenants

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None

## Rights of Way (Public & Private)

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Shared alley/passageway between neighbouring property

## Construction Type

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Brick

## Property Lease Information

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not applicable

## Listed Building Information

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Grade II listed

## Other

---

none

## Other

---

none

## Other

---

none

## Electricity Supply

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YES - EDF

## Gas Supply

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YES - EDF

## Central Heating

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YES - GCH

## Water Supply

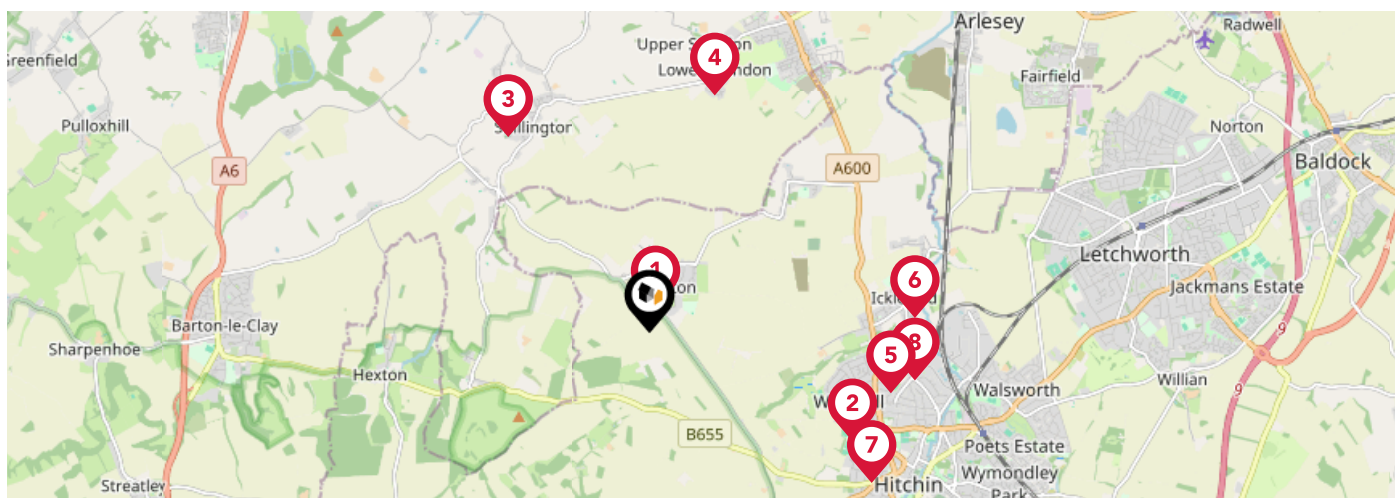
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YES - Affinity

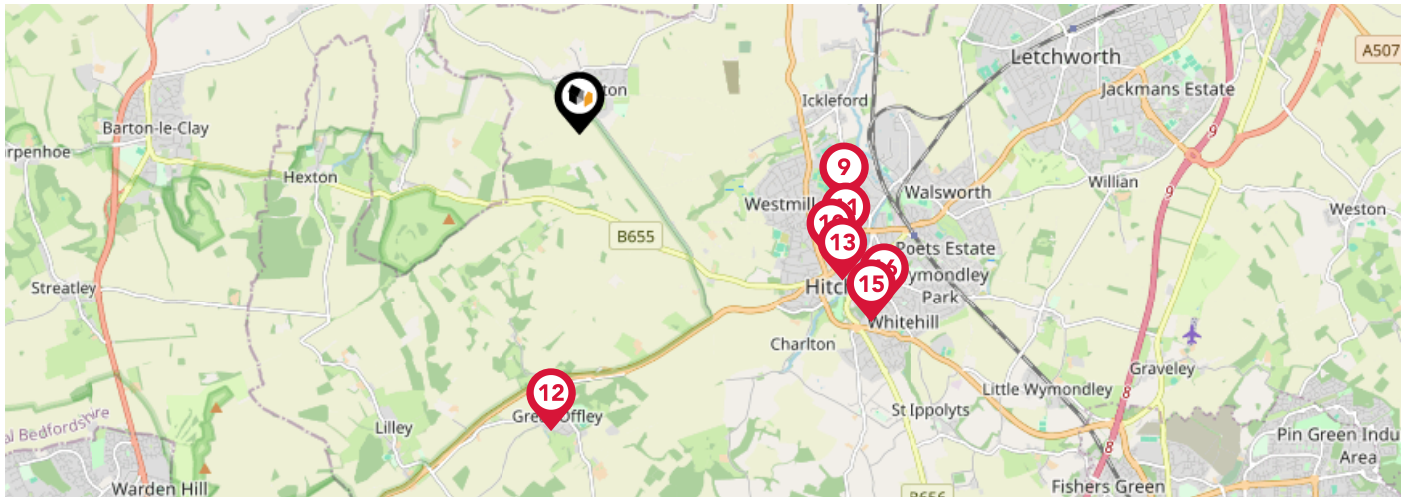
## Drainage

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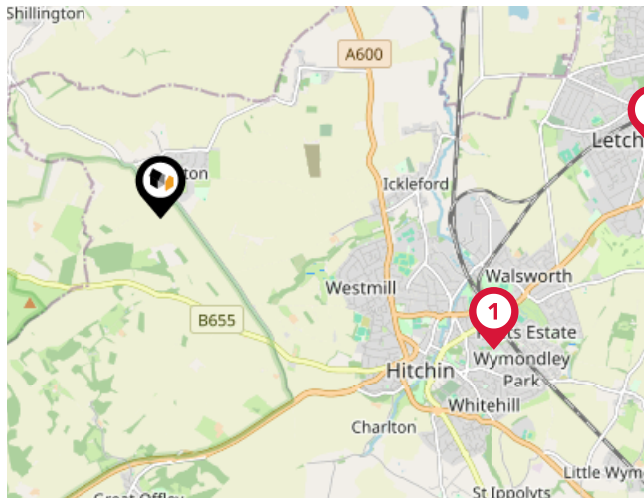
Mains



		Nursery	Primary	Secondary	College	Private
	<b>Pirton School</b> Ofsted Rating: Requires improvement   Pupils: 150   Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:2.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Shillington Lower School</b> Ofsted Rating: Good   Pupils: 126   Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Stondon Lower School</b> Ofsted Rating: Good   Pupils: 147   Distance:2.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:2.27	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ickleford Primary School</b> Ofsted Rating: Good   Pupils: 210   Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Our Lady Catholic Primary School</b> Ofsted Rating: Good   Pupils: 154   Distance:2.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

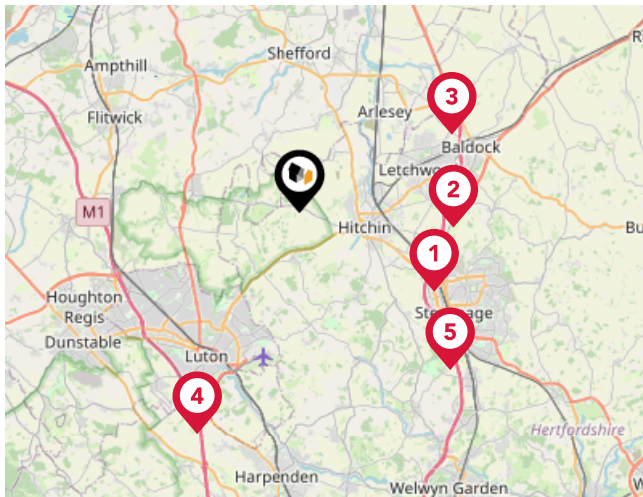


	Nursery	Primary	Secondary	College	Private
<p><b>9</b> <b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:2.49</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>10</b> <b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:2.57</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>11</b> <b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:2.63</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>12</b> <b>Offley Endowed Primary School and Nursery</b> Ofsted Rating: Good   Pupils: 165   Distance:2.73</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>13</b> <b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:2.75</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>14</b> <b>Meppershall Church of England Academy</b> Ofsted Rating: Good   Pupils: 212   Distance:2.97</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>15</b> <b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:3.16</p>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<p><b>16</b> <b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:3.19</p>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



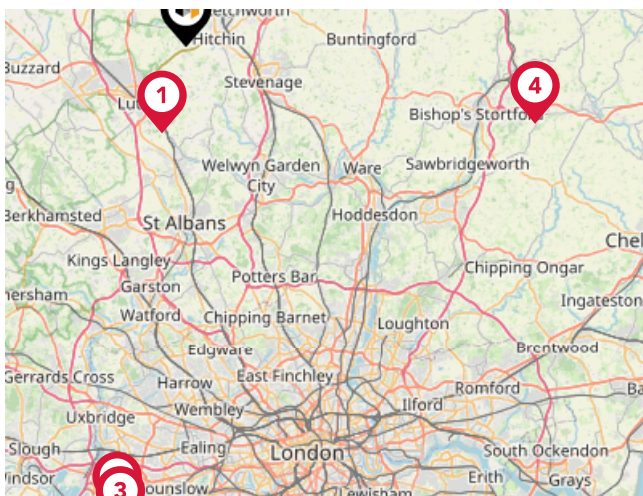
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.27 miles
2	Arlesey Rail Station	4.81 miles
3	Letchworth Rail Station	4.53 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.7 miles
2	A1(M) J9	5.6 miles
3	A1(M) J10	6.25 miles
4	M1 J10	8.92 miles
5	A1(M) J7	7.93 miles



### Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.52 miles
2	Heathrow Airport	34.69 miles
3	Heathrow Airport Terminal 4	35.65 miles
4	Stansted Airport	26.09 miles





### Bus Stops/Stations

Pin	Name	Distance
1	Post Office	1.88 miles
2	Wheelwright Close	1.93 miles
3	Musgrave Arms	1.6 miles
4	Apsley End Road	1.7 miles
5	Hanscombe End Road	1.73 miles

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## **Important - Please read**

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

# 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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#### Country Properties

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Valuation Office  
Agency



Royal Mail