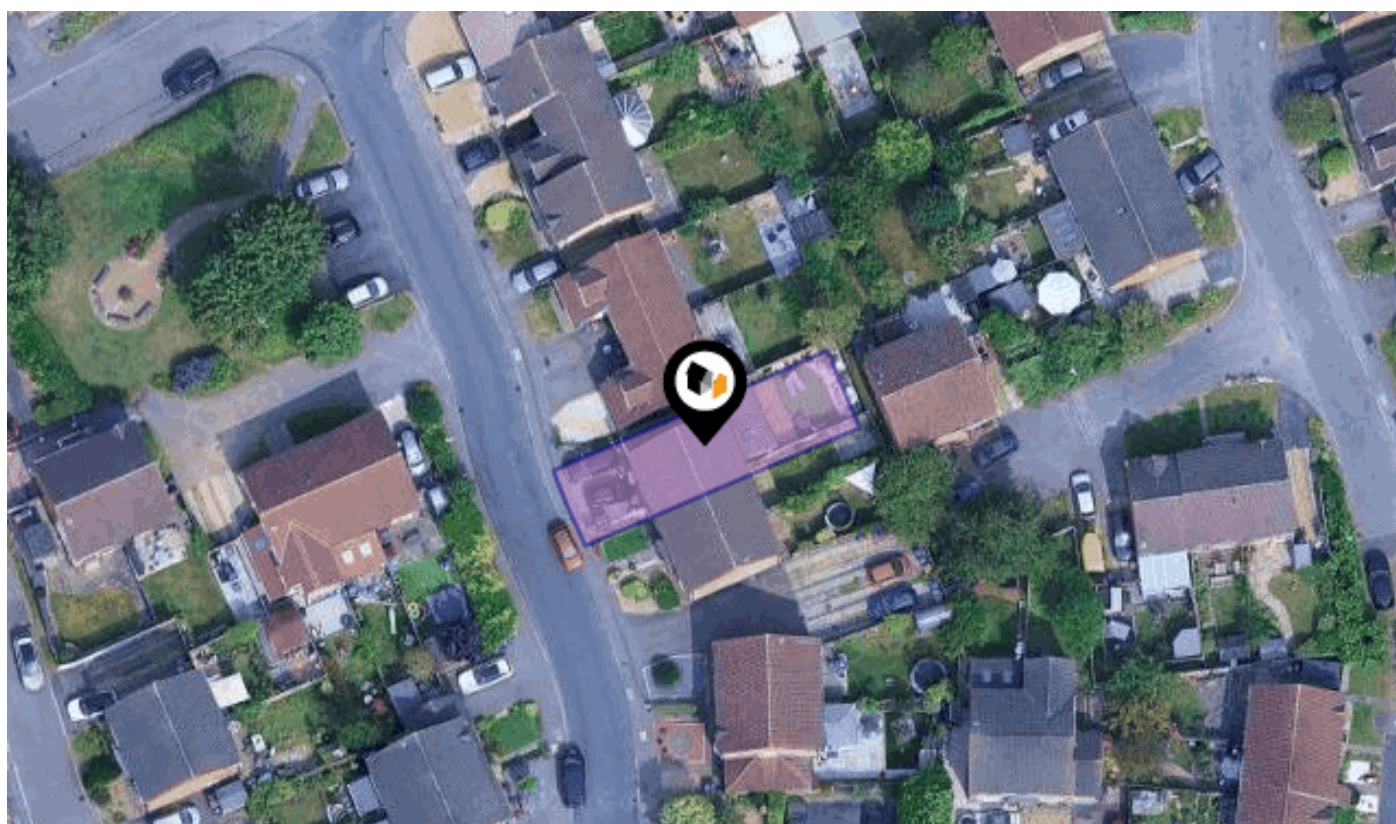




MIR: Material Info

The Material Information Affecting this Property

Wednesday 12th November 2025



SYMONDS ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning History

This Address

Planning records for: *Symonds Road, Hitchin, SG5*

Reference - 08/01237/1HH	
Decision:	Decided
Date:	30th May 2008
Description:	Single storey side/rear extension

Reference - 16/01957/1HH	
Decision:	Decided
Date:	30th August 2016
Description:	Single storey side extension

Planning records for: **99A Symonds Road Hitchin Hertfordshire SG5 2JJ**

Reference - 21/02863/FPH	
Decision:	Decided
Date:	06th October 2021
Description:	First floor side extension over existing side elevation to form a two storey extension

Reference - 21/03335/FPH	
Decision:	Decided
Date:	02nd December 2021
Description:	Insertion of front elevation dormer on first floor side extension (as a resubmission to planning permission 21/02863/FPH granted on 22.11.2021)

Reference - 20/01434/FPH	
Decision:	Decided
Date:	10th July 2020
Description:	Partial conversion of existing garage

Planning records for: **5 Symonds Road Hitchin SG5 2JJ**

Reference - 17/01779/1NMA	
Decision:	Decided
Date:	12th July 2017
Description:	Insertion of white windows and doors (As Non-Material Amendment to Planning permission 16/02808/1HH granted 15/12/2016)

Planning records for: **5 Symonds Road Hitchin SG5 2JJ**

Reference - 16/02808/1HH	
Decision:	Decided
Date:	07th November 2016
Description:	Single storey side extension and brick infill below existing bay window

Planning records for: **9 Symonds Road Hitchin SG5 2JJ**

Reference - 07/01555/1HH	
Decision:	Decided
Date:	18th June 2007
Description:	Single storey side extension to provide garage

Reference - 18/02357/FPH	
Decision:	Decided
Date:	10th September 2018
Description:	Part two storey and part single storey side extension following demolition of existing garage.

Planning records for: **19 Symonds Road Hitchin SG5 2JJ**

Reference - 93/00064/1	
Decision:	Decided
Date:	10th February 1993
Description:	Erection of 3 three bedroom and 1 two bedroom housed as a variation of part of planning permission ref. 92/0404/1 granted 25/06/1992

Planning records for: **27 Symonds Road Hitchin SG5 2JJ**

Reference - 12/00973/1HH	
Decision:	Decided
Date:	25th April 2012
Description:	Single storey side and rear extensions

Planning records for: **41 Symonds Road Hitchin Hertfordshire SG5 2JJ**

Reference - 20/01369/FPH	
Decision:	Decided
Date:	29th June 2020
Description:	Single storey side and rear extensions following demolition of existing detached shed

Planning records for: **43 Symonds Road Hitchin SG5 2JJ**

Reference - 17/01657/1PUD	
Decision:	Decided
Date:	14th July 2017
Description:	Single storey rear extension following demolition of existing conservatory.

Planning records for: **51 Symonds Road Hitchin Hertfordshire SG5 2JJ**

Reference - 25/00223/FPH	
Decision:	Awaiting decision
Date:	22nd January 2025
Description:	Part two storey and single storey side extension, single storey front extension, alterations to existing openings and internal alterations

Planning records for: **53 Symonds Road Hitchin Hertfordshire SG5 2JJ**

Reference - 23/01034/FPH	
Decision:	Decided
Date:	06th November 2023
Description:	Single storey rear and side extensions incorporating single garage

Planning records for: **59 Symonds Road Hitchin SG5 2JJ**

Reference - 13/00686/1HH	
Decision:	Decided
Date:	25th March 2013
Description:	Part two storey and part single storey side extension.

Reference - 22/02182/FPH	
Decision:	Decided
Date:	12th August 2022
Description:	First floor side and rear extension and front porch canopy.

Reference - 22/02174/FPH	
Decision:	Decided
Date:	12th August 2022
Description:	Part two storey and part single storey side extension and provision of 2 car parking spaces.

Planning records for: **79 Symonds Road Hitchin Hertfordshire SG5 2JJ**

Reference - 17/04236/FPH	
Decision:	Decided
Date:	04th December 2017
Description:	Single storey rear extension

Planning records for: **95 Symonds Road Hitchin Hertfordshire SG5 2JJ**

Reference - 18/01103/FPH	
Decision:	Decided
Date:	23rd April 2018
Description:	Single storey front and rear extensions

Planning records for: **97 Symonds Road Hitchin Hertfordshire SG5 2JJ**

Reference - 21/01822/FPH	
Decision:	Decided
Date:	10th June 2021
Description:	Single storey front extension, insertion of rooflights to front and rear elevation roofslope to facilitate conversion of garage into habitable accommodation

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Level access shower

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard Brick Construction

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

YES - GCH

Water Supply

YES - Mains

Drainage

YES - Mains

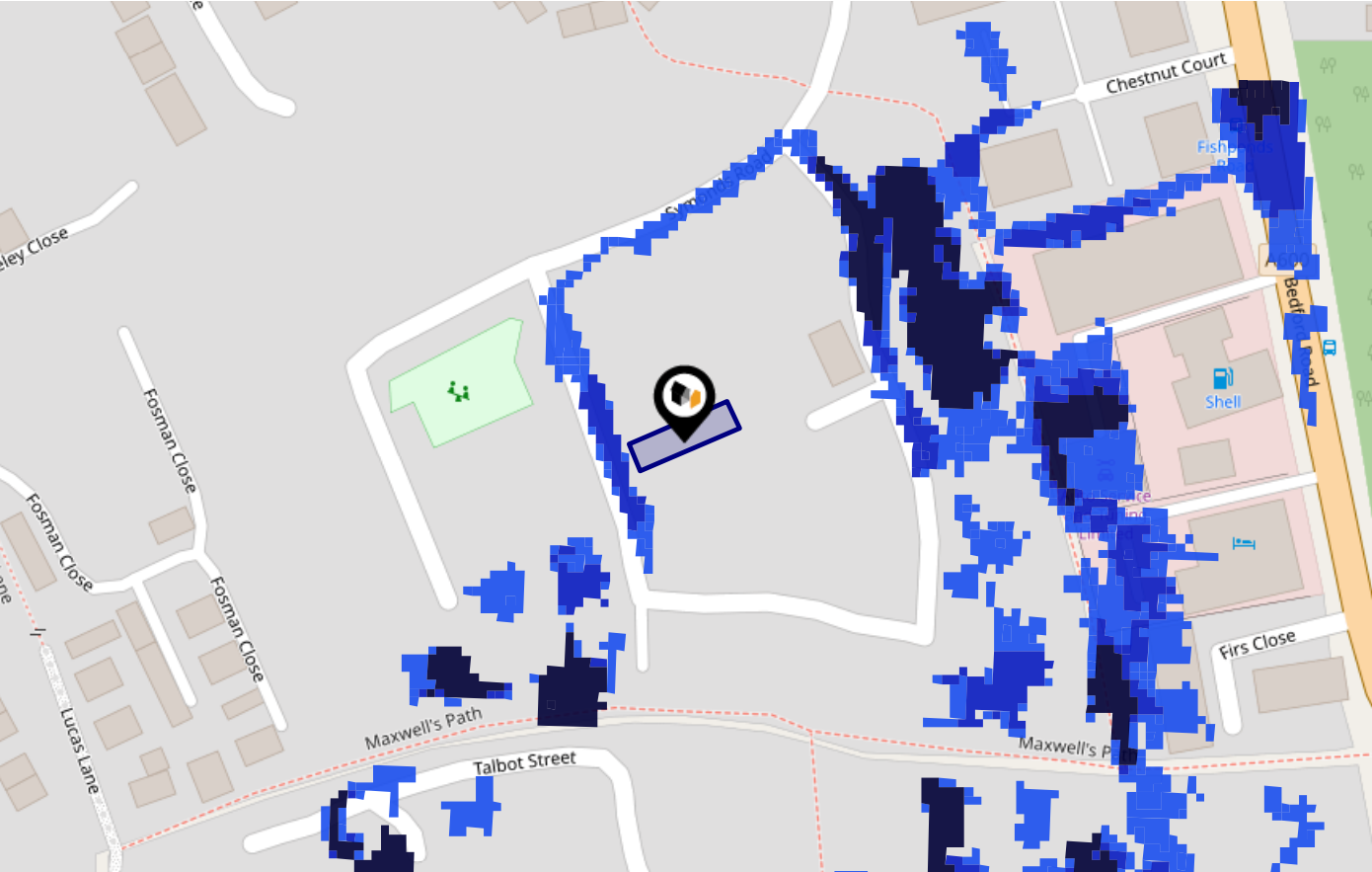
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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

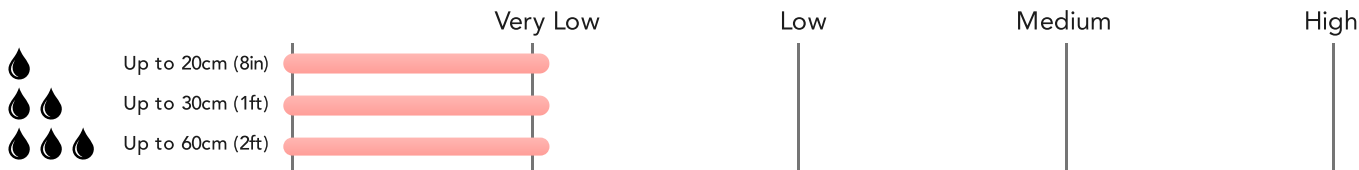


Risk Rating: Very low

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

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

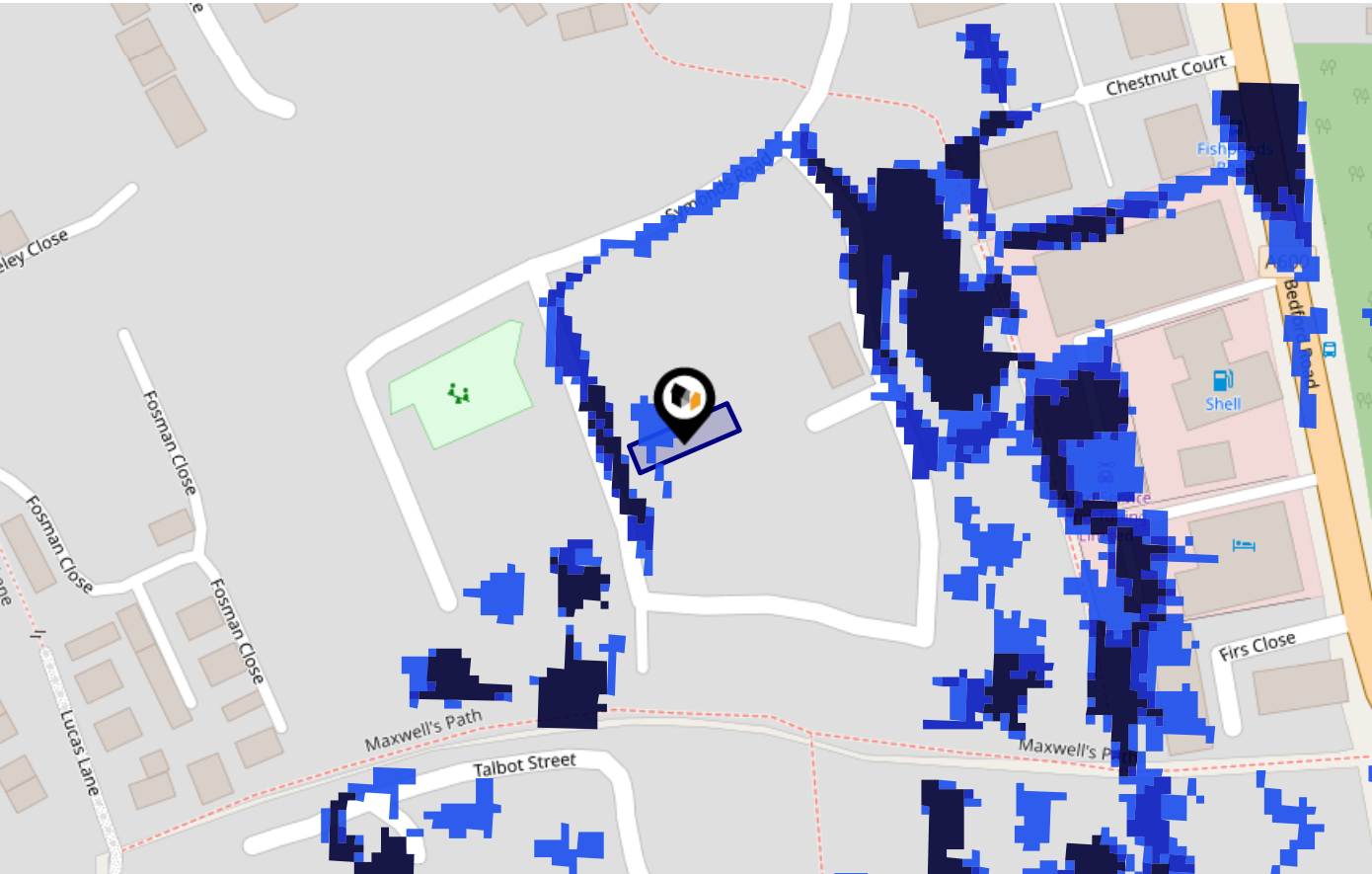
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

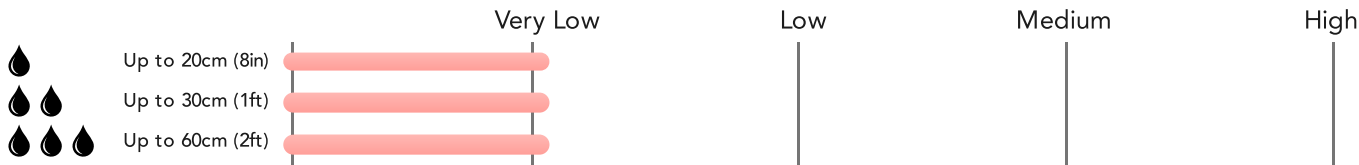


Risk Rating: Very low

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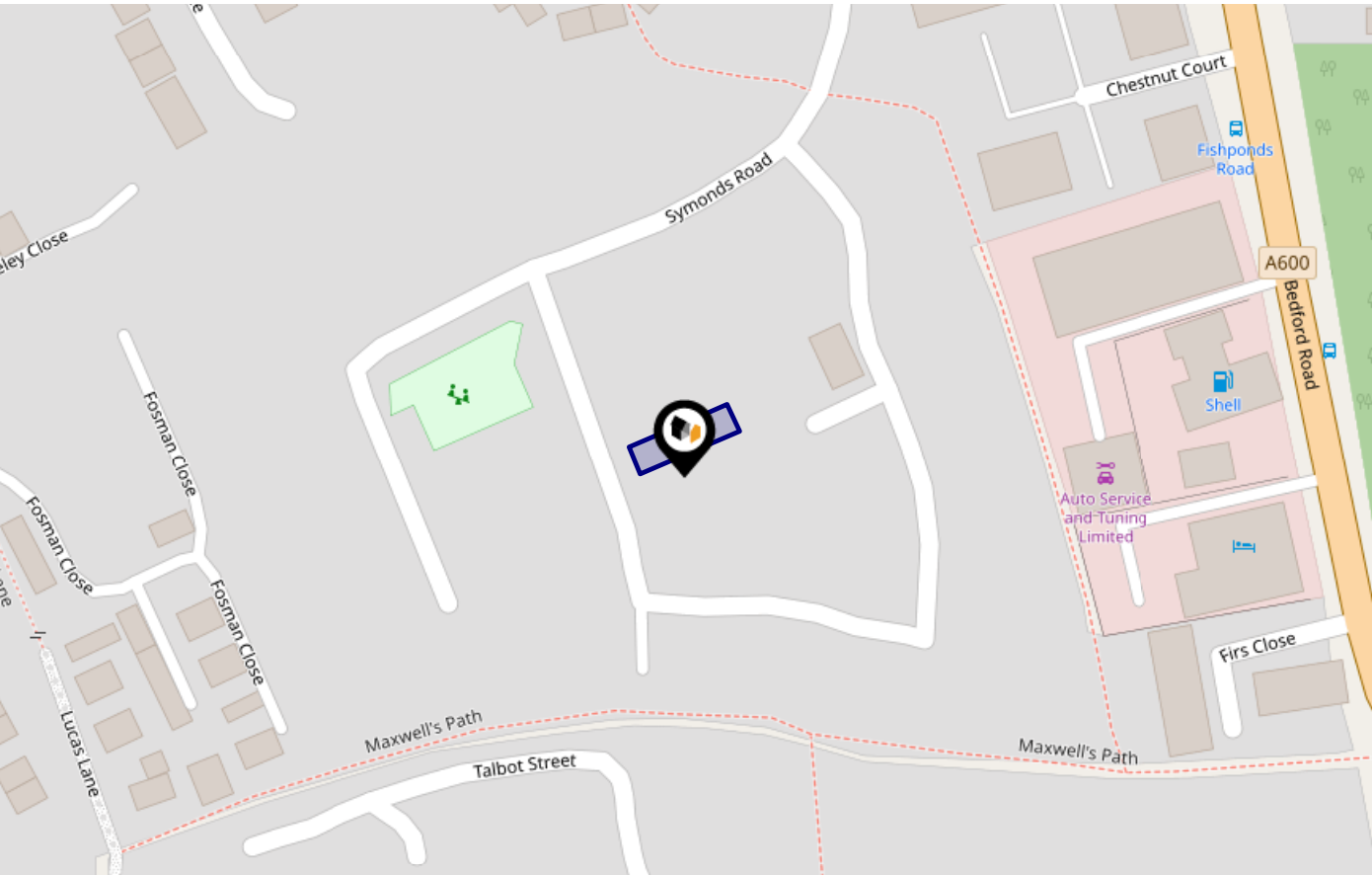
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

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

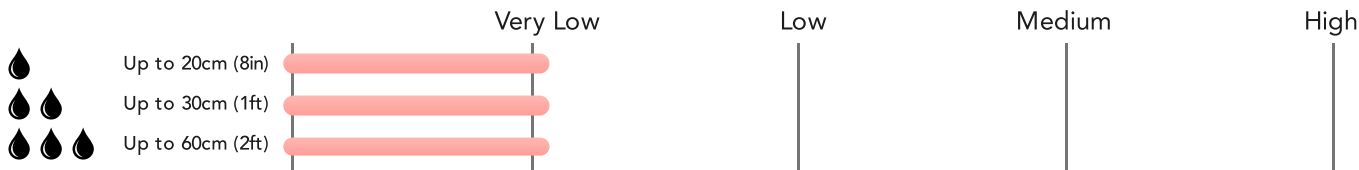


Risk Rating: Very low

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- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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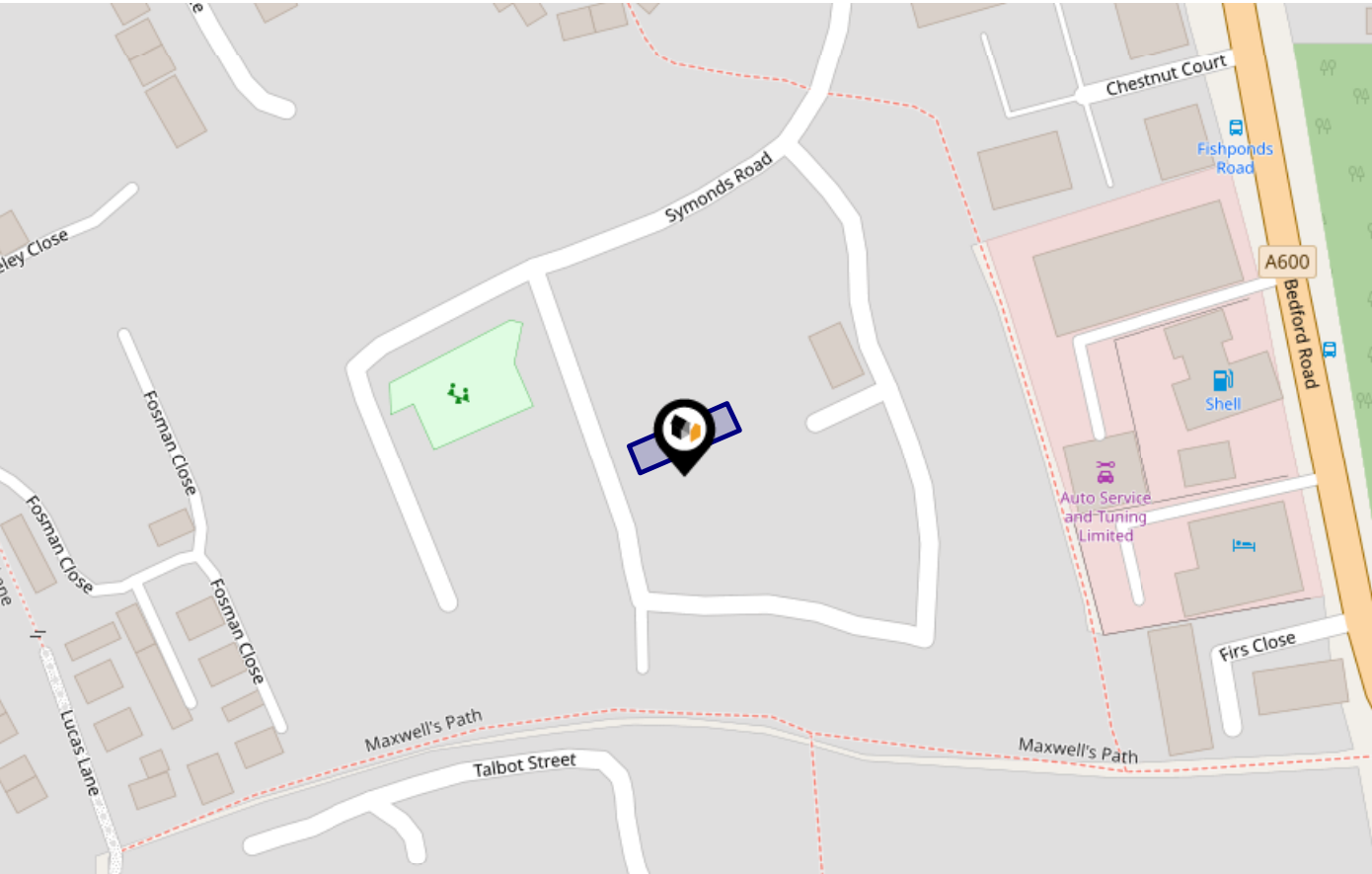
Chance of flooding to the following depths at this property:



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.

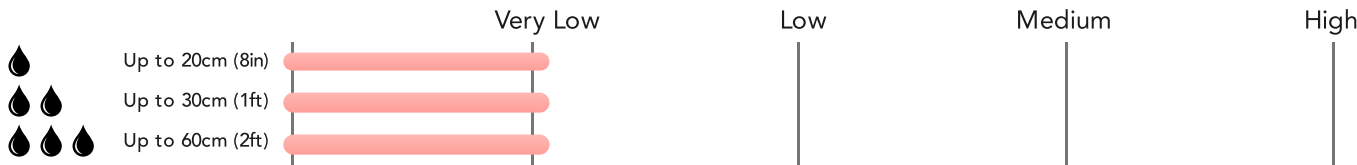


Risk Rating: Very low

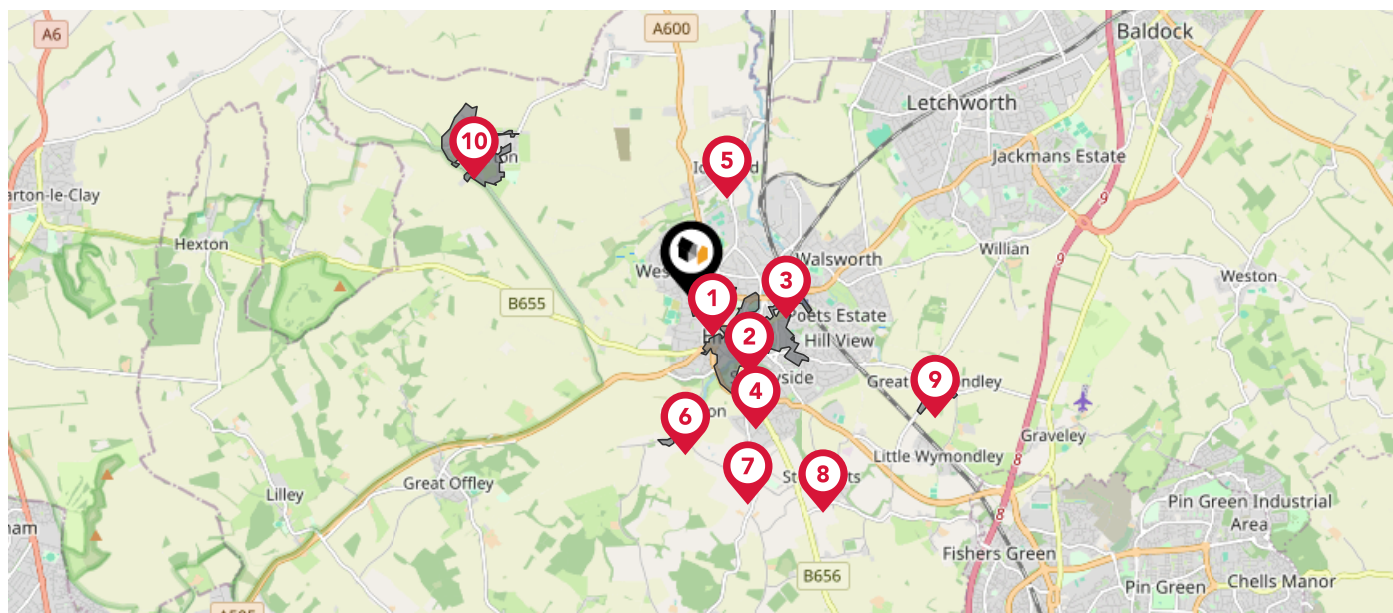
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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:



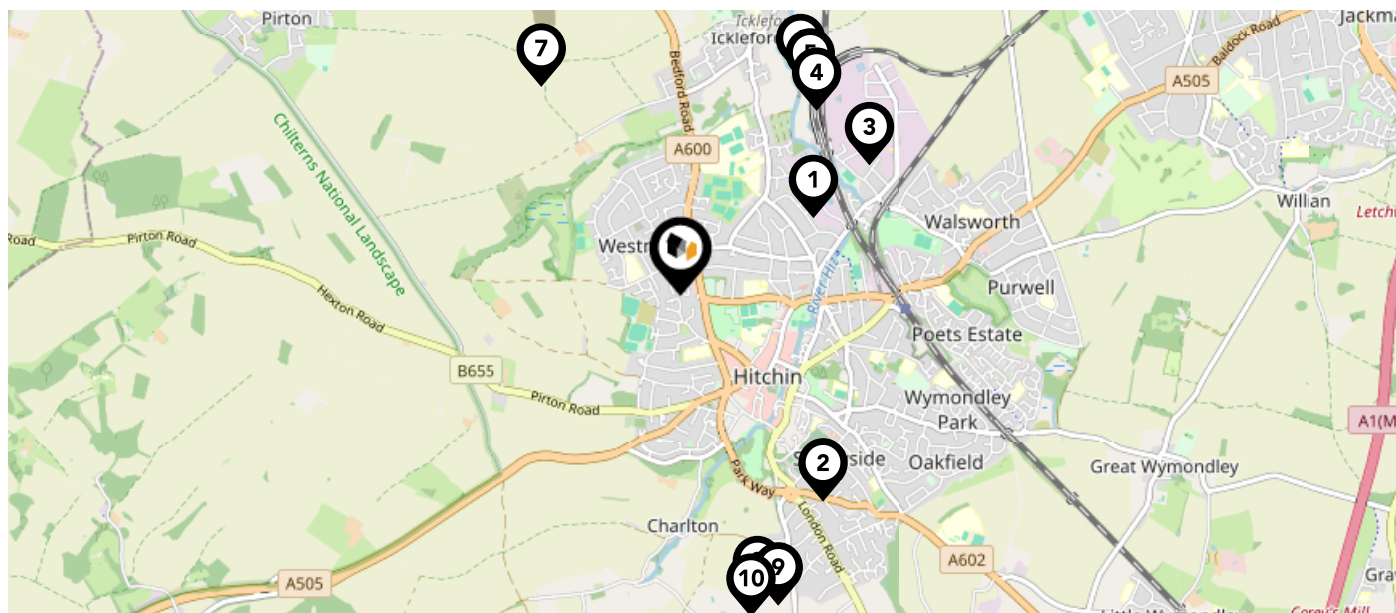
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas

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

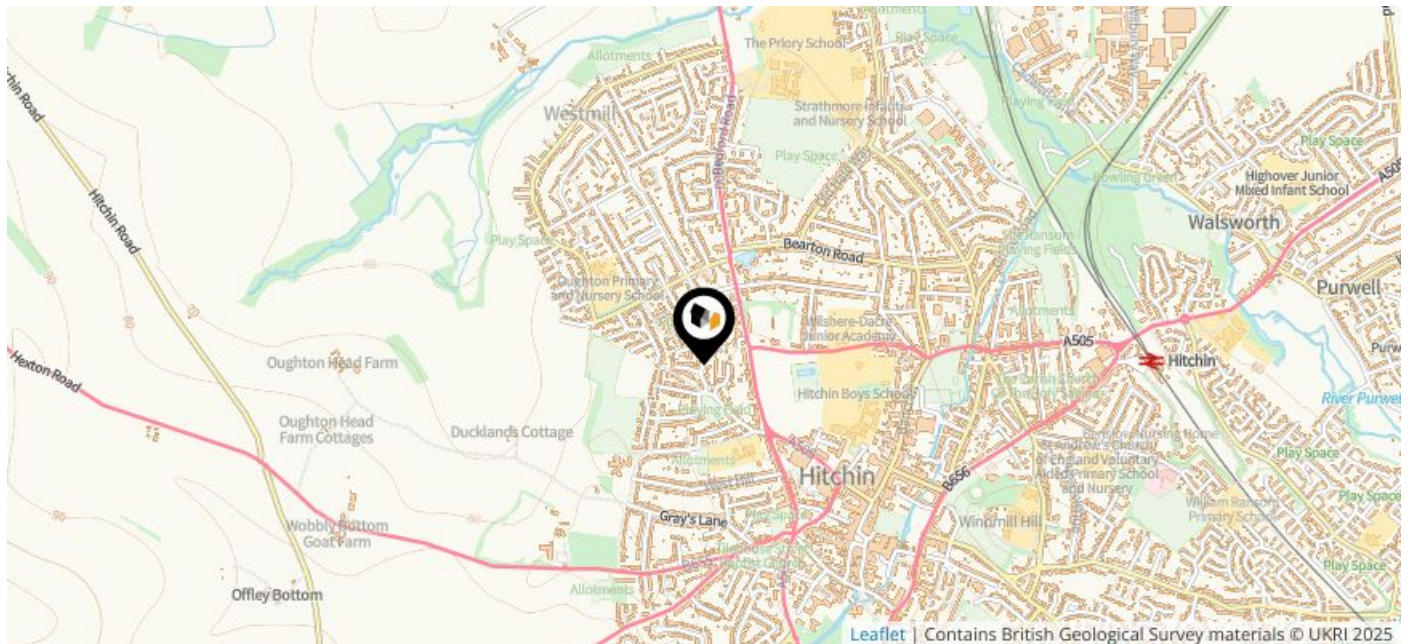
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
2	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
4	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Hambridge Way-Pirton	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



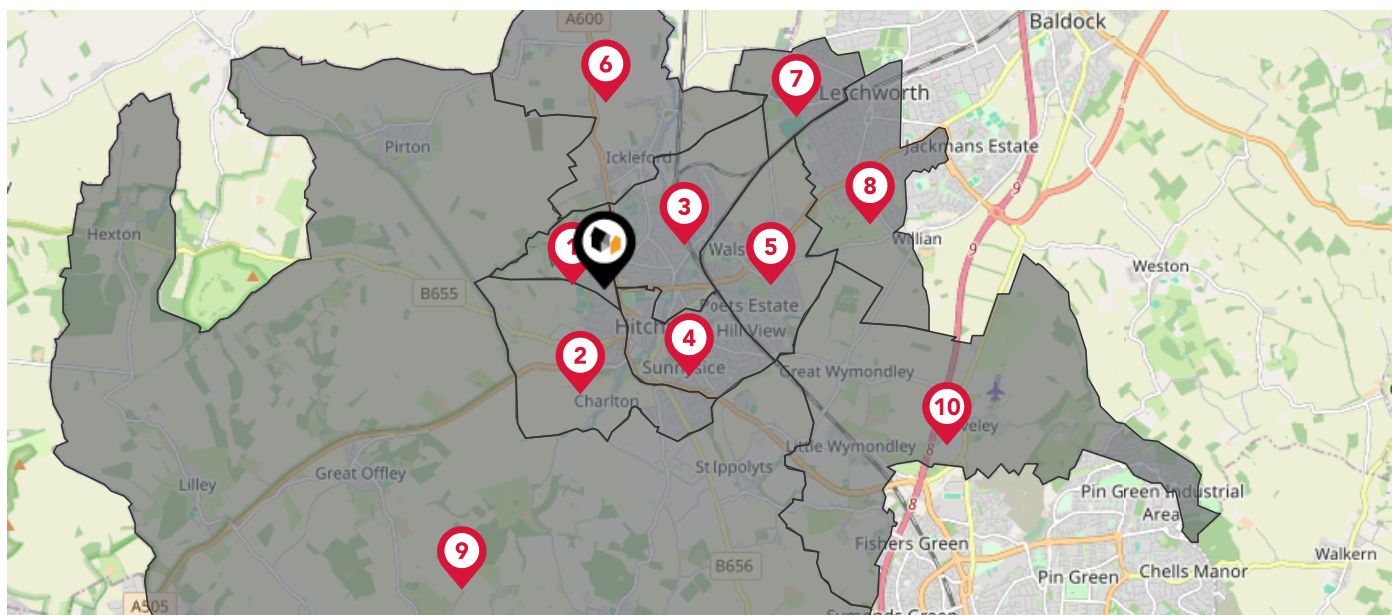
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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

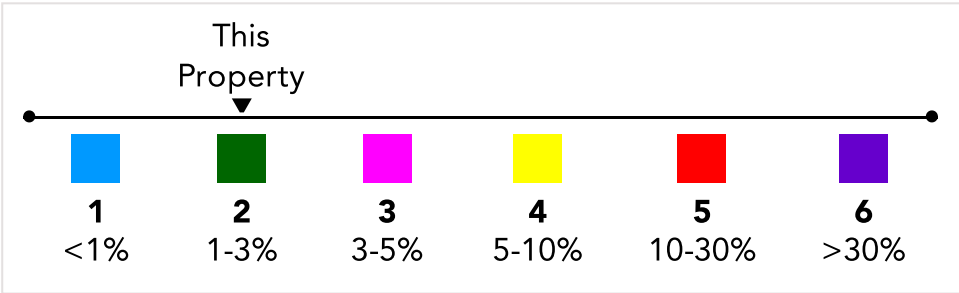
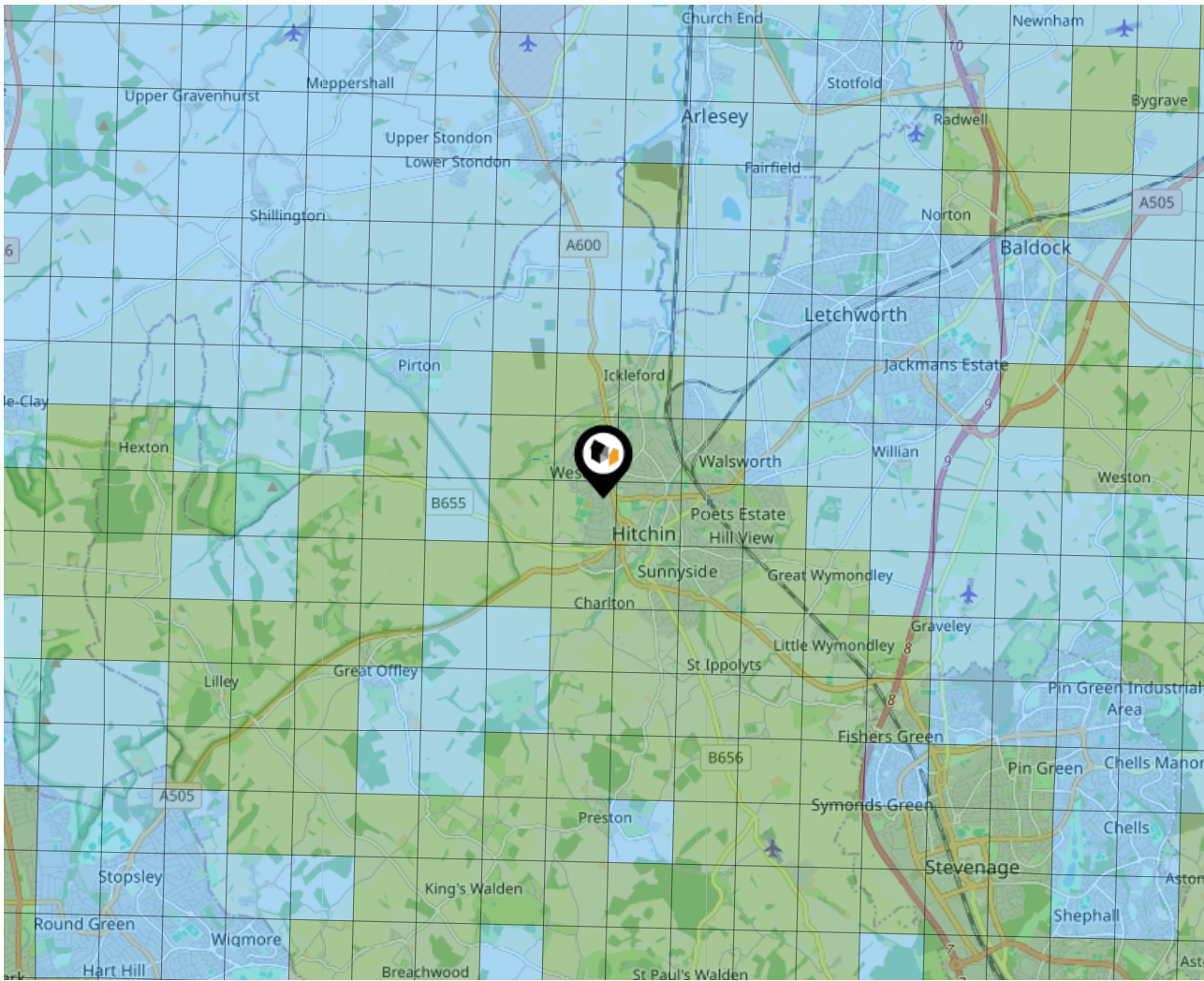


Nearby Council Wards

- | | |
|----|------------------------------|
| 1 | Hitchin Oughton Ward |
| 2 | Hitchin Priory Ward |
| 3 | Hitchin Bearton Ward |
| 4 | Hitchin Highbury Ward |
| 5 | Hitchin Walsworth Ward |
| 6 | Cadwell Ward |
| 7 | Letchworth Wilbury Ward |
| 8 | Letchworth South West Ward |
| 9 | Hitchwood, Offa and Hoo Ward |
| 10 | Chesfield Ward |

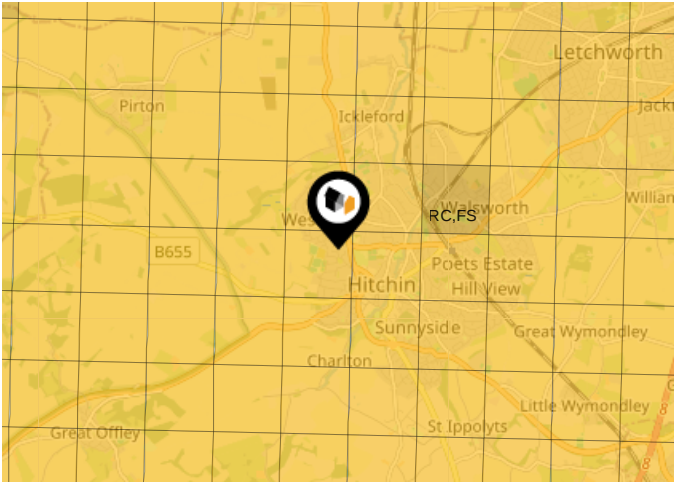
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



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

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

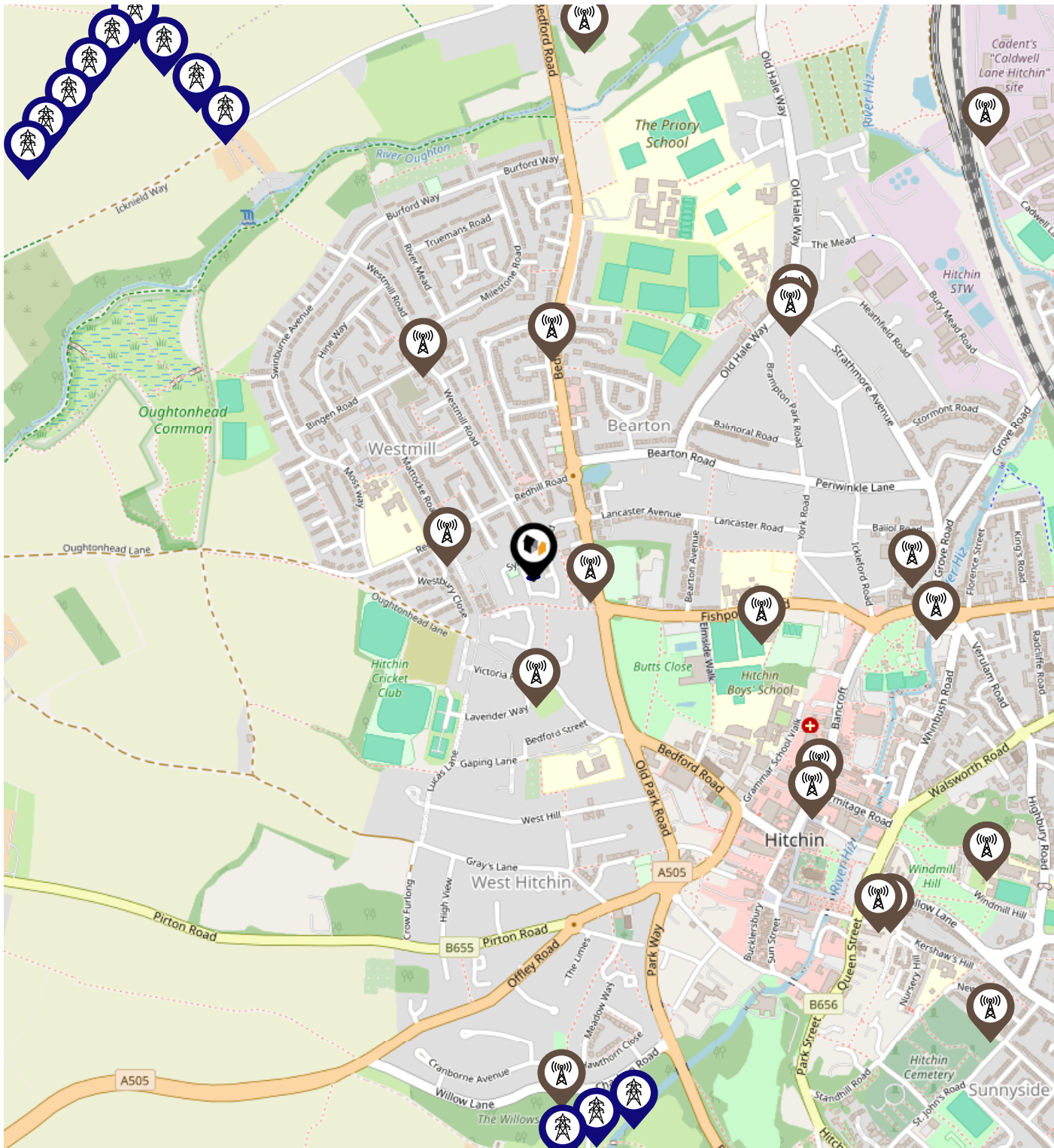


Primary Classifications (Most Common Clay Types)

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

Local Area

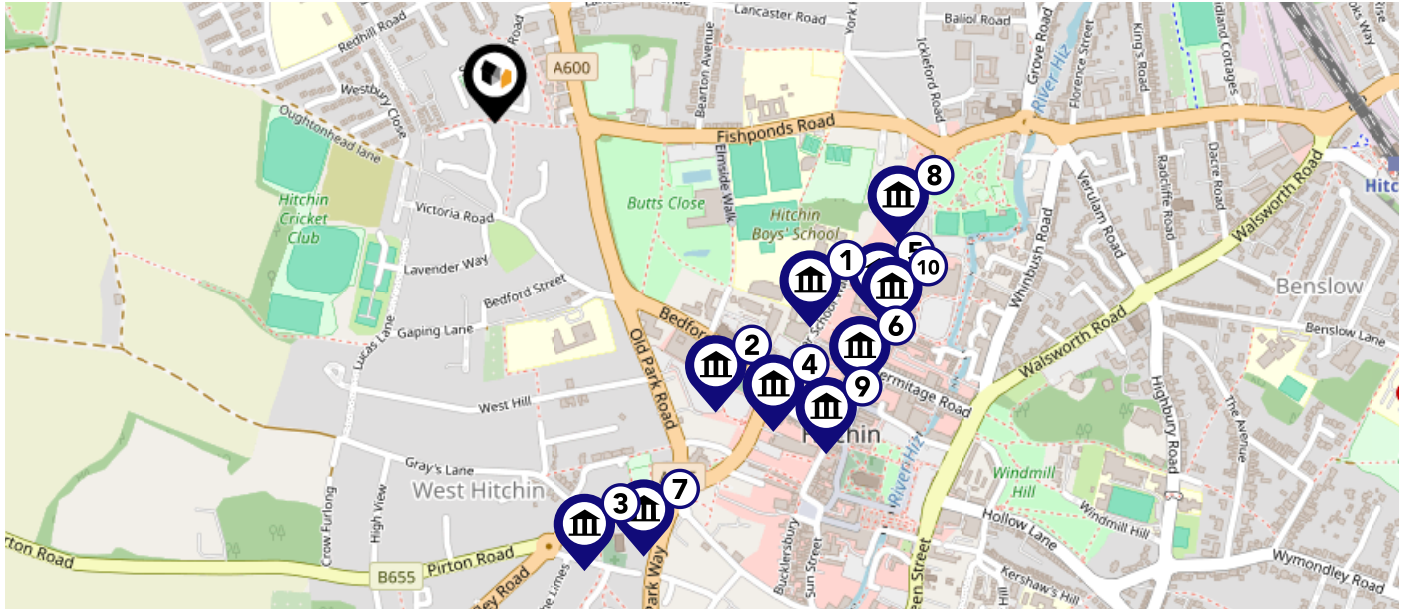
Masts & Pylons



Key:

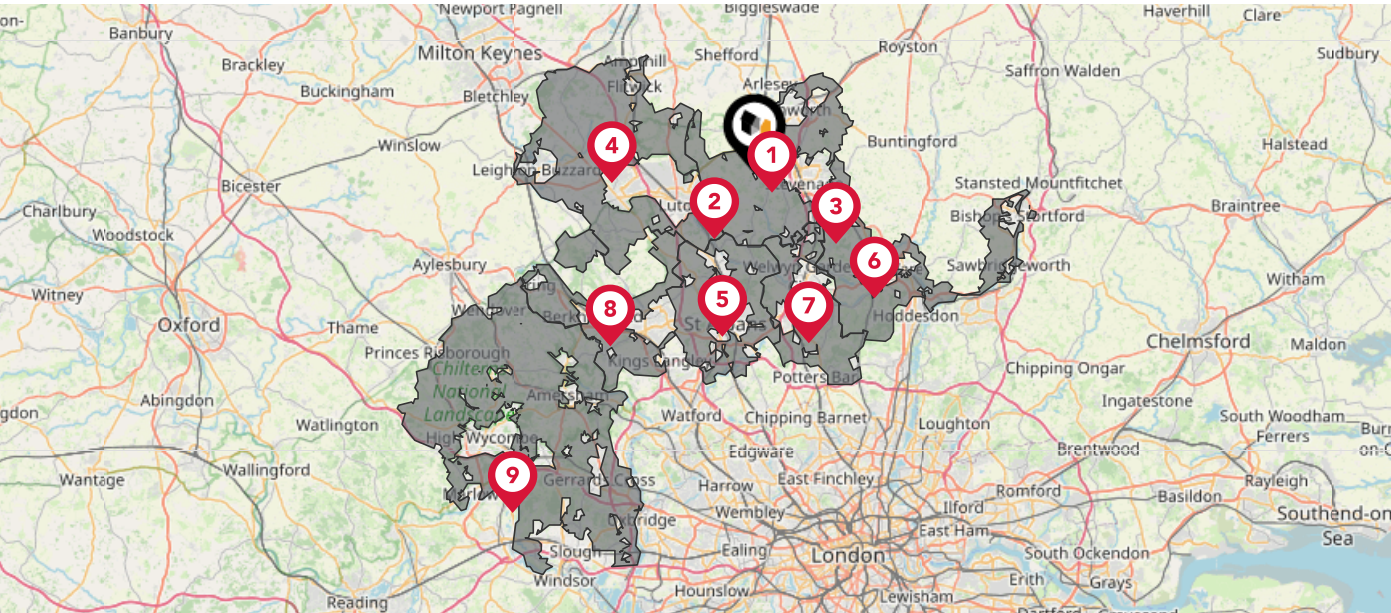
-  Power Pylons
-  Communication Masts

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

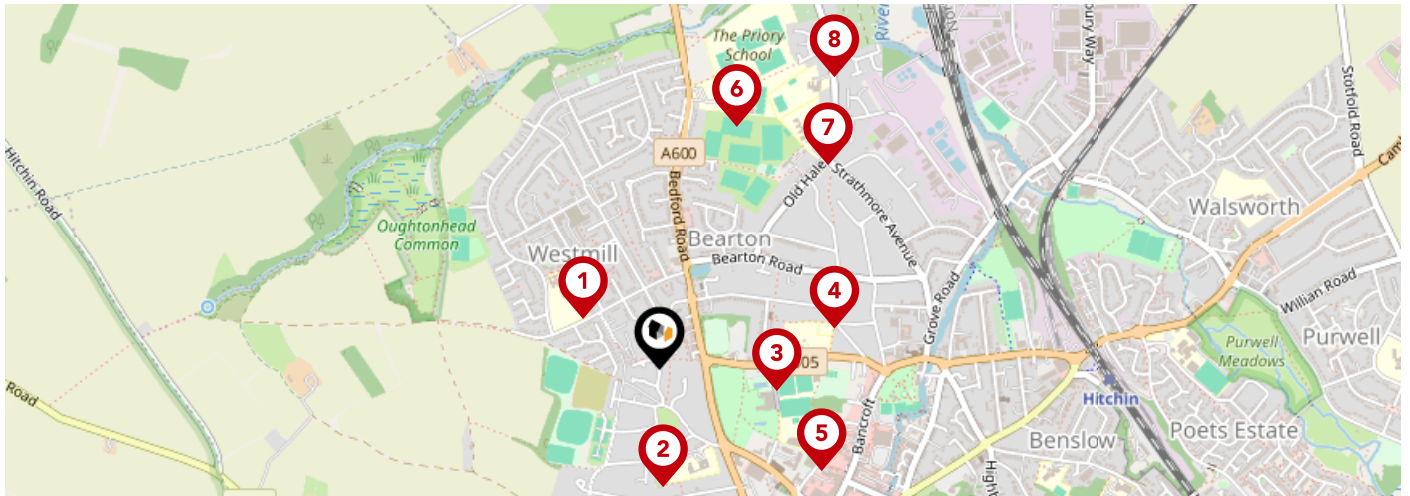


Listed Buildings in the local district		Grade	Distance
	1102163 - Hitchin Boys Grammar School	Grade II	0.4 miles
	1102184 - Entrance Block At North Hertfordshire And South Bedfordshire Hospital	Grade II	0.4 miles
	1102118 - The Highlander Public House	Grade II	0.5 miles
	1394494 - Town Hall	Grade II	0.5 miles
	1172987 - 34, Bancroft	Grade II	0.5 miles
	1347574 - 21a, Bancroft	Grade II	0.5 miles
	1102159 - Number 42 (Iewesford House) And Front Gate And Railings To Number 42	Grade II	0.5 miles
	1347577 - 53, Bancroft	Grade II	0.5 miles
	1102214 - 6-8, Bancroft	Grade II	0.5 miles
	1173028 - 93, Bancroft	Grade II	0.5 miles

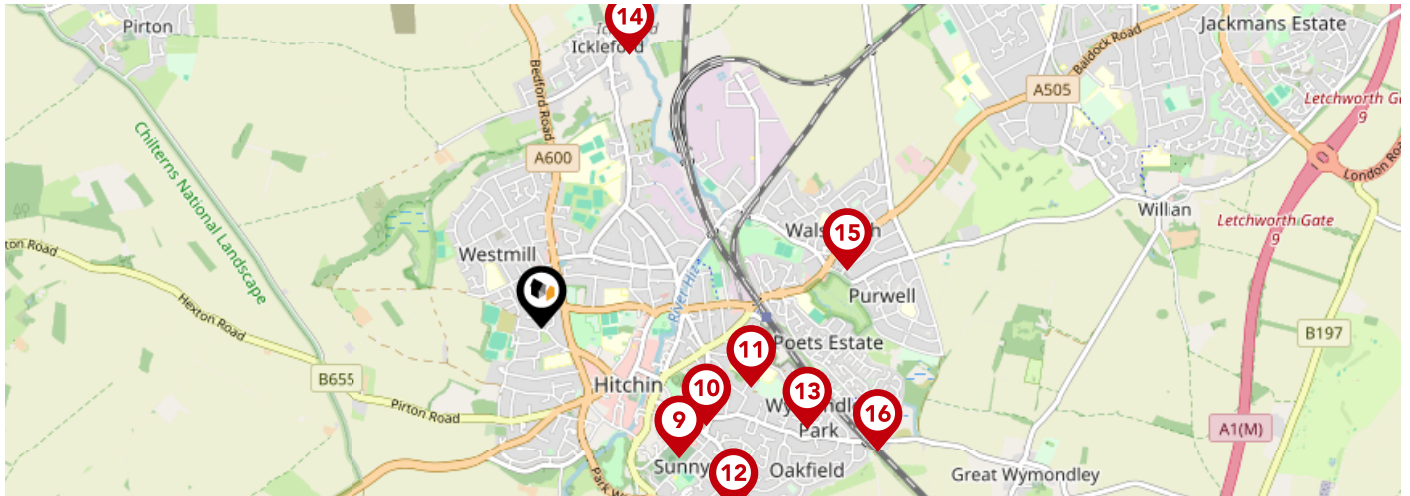
This map displays nearby areas that have been designated as Green Belt...



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
9	London Green Belt - Buckinghamshire



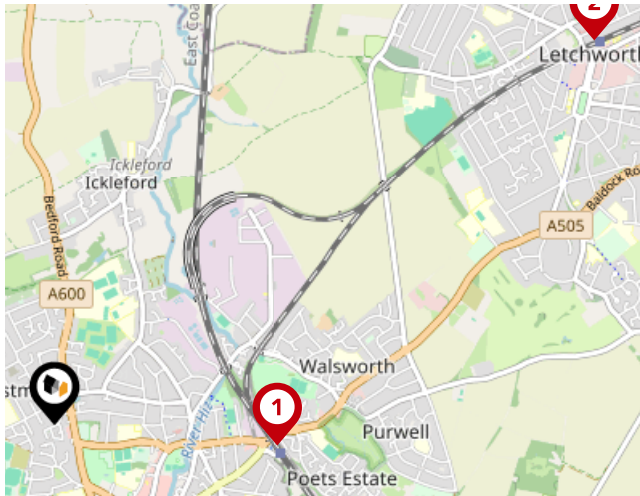
		Nursery	Primary	Secondary	College	Private
1	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.21	☐	☒	☐	☐	☐
2	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.27	☐	☒	☐	☐	☐
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.27	☐	☒	☐	☐	☐
4	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.41	☒	☐	☐	☐	☐
5	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.44	☐	☐	☒	☐	☐
6	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.58	☐	☐	☒	☐	☐
7	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.61	☐	☒	☐	☐	☐
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.78	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.87	☐	☒	☐	☐	☐
	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.88	☐	☐	☒	☐	☐
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1	☐	☒	☐	☐	☐
	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.21	☐	☒	☐	☐	☐
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.3	☐	☒	☐	☐	☐
	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.31	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.42	☐	☒	☐	☐	☐
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.64	☐	☒	☐	☐	☐

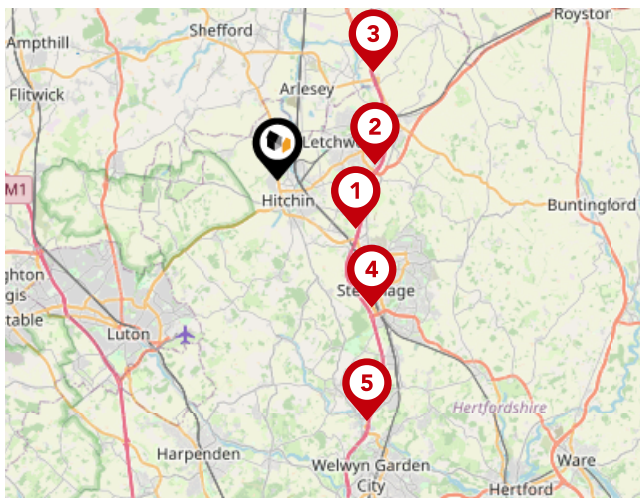
Area

Transport (National)



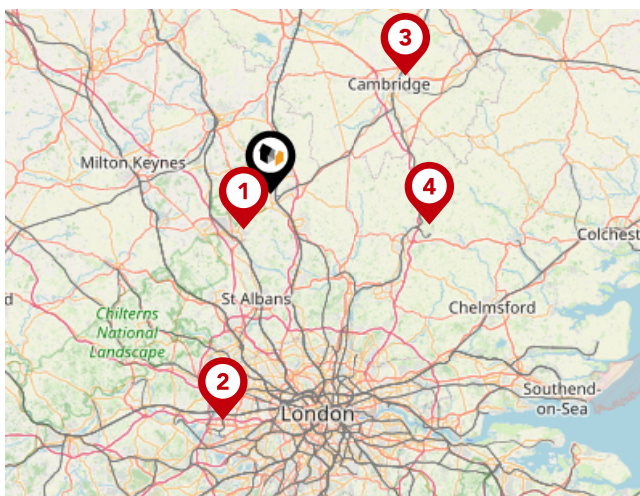
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.02 miles
2	Letchworth Rail Station	3.03 miles
3	Letchworth Rail Station	3.03 miles



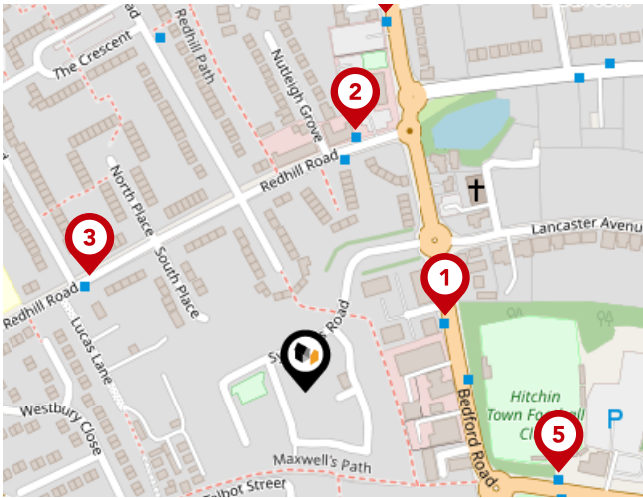
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.39 miles
2	A1(M) J9	3.6 miles
3	A1(M) J10	5.32 miles
4	A1(M) J7	5.77 miles
5	A1(M) J6	9.37 miles



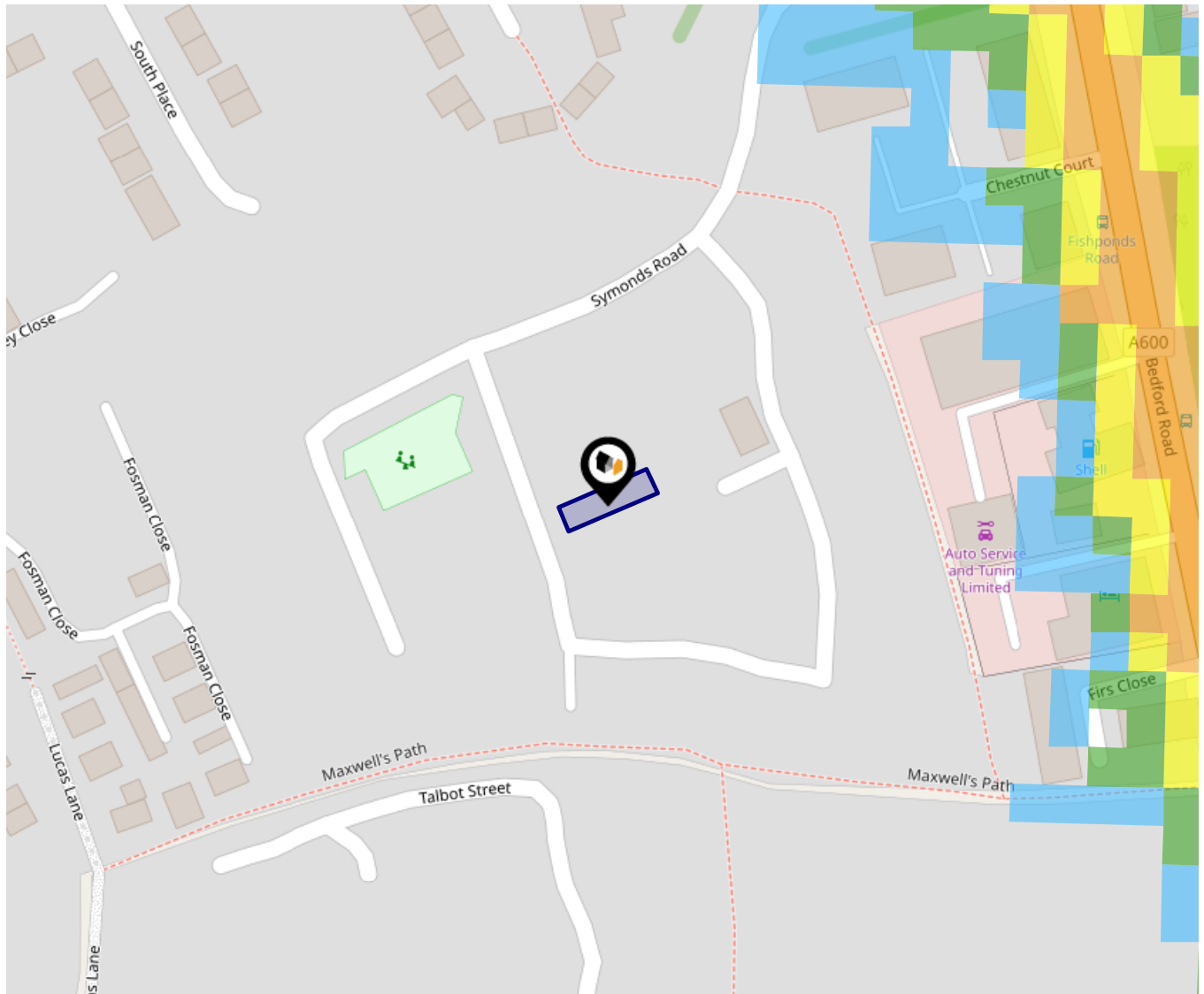
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.45 miles
2	Heathrow Airport	33.95 miles
3	Cambridge	26.23 miles
4	Stansted Airport	23.78 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fishponds Road	0.09 miles
2	Nutleigh Grove	0.15 miles
3	Mattocke Road	0.14 miles
4	Angel's Reply PH	0.22 miles
5	Football Club	0.15 miles



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

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

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

Country Properties

Data Quality

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



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Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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