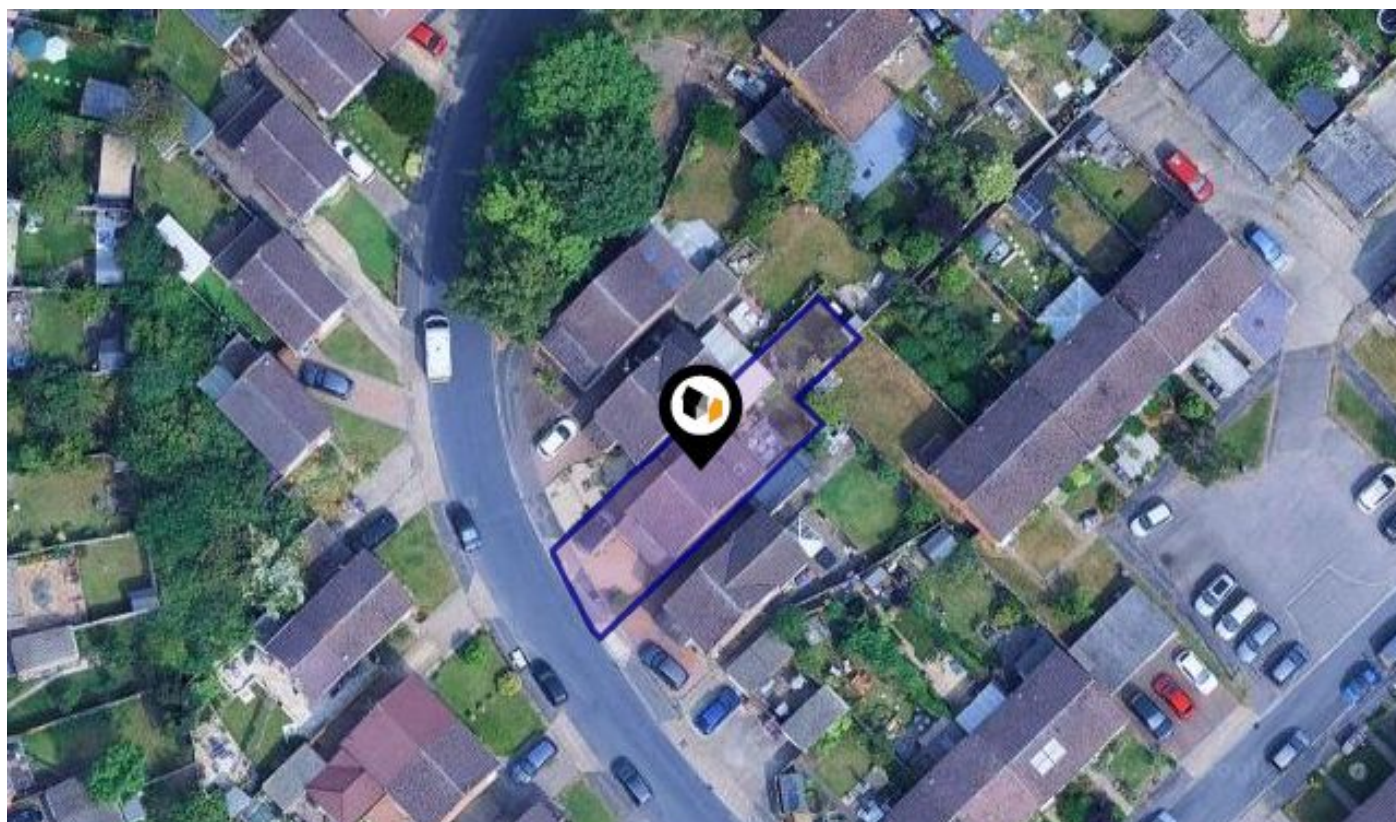




# MIR: Material Info

The Material Information Affecting this Property

**Monday 26<sup>th</sup> January 2026**



**HALSEY DRIVE, HITCHIN, SG4**

## 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: *Halsey Drive, Hitchin, SG4*

Reference - 08/00169/1HH	
Decision:	Decided
Date:	25th January 2008
Description:	Single storey front extension

Planning records for: **61 Halsey Drive Hitchin Hertfordshire SG4 9PZ**

Reference - 19/02958/LDCP	
Decision:	Decided
Date:	11th December 2019
Description:	Single storey rear extension following demolition of existing rear conservatory

Planning records for: **63 Halsey Drive Hitchin SG4 9PZ**

Reference - 04/00369/1HH	
Decision:	Decided
Date:	09th March 2004
Description:	Single storey side extension

Reference - 92/00634/1	
Decision:	Decided
Date:	10th June 1992
Description:	First floor rear extension

Planning records for: **67 Halsey Drive Hitchin SG4 9PZ**

Reference - 88/01801/1	
Decision:	Decided
Date:	20th October 1988
Description:	Rear extension to garage

Planning records for: **67 Halsey Drive Hitchin SG4 9PZ**

Reference - 88/00073/1	
Decision:	Decided
Date:	21st January 1988
Description:	Erection of first floor rear extension. (As amended by plans recieved 18.2.88)

Planning records for: **69 Halsey Drive Hitchin Herts SG4 9PZ**

Reference - 93/00750/1HH	
Decision:	Decided
Date:	05th July 1993
Description:	Single storey side extension.

Planning records for: **73 Halsey Drive Hitchin Hertfordshire SG4 9PZ**

Reference - 22/01180/LDCP	
Decision:	Decided
Date:	29th April 2022
Description:	Front porch and single storey rear extension to existing detached garage to facilitate conversion of garage into habitable accommodation (as a variation of application reference 21/03423/LDCP decided (split decision) on 11 January 2022) as amended by plan received on 08 June 2022.

Reference - 21/03423/LDCP	
Decision:	Decided
Date:	13th December 2021
Description:	Development A - Erection of front entrance porch Development B- Rear extension to existing detached garage to provide shower and snug

Planning records for: **81 Halsey Drive Hitchin Herts SG4 9PZ**

Reference - 93/00632/1HH	
Decision:	Decided
Date:	10th June 1993
Description:	Ground and first floor rear extension (as amended by revised plans received 25th June 1993).

Planning records for: **83 Halsey Drive Hitchin SG4 9PZ**

Reference - 79/01012/1	
Decision:	Decided
Date:	07th June 2006
Description:	Erection of front entrance porch

Planning records for: **96 Halsey Drive Hitchin Hertfordshire SG4 9PZ**

Reference - 18/02654/NMA	
Decision:	Decided
Date:	03rd October 2018
Description:	Omit the single storey rear extension and reduce the height of the new pitched roof over the existing single storey side extension, as a Non Material Amendment to Planning application 17/00854/1HH granted on 26/05/2017.

Reference - 77/01682/1	
Decision:	Decided
Date:	21st December 1977
Description:	Erection of single storey side extension

Planning records for: **96 Halsey Drive Hitchin SG4 9PZ**

Reference - 78/00702/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th May 1978</p>
<p><b>Description:</b> Erection of side chimney stack and brick boundary wall.</p>
Reference - 87/00666/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th April 1987</p>
<p><b>Description:</b> Erection of single storey front &amp; side extension.</p>
Reference - 17/00854/1HH
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 03rd April 2017</p>
<p><b>Description:</b> Single storey rear extension, pitched roof over existing single storey side extension including front skylights and insertion of front bay window.</p>
Reference - 81/00180/1
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 02nd February 1981</p>
<p><b>Description:</b> Erection of first floor front extension, front entrance porch and rear external chimney.</p>

Planning records for: **100 Halsey Drive Hitchin SG4 9PZ**

Reference - 87/01313/1	
Decision:	Decided
Date:	17th August 1987
Description:	Erection of a single storey rear extension

Planning records for: **102 Halsey Drive Hitchin SG4 9PZ**

Reference - 91/00051/1	
Decision:	Decided
Date:	15th January 1991
Description:	Single storey rear extension

Planning records for: **106 Halsey Drive Hitchin SG4 9PZ**

Reference - 78/01858/1	
Decision:	Decided
Date:	18th December 1978
Description:	Erection of single storey rear extension

Reference - 02/01532/1HH	
Decision:	Decided
Date:	14th October 2002
Description:	Single storey rear extension.

Planning records for: **106 Halsey Drive Hitchin SG4 9PZ**

Reference - 16/01638/1HH	
Decision:	Decided
Date:	27th June 2016
Description:	First floor rear extension

Planning records for: **110 Halsey Drive Hitchin SG4 9PZ**

Reference - 87/00940/1	
Decision:	Decided
Date:	16th May 1987
Description:	Erection of car part to 110 and 112 Halsey Drive.

Planning records for: **112 Halsey Drive Hitchin SG4 9PZ**

Reference - 86/00610/1	
Decision:	Decided
Date:	24th April 1986
Description:	Erection of front entrance porch and single storey rear extension.

Planning records for: **114 Halsey Drive Hitchin Hertfordshire SG4 9PZ**

Reference - 21/00310/FPH	
Decision:	Decided
Date:	01st February 2021
Description:	Part two storey and part single storey rear/side extension. Front entrance porch.



Planning records for: **114 Halsey Drive Hitchin Hertfordshire SG4 9PZ**

Reference - 20/02927/NCS	
Decision:	Decided
Date:	11th December 2020
Description:	Single storey rear extension (following demolition of existing detached garage) with the following dimension: Length as measured from rear wall of original dwelling - 6.0 metres

Planning records for: **116 Halsey Drive Hitchin SG4 9PZ**

Reference - 14/03331/1HH	
Decision:	Decided
Date:	16th December 2014
Description:	Retrospective planning permission for the retention of single storey front extension and single storey rear extension. (description amended 16 February 2015)

Reference - 04/00784/1HH	
Decision:	Decided
Date:	14th May 2004
Description:	Single and two storey rear extension and front entrance porch

Planning records for: **120 Halsey Drive Hitchin SG4 9PZ**

Reference - 90/01297/1	
Decision:	Decided
Date:	13th September 1990
Description:	First floor rear extension

Planning records for: **120 Halsey Drive Hitchin Hertfordshire SG4 9PZ**

<b>Reference - 24/00145/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 01st February 2024
<b>Description:</b> Front porch extension

<b>Reference - 24/0150/FUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 01st February 2024
<b>Description:</b> Construction of part single, part two storey side to rear extension and single storey front extension; conversion of garage into habitable accommodation; alterations to frontage to provide additional parking.

<b>Reference - 80/00001/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 31st December 1979
<b>Description:</b> Erection of a single storey rear extension

<b>Reference - 21/01612/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th May 2021
<b>Description:</b> Erection of front elevation porch, replace existing ground floor front elevation window with a bay window, single storey rear extension and first floor side extension following demolition of existing side elevation attached garage (as amended by plans received 31 July 2021).

Planning records for: **120 Halsey Drive Hitchin Hertfordshire SG4 9PZ**

Reference - 24/0133/HSE	
Decision:	Decided
Date:	01st February 2024
Description:	Single storey rear extension and first floor side extension.

Planning records for: **122 Halsey Drive Hitchin SG4 9PZ**

Reference - 85/01275/1	
Decision:	Decided
Date:	20th August 1985
Description:	Proposed erection of single storey rear extension.

Planning records for: **126 Halsey Drive Hitchin SG4 9PZ**

Reference - 83/00291/1	
Decision:	Decided
Date:	28th January 1983
Description:	Erection of two storey rear extension.

Planning records for: **128 Halsey Drive Hitchin SG4 9PZ**

Reference - 93/00132/1PD	
Decision:	Decided
Date:	01st January 1993
Description:	Single storey rear extension.

Planning records for: **128 Halsey Drive Hitchin SG4 9PZ**

Reference - 87/01414/1	
Decision:	Decided
Date:	10th September 1987
Description:	Erection of front entrance porch

Reference - 14/02567/1HH	
Decision:	Decided
Date:	25th September 2014
Description:	Raising existing garage roof to facilitate garage conversion to habitable accommodation

Planning records for: **130 Halsey Drive Hitchin Hertfordshire SG4 9PZ**

Reference - 00/01703/1HH	
Decision:	Decided
Date:	07th November 2000
Description:	Single storey extension to existing porch, conversion of garage to elderly persons accommodation

## Building Safety

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No building safety aspects to report

## Accessibility / Adaptations

---

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**

---

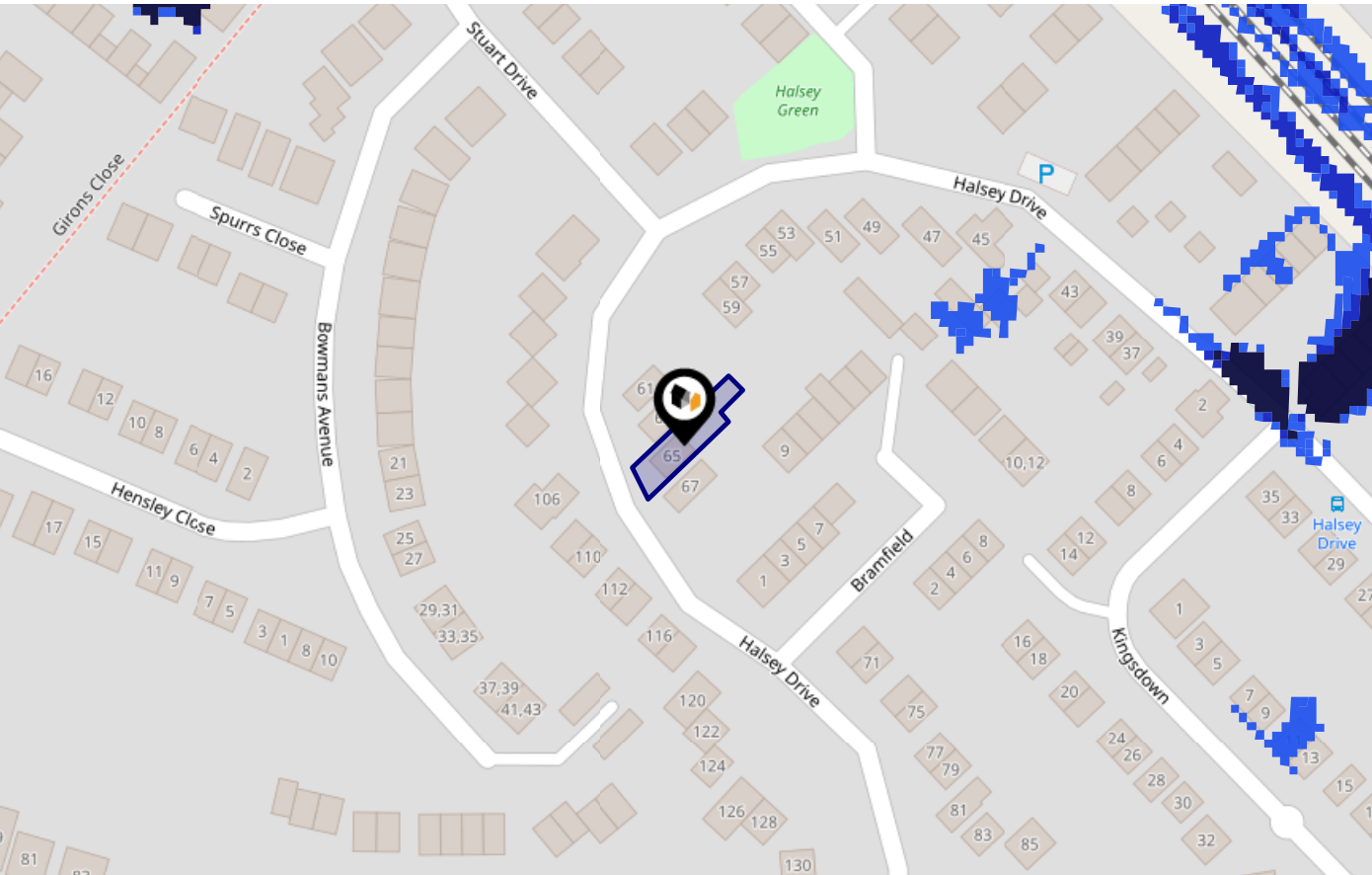
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.



# 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.

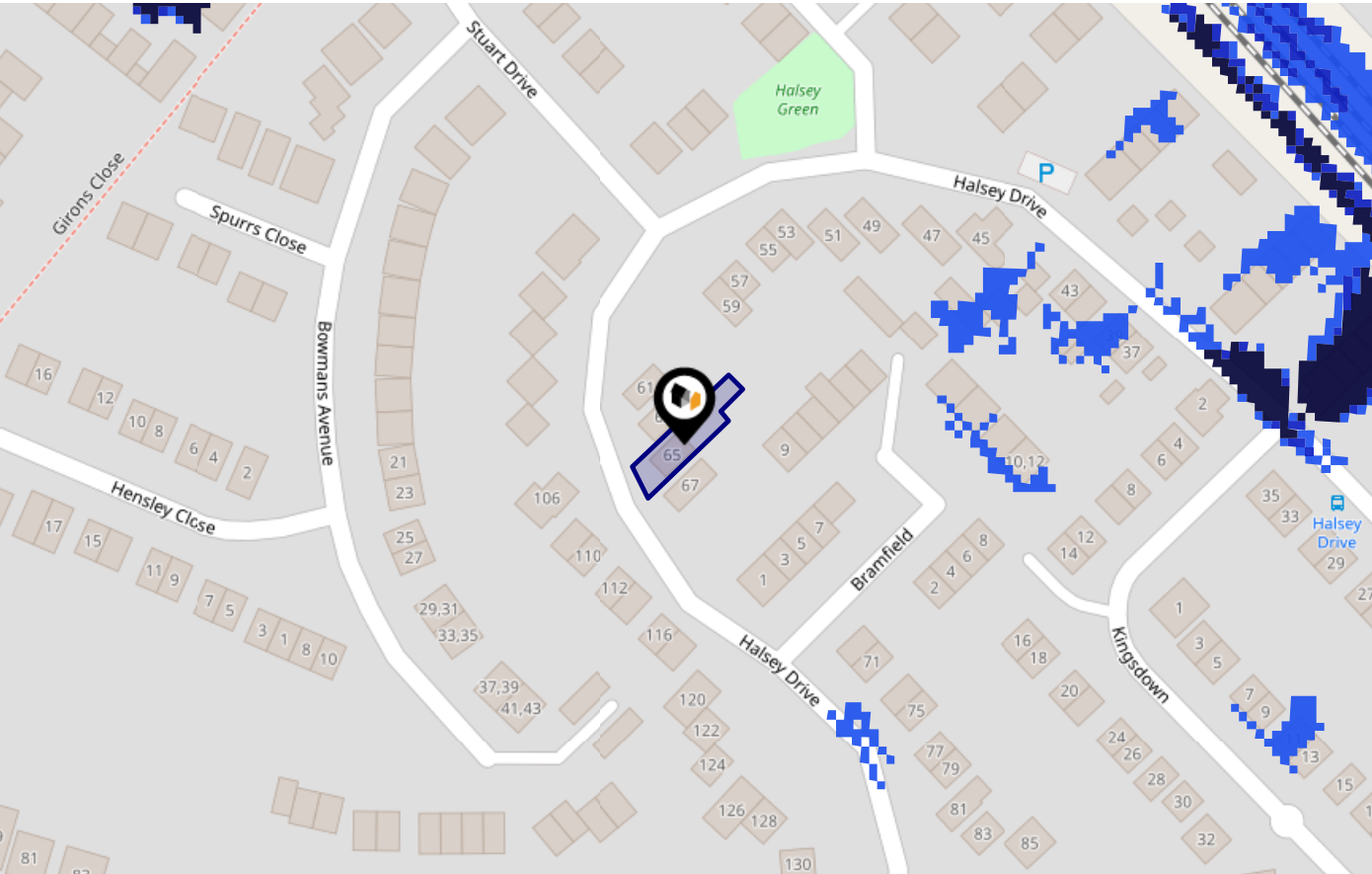
Chance of flooding to the following depths at this property:



# 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.

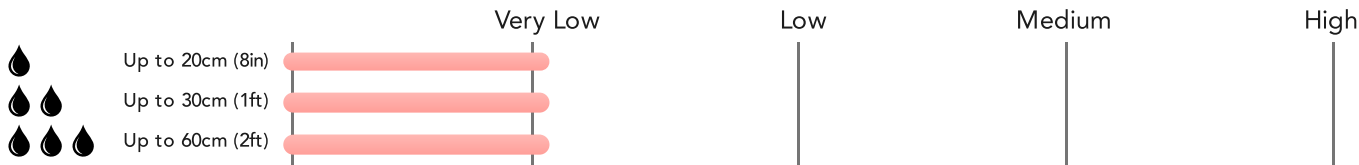


Risk Rating: **Very low**

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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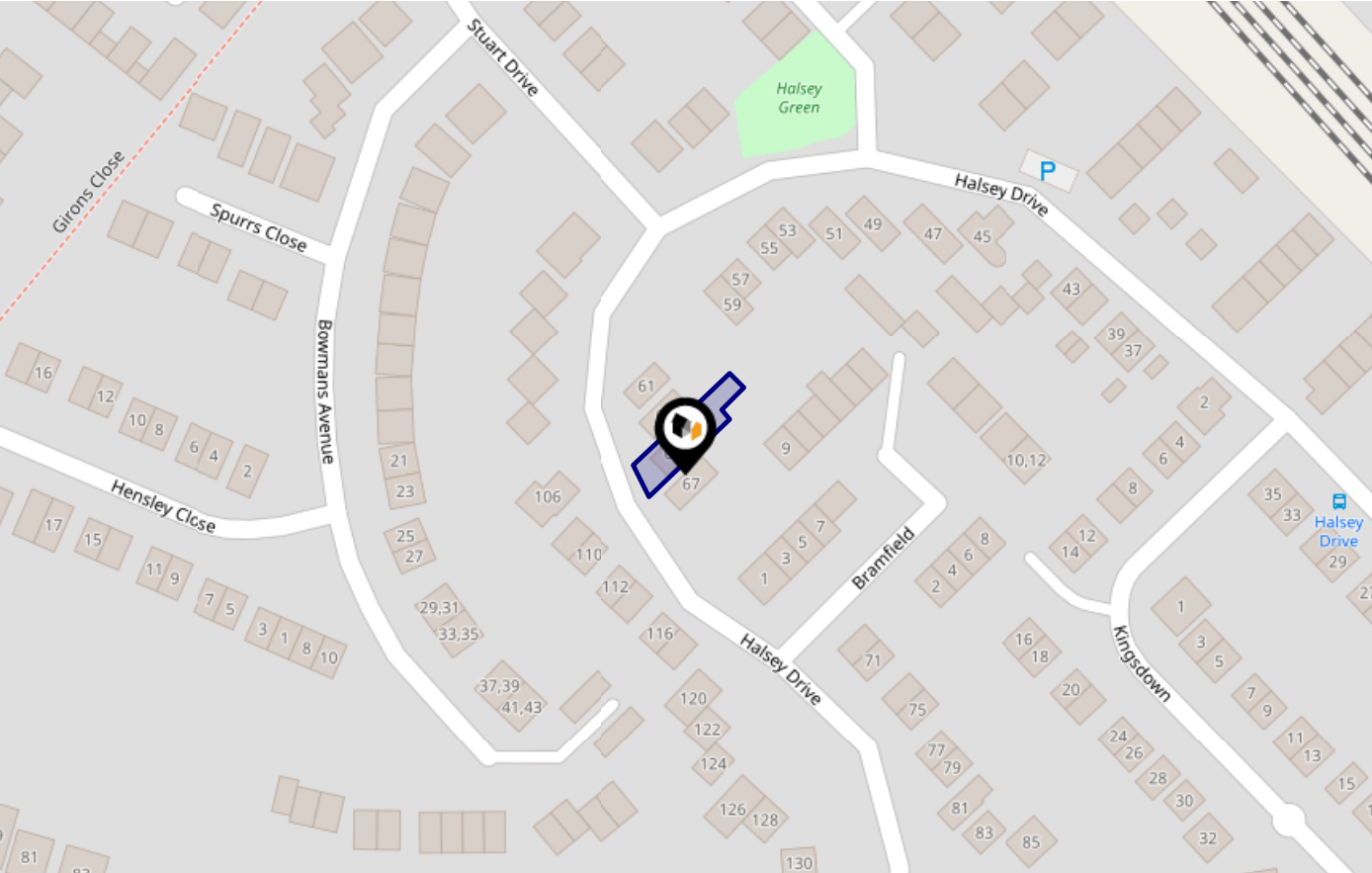
Chance of flooding to the following depths at this property:



# 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.

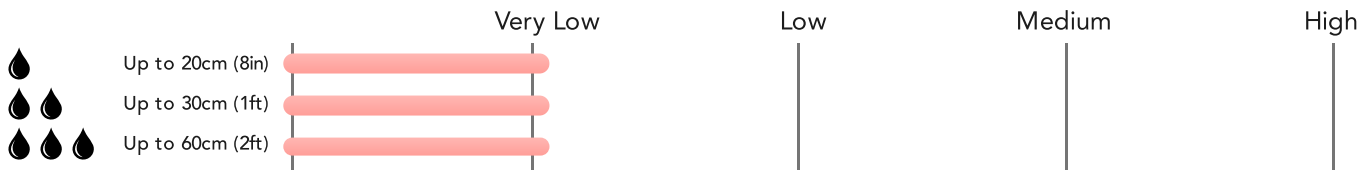


Risk Rating: Very low

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.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

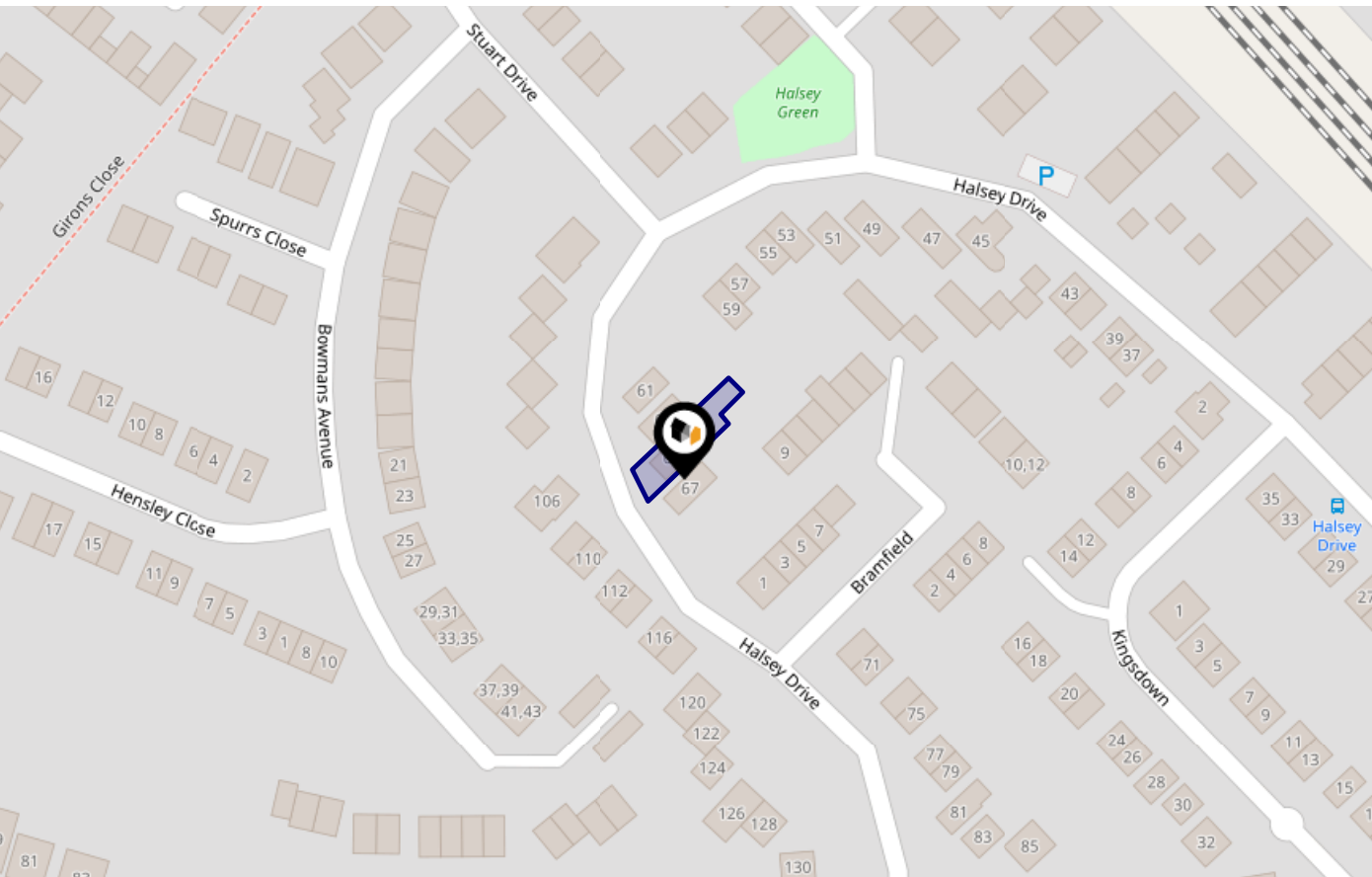
Chance of flooding to the following depths at this property:



# Flood Risk

## Rivers & Seas - 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.

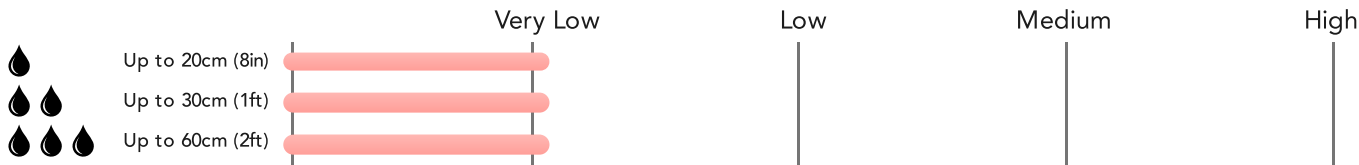


Risk Rating: Very low

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.

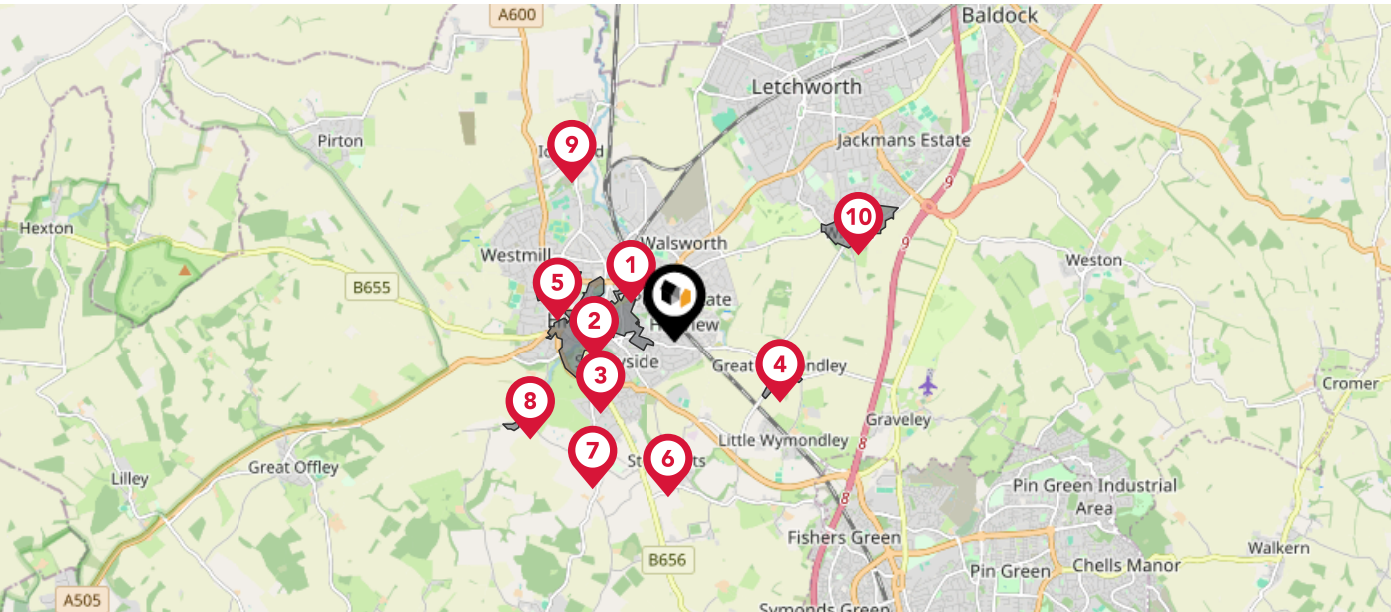
- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
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- Very Low Risk** - an area in which the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

Chance of flooding to the following depths at this property:



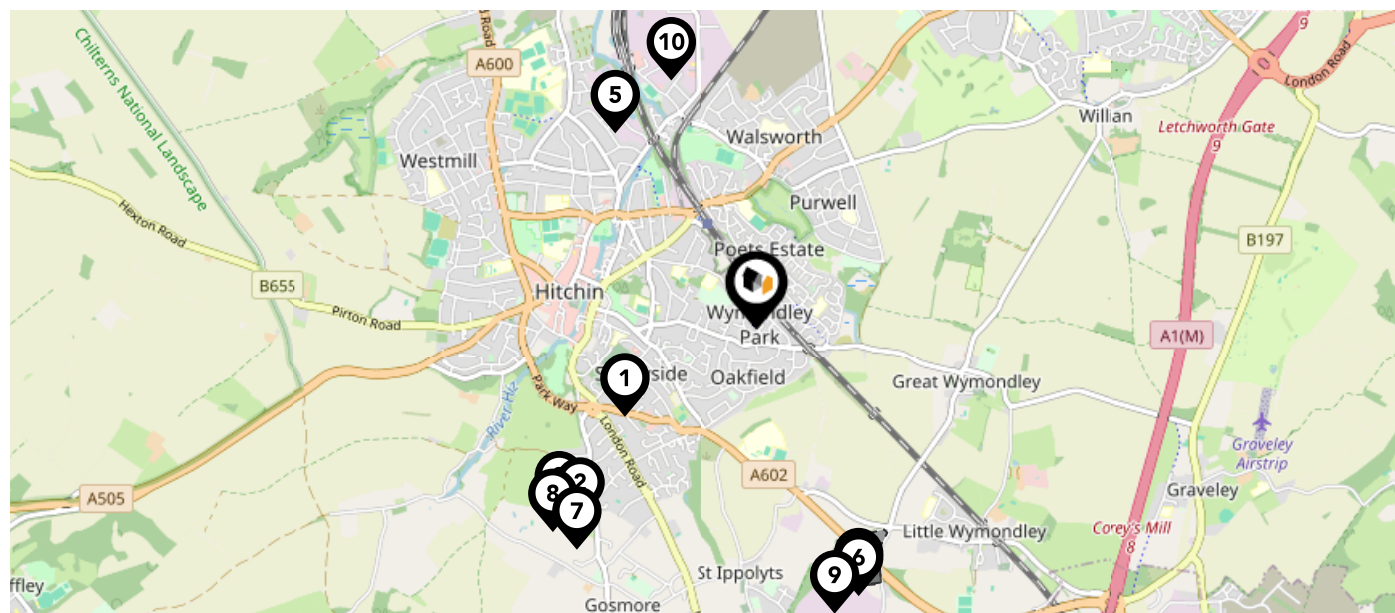


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

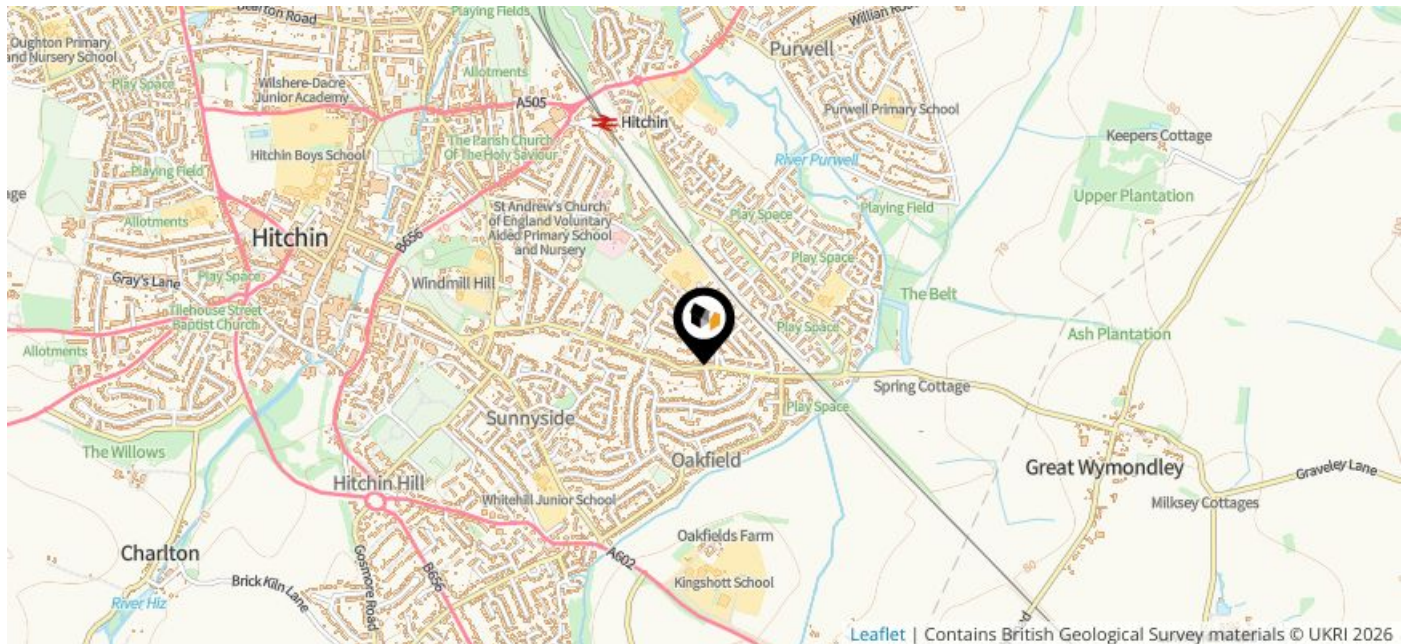
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



### Nearby Landfill Sites

<b>1</b>	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
<b>2</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>3</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>4</b>	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
<b>5</b>	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
<b>6</b>	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
<b>7</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>8</b>	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
<b>9</b>	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
<b>10</b>	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



### Mine Entry

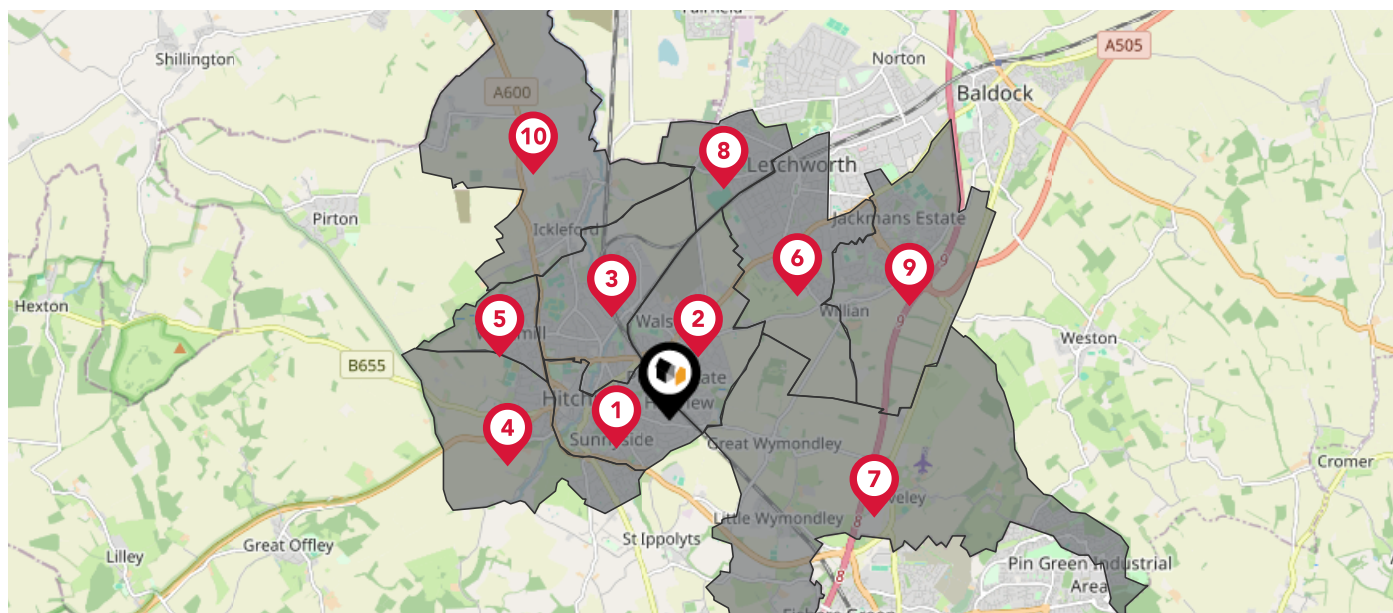
- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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 Highbury Ward



Hitchin Walsworth Ward



Hitchin Bearton Ward



Hitchin Priory Ward



Hitchin Oughton Ward



Letchworth South West Ward



Chesfield Ward



Letchworth Wilbury Ward



Letchworth South East Ward

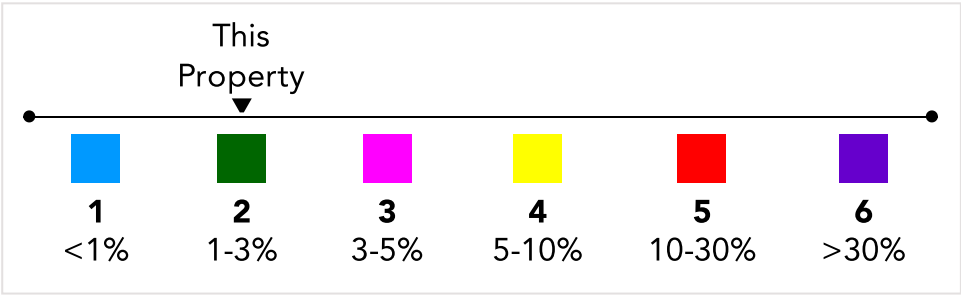
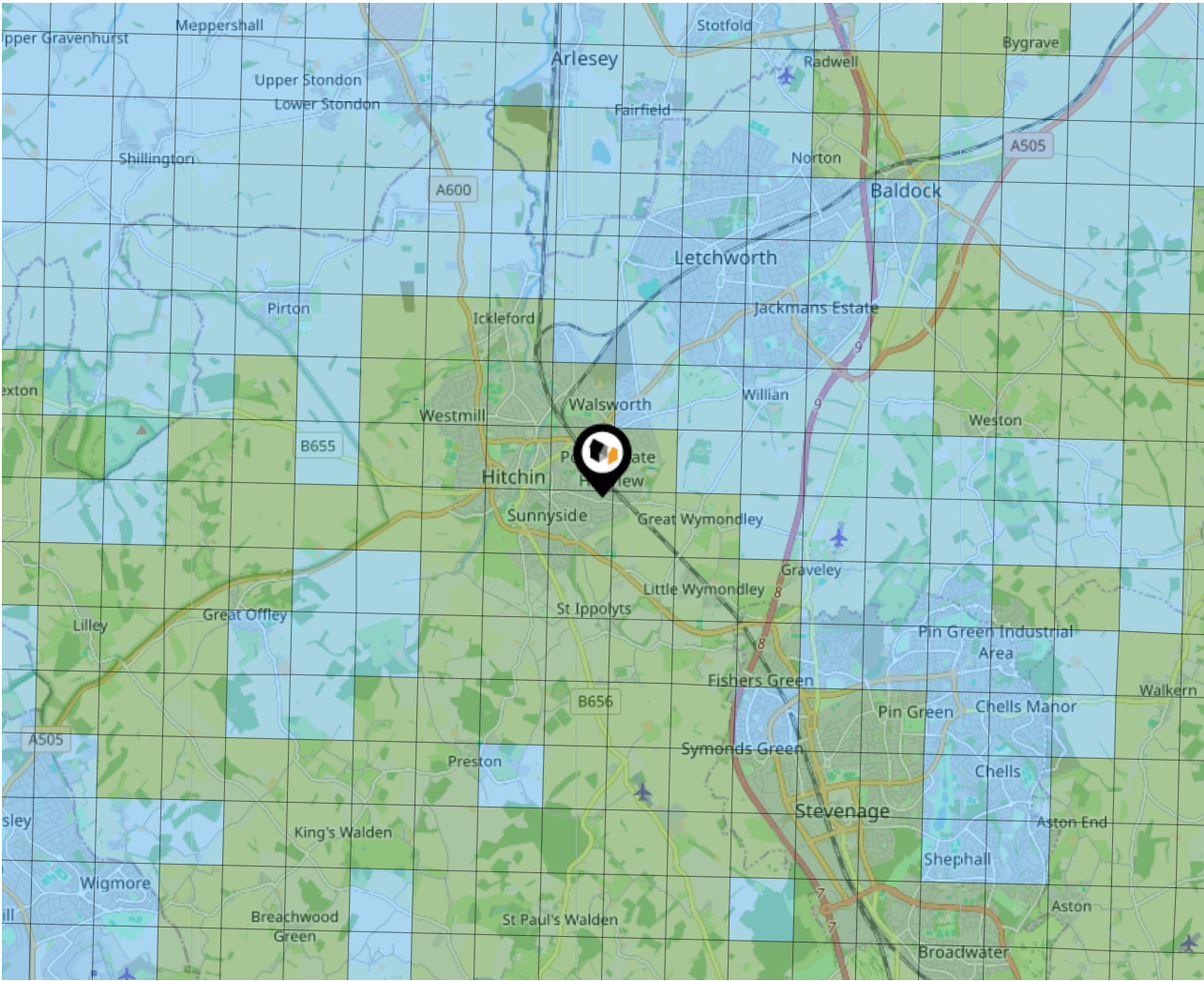


Cadwell Ward



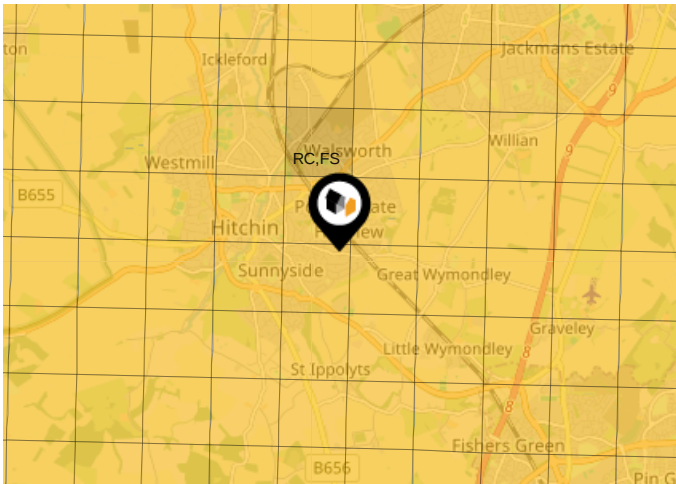
What is Radon?

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)

<b>Carbon Content:</b>	NONE	<b>Soil Texture:</b>	CLAY TO SANDY LOAM
<b>Parent Material Grain:</b>	ARGILLIC - ARENACEOUS	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	ALL		



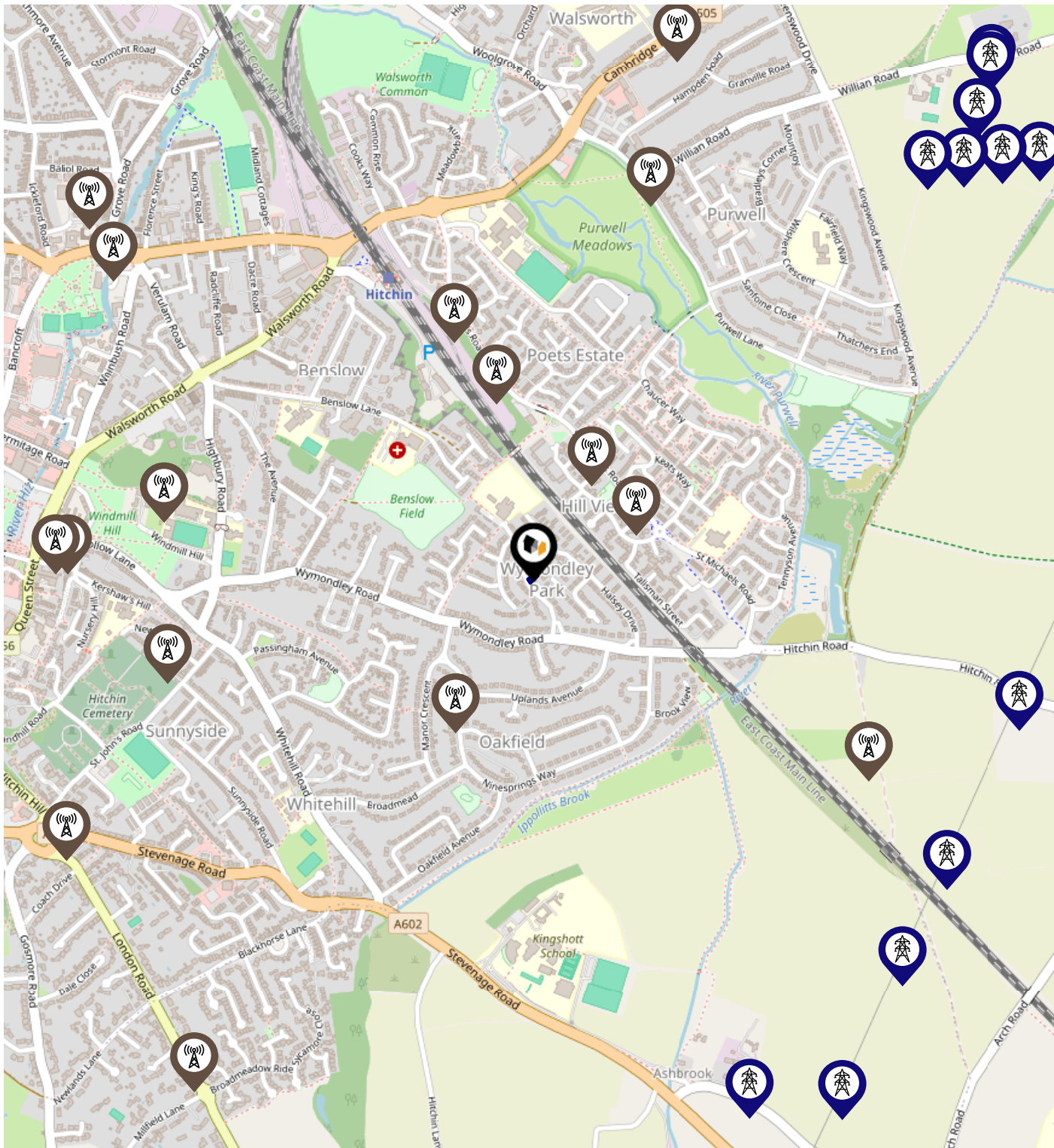
Primary Classifications (Most Common Clay Types)

<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



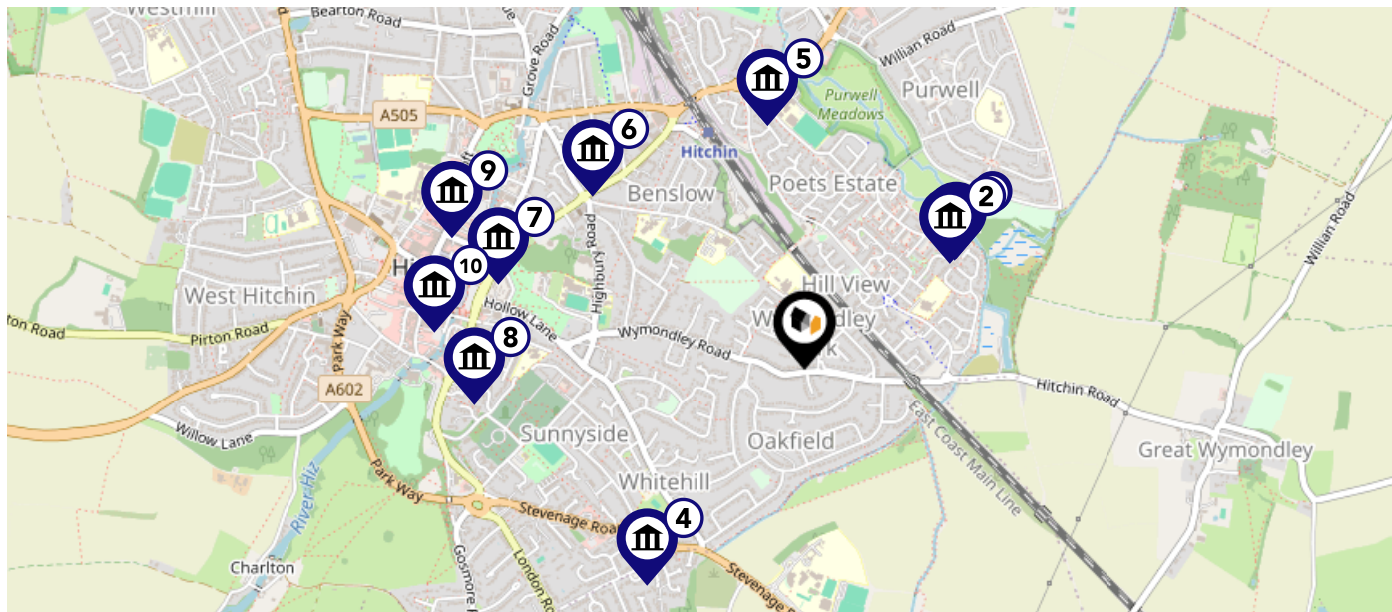
# Local Area

## Masts & Pylons



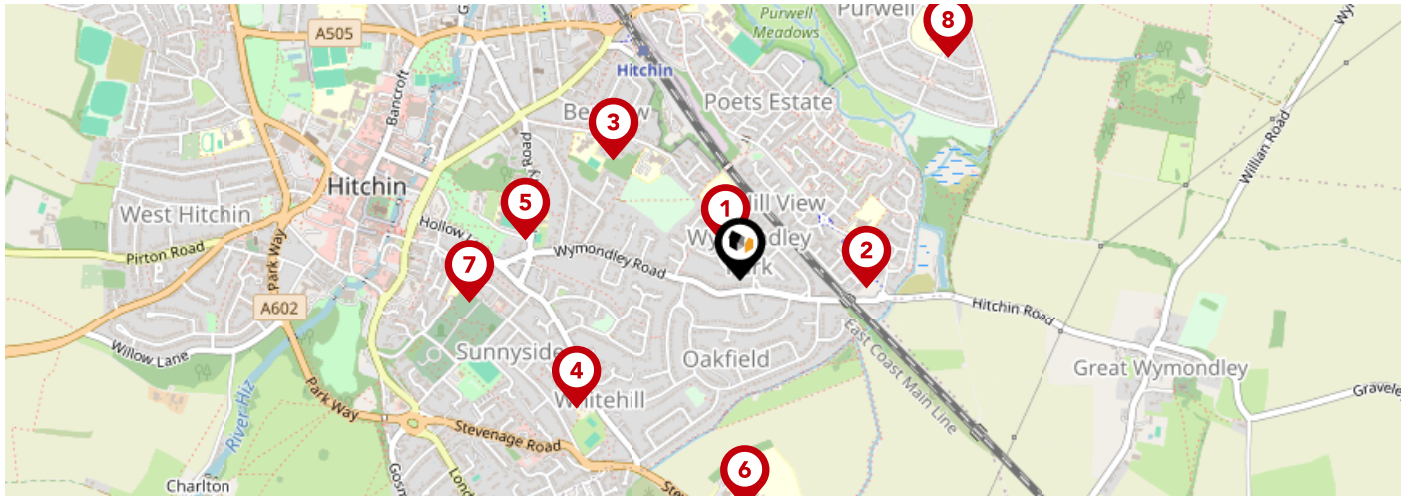
- Key:**
-  Power Pylons
  -  Communication Masts

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

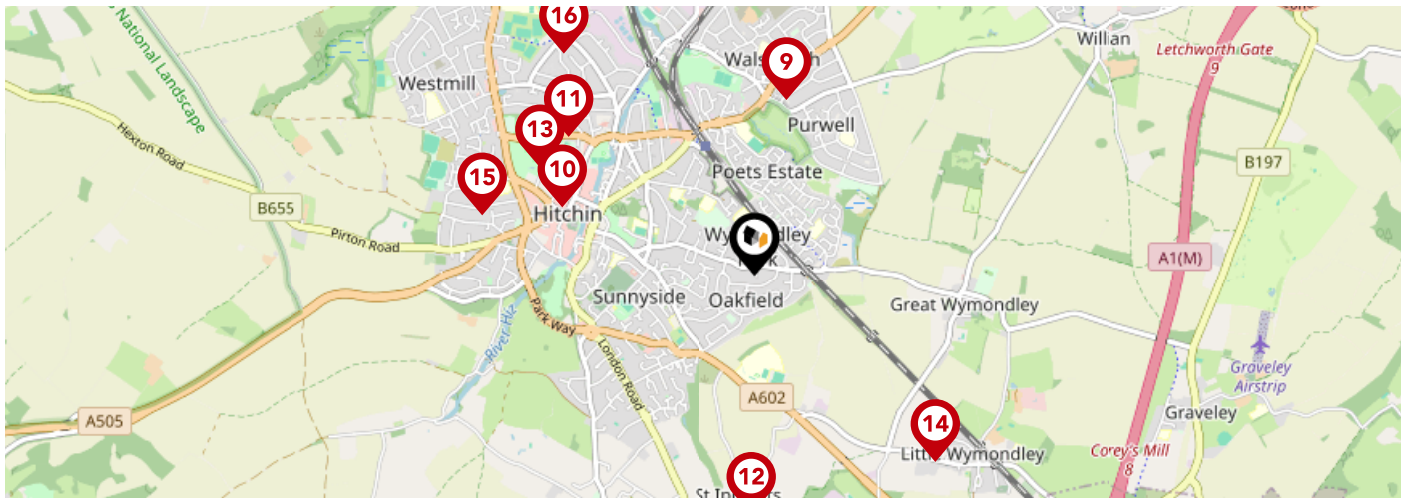










Listed Buildings in the local district		Grade	Distance
	1347596 - Purwell Mill	Grade II	0.4 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.4 miles
	1102180 - Mill House	Grade II	0.4 miles
	1102138 - The New Found Out Public House	Grade II	0.6 miles
	1296215 - Walsworth House	Grade II	0.6 miles
	1102182 - Church Of The Holy Saviour	Grade II	0.6 miles
	1102128 - 1, Walsworth Road	Grade II	0.7 miles
	1224711 - North Eastern Block Of Buildings At The British Schools	Grade II	0.7 miles
	1173028 - 93, Bancroft	Grade II	0.8 miles
	1296273 - Church Of Saint Mary	Grade I	0.8 miles

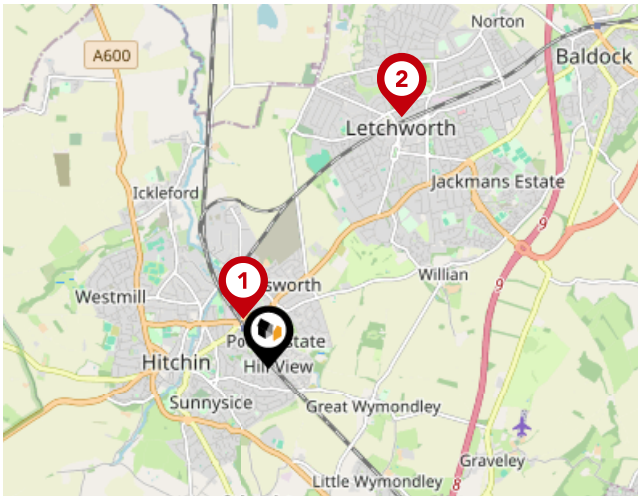




		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:0.29	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.52	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Purwell Primary School</b> Ofsted Rating: Requires improvement   Pupils: 167   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

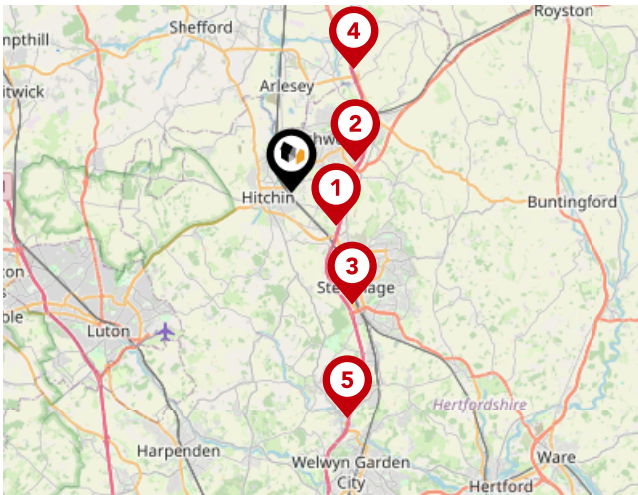


		Nursery	Primary	Secondary	College	Private
	<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wilshire-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Wymondley Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 102   Distance:1.19	<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:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



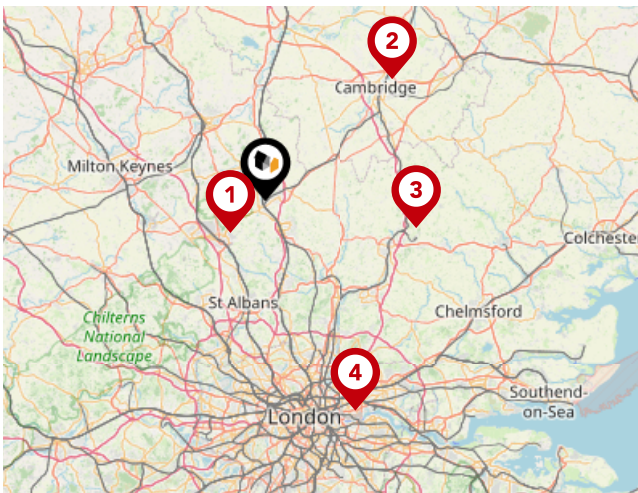
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.51 miles
2	Letchworth Rail Station	2.6 miles
3	Letchworth Rail Station	2.61 miles



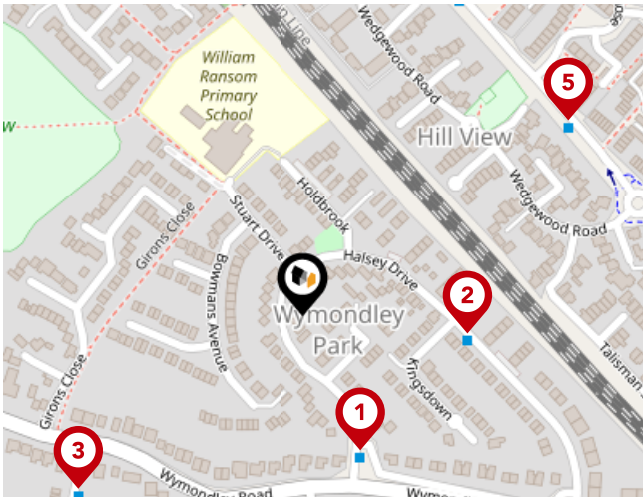
### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.05 miles
2	A1(M) J9	2.58 miles
3	A1(M) J7	4.63 miles
4	A1(M) J10	5.07 miles
5	A1(M) J6	8.48 miles



### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.88 miles
2	Cambridge	25.69 miles
3	Stansted Airport	22.45 miles
4	Silvertown	33.38 miles



Bus Stops/Stations

Pin	Name	Distance
1	Wymondley Road	0.08 miles
2	Kingsdown	0.09 miles
3	Manor Crescent	0.16 miles
4	Gibson Close	0.2 miles
5	Hardy Close	0.19 miles



# 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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