

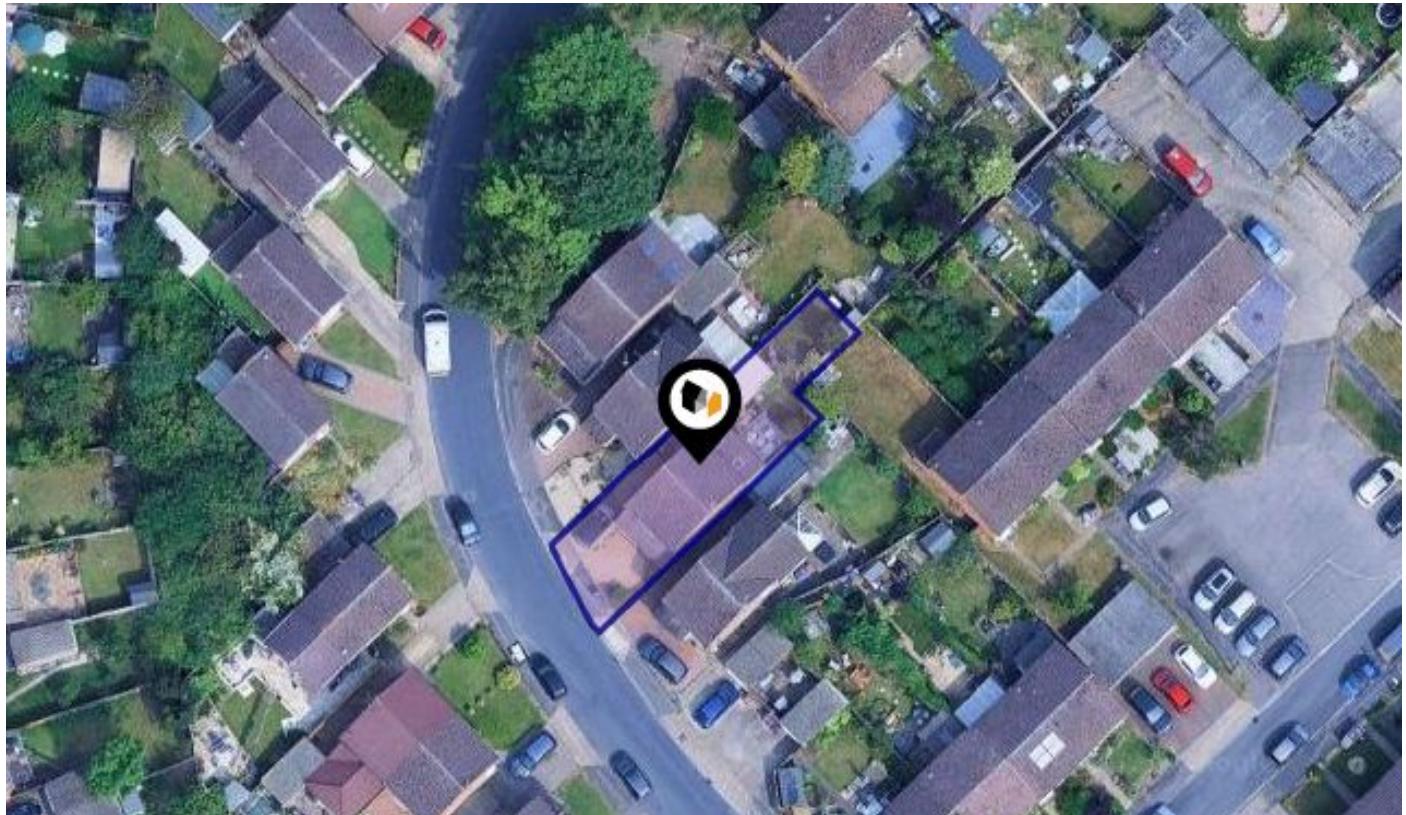


See More Online

MIR: Material Info

The Material Information Affecting this Property

Monday 26th 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

country
properties

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 received 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

Decision: Decided

Date: 12th May 1978

Description:

Erection of side chimney stack and brick boundary wall.

Reference - 87/00666/1

Decision: Decided

Date: 29th April 1987

Description:

Erection of single storey front & side extension.

Reference - 17/00854/1HH

Decision: Decided

Date: 03rd April 2017

Description:

Single storey rear extension, pitched roof over existing single storey side extension including front skylights and insertion of front bay window.

Reference - 81/00180/1

Decision: Decided

Date: 02nd February 1981

Description:

Erection of first floor front extension, front entrance porch and rear external chimney.

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**

Reference - 24/00145/FPH

Decision: Decided

Date: 01st February 2024

Description:

Front porch extension

Reference - 24/0150/FUL

Decision: Decided

Date: 01st February 2024

Description:

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.

Reference - 80/00001/1

Decision: Decided

Date: 31st December 1979

Description:

Erection of a single storey rear extension

Reference - 21/01612/FPH

Decision: Decided

Date: 20th May 2021

Description:

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

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

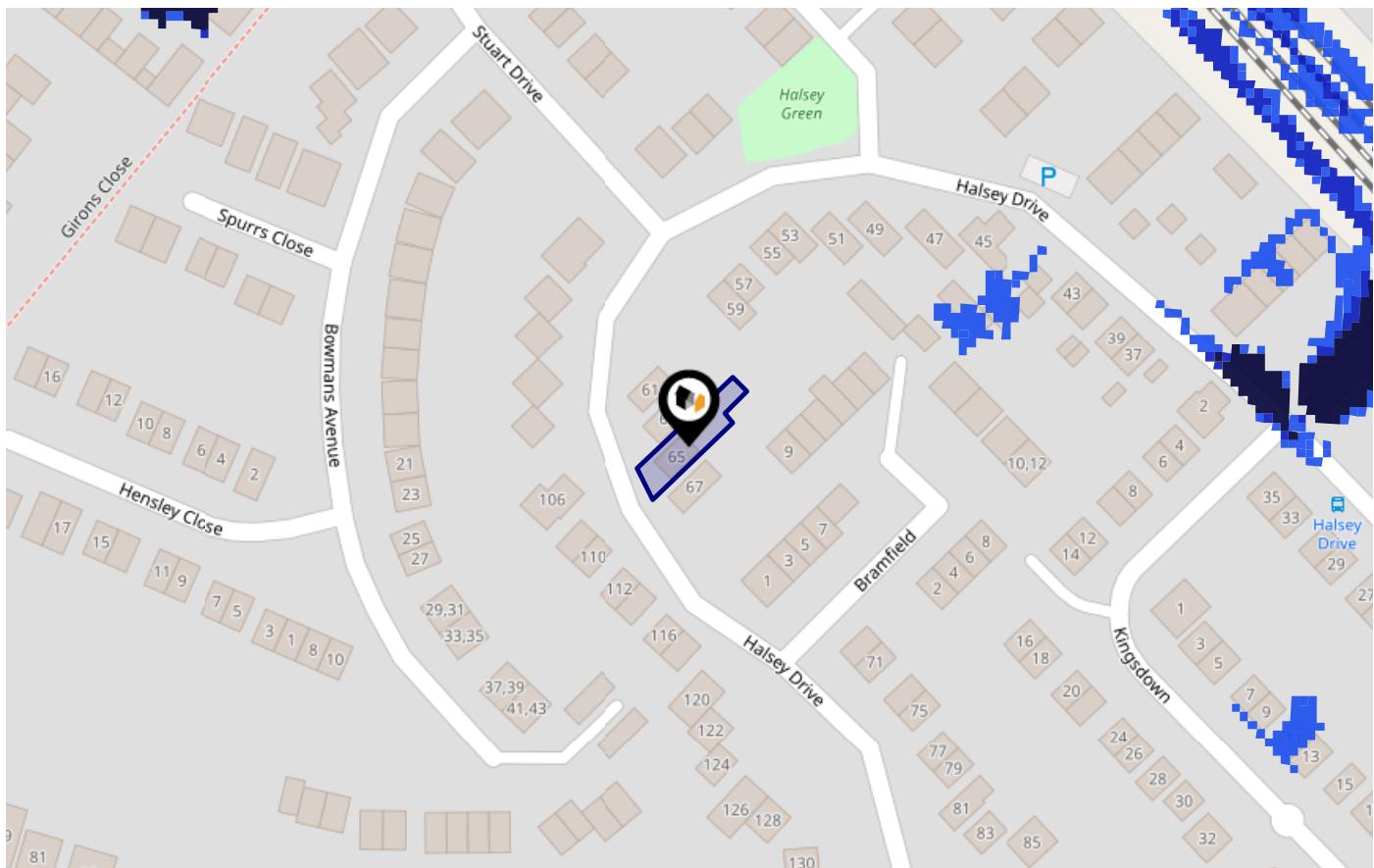
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence.

Flood Risk

Surface Water - Flood Risk

country
properties

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

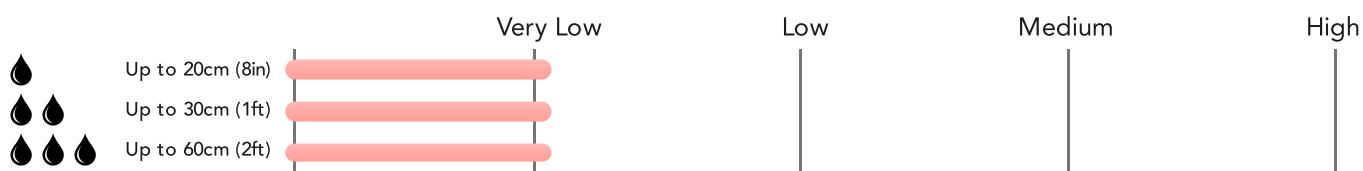


Risk Rating: Very low

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.

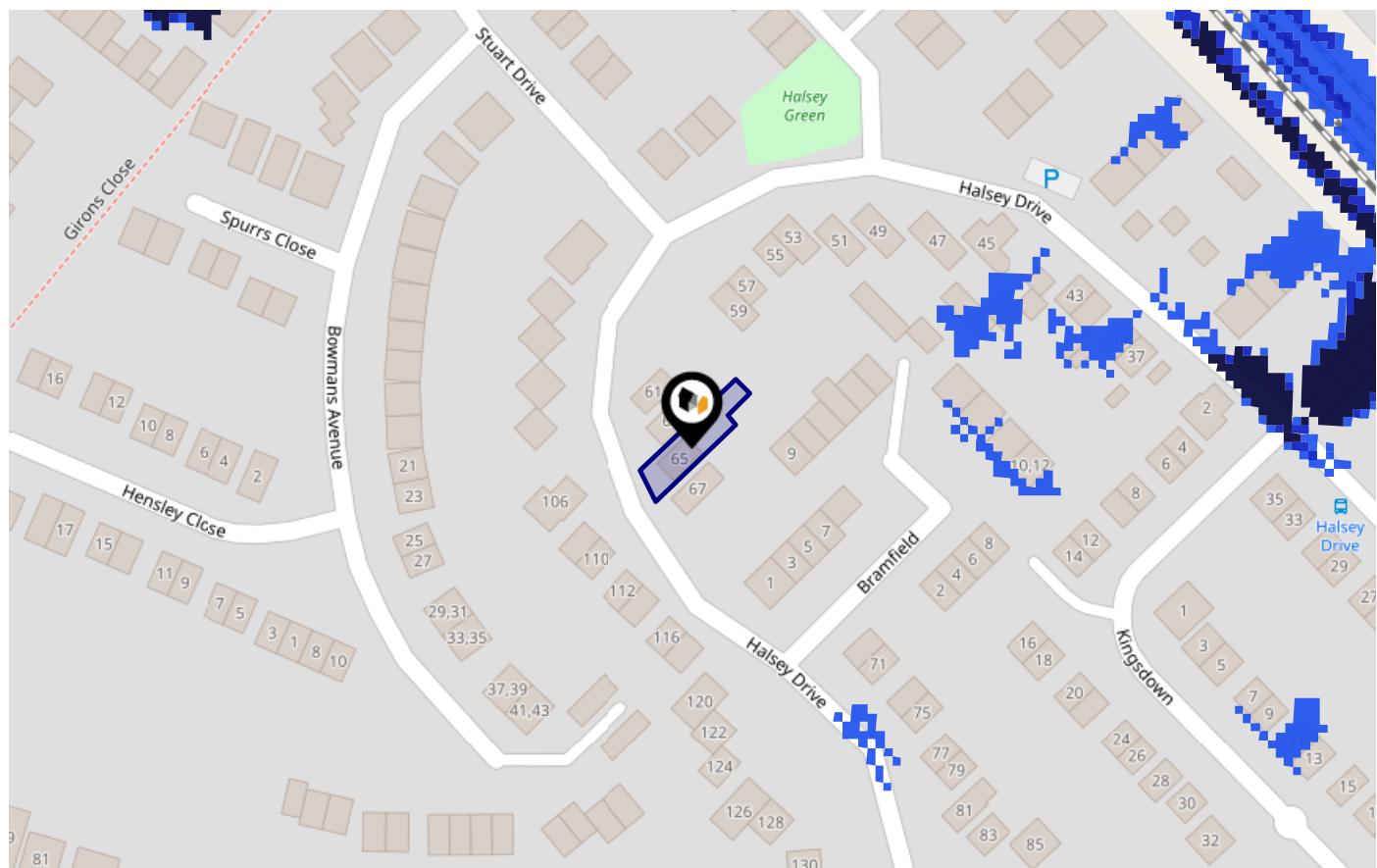
Chance of flooding to the following depths at this property:



Flood Risk Surface Water - Climate Change

country
properties

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.

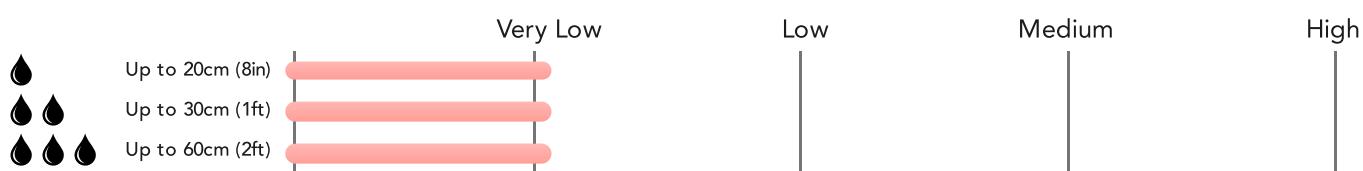


Risk Rating: Very low

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Chance of flooding to the following depths at this property:

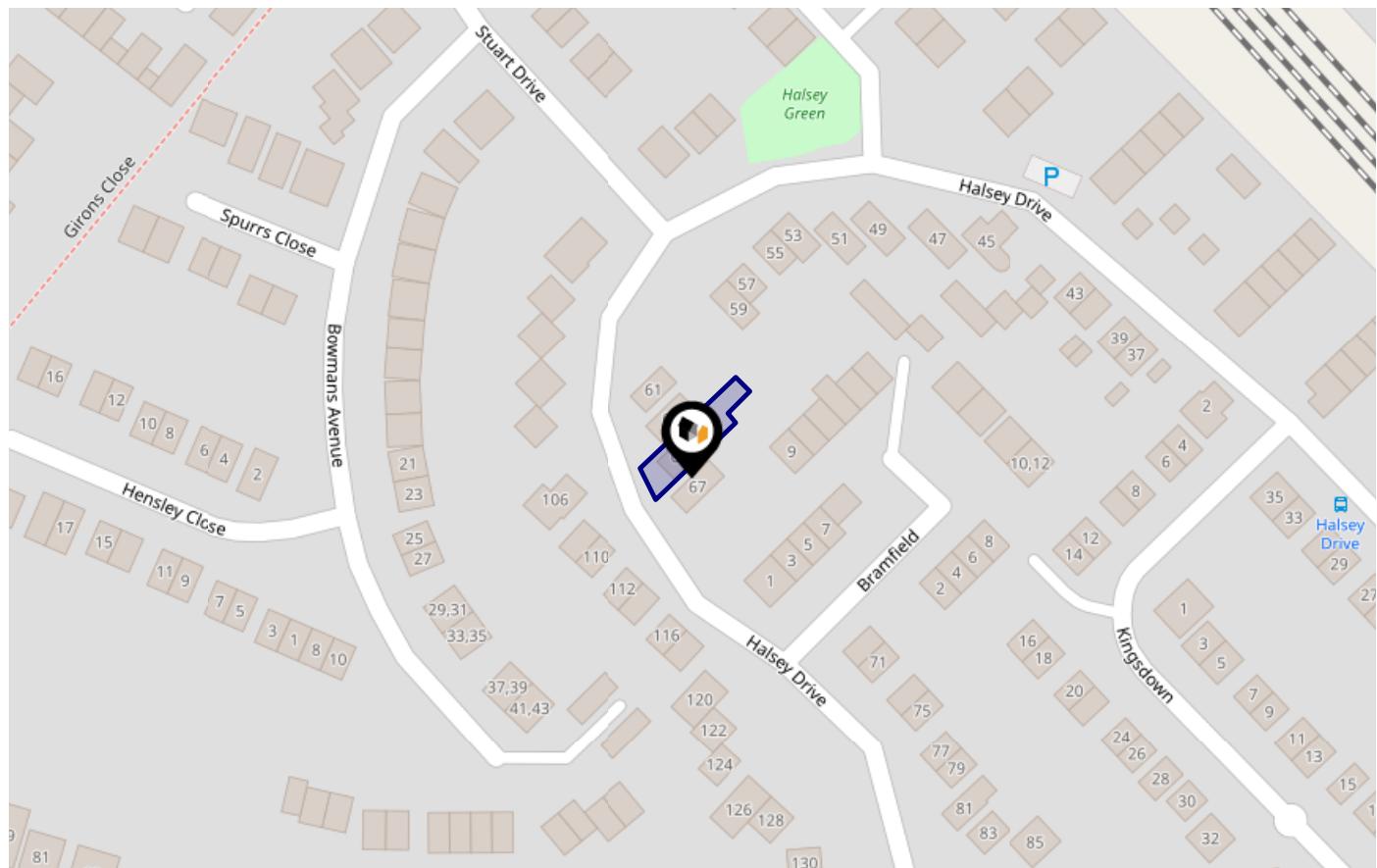


Flood Risk

Rivers & Seas - Flood Risk

country
properties

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

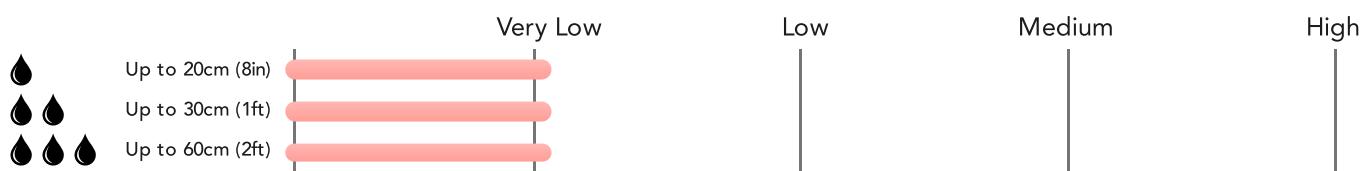


Risk Rating: Very low

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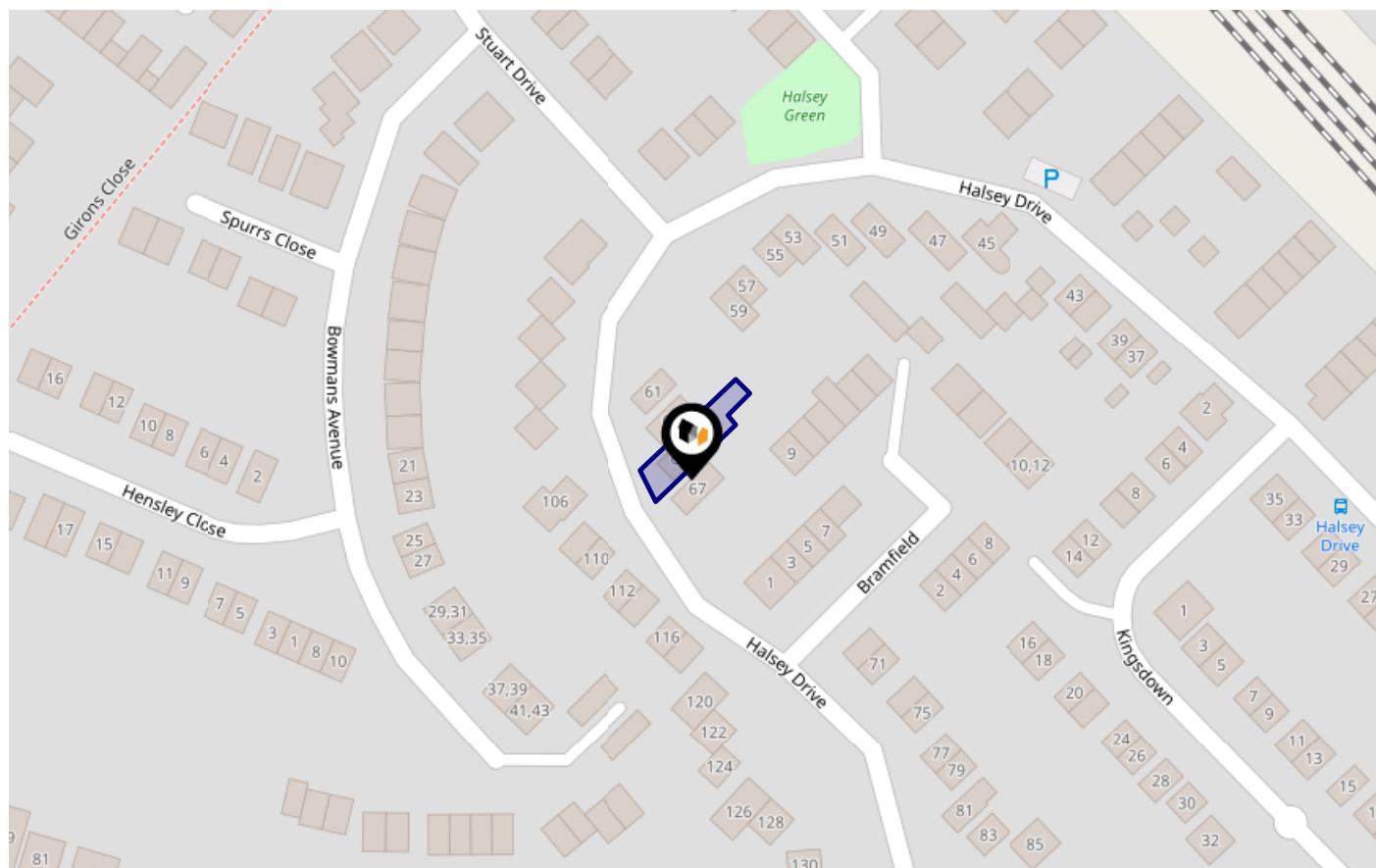
Chance of flooding to the following depths at this property:



Flood Risk Rivers & Seas - Climate Change

country
properties

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.

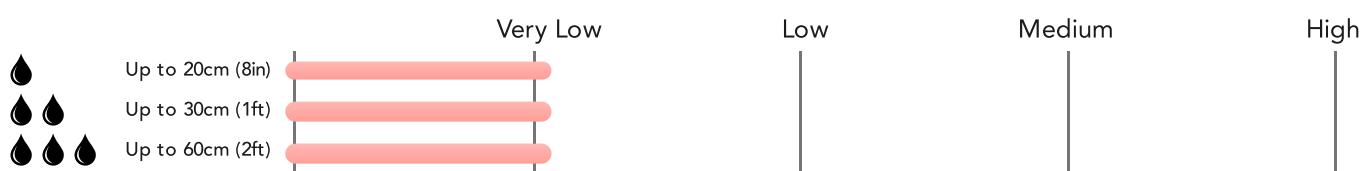


Risk Rating: Very low

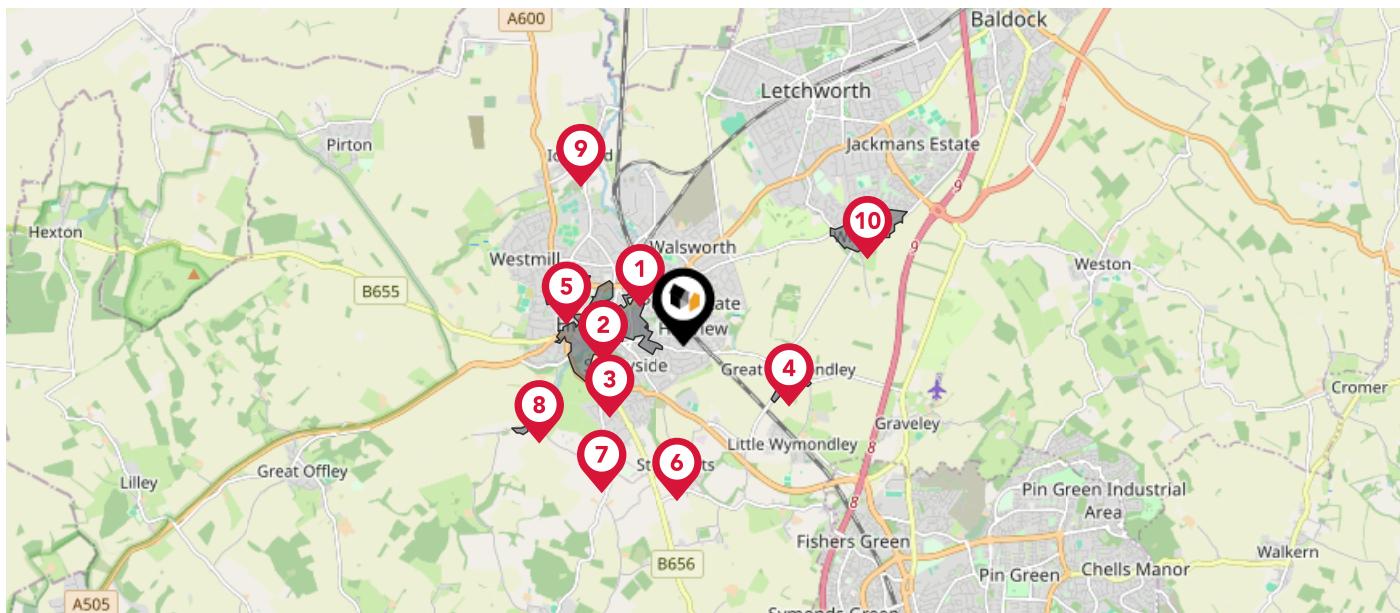
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Chance of flooding to the following depths at this property:



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

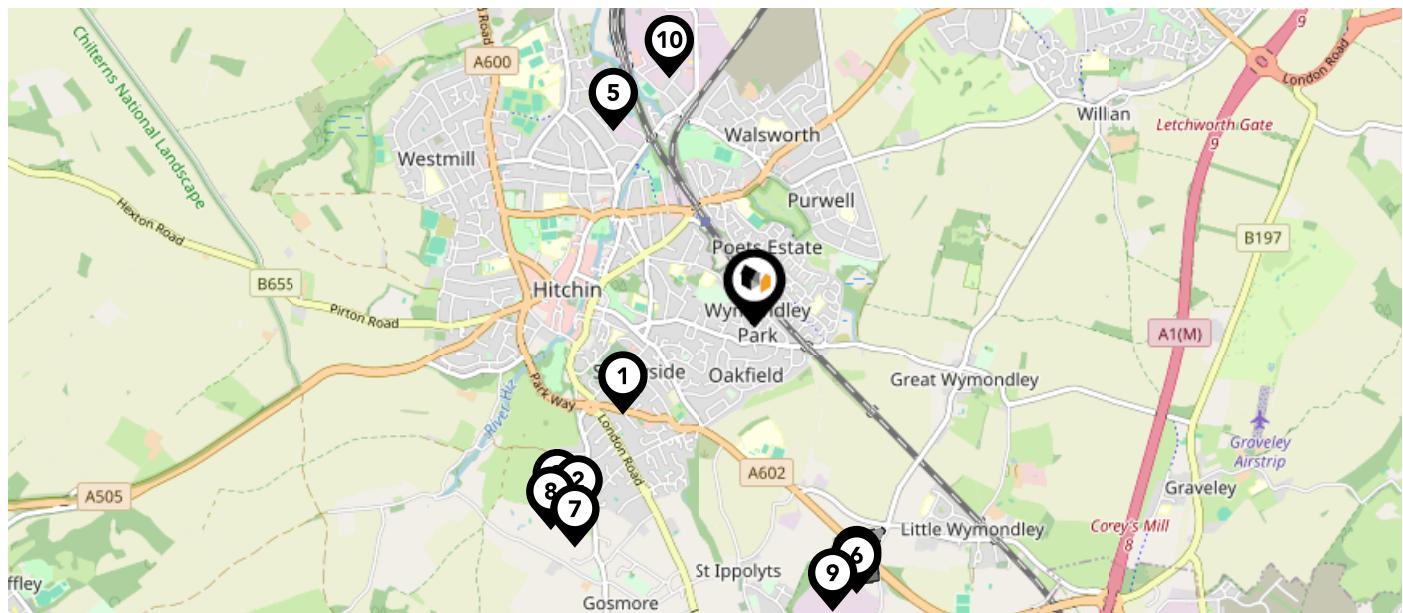
- 1 Hitchin Railway and Ransom's Recreation Ground
- 2 Hitchin
- 3 Hitchin Hill Path
- 4 Great Wymondley
- 5 Butts Close, Hitchin
- 6 St Ippolys
- 7 Gosmore
- 8 Charlton
- 9 Ickleford
- 10 Willian

Maps

Landfill Sites

country
properties

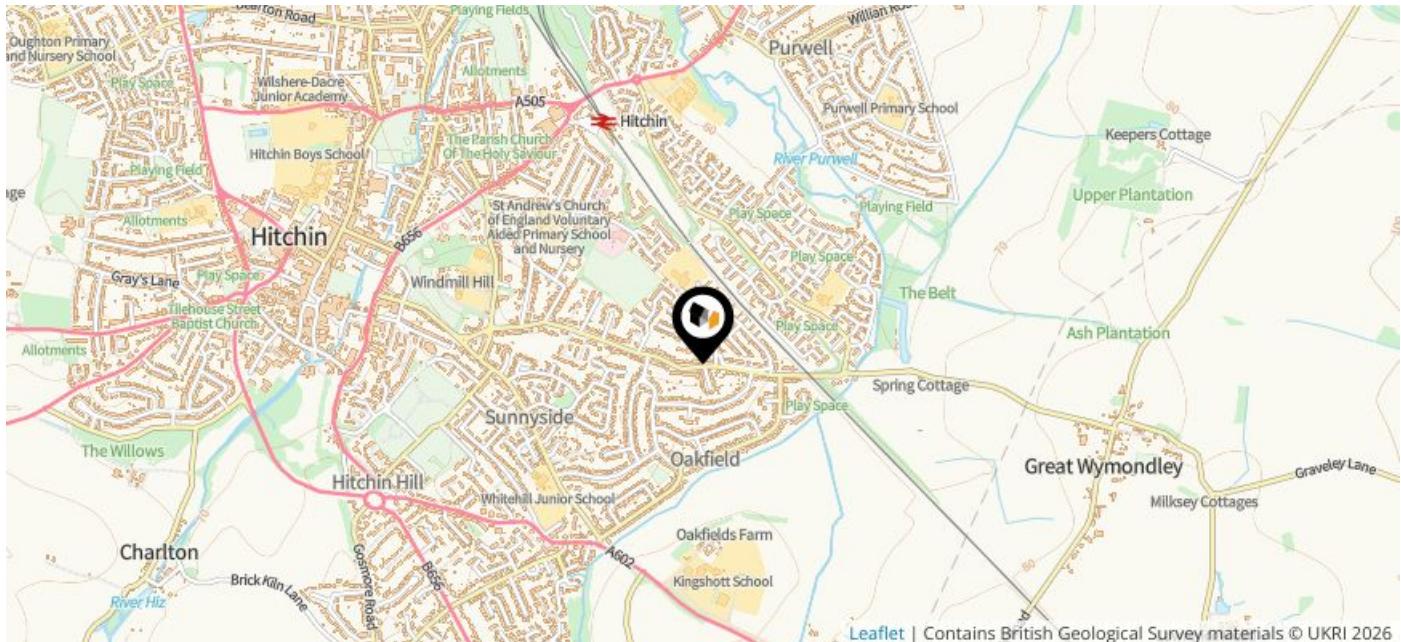
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



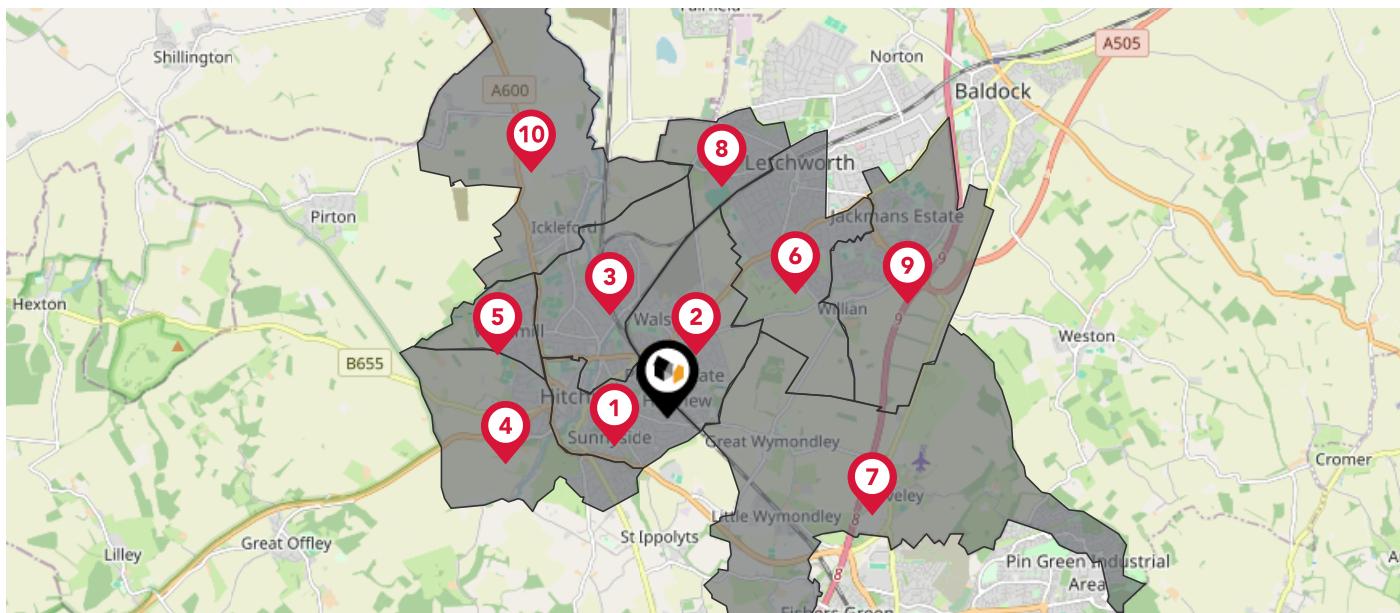
Mine Entry

- ✖ 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

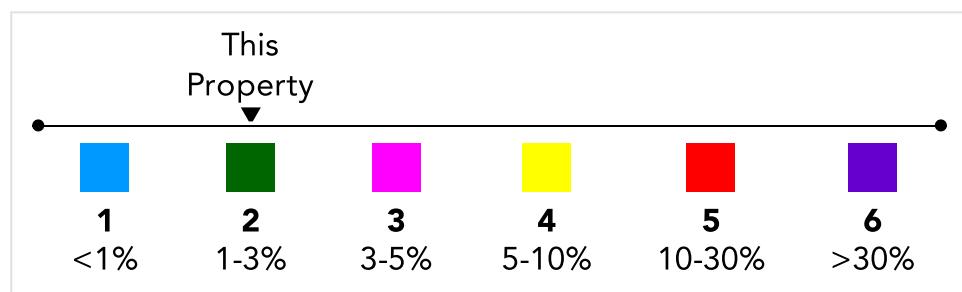
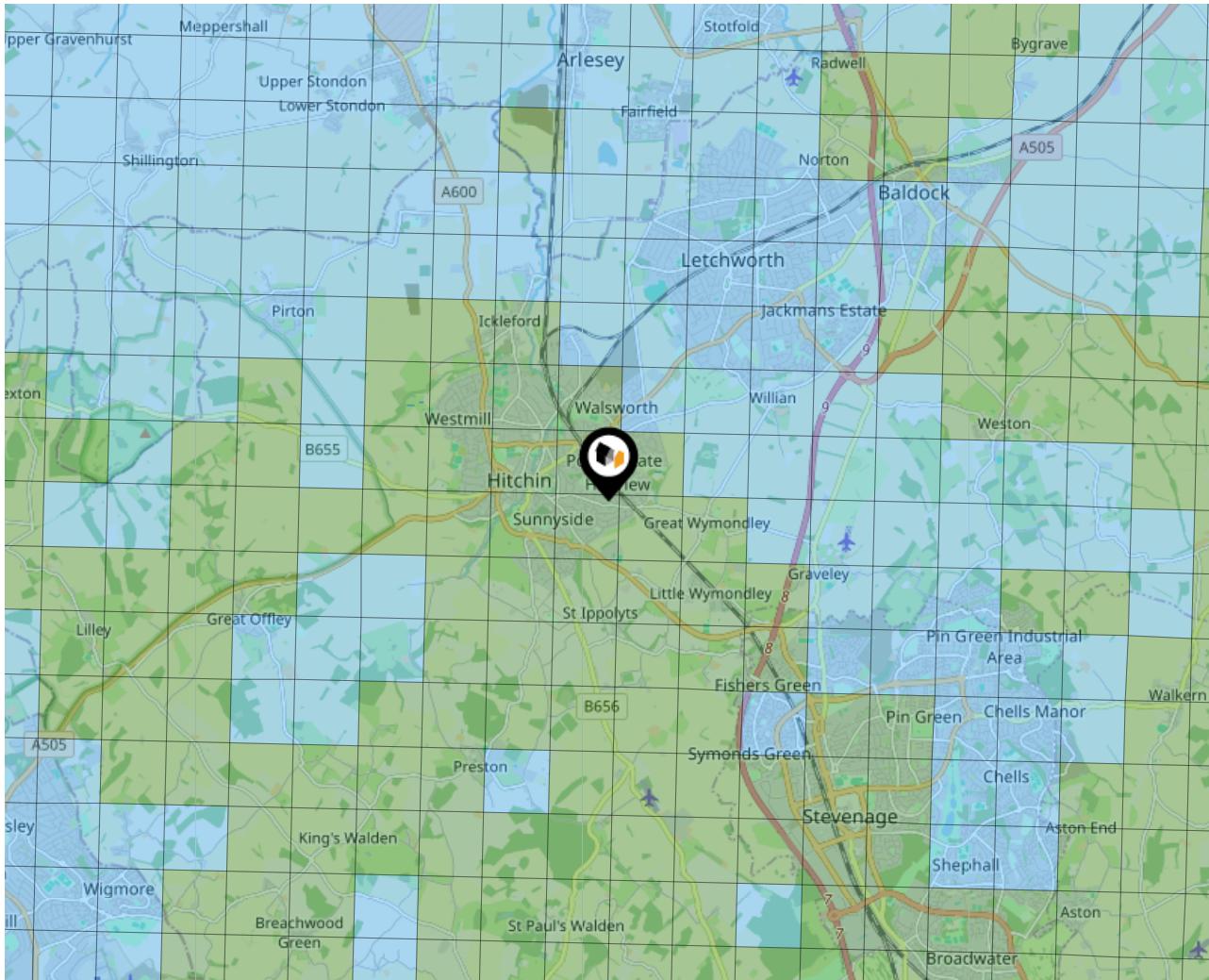


Nearby Council Wards

- 1 Hitchin Highbury Ward
- 2 Hitchin Walsworth Ward
- 3 Hitchin Bearton Ward
- 4 Hitchin Priory Ward
- 5 Hitchin Oughton Ward
- 6 Letchworth South West Ward
- 7 Chesfield Ward
- 8 Letchworth Wilbury Ward
- 9 Letchworth South East Ward
- 10 Cadwell Ward

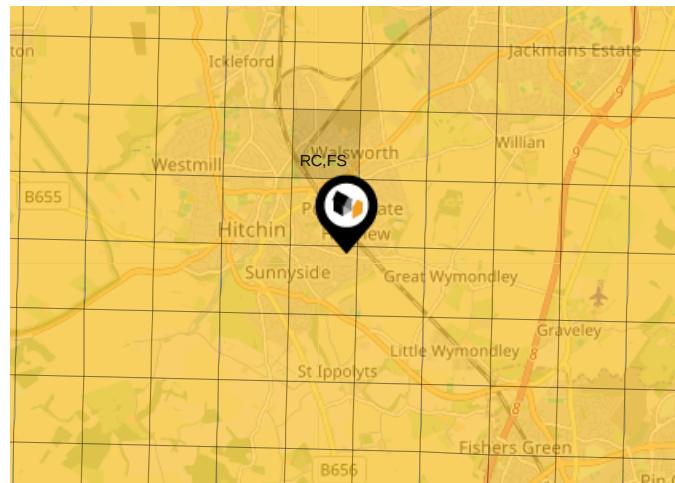
What is Radon?

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)

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

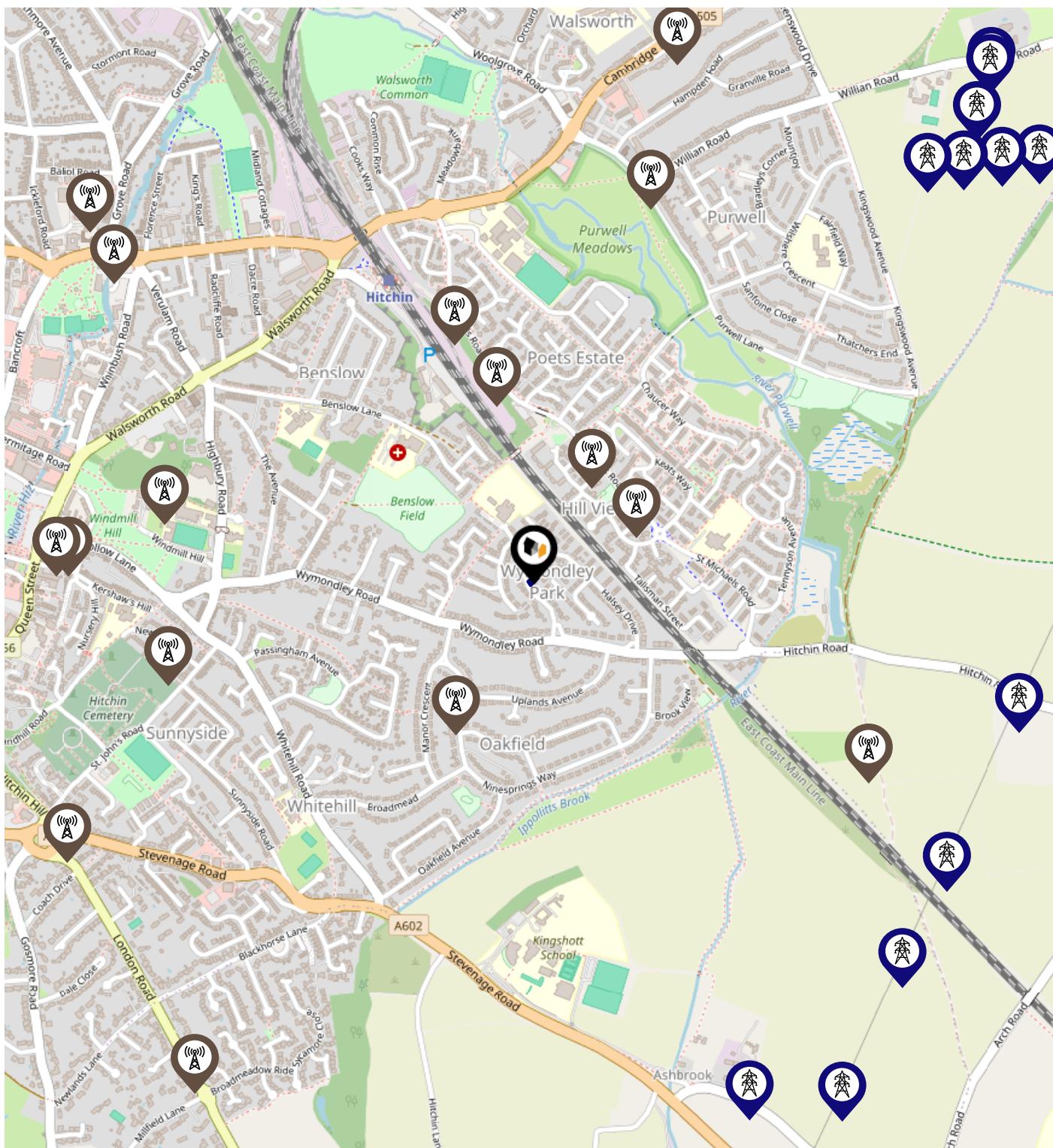


Primary Classifications (Most Common Clay Types)

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

country
properties



Key:

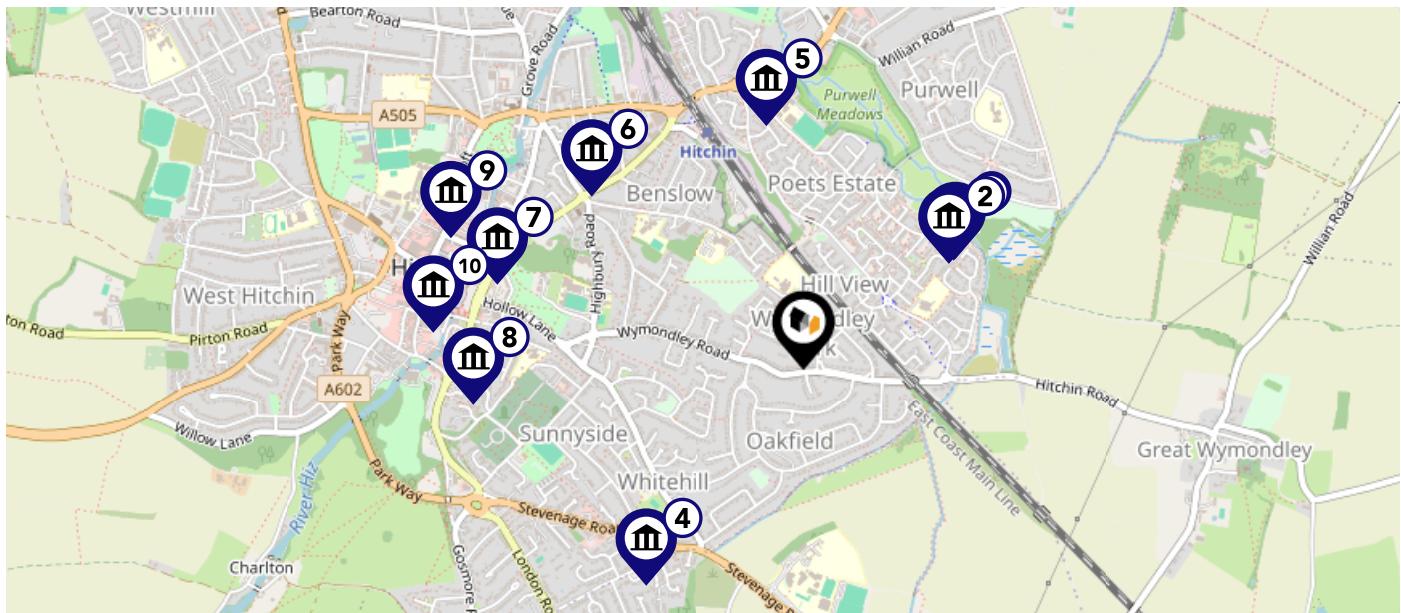
- Power Pylons
- Communication Masts

Maps

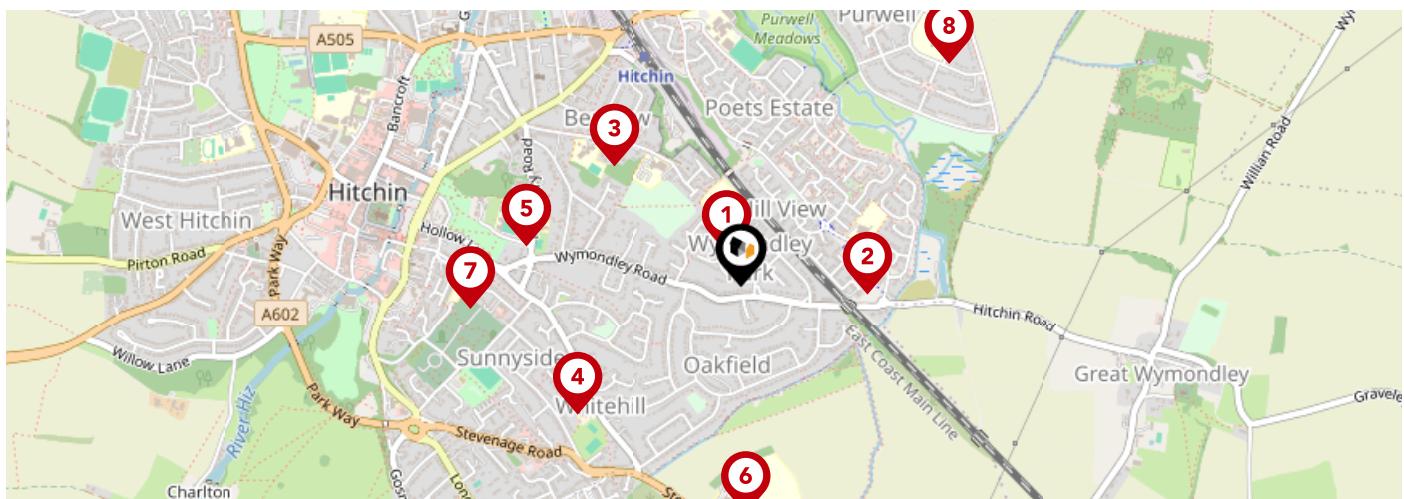
Listed Buildings

country
properties

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

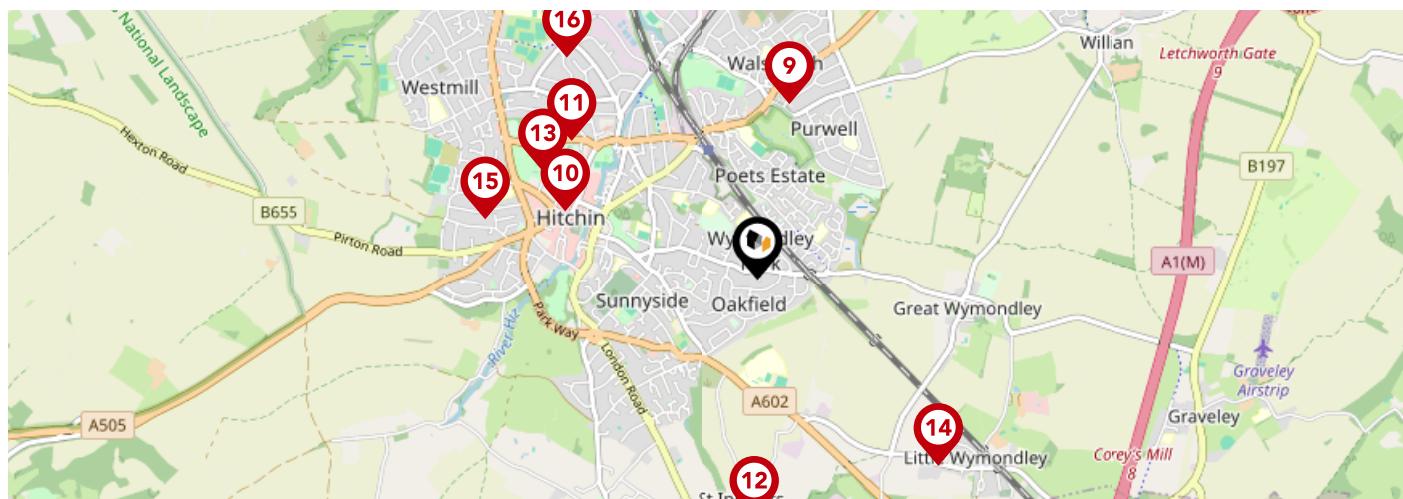


Listed Buildings in the local district		Grade	Distance
	1347596 - Purwell Mill	Grade II	0.4 miles
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.4 miles
	1102180 - Mill House	Grade II	0.4 miles
	1102138 - The New Found Out Public House	Grade II	0.6 miles
	1296215 - Walsworth House	Grade II	0.6 miles
	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

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

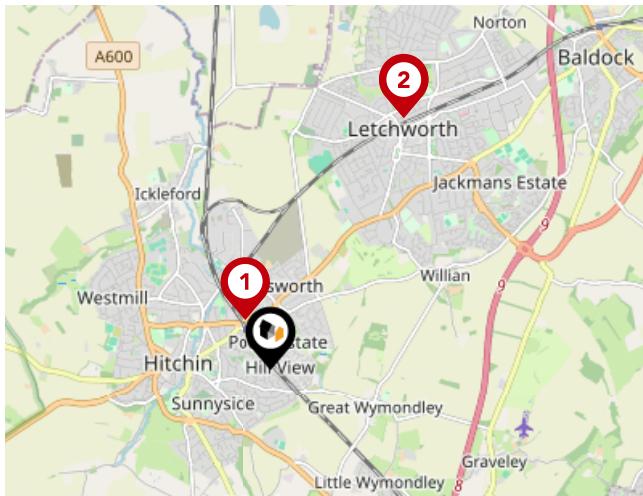


Nursery Primary Secondary College Private

9 Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.82	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.93	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.06	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12 St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.09	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13 Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14 Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:1.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16 Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Area Transport (National)

country properties



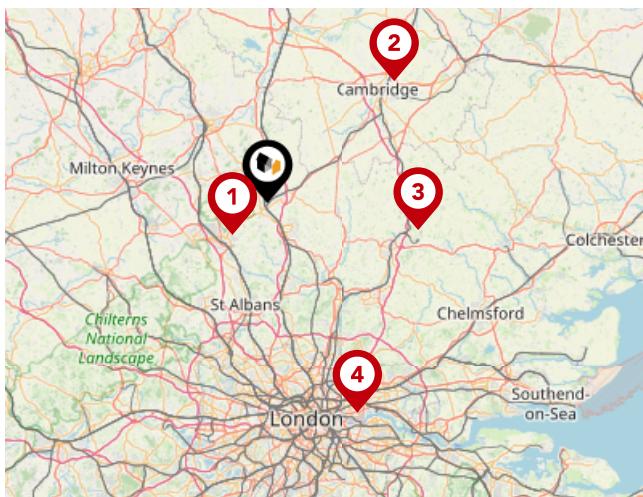
National Rail Stations

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

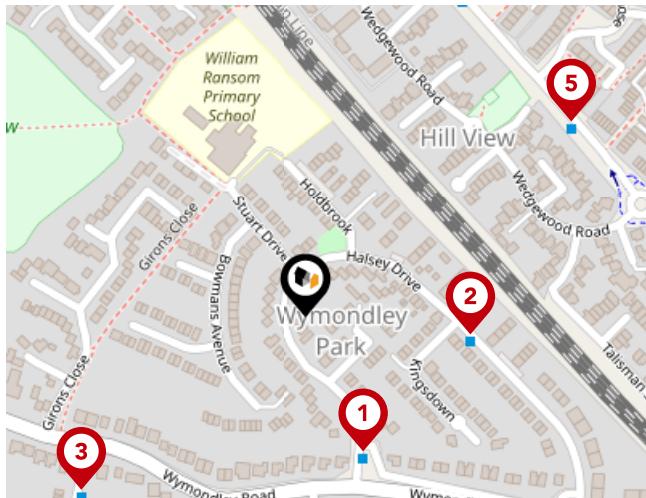


Airports/Helpads

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

Area Transport (Local)

country properties



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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