

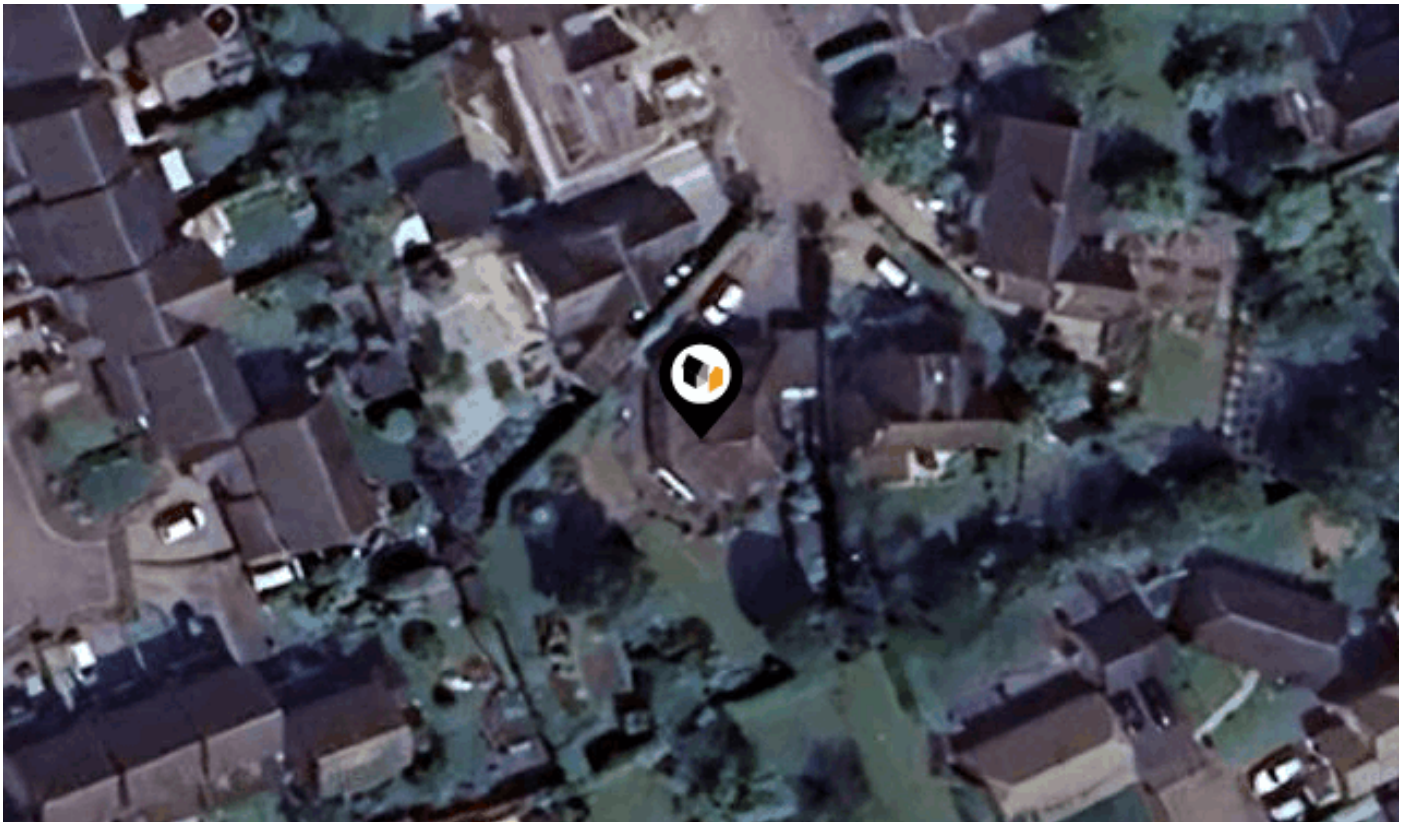


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## MIR: Material Info

The Material Information Affecting this Property

Wednesday 30<sup>th</sup> October 2024



### LANGBRIDGE CLOSE, HITCHIN, SG4

#### Country Properties

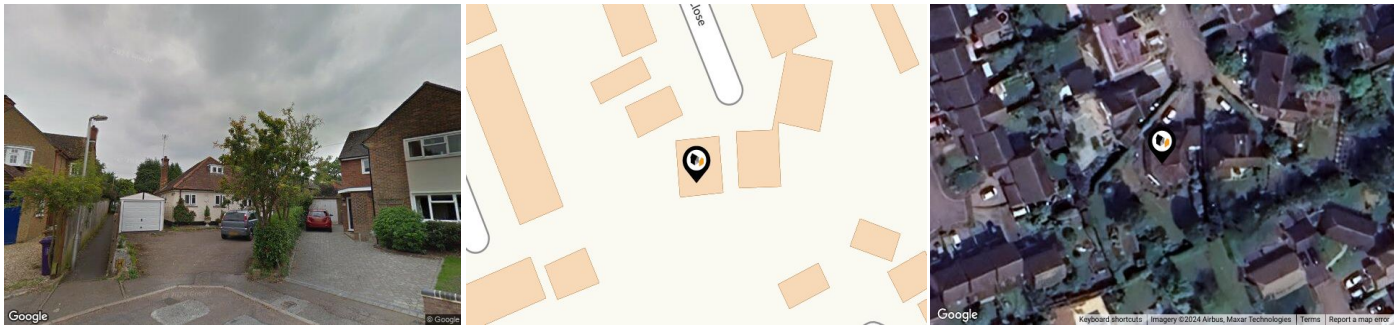
6 Brand Street Hitchin SG5 1HX

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## Property

<b>Type:</b>	Detached
<b>Bedrooms:</b>	3
<b>Council Tax :</b>	Band E
<b>Annual Estimate:</b>	£2,721

## Local Area

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

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

<b>13</b> mb/s	<b>80</b> mb/s	<b>1000</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *1 Langbridge Close Hitchin Hertfordshire SG4 9EL*

<b>Reference - 00/01393/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th September 2000
<b>Description:</b> Two storey side extension to incorporate integral garage (as amended by drawings received 26.9.00, 15.11.00 & 20.11.00))
<b>Reference - 23/00891/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th April 2023
<b>Description:</b> First floor rear extension and single storey rear extension following demolition of existing conservatory
<b>Reference - 02/00903/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 07th June 2002
<b>Description:</b> Two storey side extension
<b>Reference - 01/01218/1HH</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd August 2001
<b>Description:</b> Two storey side extension incorporating single garage and conservatory as variation of permission ref. 00/01393/1HH granted 12.12.00.

Planning records for: **2 Langbridge Close St Ippolyts Hitchin SG4 9EL**

Reference - 11/02259/1HH	
Decision:	Decided
Date:	15th September 2011
Description:	Two storey side extension

Reference - 11/03110/1NMA	
Decision:	Decided
Date:	22nd December 2011
Description:	Alteration to ground floor fenestration to front, side and rear elevations (non-material amendment to planning permission 11/02259/1HH granted on 08 November 2011 for two storey side extension).

Planning records for: **3 Langbridge Close Hitchin Hertfordshire SG4 9EL**

Reference - 24/01419/FPH	
Decision:	Decided
Date:	09th July 2024
Description:	First floor side extension; single storey front and rear extensions and open sided front porch. Alterations to fenestration

Planning records for: **4 Langbridge Close St Ippolyts SG4 9EL**

Reference - 77/00496/1	
Decision:	Decided
Date:	31st March 1977
Description:	Siting and layout of single storey side extension to garage (involving demolition of existing shed)

Planning records for: *4 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 74/00836/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th September 1974
<b>Description:</b>	Single storey extension

<b>Reference - 14/02922/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	06th November 2014
<b>Description:</b>	Two storey side extension, single storey front and side extensions incorporating single garage, side canopy and addition of pitched roof to existing single storey front element following demolition of detached double garage.

Planning records for: *5 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 79/00170/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	27th December 1978
<b>Description:</b>	Erection of two storey rear extension and single storey front extension.

<b>Reference - 18/00831/NMA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st March 2018
<b>Description:</b>	Part of the brickwork proposed to be rendered and white painted to match existing elements of rendered brick on the house (as non material amendment to planning permission 16/03104/1HH granted 30/01/2017)

Planning records for: *5 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 16/03104/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	08th December 2016
<b>Description:</b>	Part two storey and part single storey front/side/rear extension together with alterations to roof and configuration of existing front entrance porch

Planning records for: *6 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 82/00641/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th May 1982
<b>Description:</b>	Erection of first floor rear extension, side car port and front entrance porch.

Planning records for: *7 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 09/02342/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	05th January 2010
<b>Description:</b>	Part single and part two storey side extension incorporating habitable accommodation at second floor level in existing and proposed roofspace. Insertion of new windows in existing front and rear elevation (as amended by plans received 8th March 2010).

Planning records for: *10 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 02/00653/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd April 2002
<b>Description:</b>	2 storey side extension, rear conservatory and installation of 3 skylight windows (As amplified by plan received on 29/05/2002)

Planning records for: *11 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 04/02032/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd December 2004
<b>Description:</b>	Single storey rear extension. Part first floor side extension. Insertion of dormer window in rear roof slope to create living accommodation.

<b>Reference - 84/00136/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	07th February 1984
<b>Description:</b>	Erection of single storey side and rear extension

Planning records for: *13 Langbridge Close St Ippolyts Hitchin SG4 9EL*

<b>Reference - 11/01563/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	21st June 2011
<b>Description:</b>	First floor side/rear extension and pitched roof to existing single storey side extension, pitched roof and extension of existing single storey rear extension and front entrance porch. Insertion of new window on first floor side elevation.

Planning records for: *14 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 03/00677/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	23rd April 2003
<b>Description:</b>	Single storey front extension, two storey side extension and first floor rear extension (as amended by plan received 12th June 2003)

Planning records for: *14 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 89/00236/1DC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th February 1989
<b>Description:</b>	Single storey rear extension

Planning records for: *16 Langbridge Close St Ippolyts SG4 9EL*

<b>Reference - 09/00496/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th March 2009
<b>Description:</b>	Two storey rear extension following demolition of existing sun room (as amended by plan no. 08\49\03A)

Planning records for: *17 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 03/01910/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd December 2003
<b>Description:</b>	Two storey side extension and detached single garage (as amplified by plan received on 05/02/2004)

<b>Reference - 17/02658/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd November 2017
<b>Description:</b>	Two storey side extension following demolition of existing detached garage.



Planning records for: *17 Langbridge Close Hitchin Hertfordshire SG4 9EL*

Reference - 24/00525/FPH	
Decision:	Decided
Date:	26th April 2024
Description:	Two storey side extension (as a variation of planning permission 17/02658/1HH granted 19.12.2017)

Reference - 80/00358/1	
Decision:	Decided
Date:	25th February 1980
Description:	Erection of single storey rear extension.

Reference - 09/00470/1HH	
Decision:	Decided
Date:	12th March 2009
Description:	Single storey rear extension

Planning records for: *18 Longbridge Close Hitchin SG4 9EL*

Reference - 92/00068/1	
Decision:	Decided
Date:	20th January 1992
Description:	Single storey side extension.

Planning records for: *18 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 02/01392/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	12th September 2002
<b>Description:</b>	Two storey side extension incorporating single integral garage

Planning records for: *19 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 06/00037/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th January 2006
<b>Description:</b>	Two storey side extension and rear conservatory

Planning records for: *20 Langbridge Close St Ippolyts SG4 9EL*

<b>Reference - 83/01701/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th October 1983
<b>Description:</b>	Erection of single storey side extension for replacement double garage

Planning records for: *21 Langbridge Close Hitchin SG4 9EL*

<b>Reference - 06/01452/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	04th August 2006
<b>Description:</b>	Single storey rear extension.

Planning records for: *22 Langbridge Close Hitchin SG4 9EL*

Reference - 12/01876/1HH	
Decision:	Decided
Date:	28th August 2012
Description:	Single storey rear extension

Reference - 86/01509/1	
Decision:	Decided
Date:	17th September 1986
Description:	Use of double garage for music teaching practice.

## Building Safety

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Asbestos present in Garage Roof and Shed Roof

## Accessibility / Adaptations

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Porch  
Re-fitted door and windows

## Restrictive Covenants

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None specified

## Rights of Way (Public & Private)

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None specified

## Construction Type

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Standard Brick

## Property Lease Information

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Freehold

## Listed Building Information

---

Not listed

## Other

---

None specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - British Gas

## Gas Supply

---

YES - British Gas

## Central Heating

---

YES GCH

## Water Supply

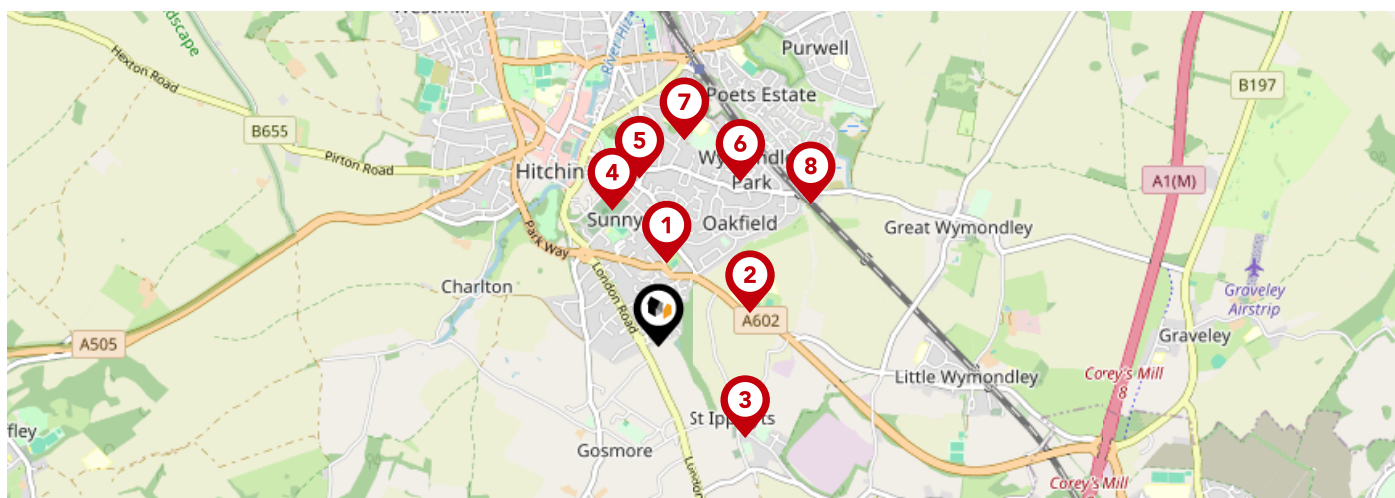
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YES - Affinity Water

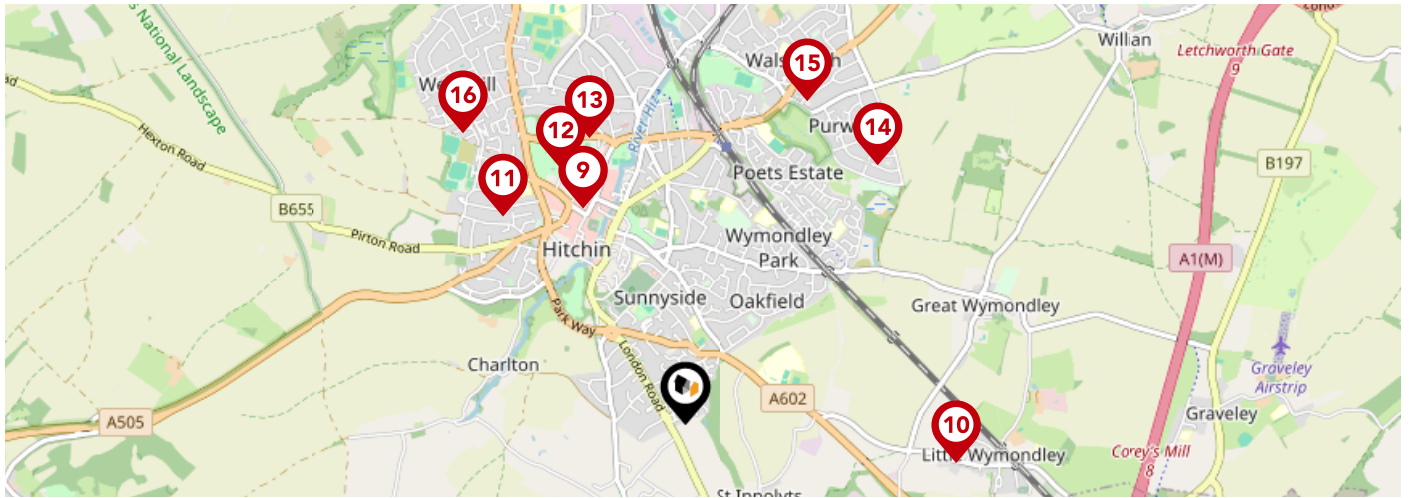
## Drainage

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Mains



		Nursery	Primary	Secondary	College	Private
<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.38		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.45		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:0.58		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.65		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.77		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.84		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.95		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.96		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

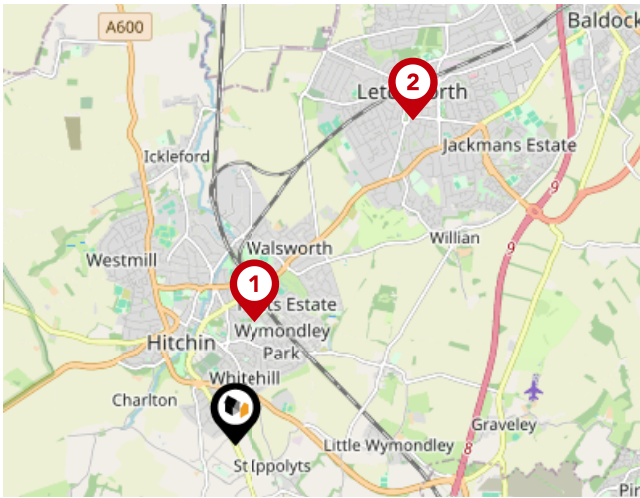


	Nursery	Primary	Secondary	College	Private
<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.25	<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:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:1.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.38	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.58	<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:1.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



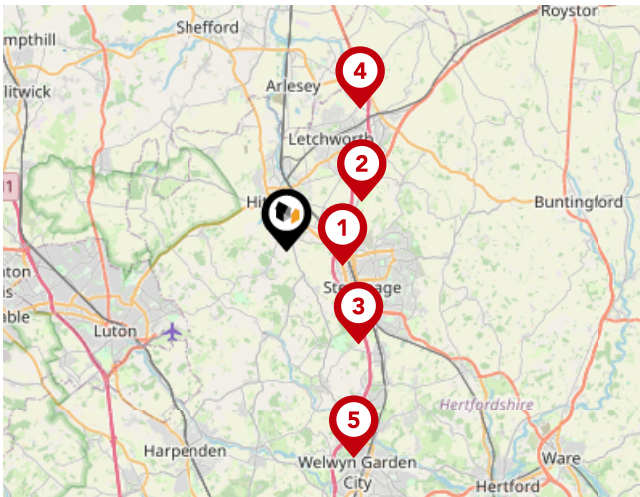
# Area

## Transport (National)



### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.13 miles
2	Letchworth Rail Station	3.39 miles
3	Stevenage Rail Station	3.55 miles



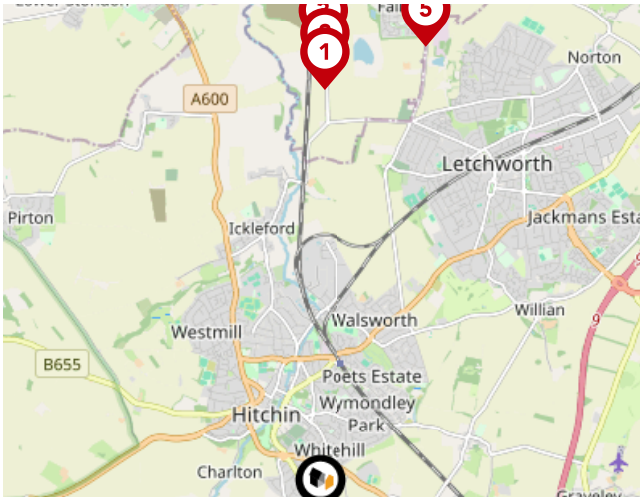
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.13 miles
2	A1(M) J9	3.27 miles
3	A1(M) J7	4.29 miles
4	A1(M) J10	5.85 miles
5	A1(M) J6	7.94 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.08 miles
2	Heathrow Airport	32.96 miles
3	Stansted Airport	22.85 miles
4	Silvertown	32.93 miles



### Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	3.9 miles
2	The Cemetery	4.07 miles
3	Jubilee Crescent	4.28 miles
4	London Row	4.57 miles
5	Dickens Boulevard	4.41 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

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Valuation Office  
Agency



Royal Mail