

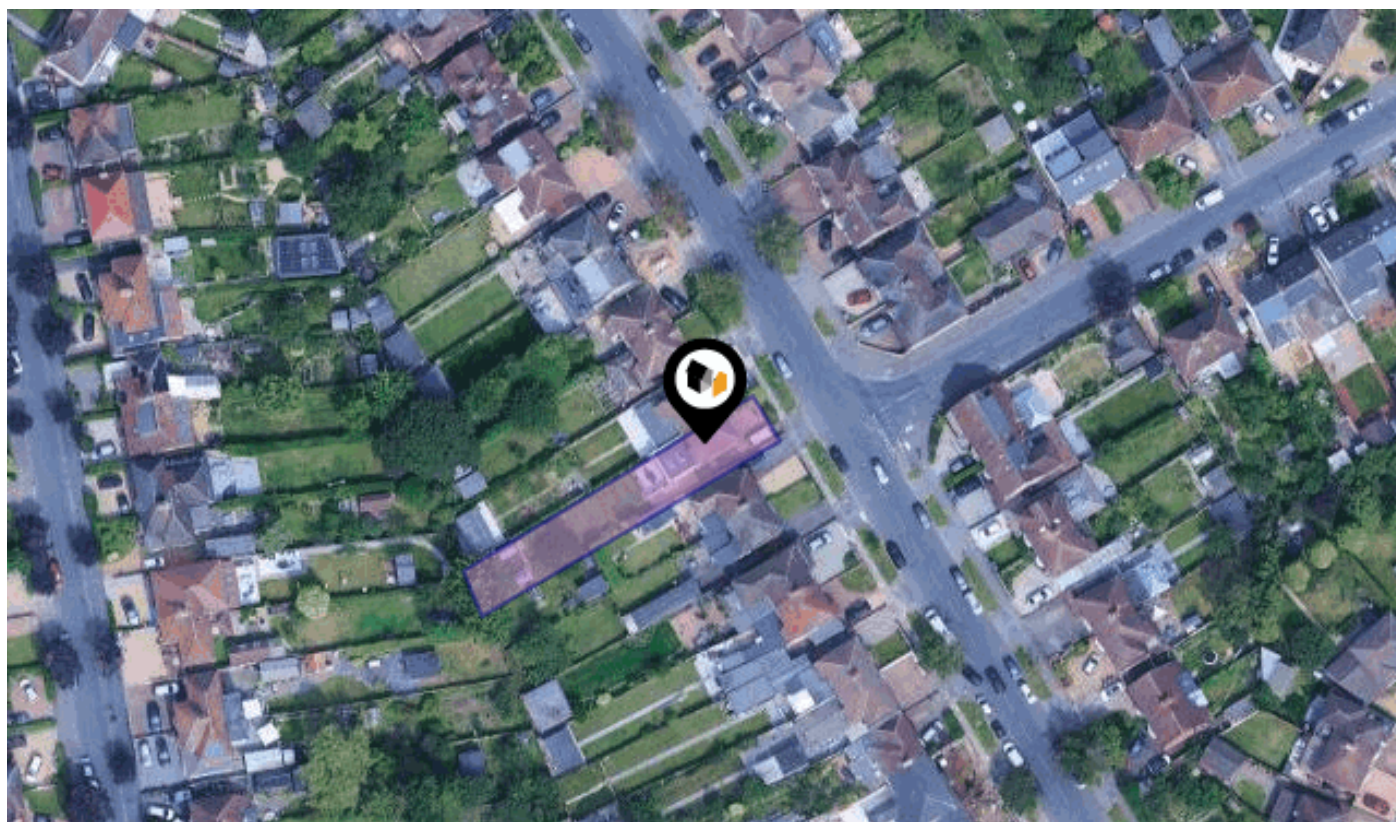


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## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 05<sup>th</sup> November 2025**



**STRATHMORE AVENUE, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

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Planning records for: ***Strathmore Avenue, Hitchin, SG5***

| Reference - 19/02122/FPH |                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                        |
| Date:                    | 02nd September 2019                                                                            |
| Description:             | Single storey rear extension following demolition of existing detached garage and conservatory |

Planning records for: **19 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 09/02384/1HH |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 12th January 2010            |
| Description:             | Single storey rear extension |

Planning records for: **21 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 05/01311/1HH |                                                                               |
|--------------------------|-------------------------------------------------------------------------------|
| Decision:                | Decided                                                                       |
| Date:                    | 07th September 2005                                                           |
| Description:             | Single storey rear extension (as amended by plans signed and dated 20/10/05). |

| Reference - 17/01817/1HH |                               |
|--------------------------|-------------------------------|
| Decision:                | Decided                       |
| Date:                    | 20th July 2017                |
| Description:             | Single storey side extension. |

Planning records for: **22 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 14/00349/1HH |                                                                          |
|--------------------------|--------------------------------------------------------------------------|
| Decision:                | Decided                                                                  |
| Date:                    | 10th February 2014                                                       |
| Description:             | Two storey side and part two storey / part single storey rear extension. |

Planning records for: **22 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 78/00515/1 |                                                            |
|------------------------|------------------------------------------------------------|
| Decision:              | Decided                                                    |
| Date:                  | 17th June 1978                                             |
| Description:           | Detached double garage and alterations to existing access. |

Planning records for: **24 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 14/00559/1HH |                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                   |
| Date:                    | 12th March 2014                                                                           |
| Description:             | Two storey side extension, single storey rear extension and single storey front extension |

| Reference - 14/02555/1NMA |                                                                                                                                                                                                             |
|---------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                                     |
| Date:                     | 29th September 2014                                                                                                                                                                                         |
| Description:              | Insertion of side door (as non-material amendment to planning ref 14/013171/HH for two storey side extension, single storey rear extension and single storey front extension granted permission 08/07/2014) |

| Reference - 14/01317/1HH |                                                                                           |
|--------------------------|-------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                   |
| Date:                    | 13th May 2014                                                                             |
| Description:             | Two storey side extension, single storey rear extension and single storey front extension |

Planning records for: **25 Strathmore Avenue Hitchin Hertfordshire SG5 1SN**

| Reference - 23/02281/FPH                                                                                            |
|---------------------------------------------------------------------------------------------------------------------|
| <p><b>Decision:</b> Decided</p>                                                                                     |
| <p><b>Date:</b> 27th September 2023</p>                                                                             |
| <p><b>Description:</b><br/>Single storey rear extension following demolition of existing conservatory.</p>          |
| Reference - 05/01277/1HH                                                                                            |
| <p><b>Decision:</b> Decided</p>                                                                                     |
| <p><b>Date:</b> 06th September 2005</p>                                                                             |
| <p><b>Description:</b><br/>Gable extension to main roof, with rear dormer window to facilitate loft conversion.</p> |
| Reference - 94/00606/1HH                                                                                            |
| <p><b>Decision:</b> Decided</p>                                                                                     |
| <p><b>Date:</b> 27th May 1994</p>                                                                                   |
| <p><b>Description:</b><br/>First floor side and rear extension.</p>                                                 |
| Reference - 88/01392/1                                                                                              |
| <p><b>Decision:</b> Decided</p>                                                                                     |
| <p><b>Date:</b> 08th August 1988</p>                                                                                |
| <p><b>Description:</b><br/>First floor side and single storey rear extensions</p>                                   |

Planning records for: **25 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 04/01063/1HH                                                                                                                                                                                                                                                                           |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                                                                                                                                                                           |
| <b>Date:</b> 28th June 2004                                                                                                                                                                                                                                                                        |
| <b>Description:</b><br>First floor side extension and rear dormer window to facilitate conversion of loft space to provide additional bedroom and shower room, ground floor front extension to garage and to provide entrance porch (as amended by drawing no 77-04 Rev A received 11 August 2004) |

| Reference - 16/02919/1HH                                                                                                        |
|---------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                        |
| <b>Date:</b> 17th November 2016                                                                                                 |
| <b>Description:</b><br>Single box dormer in rear roofslope to replace existing and insertion of 3 rooflights in front roofslope |

Planning records for: **26 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 06/00867/1HH                                                                                              |
|-----------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                              |
| <b>Date:</b> 23rd May 2006                                                                                            |
| <b>Description:</b><br>Gable end to main roof (variation of planning ref 05/01225/1HH granted permission on 18/10/05) |

| Reference - 05/01225/1HH                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Decision:</b> Decided                                                                                                                                                                                |
| <b>Date:</b> 23rd August 2005                                                                                                                                                                           |
| <b>Description:</b><br>Part two storey, single storey and first floor side and rear extensions. Pitch roof to part of existing single storey rear extension. (As amplified by plans received 26.09.05.) |

Planning records for: **27 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 92/00527/1 |                               |
|------------------------|-------------------------------|
| Decision:              | Decided                       |
| Date:                  | 05th May 1992                 |
| Description:           | Single storey rear extension. |

Planning records for: **28 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 90/01160/1 |                            |
|------------------------|----------------------------|
| Decision:              | Decided                    |
| Date:                  | 17th August 1990           |
| Description:           | first floor side extension |

Planning records for: **30 Strathmore Avenue Hitchin Hertfordshire SG5 1SN**

| Reference - 23/02467/FPH |                                                                                                                                                                                                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                      |
| Date:                    | 19th October 2023                                                                                                                                                                                                            |
| Description:             | Part two storey and part single storey rear and side extensions, single storey front extension following demolition of existing conservatory and garage. Installation of front hardstanding to facilitate two parking spaces |

Planning records for: **31 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 02/01322/1HH |                                                                                                                                               |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                       |
| Date:                    | 30th August 2002                                                                                                                              |
| Description:             | Single storey side extension, two storey rear extension and rear conservatory (as amplified by drawing no. GFH/02/12 Rev A received 14/10/02) |

Planning records for: **31 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 04/00156/1HH |                                                                                                                                                                                   |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                           |
| Date:                    | 09th February 2004                                                                                                                                                                |
| Description:             | Single storey side extension, two storey rear extension (incorporating 3 floors of accommodation) and rear conservatory extension (as amended by parking plan received 06.04.04). |

| Reference - 20/00868/FPH |                                                                                                                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                                                    |
| Date:                    | 23rd April 2020                                                                                                                                                                                                                                                            |
| Description:             | Hip to gable roof extension, insertion of rooflights to existing front elevation roofslope and erection of dormer window to existing rear roofslope to facilitate conversion of loft space into habitable accommodation following demolition of existing rear conservatory |

Planning records for: **32 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 80/00459/1 |                                         |
|------------------------|-----------------------------------------|
| Decision:              | Decided                                 |
| Date:                  | 14th March 1980                         |
| Description:           | Erection of first floor side extension. |

| Reference - 20/02170/NMA |                                                                                                                                                                                          |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                  |
| Date:                    | 25th September 2020                                                                                                                                                                      |
| Description:             | Amendment to rear section of side first floor roof design from pitched roof to flat roof (as non material amendment to planning permission reference 19/01343/FPH granted on 01.08.2019) |



Planning records for: **32 Strathmore Avenue Hitchin Hertfordshire SG5 1SN**

| Reference - 19/01343/FPH |                                                                                                                                  |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                          |
| Date:                    | 05th June 2019                                                                                                                   |
| Description:             | Part two storey and part single storey rear, side and front extensions, alterations and ancilliary works including front balcony |

| Reference - 80/00286/1 |                                                                                                             |
|------------------------|-------------------------------------------------------------------------------------------------------------|
| Decision:              | Decided                                                                                                     |
| Date:                  | 19th February 1980                                                                                          |
| Description:           | Section 53 determination as to whether erection of first floor side extension requires planning permission. |

Planning records for: **33 Strathmore Avenue Hitchin Hertfordshire SG5 1SN**

| Reference - 00/01428/1HH |                                                          |
|--------------------------|----------------------------------------------------------|
| Decision:                | Decided                                                  |
| Date:                    | 19th September 2000                                      |
| Description:             | Two storey side extension to incorporate integral garage |

| Reference - 00/00384/1HH |                                                          |
|--------------------------|----------------------------------------------------------|
| Decision:                | Decided                                                  |
| Date:                    | 08th March 2000                                          |
| Description:             | Two storey side extension to incorporate integral garage |

Planning records for: **33 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 05/00370/1HH |                                                                                                                                                  |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                          |
| Date:                    | 07th March 2005                                                                                                                                  |
| Description:             | Single storey rear extension. Rear dormer window and side gable roof extension. (As amended by plans received 12.05.05, drawing nos. 3C and 4C.) |

Planning records for: **34 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 03/01385/1HH |                                                               |
|--------------------------|---------------------------------------------------------------|
| Decision:                | Decided                                                       |
| Date:                    | 26th August 2003                                              |
| Description:             | Two storey side extension. Part single storey rear extension. |

| Reference - 04/00145/1HH |                                                                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                 |
| Date:                    | 06th February 2004                                                                                                                      |
| Description:             | Two storey side and rear extension, single storey rear extension. (As amended by plans received 15th March 2004, drawing no. M5/MK/39). |

| Reference - 04/02024/1HH |                                                                  |
|--------------------------|------------------------------------------------------------------|
| Decision:                | Decided                                                          |
| Date:                    | 24th December 2004                                               |
| Description:             | Two storey side and rear extension. Single storey rear extension |

Planning records for: **35 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 12/02323/1NMA |                                                                                                                                                                                                                                                                                                                                                                                                          |
|---------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                                                                                                                                                                                                                                  |
| Date:                     | 11th October 2012                                                                                                                                                                                                                                                                                                                                                                                        |
| Description:              | Reduction in width of rear/side extension, removal of flat roof section, insertion of external door at rear of garage, insertion of window in north elevation, removal of door from south elevation, repositioning of two roof lights in north roof slope, (non-material amendment to planning permission ref no. 10/01625/1HH granted on 15 September 2010 for single storey side and rear extensions). |

| Reference - 10/01625/1HH |                                        |
|--------------------------|----------------------------------------|
| Decision:                | Decided                                |
| Date:                    | 21st July 2010                         |
| Description:             | Single storey side and rear extensions |

| Reference - 04/00336/1HH |                                                                                                              |
|--------------------------|--------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                      |
| Date:                    | 04th March 2004                                                                                              |
| Description:             | Extension to roof and installation of dormer window in rear roofslope to provide additional bedroom in loft. |

Planning records for: **36 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 10/02390/1HH |                              |
|--------------------------|------------------------------|
| Decision:                | Decided                      |
| Date:                    | 21st September 2010          |
| Description:             | Single storey rear extension |

Planning records for: **36 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 14/00534/1HH |                                                                                  |
|--------------------------|----------------------------------------------------------------------------------|
| Decision:                | Decided                                                                          |
| Date:                    | 26th February 2014                                                               |
| Description:             | First floor side extension and rear dormer window to facilitate loft conversion. |

| Reference - 14/02254/1NMA |                                                                                                                                                                                                                                                                                                                                                                 |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                                                                                                                                                                                         |
| Date:                     | 20th August 2014                                                                                                                                                                                                                                                                                                                                                |
| Description:              | New windows to be aluminium, dormer cheeks to be cedar wood, window to side elevation enlarged, part render to side and rear elevation instead of faced brickwork previously advised (as non-material amendment to planning ref 14/00534/1HH for first floor side extension and rear dormer window to facilitate loft conversion granted permission 29/04/2014) |

Planning records for: **37 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 12/02006/1HH |                                                                                                                                                                            |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                    |
| Date:                    | 31st August 2012                                                                                                                                                           |
| Description:             | Two storey side and rear extension, single storey rear extension, dormer window in rear roofslope and front entrance porch (as amended by plan no. 001A received 10/10/12) |

| Reference - 09/00700/1HH |                                                                                                                                                                                     |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                             |
| Date:                    | 16th April 2009                                                                                                                                                                     |
| Description:             | Two storey side and rear extension and single storey rear extension following demolition of existing garage and shed (as amended by plan no. 0801-SK4 rev B received 28th May 2009) |

Planning records for: **37 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 09/01101/1HH |                                          |
|--------------------------|------------------------------------------|
| Decision:                | Decided                                  |
| Date:                    | 27th August 2009                         |
| Description:             | Single storey outbuilding in rear garden |

| Reference - 08/00943/1HH |                                                                                         |
|--------------------------|-----------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                 |
| Date:                    | 16th June 2008                                                                          |
| Description:             | Part single, part two storey rear extension and replacement detached garage at the rear |

Planning records for: **39 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 04/01016/1HH |                                                                                                                                    |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                            |
| Date:                    | 22nd June 2004                                                                                                                     |
| Description:             | Gable roof extension plus front rooflight and rear dormer. (As amended by plans received 20th July 2004, drawing no. STR:01 Rev A) |

| Reference - 14/03059/1HH |                                                                            |
|--------------------------|----------------------------------------------------------------------------|
| Decision:                | Decided                                                                    |
| Date:                    | 18th November 2014                                                         |
| Description:             | Single storey rear extension following demolition of existing conservatory |

Planning records for: **39 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 14/02652/1NCS |                                                                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                           |
| Date:                     | 01st October 2014                                                                                                                                                                                 |
| Description:              | Single storey rear extension with the following dimensions: Length (measured from rear wall of original house) - 4.1 metres. Maximum height - 3.4 metres Maximum height of the eaves - 2.7 metres |

| Reference - 05/00808/1HH |                                                                                                |
|--------------------------|------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                        |
| Date:                    | 31st May 2005                                                                                  |
| Description:             | Retention of rear dormer window (as variation of part of 04/01016/1HH granted 10 August 2004). |

Planning records for: **40 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 02/00674/1HH |                                                                                                           |
|--------------------------|-----------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                   |
| Date:                    | 25th April 2002                                                                                           |
| Description:             | Two storey side and rear extensions. (As amended by drawing number PBD 1251 Sht 1/B received 18/07/2002). |

| Reference - 80/00624/1 |                                           |
|------------------------|-------------------------------------------|
| Decision:              | Decided                                   |
| Date:                  | 30th March 1980                           |
| Description:           | Erection of single storey rear extension. |

Planning records for: **40 Strathmore Avenue Hitchin Herts SG5 1SN**

| Reference - 01/00050/1HH |                                                                                                                                                                              |
|--------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                      |
| Date:                    | 12th January 2001                                                                                                                                                            |
| Description:             | Two storey side/rear extension to incorporate garage, single storey side extension following demolition of existing garage. Rear dormer window to facilitate loft conversion |

| Reference - 00/01104/1HH |                                                                                                                                                                      |
|--------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                              |
| Date:                    | 24th July 2000                                                                                                                                                       |
| Description:             | Two storey and single storey side extension, first floor rear extension. Rear and side dormer windows (as amended by drawing no, 00.06.101rev0A received on 18/9/00) |

Planning records for: **41 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 08/01209/1HH |                                                                                            |
|--------------------------|--------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                    |
| Date:                    | 28th May 2008                                                                              |
| Description:             | Two storey and single storey rear extensions following demolition of existing conservatory |

| Reference - 09/00578/1HH |                                                                            |
|--------------------------|----------------------------------------------------------------------------|
| Decision:                | Decided                                                                    |
| Date:                    | 27th March 2009                                                            |
| Description:             | Single storey rear extension following demolition of existing conservatory |

Planning records for: **41 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 16/02973/1NCS |                                                                                                                             |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                     |
| Date:                     | 06th December 2016                                                                                                          |
| Description:              | Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 4.66 metres |

Planning records for: **43 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 15/00002/1PUD |                                                                                                                                                                                                                                                     |
|---------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                                                                                                                             |
| Date:                     | 31st December 2014                                                                                                                                                                                                                                  |
| Description:              | Hip to gable end roof extension, insertion of one rooflight in front roof slope, insertion of dormer window in rear roof slope and insertion of second floor window to flank elevation to facilitate conversion of loft to habitable accommodation. |

Planning records for: **44 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 13/01361/1HH |                   |
|--------------------------|-------------------|
| Decision:                | Decided           |
| Date:                    | 10th June 2013    |
| Description:             | Rear conservatory |

| Reference - 01/01452/1HH |                                                                   |
|--------------------------|-------------------------------------------------------------------|
| Decision:                | Decided                                                           |
| Date:                    | 06th September 2001                                               |
| Description:             | Single storey rear extension (Amended by plans received 05.11.01) |



Planning records for: **44 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 12/00679/1HH |                                                              |
|--------------------------|--------------------------------------------------------------|
| Decision:                | Decided                                                      |
| Date:                    | 22nd March 2012                                              |
| Description:             | Replacement garage/workshop following demolition of existing |

| Reference - 12/01410/1HH |                                                              |
|--------------------------|--------------------------------------------------------------|
| Decision:                | Decided                                                      |
| Date:                    | 19th June 2012                                               |
| Description:             | Replacement garage/workshop following demolition of existing |

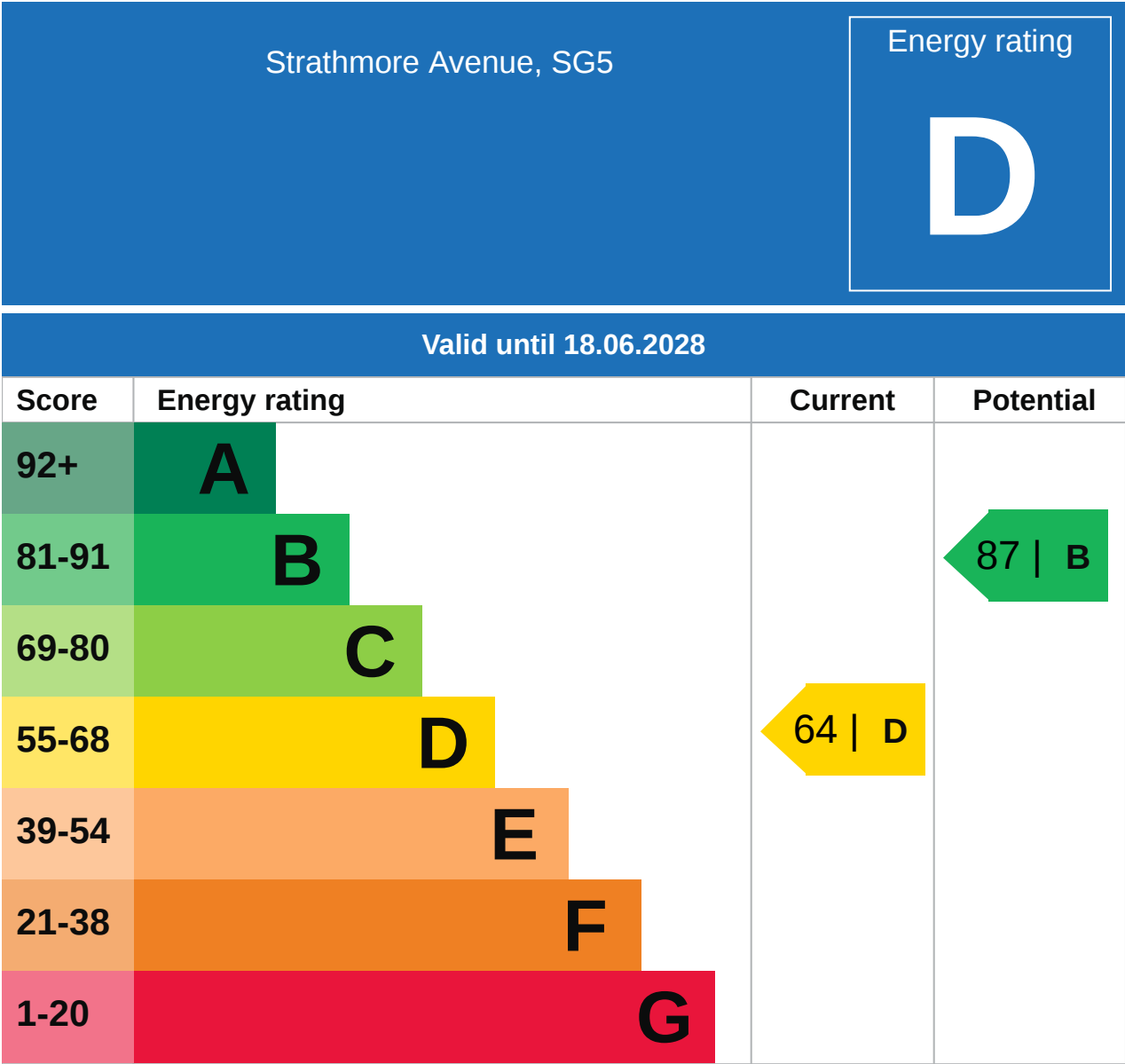
Planning records for: **46 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 87/00153/1 |                                          |
|------------------------|------------------------------------------|
| Decision:              | Decided                                  |
| Date:                  | 02nd February 1987                       |
| Description:           | Erection of single storey rear extension |

| Reference - 21/02422/LDCP |                                                                                                                                                   |
|---------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                 | Decided                                                                                                                                           |
| Date:                     | 12th August 2021                                                                                                                                  |
| Description:              | Insertion of rooflight to existing front and dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation |

Planning records for: **48 Strathmore Avenue Hitchin SG5 1SN**

| Reference - 06/00669/1HH |                                                                                                                                                                                                                                                       |
|--------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Decision:                | Decided                                                                                                                                                                                                                                               |
| Date:                    | 26th April 2006                                                                                                                                                                                                                                       |
| Description:             | Retention of pitched roof over existing single storey rear extension with an alteration to provide a flat roof below the existing first floor rear window (as amplified by plan received 8th June 2006 and amended by plans received 15th June 2006). |
| Reference - 01/01435/1HH |                                                                                                                                                                                                                                                       |
| Decision:                | Decided                                                                                                                                                                                                                                               |
| Date:                    | 06th September 2001                                                                                                                                                                                                                                   |
| Description:             | Front garage extension and porch                                                                                                                                                                                                                      |
| Reference - 90/01102/1   |                                                                                                                                                                                                                                                       |
| Decision:                | Decided                                                                                                                                                                                                                                               |
| Date:                    | 06th August 1990                                                                                                                                                                                                                                      |
| Description:             | Single storey and part two storey extension and first floor side extension to facilitate conversion of existing dwelling into 4 one-bedroomed flats with 6 parking spaces.                                                                            |



## Additional EPC Data

|                                     |                                                |
|-------------------------------------|------------------------------------------------|
| <b>Property Type:</b>               | House                                          |
| <b>Build Form:</b>                  | Semi-Detached                                  |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Single                                         |
| <b>Main Fuel:</b>                   | Mains gas (not community)                      |
| <b>Main Gas:</b>                    | Yes                                            |
| <b>Flat Top Storey:</b>             | No                                             |
| <b>Top Storey:</b>                  | 0                                              |
| <b>Glazing Type:</b>                | Double glazing, unknown install date           |
| <b>Previous Extension:</b>          | 0                                              |
| <b>Open Fireplace:</b>              | 0                                              |
| <b>Ventilation:</b>                 | Natural                                        |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, 300 mm loft insulation                |
| <b>Roof Energy:</b>                 | Very Good                                      |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Programmer, room thermostat and TRVs           |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good                                           |
| <b>Lighting:</b>                    | Low energy lighting in all fixed outlets       |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 81 m <sup>2</sup>                              |

## Building Safety

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No buildig safety aspects to report

## Accessibility / Adaptations

---

None specified  
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**

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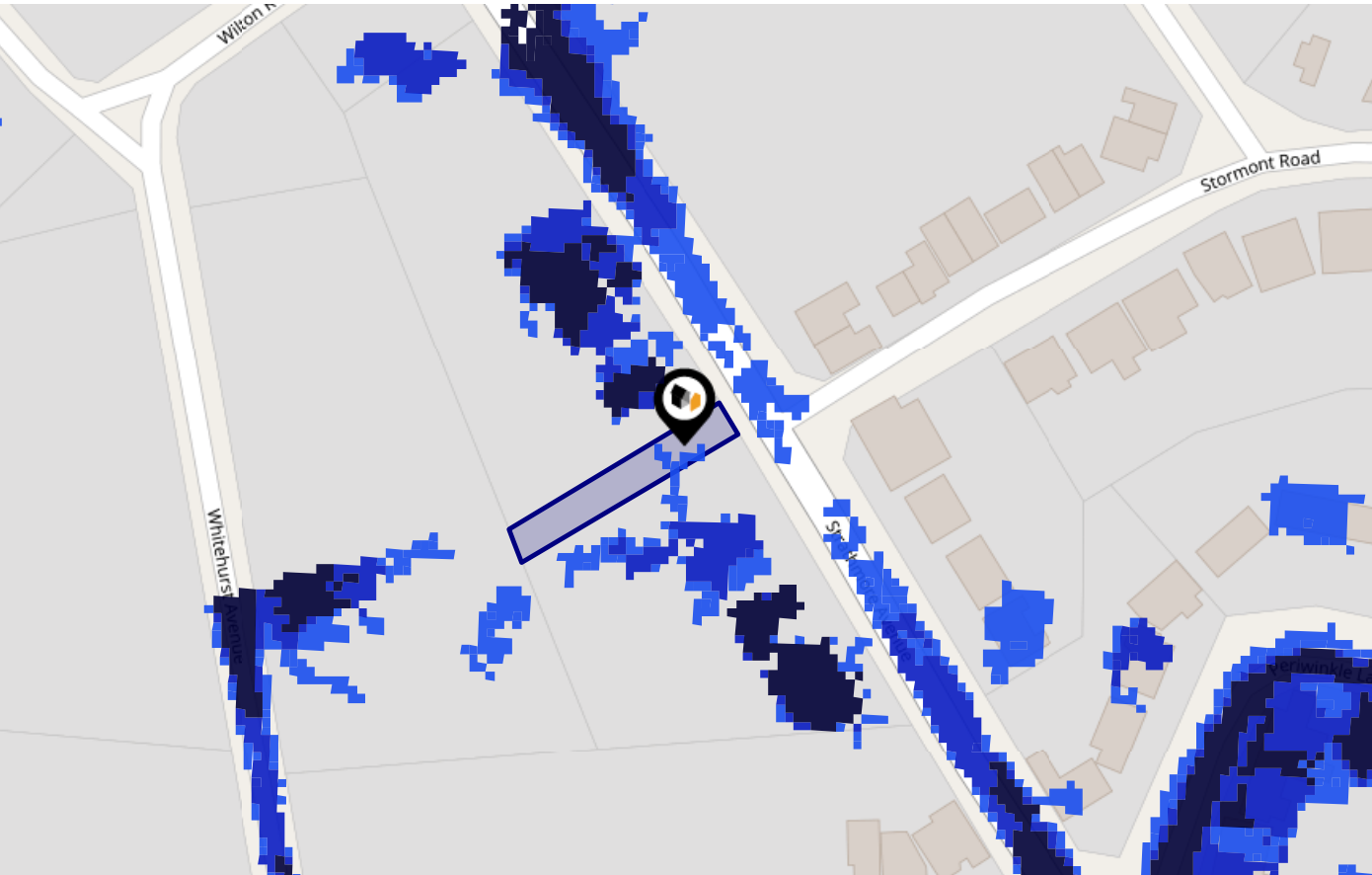
The information supplied is to the best of our knowledge. All buyers to carry out their own independent due-diligence



# 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.

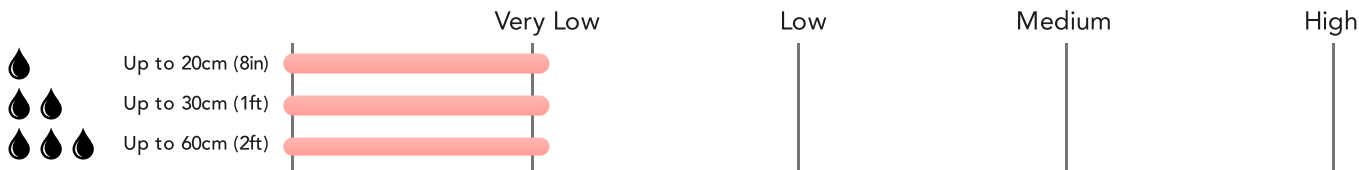


Risk Rating: Very low

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.

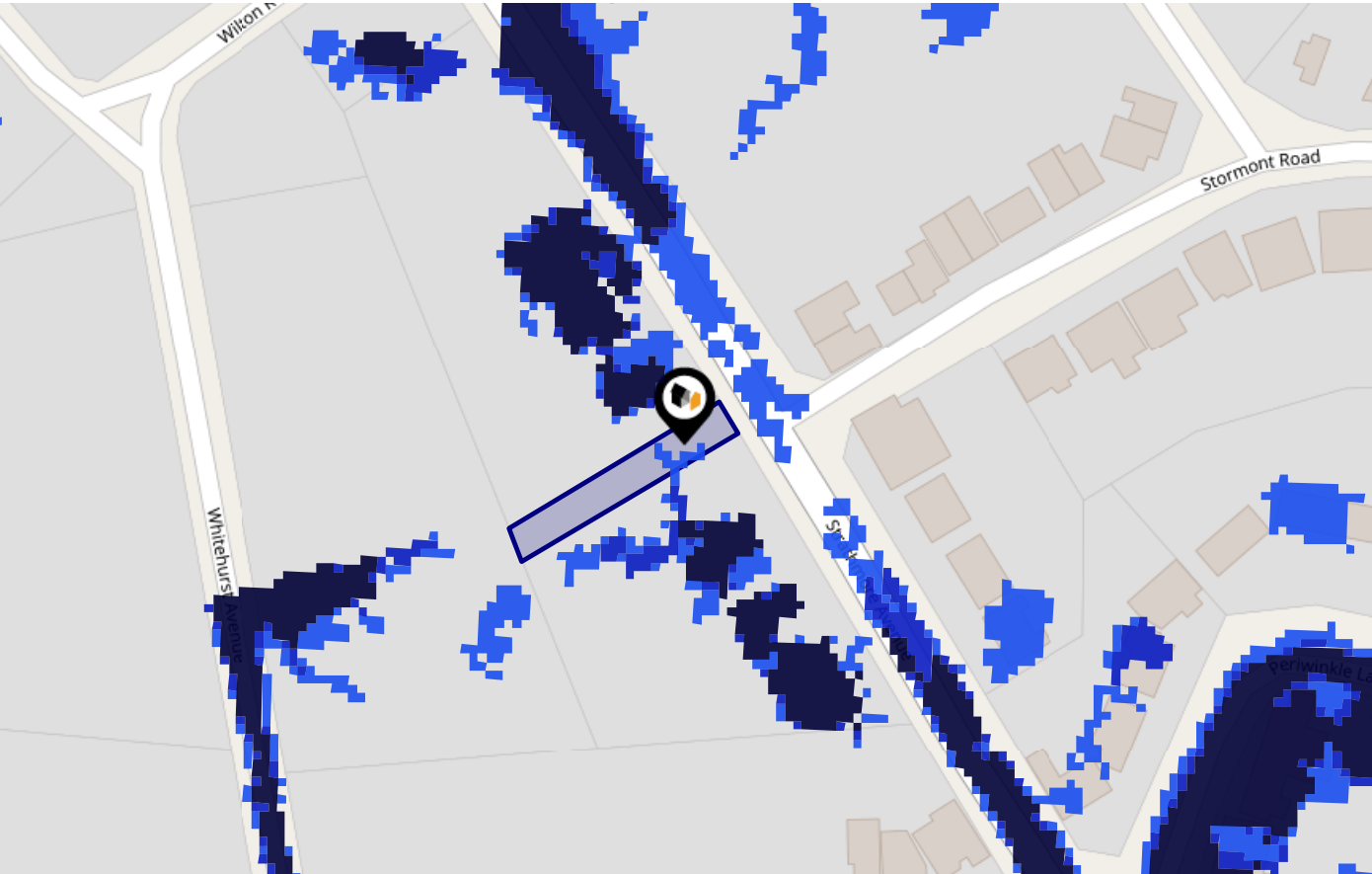
Chance of flooding to the following depths at this property:



# 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.

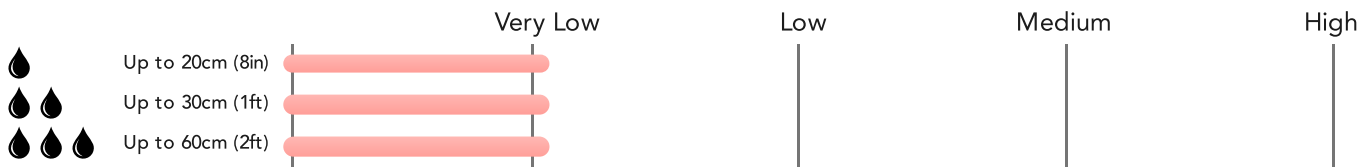


Risk Rating: Very low

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.

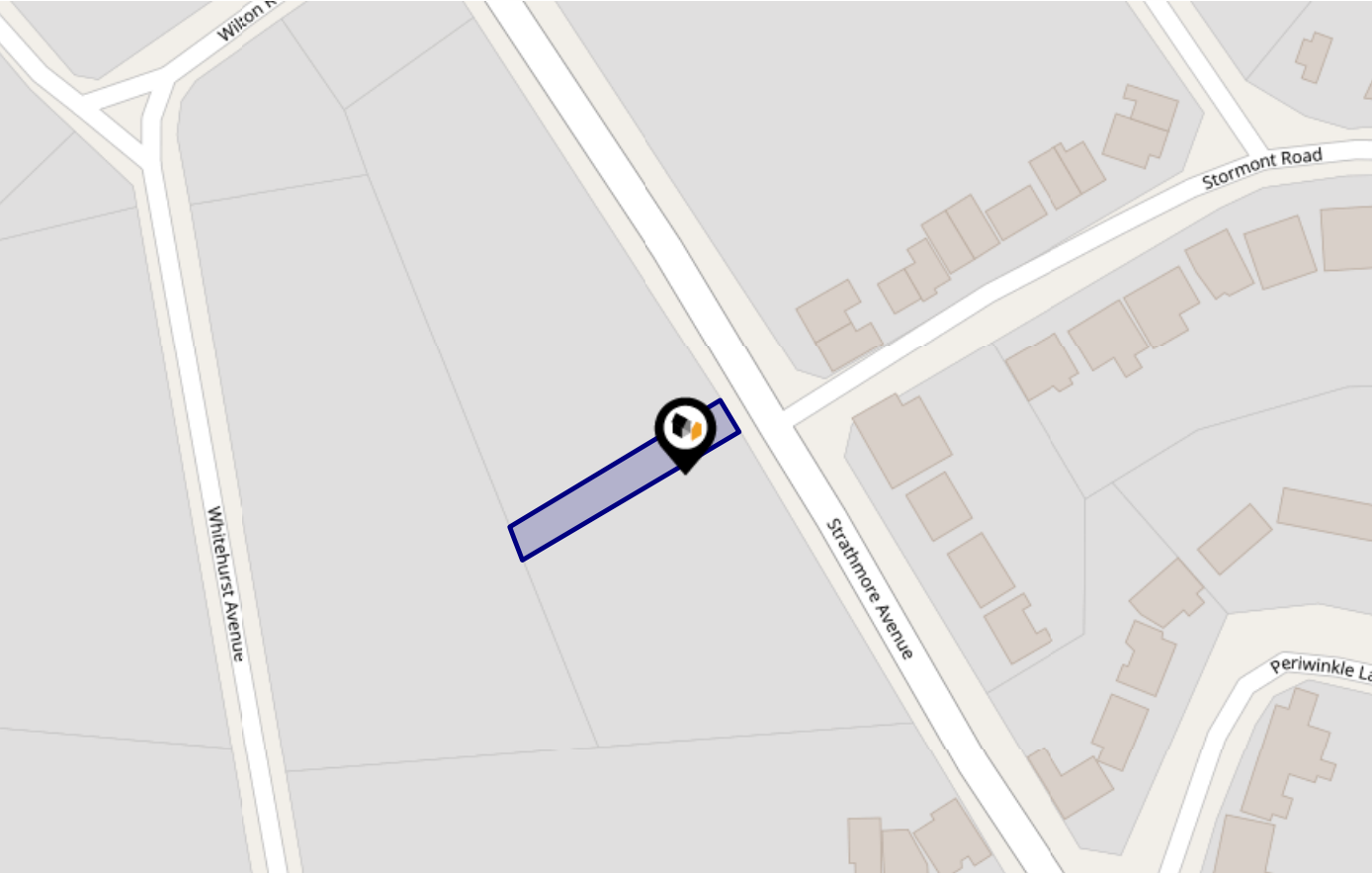
Chance of flooding to the following depths at this property:



# 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.

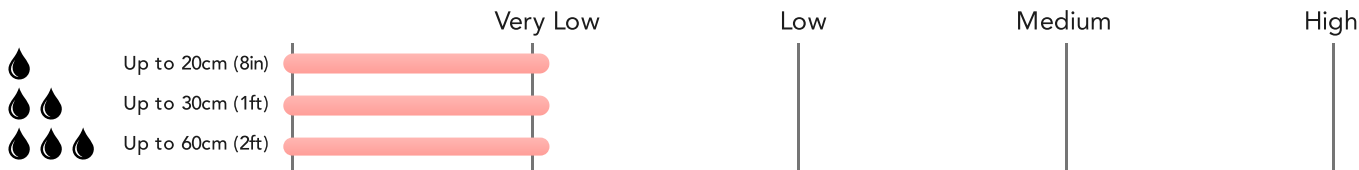


Risk Rating: Very low

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

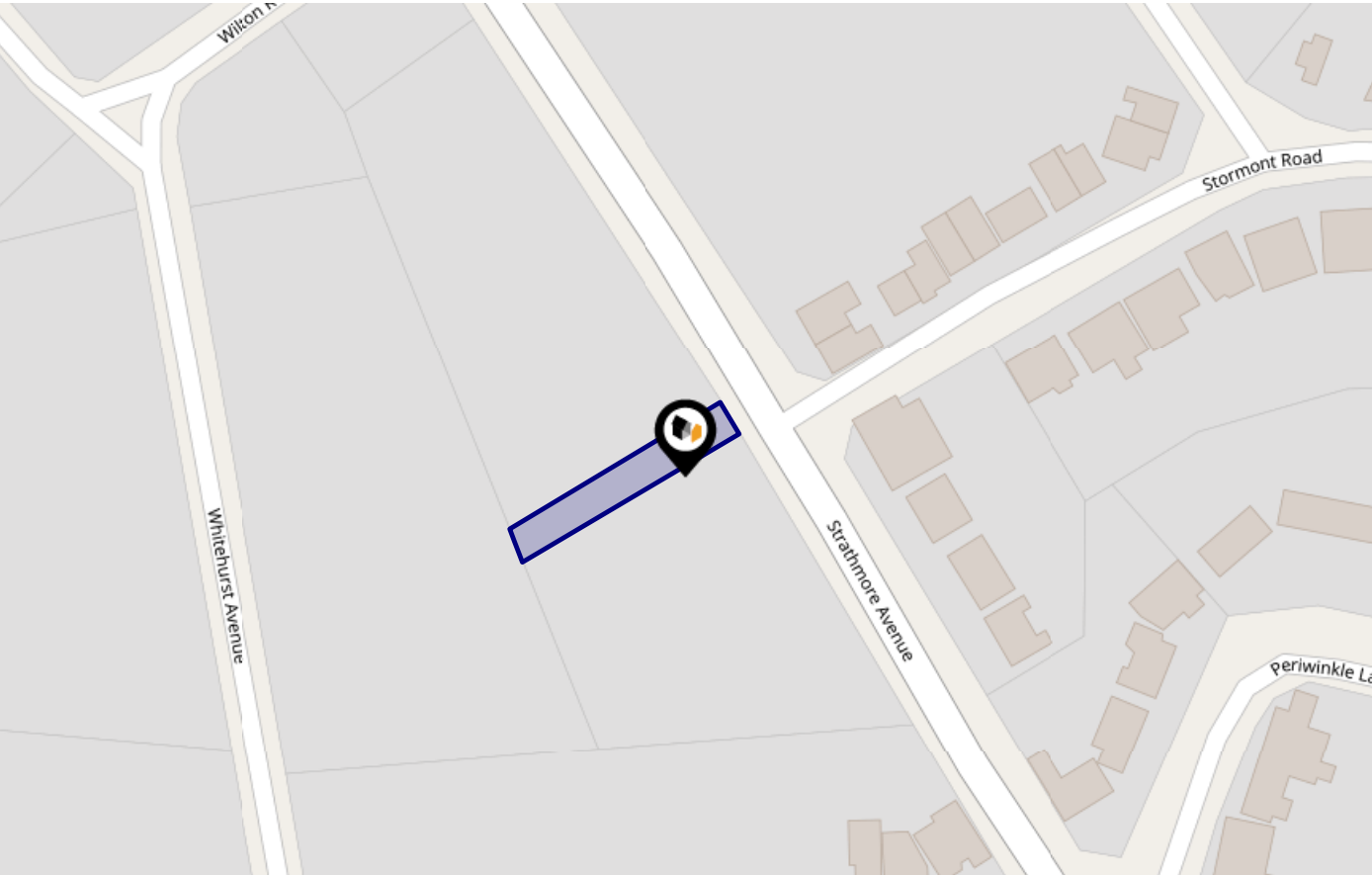
Chance of flooding to the following depths at this property:



# 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.

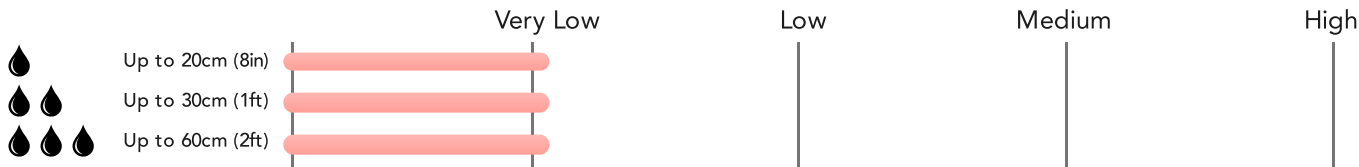


Risk Rating: **Very low**

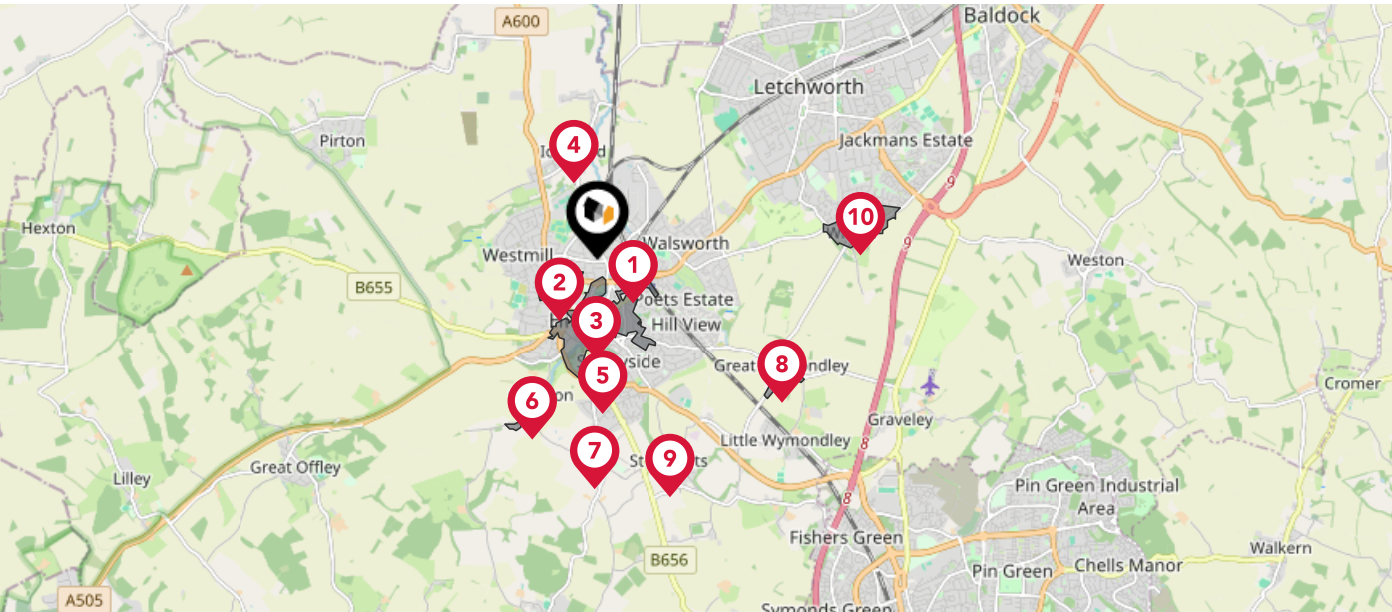
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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.
- 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:



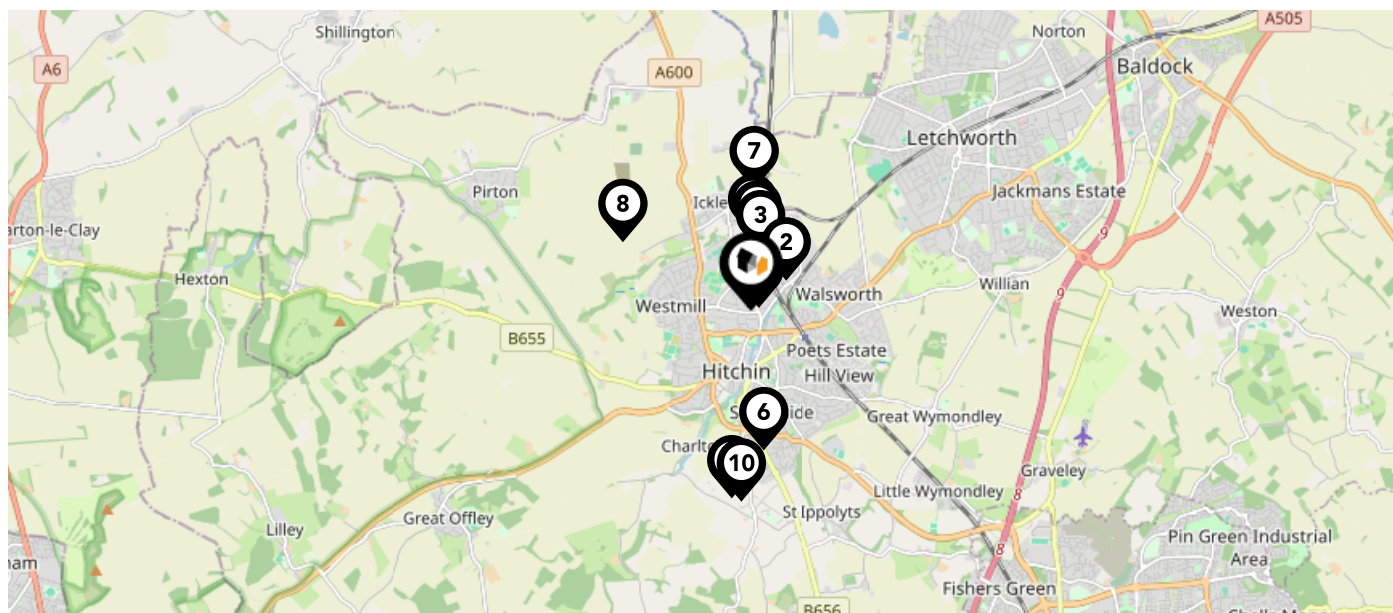
This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



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

|    |                                                     |                   |  |
|----|-----------------------------------------------------|-------------------|--|
| 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  | Eynesford Court-Hitchin, Hertfordshire              | Historic Landfill |  |
| 7  | Lower Green-Ickleford, Hitchin, Surrey              | Historic Landfill |  |
| 8  | Hambridge Way-Pirton                                | 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.



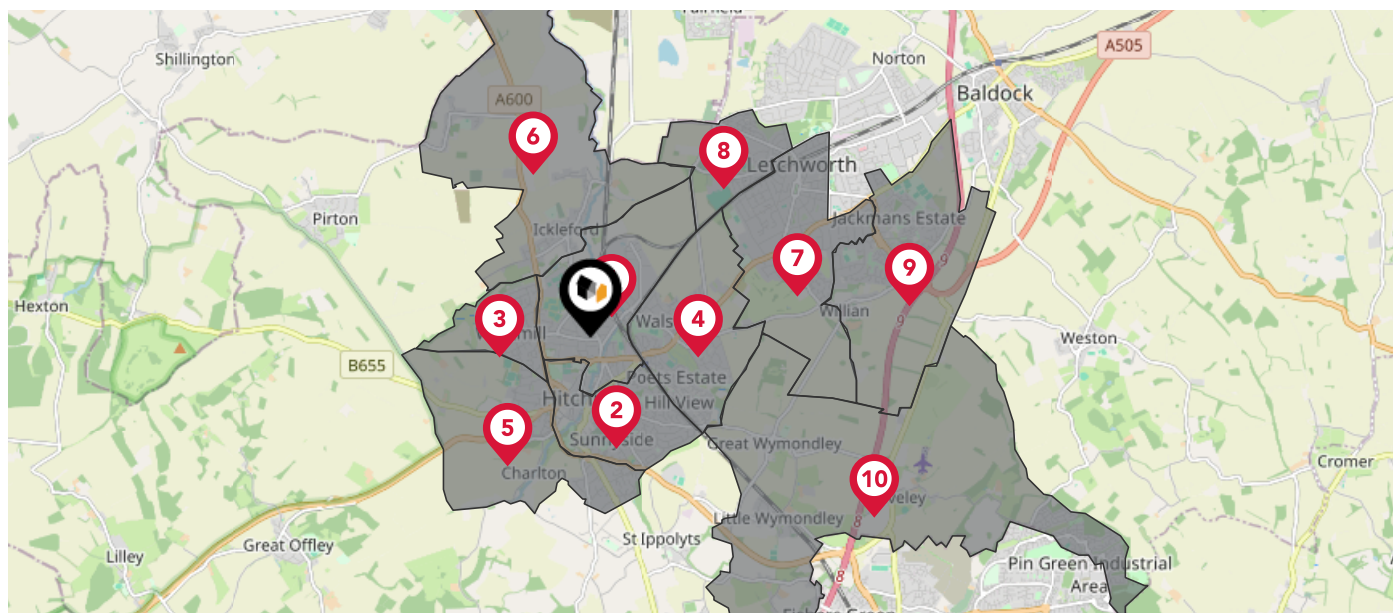
### Mine Entry

- ✕ 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 Bearton Ward

2

Hitchin Highbury Ward

3

Hitchin Oughton Ward

4

Hitchin Walsworth Ward

5

Hitchin Priory Ward

6

Cadwell Ward

7

Letchworth South West Ward

8

Letchworth Wilbury Ward

9

Letchworth South East Ward

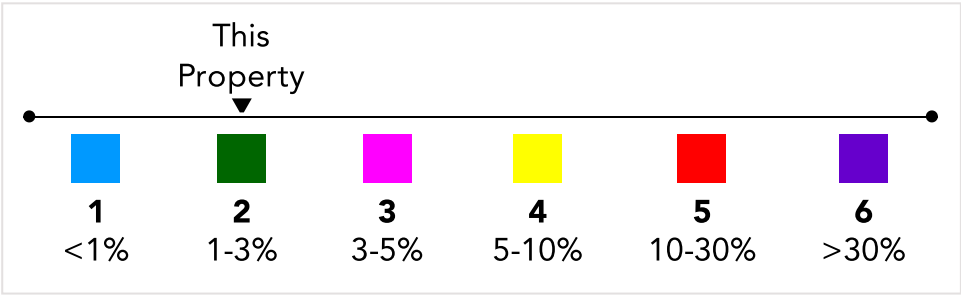
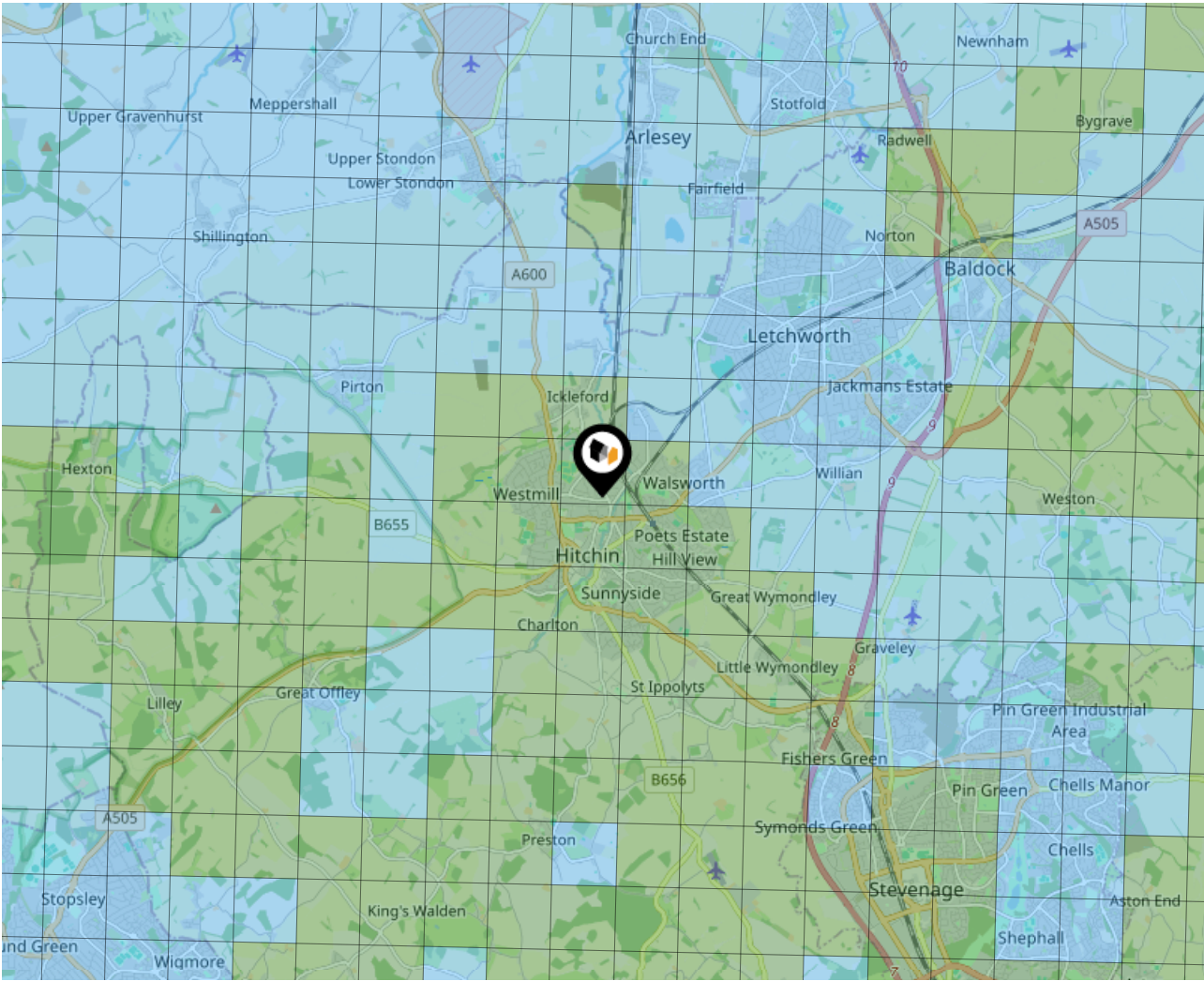
10

Chesfield Ward



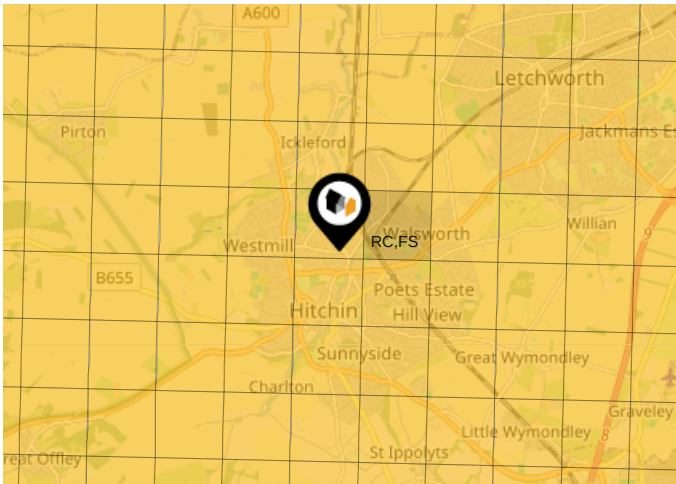
What is Radon?

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/m<sup>3</sup>).



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)<br>TO HEAVY | <b>Soil Depth:</b>   | DEEP-INTERMEDIATE     |



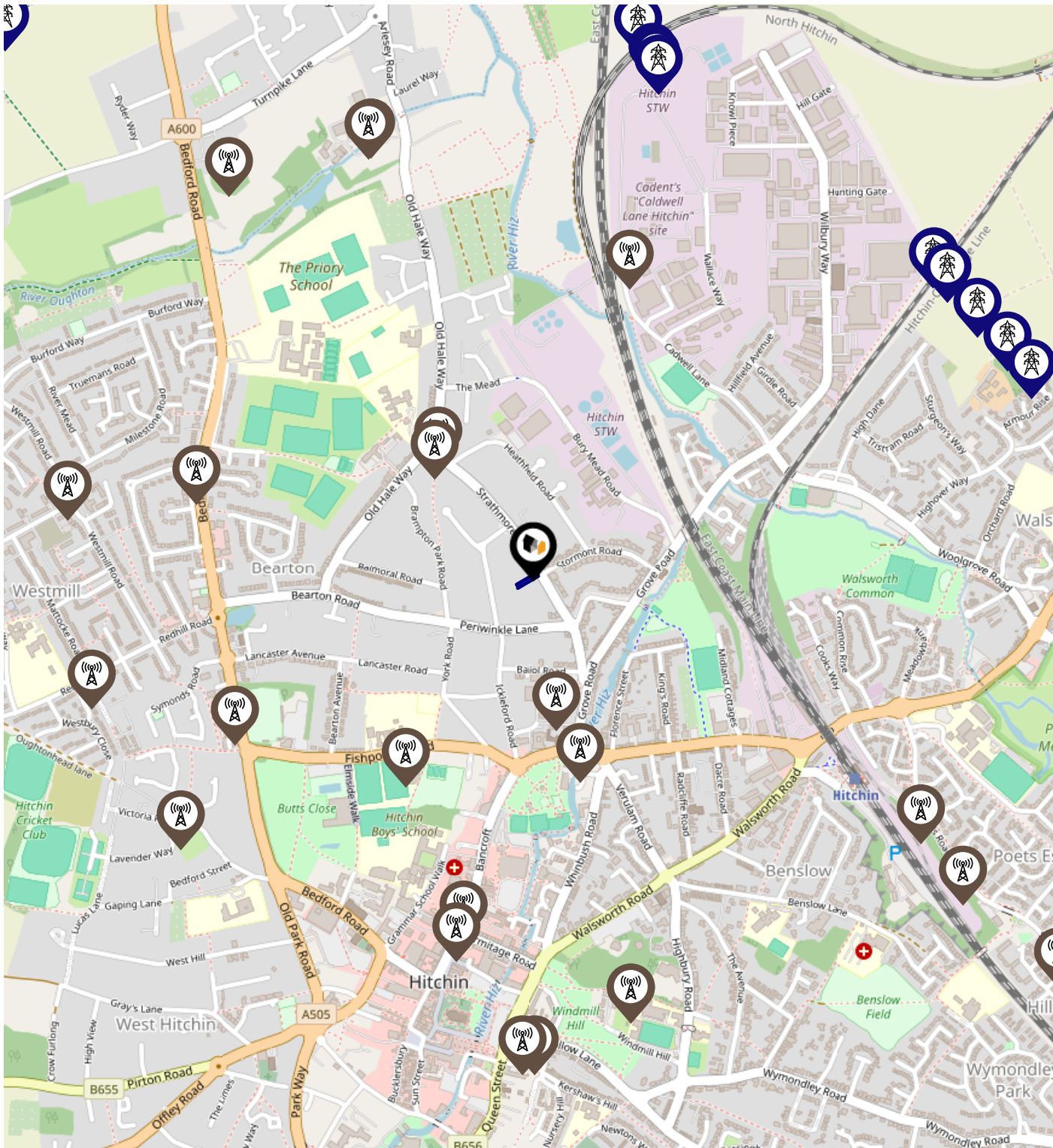
Primary Classifications (Most Common Clay Types)

|               |                                              |
|---------------|----------------------------------------------|
| <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

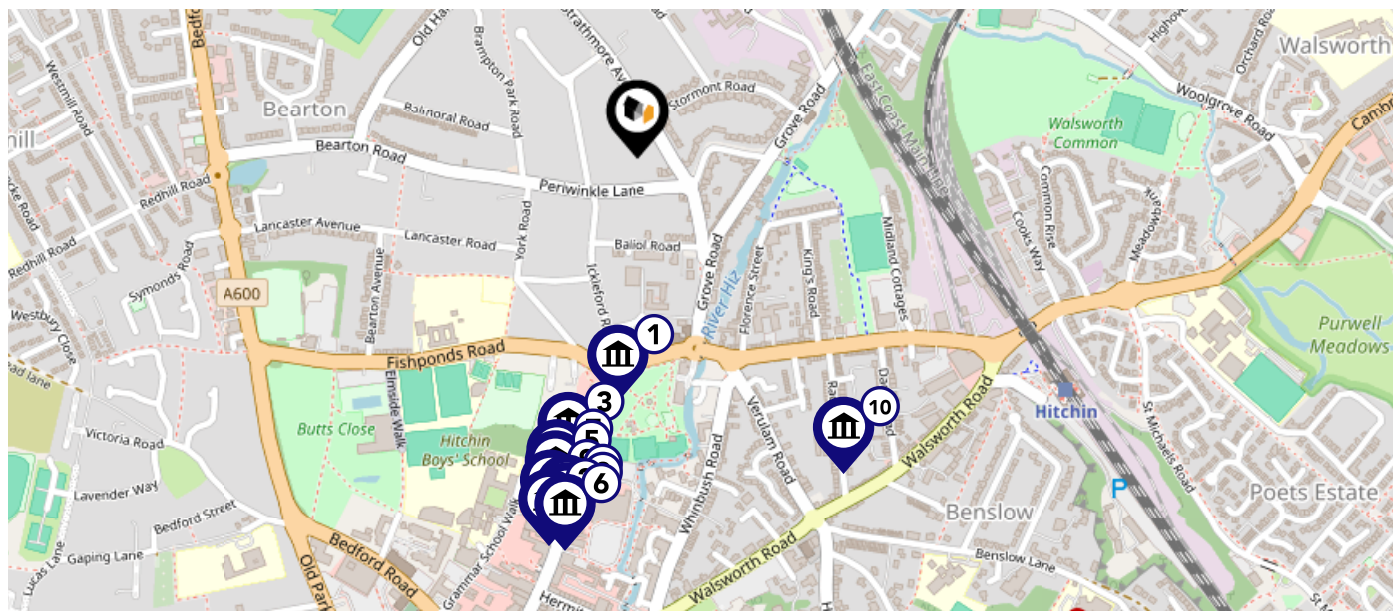
## Masts & Pylons



### Key:

-  Power Pylons
-  Communication Masts

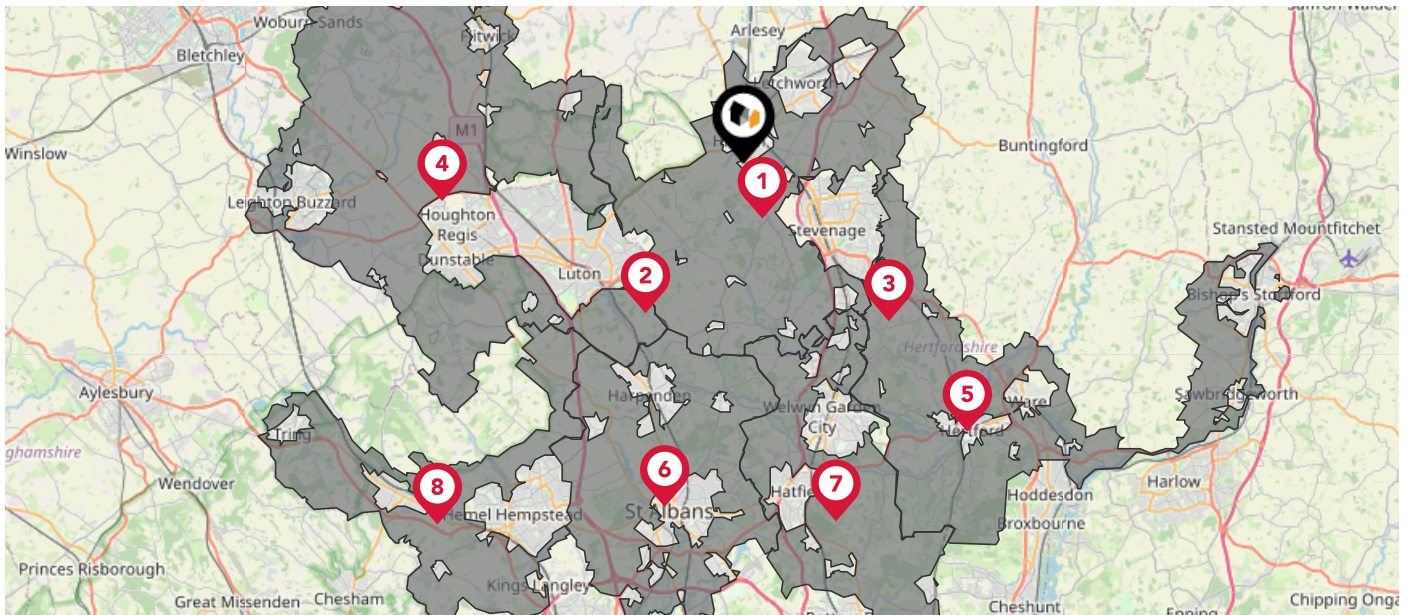
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district |                                                                                         | Grade    | Distance  |
|----------------------------------------|-----------------------------------------------------------------------------------------|----------|-----------|
|                                        | 1347594 - Frythe Cottages                                                               | Grade II | 0.3 miles |
|                                        | 1172987 - 34, Bancroft                                                                  | Grade II | 0.4 miles |
|                                        | 1347577 - 53, Bancroft                                                                  | Grade II | 0.4 miles |
|                                        | 1102222 - 86 And 87, Bancroft                                                           | Grade II | 0.4 miles |
|                                        | 1102221 - 45, 46 And 46a, Bancroft                                                      | Grade II | 0.4 miles |
|                                        | 1347578 - 91 And 92, Bancroft                                                           | Grade II | 0.4 miles |
|                                        | 1296455 - 47, Bancroft                                                                  | Grade II | 0.4 miles |
|                                        | 1173005 - Entrance Court Wall And Gateways To Skynner's Almshouses Skynner's Almshouses | Grade II | 0.4 miles |
|                                        | 1102220 - 38-40, Bancroft                                                               | Grade II | 0.4 miles |
|                                        | 1102182 - Church Of The Holy Saviour                                                    | Grade II | 0.4 miles |

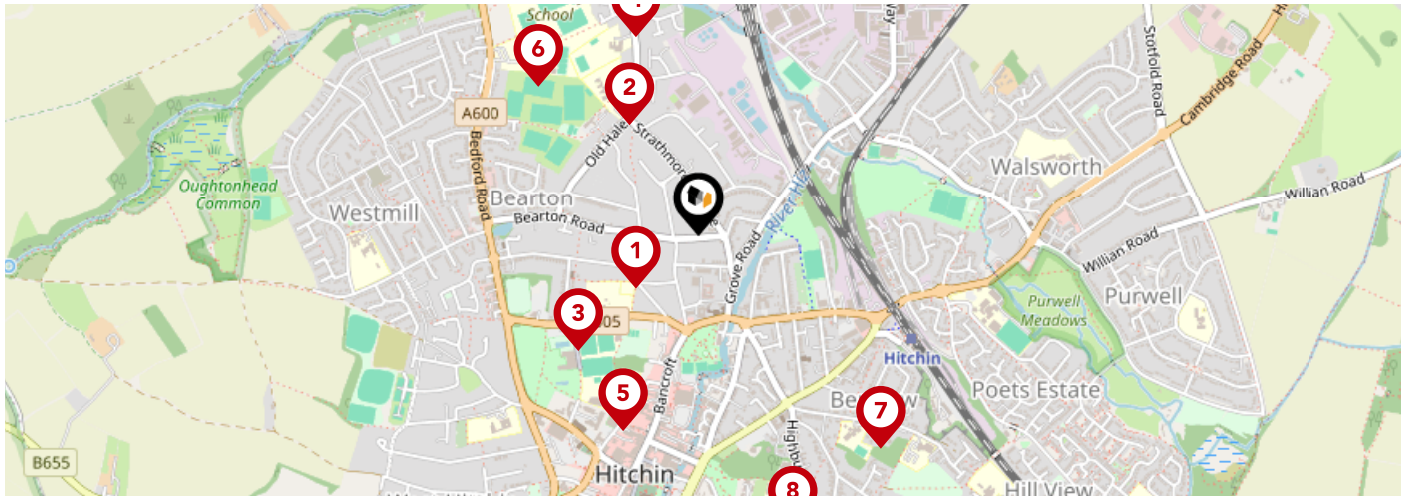


This map displays nearby areas that have been designated as Green Belt...

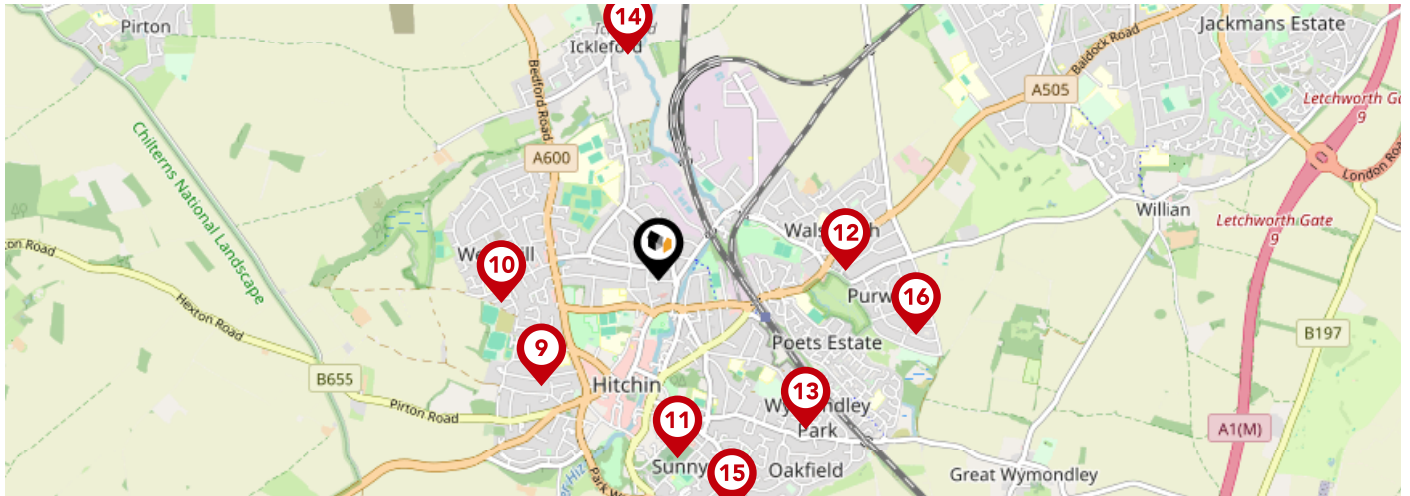


## Nearby Green Belt Land

-  London Green Belt - North Hertfordshire
-  London Green Belt - Luton
-  London Green Belt - Stevenage
-  London Green Belt - Central Bedfordshire
-  London Green Belt - East Hertfordshire
-  London Green Belt - St Albans
-  London Green Belt - Welwyn Hatfield
-  London Green Belt - Dacorum



|          |                                                                                                                                          | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>York Road Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 107   Distance:0.19                                              | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Strathmore Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:0.3                                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Wilshire-Dacre Junior Academy</b><br>Ofsted Rating: Good   Pupils: 267   Distance:0.38                                                | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Our Lady Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:0.47                                             | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Hitchin Boys' School</b><br>Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.48                                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>The Priory School</b><br>Ofsted Rating: Good   Pupils: 1231   Distance:0.5                                                            | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b><br>Ofsted Rating: Outstanding   Pupils: 252   Distance:0.64 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>Hitchin Girls' School</b><br>Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.7                                                 | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

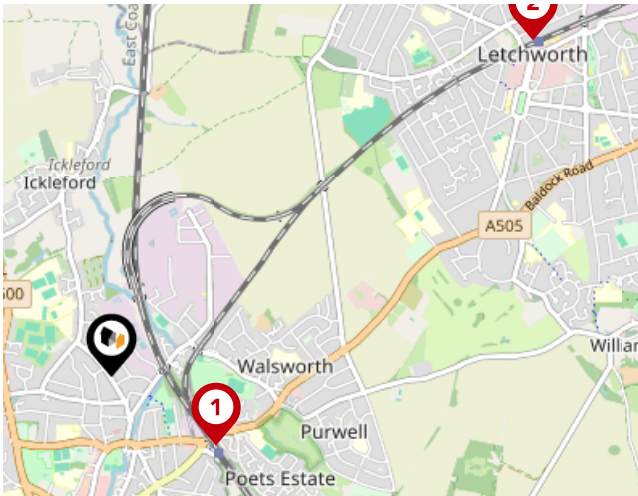


|                                                                                     |                                                                                                                | Nursery                  | Primary                             | Secondary                | College                  | Private                  |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------|--------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
|    | <b>Samuel Lucas Junior Mixed and Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 420   Distance:0.72 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | <b>Oughton Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 218   Distance:0.72                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Highbury Infant School and Nursery</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.82                 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Highover Junior Mixed and Infant School</b><br>Ofsted Rating: Good   Pupils: 428   Distance:0.86            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>William Ransom Primary School</b><br>Ofsted Rating: Outstanding   Pupils: 422   Distance:0.96               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Ickleford Primary School</b><br>Ofsted Rating: Good   Pupils: 210   Distance:1.04                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Whitehill Junior School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:1.11                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Purwell Primary School</b><br>Ofsted Rating: Requires improvement   Pupils: 167   Distance:1.21             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |



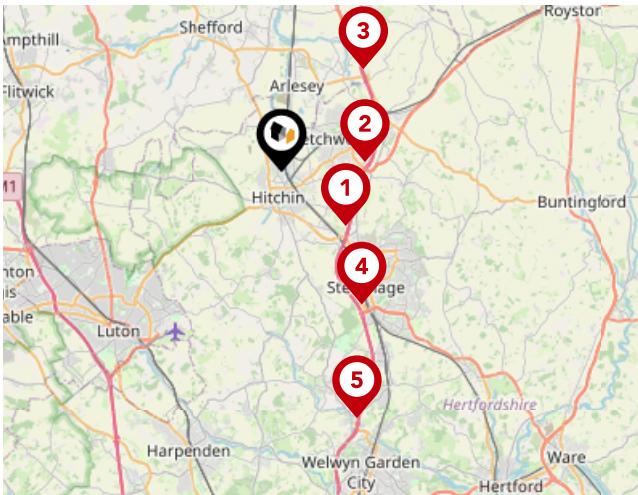
# Area

## Transport (National)



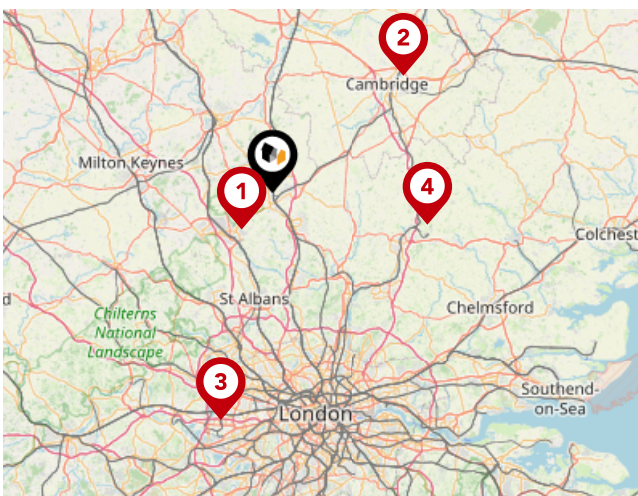
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Hitchin Rail Station    | 0.57 miles |
| 2   | Letchworth Rail Station | 2.46 miles |
| 3   | Letchworth Rail Station | 2.47 miles |



### Trunk Roads/Motorways

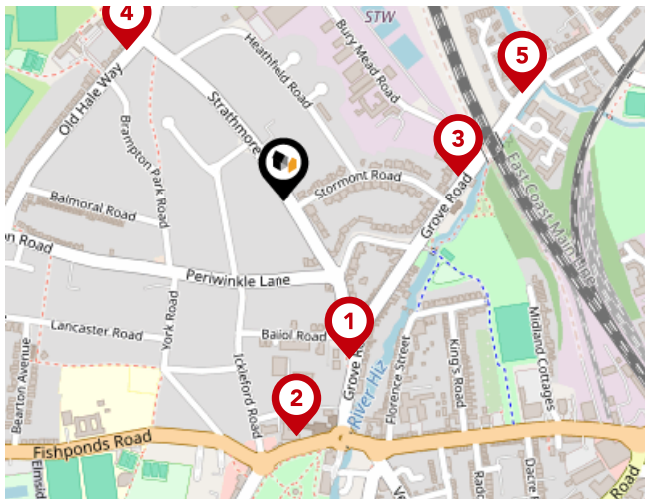
| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | A1(M) J8  | 3.07 miles |
| 2   | A1(M) J9  | 3.04 miles |
| 3   | A1(M) J10 | 4.81 miles |
| 4   | A1(M) J7  | 5.65 miles |
| 5   | A1(M) J6  | 9.4 miles  |



### Airports/Helipads

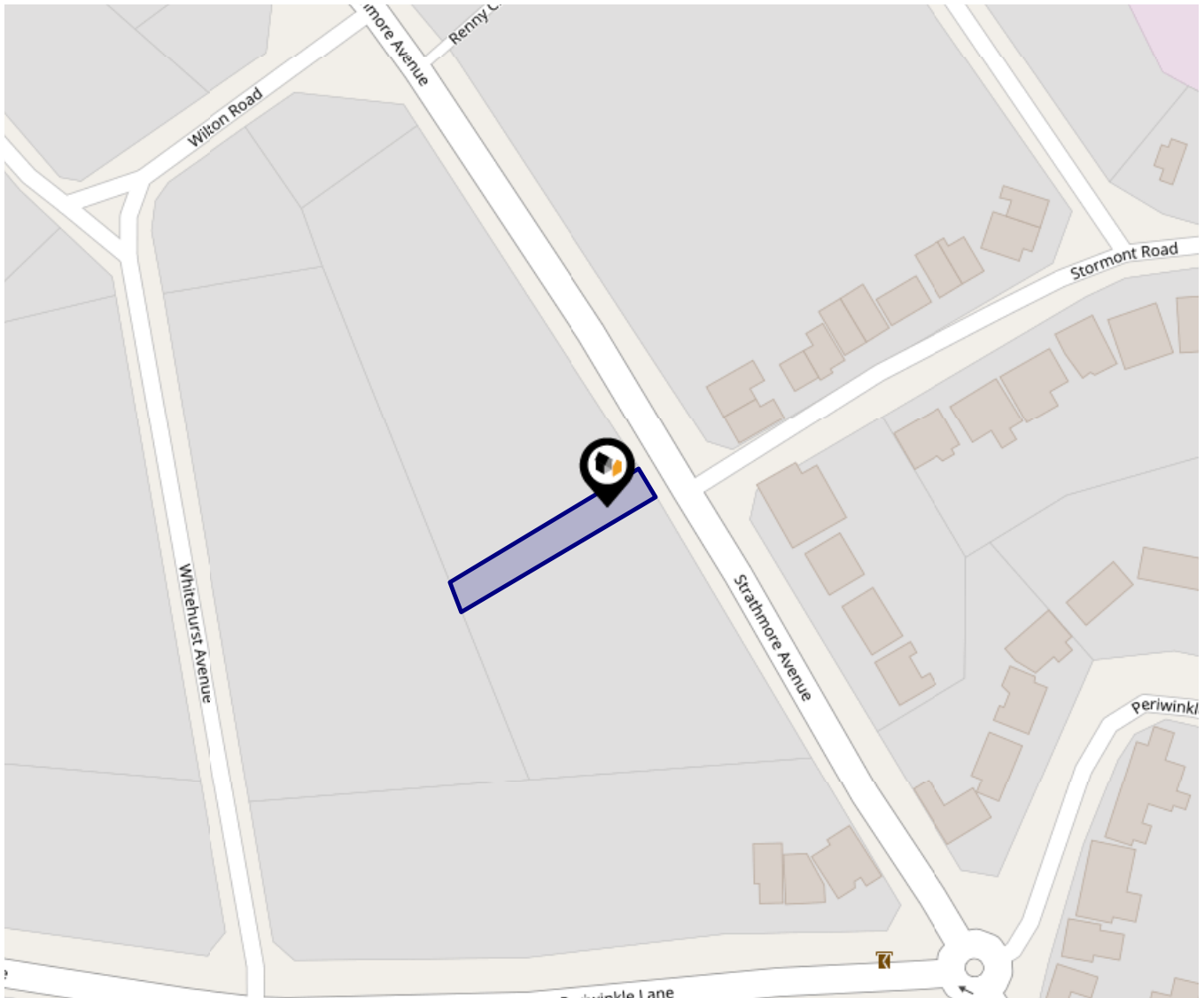
| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Luton Airport    | 6.95 miles  |
| 2   | Cambridge        | 25.69 miles |
| 3   | Heathrow Airport | 34.28 miles |
| 4   | Stansted Airport | 23.29 miles |





Bus Stops/Stations

| Pin | Name              | Distance   |
|-----|-------------------|------------|
| 1   | Water Lane        | 0.2 miles  |
| 2   | Grove Road        | 0.27 miles |
| 3   | Stormont Road     | 0.2 miles  |
| 4   | Strathmore School | 0.25 miles |
| 5   | Millstream Close  | 0.3 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.



### Contains public sector information licensed under the Open Government License v3.0

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Valuation Office  
Agency

