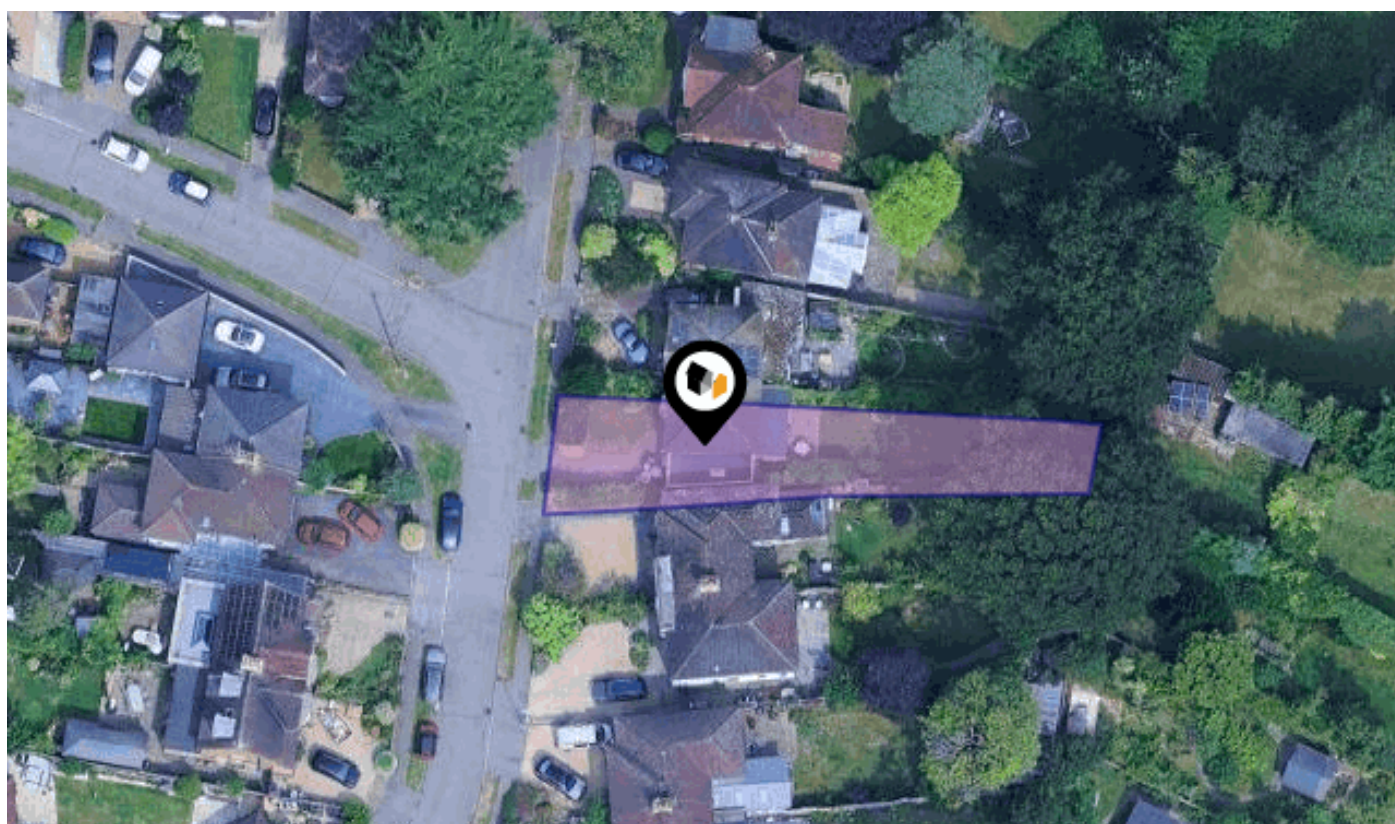




# MIR: Material Info

The Material Information Affecting this Property

**Thursday 18<sup>th</sup> December 2025**



**BEARTON GREEN, HITCHIN, SG5**

## Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **Bearton Green, Hitchin, SG5**

Reference - 21/03258/LDCP	
Decision:	Decided
Date:	22nd November 2021
Description:	Raise existing roof height and replace existing front elevation attached garage door with an entrance door and window to facilitate conversion of garage into habitable accommodation

Planning records for: **16 Bearton Green Hitchin Hertfordshire SG5 1UG**

Reference - 22/00266/LDCP
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 01st February 2022</p>
<p><b>Description:</b> Extension to roof to form gable end to facilitate loft conversion including insertion of front, side and rear velux windows.</p>
Reference - 22/03061/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th December 2022</p>
<p><b>Description:</b> First floor rear extension.</p>
Reference - 11/00269/1HH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 21st February 2011</p>
<p><b>Description:</b> Single storey rear extension following demolition of existing</p>
Reference - 15/00076/1HH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th January 2015</p>
<p><b>Description:</b> Single storey rear extension infill, detached double garage with pitched roof following demolition of existing detached garage (as amended by plan received 5/3/15).</p>

Planning records for: **16 Bearton Green Hitchin Hertfordshire SG5 1UG**

Reference - 22/02307/LDCP
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th August 2022</p>
<p><b>Description:</b> Insertion of 2No. roof light windows to the main rear roof slope</p>
Reference - 22/03154/TCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 06th December 2022</p>
<p><b>Description:</b> T1 Ash - Crown lift 6m from floor level. G1 Sycamore and Chestnut (forming same canopy) Crown reduce by 50%. T2 Horse Chestnut - Crown reduce by 4m. T3 Maple - Crown reduce by 3m. T4 Sycamore - Crown lift to 6m from ground level. T5 Cherry - Crown reduce by 2m</p>
Reference - 22/01134/FPH
<p><b>Decision:</b> Awaiting decision</p>
<p><b>Date:</b> 25th April 2022</p>
<p><b>Description:</b> First floor rear extension</p>
Reference - 22/02308/FPH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th August 2022</p>
<p><b>Description:</b> First floor rear extension and rear dormer window</p>

Planning records for: **18 Bearton Green Hitchin SG5 1UG**

Reference - 05/01906/1HH	
Decision:	Decided
Date:	21st December 2005
Description:	Single and two storey rear extension

Reference - 04/01800/1HH	
Decision:	Decided
Date:	05th November 2004
Description:	Two storey rear extension following demolition of conservatory and detached garage

Planning records for: **20 Bearton Green Hitchin SG5 1UG**

Reference - 16/02044/1HH	
Decision:	Decided
Date:	16th August 2016
Description:	Front entrance porch, changes to fenestration on front elevation, single storey rear extension, open-sided canopy on side elevation.

Planning records for: **22 Bearton Green Hitchin SG5 1UG**

Reference - 85/00030/1	
Decision:	Decided
Date:	16th November 1984
Description:	Erection of a single storey rear extension.

Planning records for: **22 Bearton Green Hitchin SG5 1UG**

Reference - 85/00118/1	
Decision:	Decided
Date:	25th December 1984
Description:	Erection of single storey rear extension.

Planning records for: **Land Adjacent To 24 Bearton Green Hitchin SG5 1UG**

Reference - 10/00230/1	
Decision:	Decided
Date:	05th February 2010
Description:	Detached 3 bedroom dwelling with associated parking following demolition of existing garage

Reference - 17/04013/FPH	
Decision:	Decided
Date:	28th November 2017
Description:	Single storey rear extension. Erection of detached garage following demolition of existing (as amended by drawing LP01B received 22/02/2018).

Planning records for: **63 Bearton Green Hitchin SG5 1UG**

Reference - 79/00518/1	
Decision:	Decided
Date:	18th January 1979
Description:	Erection of single storey rear extension

Planning records for: **65 Bearton Green Hitchin SG5 1UG**

Reference - 80/00360/1	
Decision:	Decided
Date:	26th February 1980
Description:	Erection of two storey rear extension.

Reference - 11/00759/1HH	
Decision:	Decided
Date:	25th March 2011
Description:	Rear conservatory

Planning records for: **71 Bearton Green Hitchin SG5 1UG**

Reference - 06/00530/1HH	
Decision:	Decided
Date:	30th March 2006
Description:	Two storey side extension and part two storey, part single storey rear extension.

Planning records for: **75 Bearton Green Hitchin SG5 1UG**

Reference - 08/00400/1HH	
Decision:	Decided
Date:	25th February 2008
Description:	Two storey side and part two storey, part single storey rear extension

Planning records for: **77 Bearton Green Hitchin SG5 1UG**

Reference - 05/01266/1HH	
Decision:	Decided
Date:	05th September 2005
Description:	Part two-storey and first floor side and rear extension to incorporate single garage (as amended by plans received 29th September 2005).

Reference - 05/00671/1HH	
Decision:	Decided
Date:	05th May 2005
Description:	Part two and single storey side extension to incorporate single garage and addition of pitched roof to existing single storey rear extension

Planning records for: **79 Bearton Green Hitchin SG5 1UG**

Reference - 77/01354/1	
Decision:	Decided
Date:	28th August 1977
Description:	Single storey rear extension.

Reference - 06/01900/1HH	
Decision:	Decided
Date:	04th September 2006
Description:	Two storey rear extension following demolition of existing single storey extension



Planning records for: **81 Bearton Green Hitchin SG5 1UG**

Reference - 07/01442/1HH	
Decision:	Decided
Date:	06th June 2007
Description:	Alterations to roof design from hipped to gable end and insertion of flat roof box dormer window with steel balustrade to rear roof slope to facilitate loft conversion for additional living accommodation

Reference - 21/03250/FPH	
Decision:	Decided
Date:	22nd November 2021
Description:	First floor rear extension over existing rear extension

Reference - 16/02529/1HH	
Decision:	Decided
Date:	06th October 2016
Description:	Insertion of side dormer window to facilitate loft conversion.

Planning records for: **85 Bearton Green Hitchin Hertfordshire SG5 1UG**

Reference - 18/02197/TPO	
Decision:	Decided
Date:	15th August 2018
Description:	Lime - crown thin by 20% and crown lift by 3m (as amended by email received 8 October 2018)

Planning records for: *85 Bearton Green Hitchin SG5 1UG*

Reference - 09/01572/1PUD	
Decision:	Decided
Date:	24th August 2009
Description:	Alterations to part of existing integral garage to facilitate conversion to habitable accommodation

## Building Safety

---

None specified

## Accessibility / Adaptations

---

Not suitable for wheel chair users

## Restrictive Covenants

---

None specified

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Brick

## Property Lease Information

---

Not applicable

## Listed Building Information

---

Not applicable

## Stamp Duty

---

Ask agent

## Other

---

## Other

---

## Electricity Supply

---

Yes

## Gas Supply

---

Yes

## Central Heating

---

Yes

## Water Supply

---

Yes - mains

## Drainage

---

Yes - mains

## **Important - Please read**

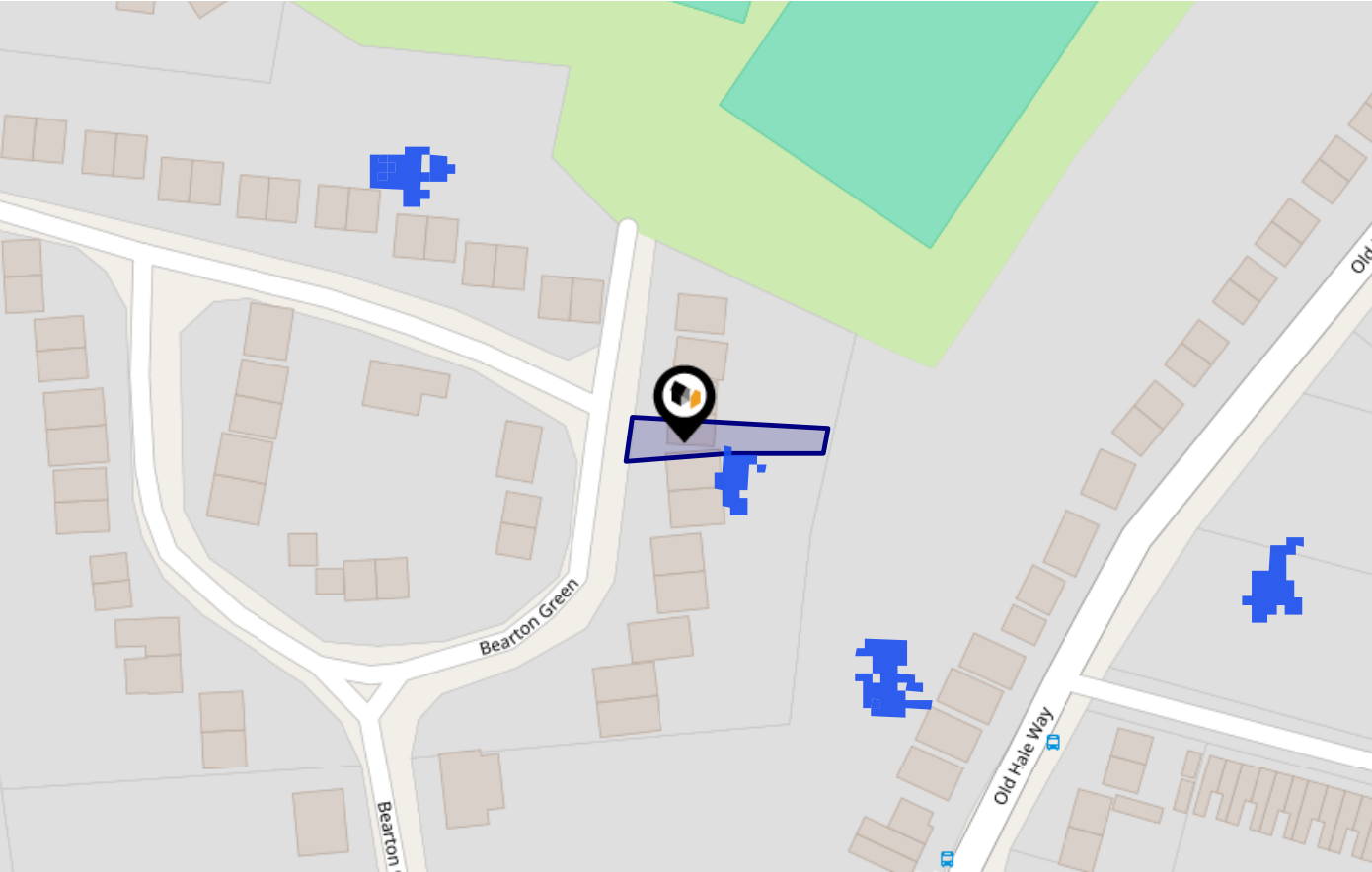
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The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

# 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.

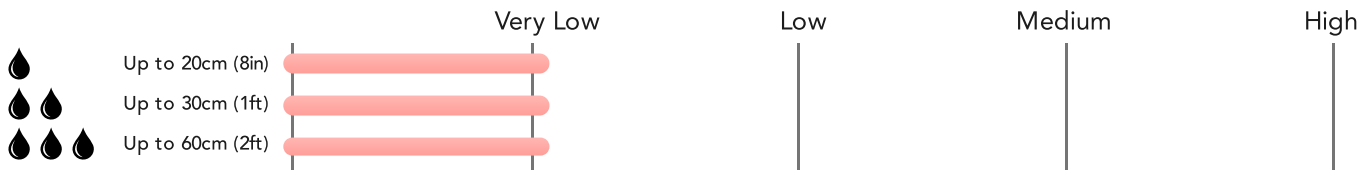


Risk Rating: **Very low**

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.

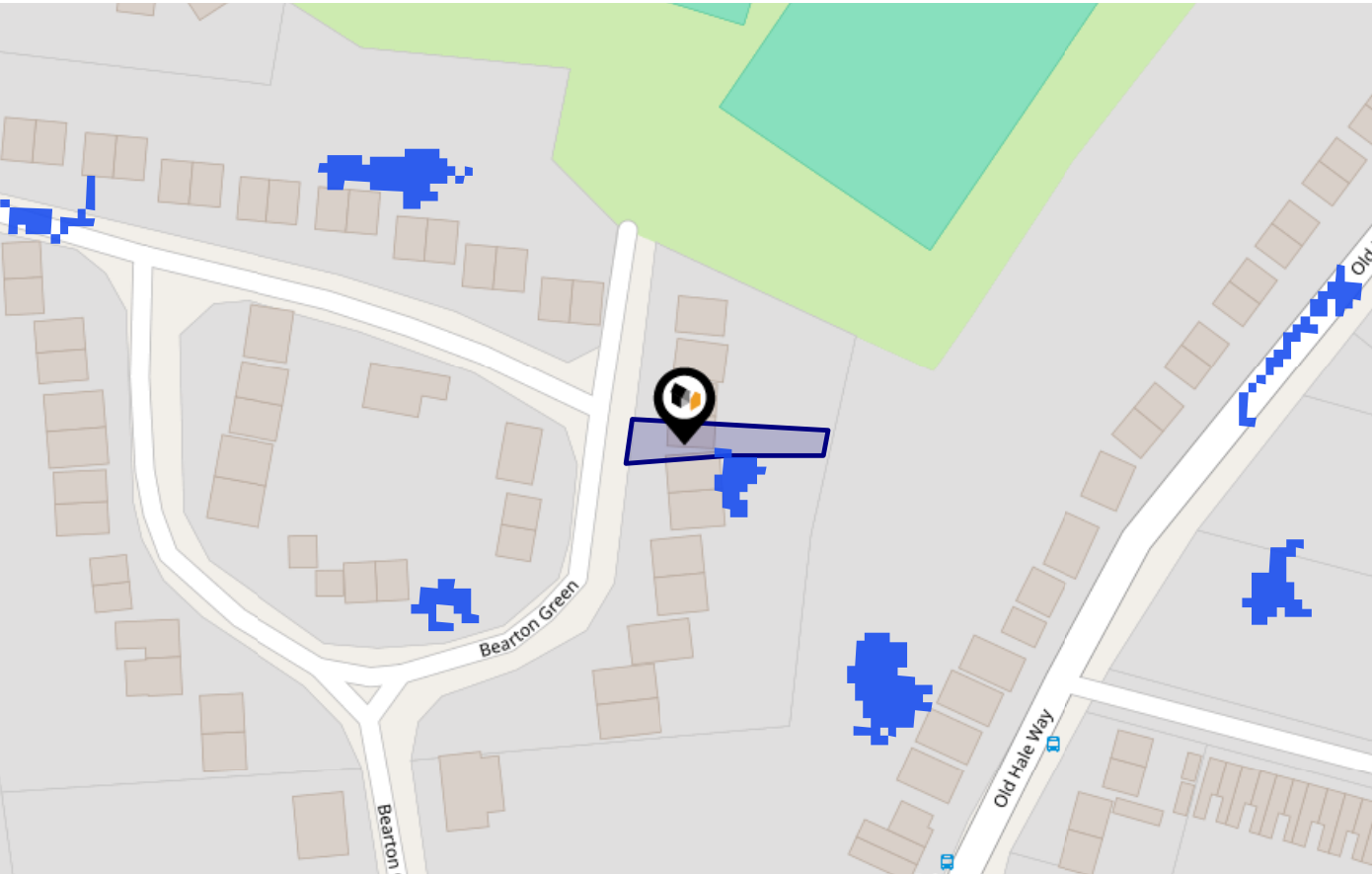
Chance of flooding to the following depths at this property:



# 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.

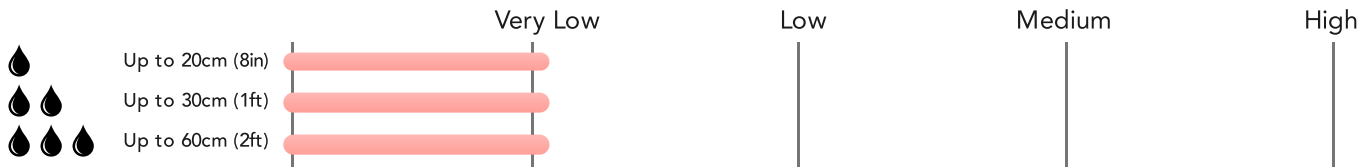


Risk Rating: **Very low**

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:

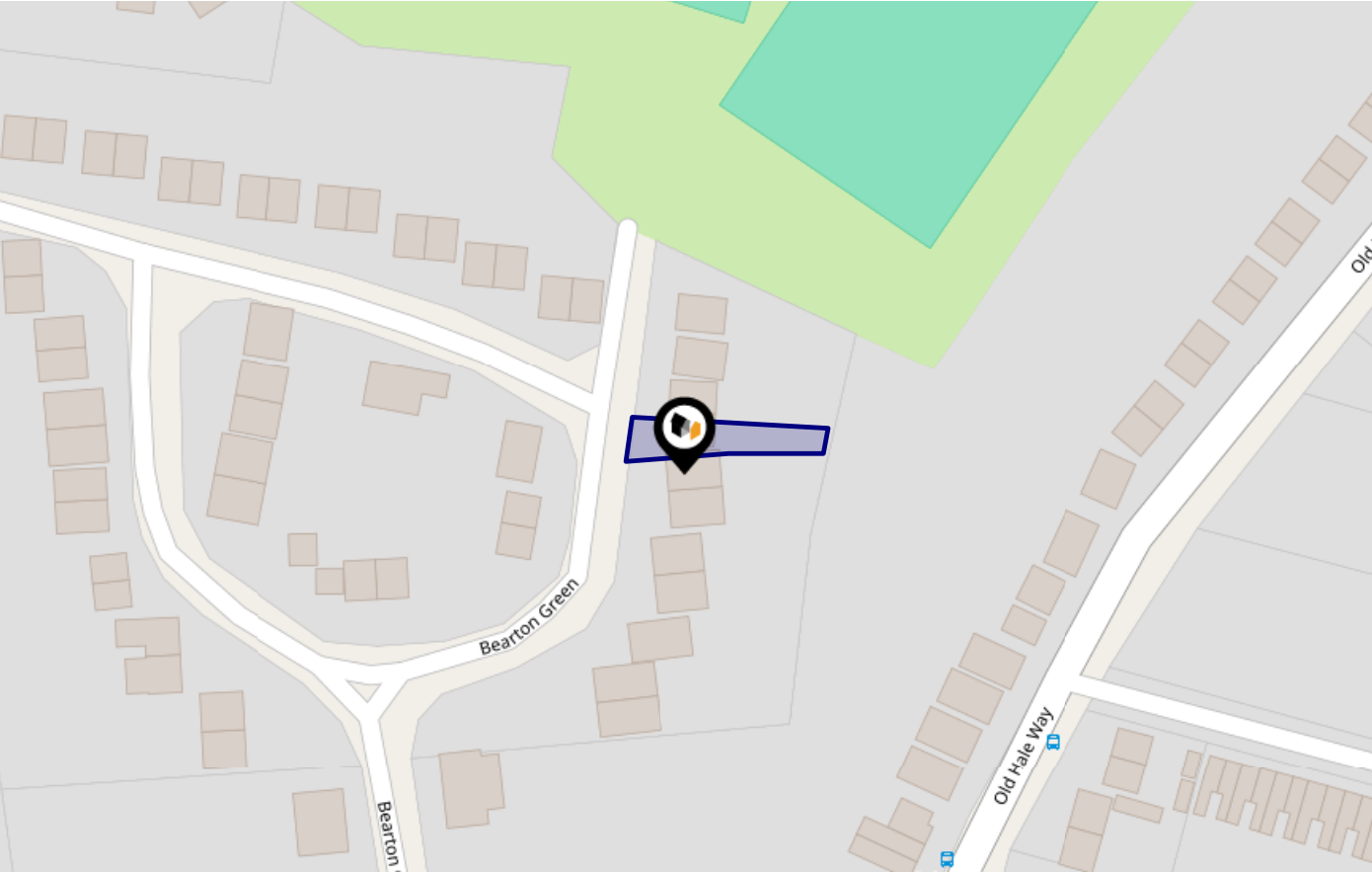




# Flood Risk

## 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

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.
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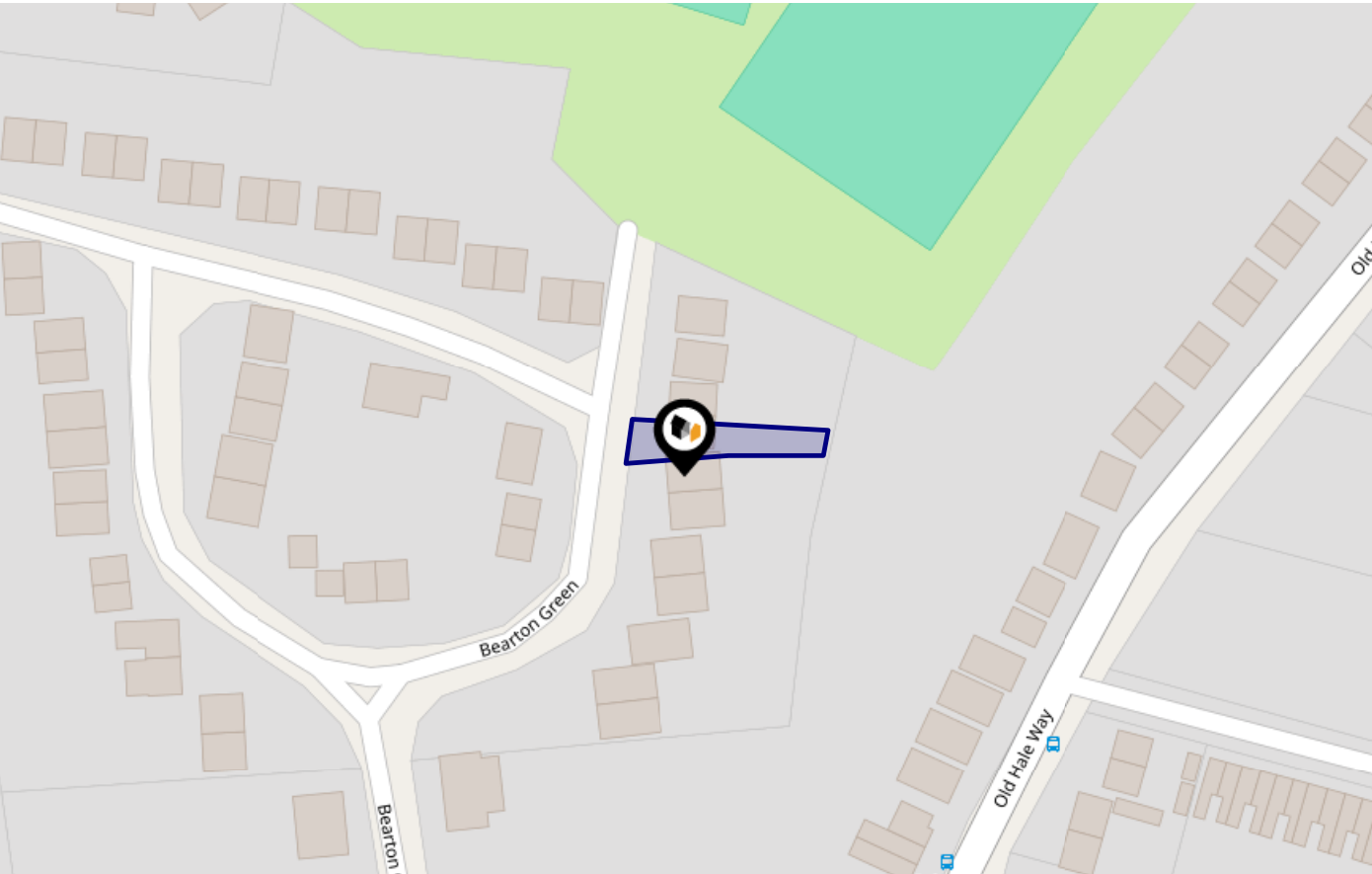
Chance of flooding to the following depths at this property:



# 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.

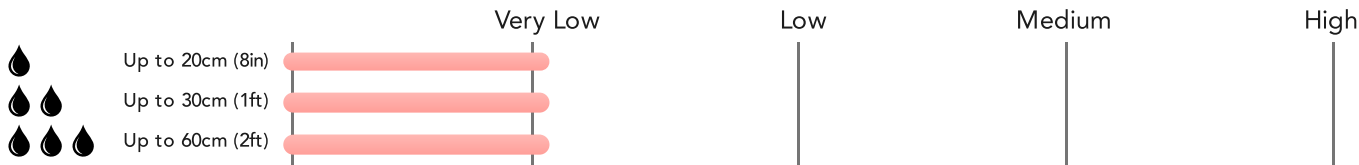


Risk Rating: **Very low**

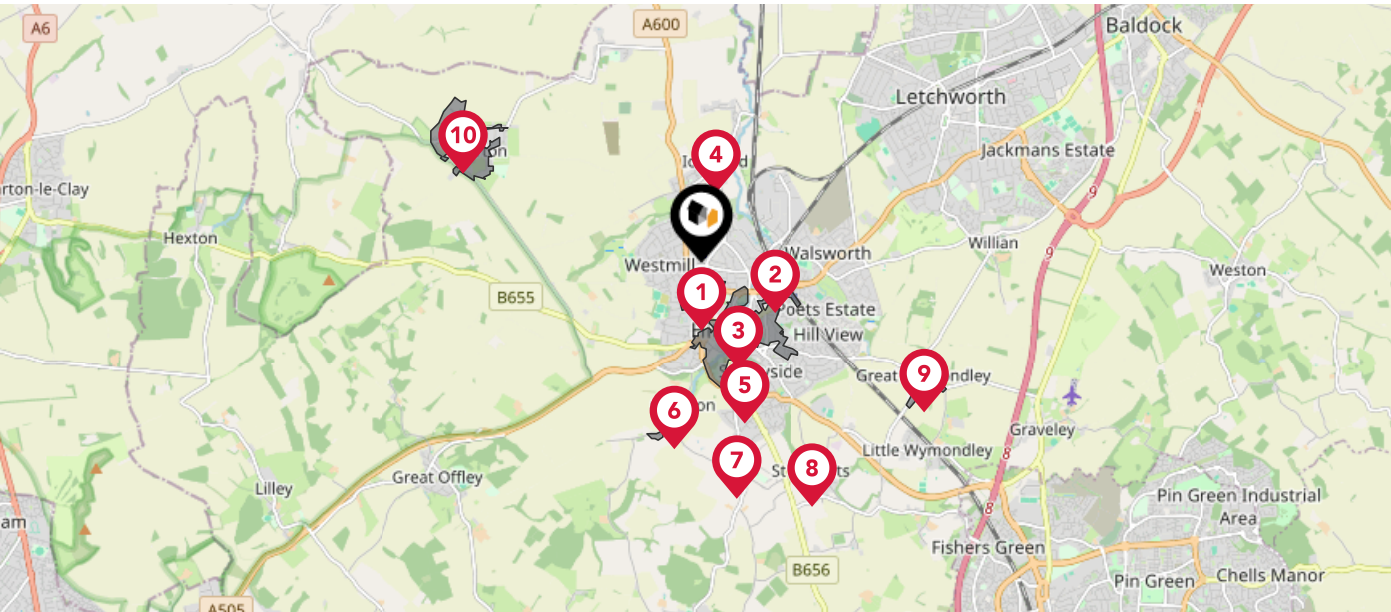
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
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Chance of flooding to the following depths at this property:

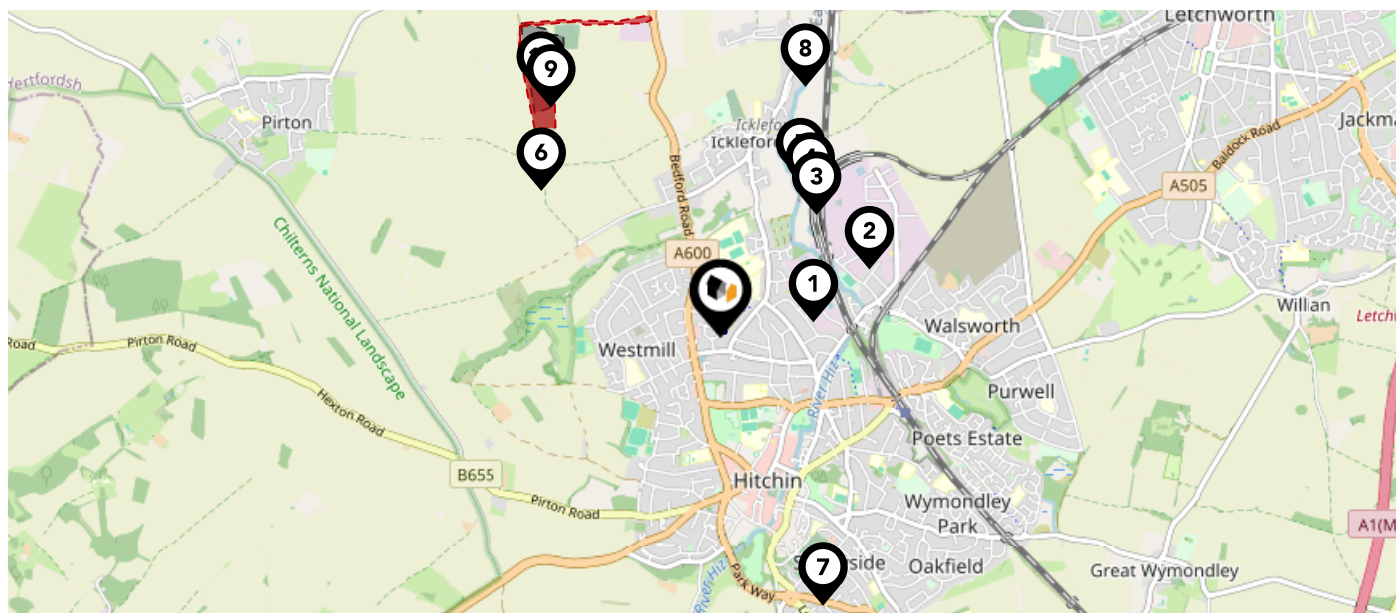


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Butts Close, Hitchin
2	Hitchin Railway and Ransom's Recreation Ground
3	Hitchin
4	Ickleford
5	Hitchin Hill Path
6	Charlton
7	Gosmore
8	St Ippolyts
9	Great Wymondley
10	Pirton

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	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
4	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
5	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
6	Hambridge Way-Pirton	Historic Landfill	
7	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
8	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
9	No name provided by source	Active Landfill	
10	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.

### Mine Entry

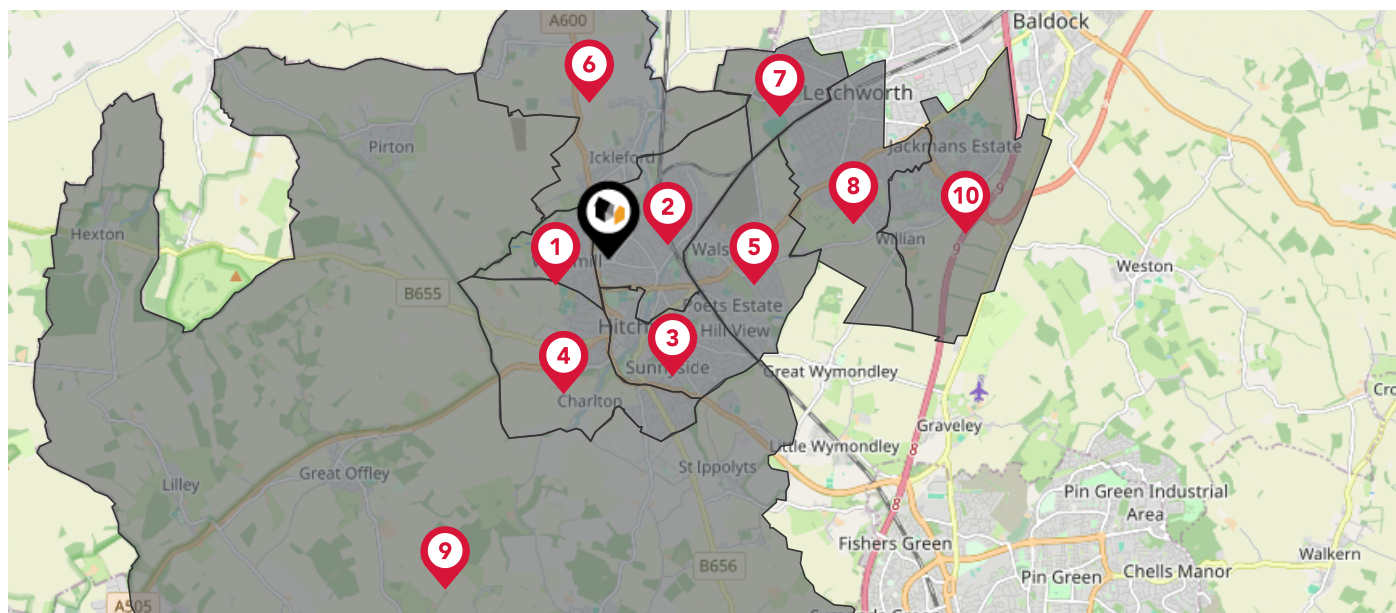
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

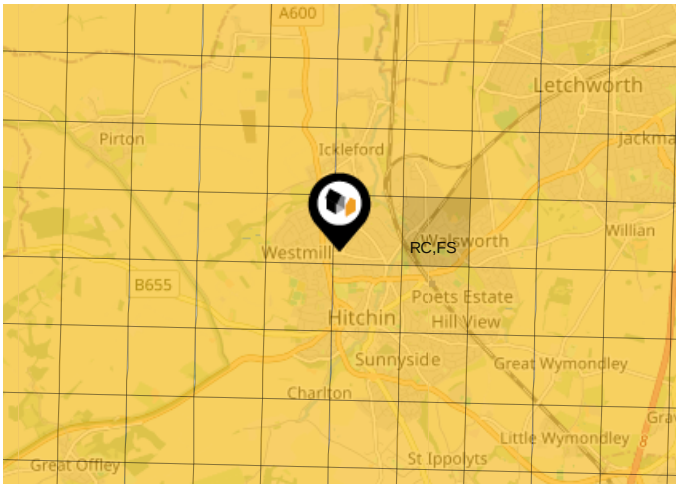


### Nearby Council Wards

-  Hitchin Oughton Ward
-  Hitchin Bearton Ward
-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchin Walsworth Ward
-  Cadwell Ward
-  Letchworth Wilbury Ward
-  Letchworth South West Ward
-  Hitchwood, Offa and Hoo Ward
-  Letchworth South East Ward

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

<b>Carbon Content:</b>	HIGH	<b>Soil Texture:</b>	CHALKY CLAY TO CHALKY
<b>Parent Material Grain:</b>	ARGILLIC		LOAM
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY	<b>Soil Depth:</b>	DEEP-INTERMEDIATE

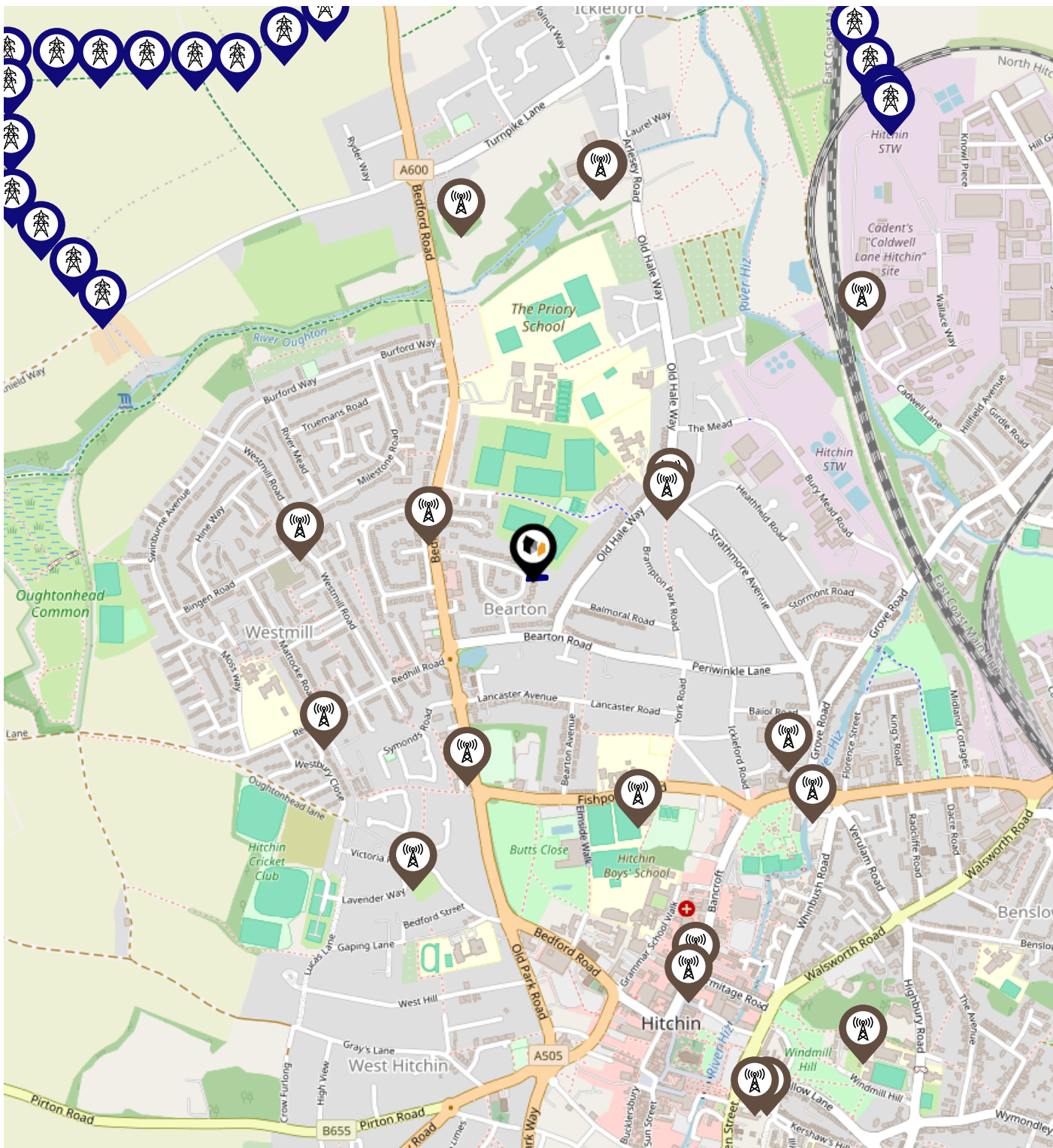


Primary Classifications (Most Common Clay Types)



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

# Local Area

## Masts & Pylons

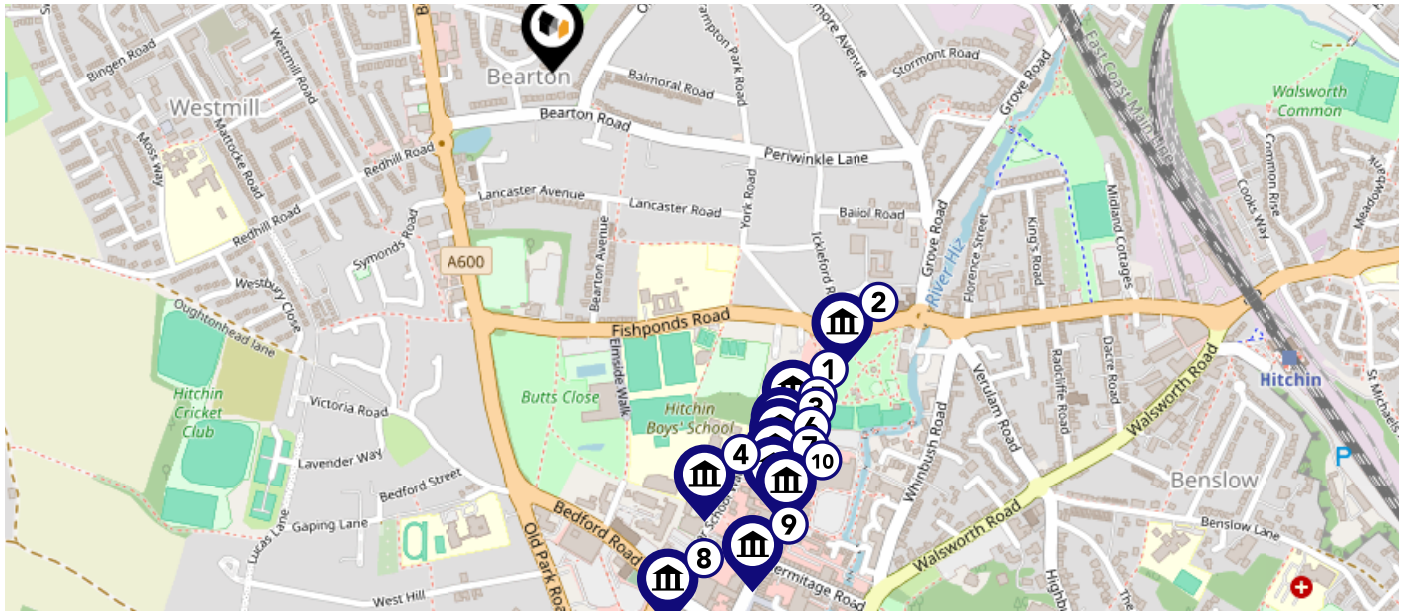


**Key:**

-  Power Pylons
-  Communication Masts

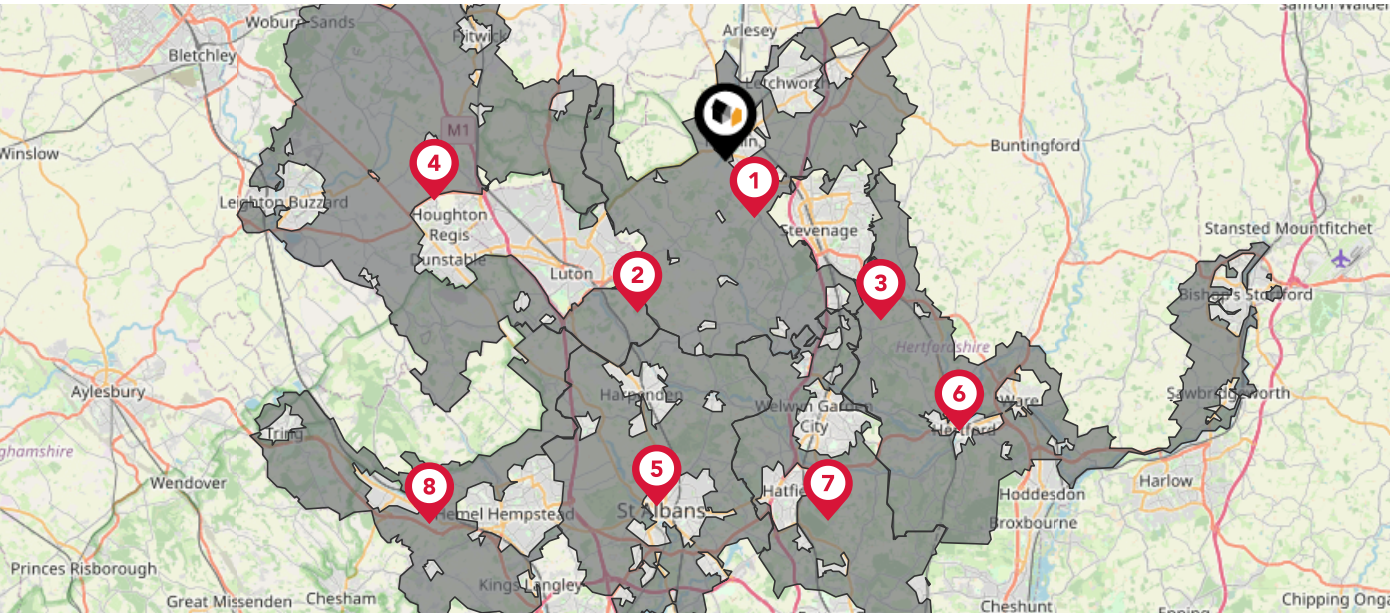


This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...

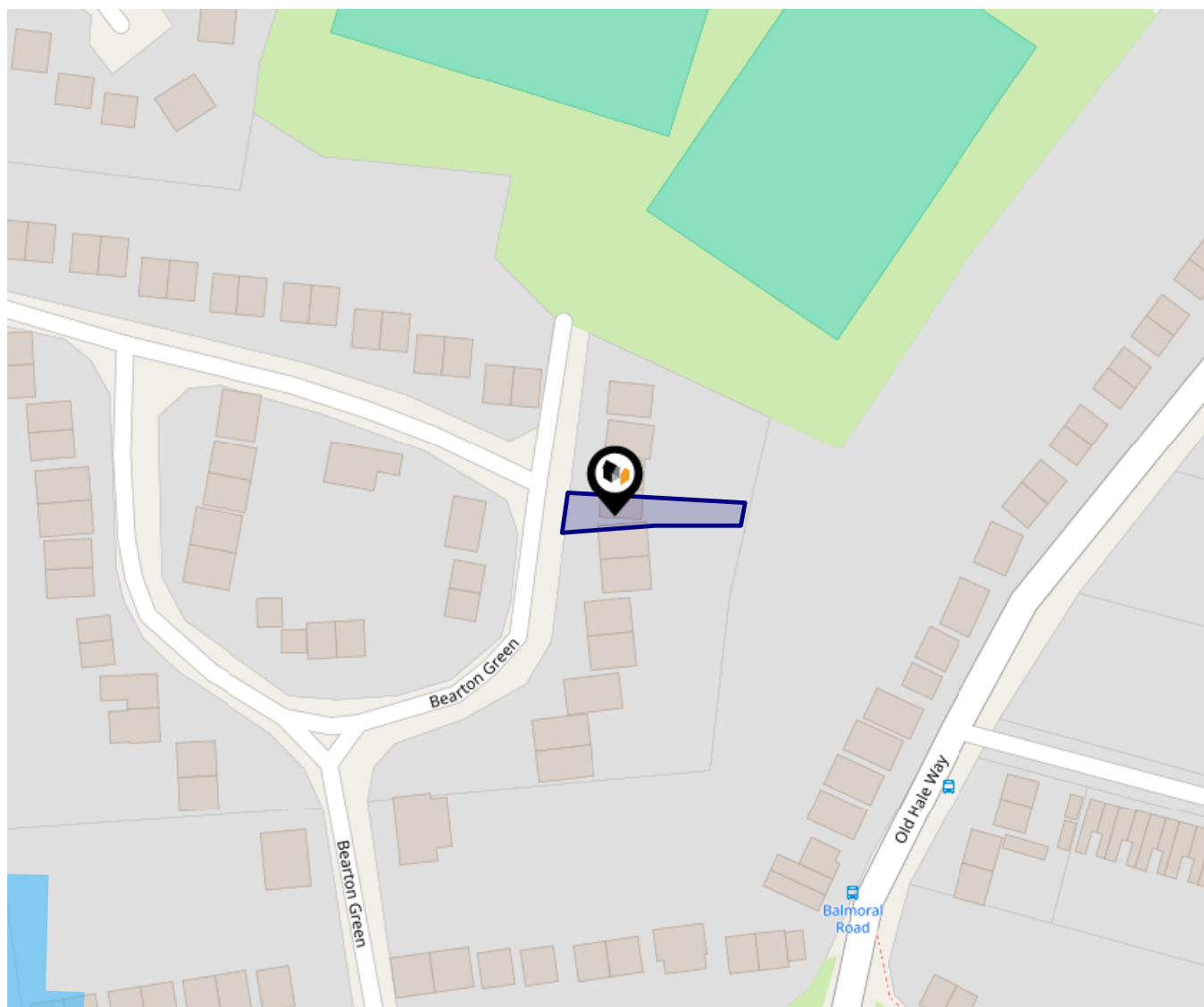


Listed Buildings in the local district		Grade	Distance
	1347577 - 53, Bancroft	Grade II	0.5 miles
	1347594 - Frythe Cottages	Grade II	0.5 miles
	1102221 - 45, 46 And 46a, Bancroft	Grade II	0.5 miles
	1102163 - Hitchin Boys Grammar School	Grade II	0.5 miles
	1296455 - 47, Bancroft	Grade II	0.5 miles
	1102220 - 38-40, Bancroft	Grade II	0.5 miles
	1172987 - 34, Bancroft	Grade II	0.6 miles
	1394494 - Town Hall	Grade II	0.6 miles
	1102216 - 21, Bancroft	Grade II	0.6 miles
	1173028 - 93, Bancroft	Grade II	0.6 miles

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



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



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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#### **Country Properties**

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NKearney@country-properties.co.uk

www.country-properties.co.uk



Valuation Office  
Agency

