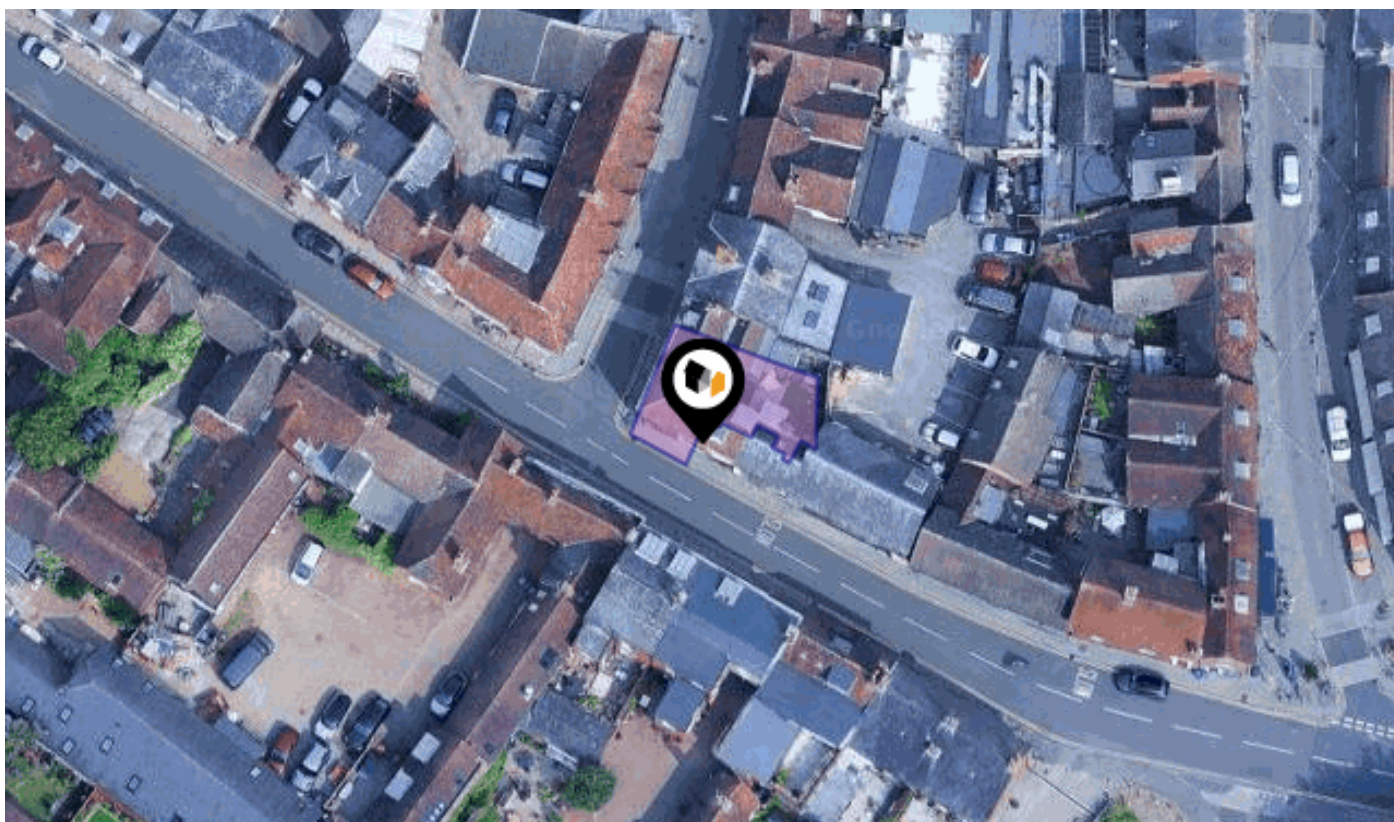




## MIR: Material Info

The Material Information Affecting this Property

**Monday 29<sup>th</sup> September 2025**



**TILEHOUSE STREET, HITCHIN, SG5**

### Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

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Planning records for: **93A Tilehouse Street Hitchin SG5 2DW**

| Reference - 15/01370/1LB  |
|---|
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 18th May 2015</p>   |
| <p><b>Description:</b><br/>Dormer window in rear roofslope and replacement first floor window to rear elevation (as amended by plans received 7/8/15).</p>  |
| Reference - 15/00225/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 23rd January 2015</p>   |
| <p><b>Description:</b><br/>Rear roof extension with side window to accommodate staircase to second floor. Insertion of rooflight to rear roof. Replace first floor rear window and remove flue. Internal alterations to second floor.</p> |
| Reference - 15/01299/1HH  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 18th May 2015</p>   |
| <p><b>Description:</b><br/>Dormer window in rear roofslope (as amended by plans received 7/8/15).</p>   |
| Reference - 15/00248/1HH  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 28th January 2015</p>   |
| <p><b>Description:</b><br/>Rear roof extension with side window to accommodate staircase to second floor. Insertion of rooflight to rear roof.</p>  |

Planning records for: **Radcliffe House Tilehouse Street Hitchin Hertfordshire SG5 2DW**

| Reference - 24/01669/PNMA |  |
|---------------------------|--|
| Decision:                 | Decided                                |
| Date:                     | 29th July 2024                         |
| Description:              | Conversion to 49 residential dwellings |

| Reference - 18/01143/FP |   |
|-------------------------|---|
| Decision:               | Decided   |
| Date:                   | 03rd May 2018                                       |
| Description:            | External alterations including addition of louvres. |

Planning records for: **4 Tilehouse Street Hitchin SG5 2DW**

| Reference - 03/00985/1 |  |
|------------------------|--|
| Decision:              | Decided  |
| Date:                  | 11th June 2003                                 |
| Description:           | Change of use from offices to single dwelling. |

| Reference - 12/02470/1LB |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 31st October 2012   |
| Description:             | Change of use of offices (Class B1) to 4 bedroom dwelling (Class C3) including internal alterations |

Planning records for: **4 Tilehouse Street Hitchin SG5 2DW**

| Reference - 12/02469/1 |  |
|------------------------|--|
| Decision:              | Decided  |
| Date:                  | 31st October 2012  |
| Description:           | Change of use of offices (Class B1) to 4 bedroom dwelling (Class C3) and ancillary works |

| Reference - 03/00986/1LB |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 11th June 2003   |
| Description:             | Internal alterations to facilitate change of use from offices to single dwelling. New soil stack pipe on rear elevation. |

Planning records for: **7 Tilehouse Street Hitchin Hertfordshire SG5 2DW**

| Reference - 23/02013/FPH |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 08th September 2023  |
| Description:             | Alterations to existing front extension, Insertion of rooflights to front and rear existing roofslopes. replacement front boundary fence and gate and erection of pergola, shed and plunge pool following demolition of existing outbuilding. Alterations to fenestration and cladding (as amended by plans received 11/01/24) |

| Reference - 22/01916/FP |  |
|-------------------------|--|
| Decision:               | Decided  |
| Date:                   | 18th July 2022   |
| Description:            | Change of use of existing 5-bed dwelling to Film Score Production Studio (Sui Generis) |

Planning records for: **7 Tilehouse Street Hitchin Hertfordshire SG5 2DW**

| Reference - 23/02014/LBC |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 08th September 2023  |
| Description:             | Alterations to existing front extension, Insertion of rooflights to front and rear existing roofslopes. Alterations to fenestration and cladding. Internal alterations. Replacement driveway, new front step and planter (as amended by plans received 11/01/24) |

| Reference - 22/01906/DOC |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 18th July 2022   |
| Description:             | Condition 46- Community Use Agreement (as discharge of condition relating to planning permission 20/00073/FP granted 29.03.2021) |

| Reference - 24/00248/DOC |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 06th February 2024   |
| Description:             | Details reserved by Condition 2 (Materials Samples) of listed building consent 23/02014/LBC granted on 16.01.2024. |

Planning records for: **The Priory Tilehouse Street Hitchin SG5 2DW**

| Reference - 86/00955/1 |   |
|------------------------|---|
| Decision:              | Decided   |
| Date:                  | 17th June 1986  |
| Description:           | Formation of new vehicular access from Charlton Road and construction of gas and electric meter rooms with transformer compound area. |

Planning records for: *The Priory Priory Park Tilehouse Street Hitchin SG5 2DW*

| Reference - 98/00358/1LB   |
|--|
| <b>Decision:</b> Decided   |
| <b>Date:</b> 12th March 1998   |
| <b>Description:</b><br>Glazed screen to colonnade at main entrance (as amended by plan and letter received 14.4. 98) |
| Reference - 93/00921/1   |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 16th August 1993  |
| <b>Description:</b><br>Emergency vehicular access.   |
| Reference - 96/00105/1TCA  |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 29th January 1996   |
| <b>Description:</b><br>Felling of Sycamore tree rear of Keynes House   |
| Reference - 97/00289/1LB   |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 17th March 1997   |
| <b>Description:</b><br>Construction of wheelchair ramp to dining room (as amended by plans received 13.5.97)         |

Planning records for: *The Priory Tilehouse Street Hitchin SG5 2DW*

| Reference - 87/01619/1TCA  |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 23rd October 1987</p>  |
| <p><b>Description:</b><br/>Proposed tree work</p>  |
| Reference - 97/00444/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 24th April 1997</p>  |
| <p><b>Description:</b><br/>Glazed screen to colonnade at main entrance (as amended by plan No 4541.10C received 16. 6.97)</p>                                    |
| Reference - 83/00075/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 19th January 1983</p>  |
| <p><b>Description:</b><br/>Change of use of existing buildings from residential education centre to residential training school and offices</p>                  |
| Reference - 92/00867/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 05th August 1992</p>   |
| <p><b>Description:</b><br/>Demolition of garage building and shell of existing building (Renewal of Listed building Consent 1/1601/88LB granted on 27.10.88)</p> |

Planning records for: *Hitchin Priory Tilehouse Street Hitchin Hertfordshire SG5 2DW*

| Reference - 00/00785/1LB |                          |
|--------------------------|--------------------------|
| Decision:                | Decided                  |
| Date:                    | 09th May 2000            |
| Description:             | Historic building plaque |

| Reference - 86/01020/1 |   |
|------------------------|---|
| Decision:              | Decided   |
| Date:                  | 25th June 1986  |
| Description:           | Erection of refuse, workshop and store buildings with associated service yard area. |

| Reference - 87/01831/1 |  |
|------------------------|--|
| Decision:              | Decided  |
| Date:                  | 07th December 1987   |
| Description:           | Installation of 5 No. 5 metre high column lights in car park |

| Reference - 88/01153/1 |   |
|------------------------|---|
| Decision:              | Decided   |
| Date:                  | 30th June 1988  |
| Description:           | New gate in boundary wall and vehicular access to Block E (revised by plan recieved 18th August 1988) |



Planning records for: *The Priory Tilehouse Street Hitchin SG5 2DW*

| Reference - 86/01732/1   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 21st October 1986</p>  |
| <p><b>Description:</b><br/>Formation of glazed enclosure to the Cloister Garth as amended by plans received on the 28th January 1987.</p>                                    |
| Reference - 15/01587/1HH   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 12th June 2015</p>   |
| <p><b>Description:</b><br/>Erection of garden shed</p>   |
| Reference - 12/01645/1HH   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 16th July 2012</p>   |
| <p><b>Description:</b><br/>Single storey front extension</p>   |
| Reference - 14/03128/1DOC  |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 24th November 2014</p>   |
| <p><b>Description:</b><br/>Confirmation that all conditions have been discharged in relation to Listed Building Consent ref no.12/01644/1LB granted on 4 September 2012.</p> |

Planning records for: *The Priory Priory Park Tilehouse Street Hitchin Herts SG5 2DW*

| Reference - 01/01169/1LB   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 23rd July 2001</p>   |
| <p><b>Description:</b><br/>Alterations to part of boundary wall.</p>   |
| Reference - 97/00580/1TCA  |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 29th May 1997</p>  |
| <p><b>Description:</b><br/>Work to various trees including removal of 3 Cypress Leylandii</p>  |
| Reference - 12/02330/1DOC  |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 10th October 2012</p>  |
| <p><b>Description:</b><br/>Condition 3: A sample panel indicating brick type, bond and mortar mix for the extension and boundary wall, and sample roof tile, shall be inspected on site and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved.</p> |
| Reference - 94/00601/1TCA  |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 20th May 1994</p>  |
| <p><b>Description:</b><br/>Felling of Beech tree.</p>  |

Planning records for: *The Priory Tilehouse Street Hitchin SG5 2DW*

| Reference - 89/00163/1TCA   |
|---|
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 25th January 1989</p>   |
| <p><b>Description:</b><br/>Removal of 1 Sycamore tree and pruning of 1 Sycamore tree</p>  |
| Reference - 88/01601/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 14th September 1988</p>   |
| <p><b>Description:</b><br/>Demolition of garage building and shell of existing buuilding.</p>                                       |
| Reference - 00/01121/1  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 27th July 2000</p>  |
| <p><b>Description:</b><br/>Continued temporary use of land for the siting of a marquee between 1st June and 29th September 2001</p> |
| Reference - 85/00061/1  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 07th December 1984</p>  |
| <p><b>Description:</b><br/>Construction of access road within the grounds.</p>  |

Planning records for: **Priory Lodge Tilehouse Street Hitchin SG5 2DW**

| Reference - 12/01644/1LB  |
|---|
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 16th July 2012</p>  |
| <p><b>Description:</b><br/>Single storey front extension following demolition of existing front extension, internal &amp; external alterations and erection of brick wall surmounted by railings and 1800mm high boundary wall.</p> |
| Reference - 03/01925/1  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 03rd December 2003</p>  |
| <p><b>Description:</b><br/>Ground level timber housing to accommodate air conditioning unit. (As amended by revised site plan received 05.03.04).</p>   |
| Reference - 96/01029/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 30th August 1996</p>  |
| <p><b>Description:</b><br/>Demolition of part of boundary wall</p>  |
| Reference - 96/00559/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 14th May 1996</p>   |
| <p><b>Description:</b><br/>Demolition of garage building and shell of existing building (Renewal of Listed Building Consent reference 92/0867/1LB granted 15.10. 92)</p>  |

Planning records for: *Hitchin Priory Tilehouse Street Hitchin SG5 2DW*

| Reference - 03/01058/1LB   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 23rd June 2003</p>   |
| <p><b>Description:</b><br/>New fire alarm control panel inside front entrance</p>  |
| Reference - 93/00334/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 26th March 1993</p>  |
| <p><b>Description:</b><br/>Extension to woodland car park to provide additional 12 spaces and emergency exit (as amended by plan no 488/03A received 9.7.93)</p> |
| Reference - 83/00312/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 02nd March 1983</p>  |
| <p><b>Description:</b><br/>Alteration of and part demolition of boundary walls</p>   |
| Reference - 01/01067/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 04th July 2001</p>   |
| <p><b>Description:</b><br/>Continued temporary use of land for the siting of a marquee between 1st June and 29th September 2002-2006</p>                         |

Planning records for: *The Priory Tilehouse Street Hitchin SG5 2DW*

| Reference - 86/00624/1   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 28th April 1986</p>  |
| <p><b>Description:</b><br/>a) Single storey extension - Granted Standard Conditional Permission 25.9.1986. b) Glazed covered walkway - Refused 25.9.1986.</p>  |
| Reference - 92/00866/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 05th August 1992</p>   |
| <p><b>Description:</b><br/>Two storey building for recreational and dining facilities following demolition of garage building and shell of existing building. (Renewal of planning permission 1/1600/88 27th October 1988)</p> |
| Reference - 86/01685/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 13th October 1986</p>  |
| <p><b>Description:</b><br/>Formation of glazed enclosure to the Cloister Garth.</p>  |
| Reference - 88/01600/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 14th September 1988</p>  |
| <p><b>Description:</b><br/>Two storey building for recreational and dining facilities.</p>   |

Planning records for: ***New Office Building Within The Grounds Of The Priory Tilehouse Street Hitchin SG5 2DW***

|  |
|--|
| <b>Reference - 86/00567/1</b>  |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 16th April 1986   |
| <b>Description:</b><br>Erection of covered service yard in association with office development granted permission unde ref. 1/313/86(209) and 1/1856/83(1244). |

|   |
|---|
| <b>Reference - 90/00760/1</b>   |
| <b>Decision:</b> Decided  |
| <b>Date:</b> 21st May 1990  |
| <b>Description:</b><br>Erection of two storey office/computer building (additional plan received 15.6.90 amended plans received 6.7.90 and 10.7.90) |

|  |
|--|
| <b>Reference - 86/00625/1LB</b>  |
| <b>Decision:</b> Decided   |
| <b>Date:</b> 28th April 1986   |
| <b>Description:</b><br>Application for listed building consent for:- a) single storey extension, internal and external alterations - Granted LBC 25.9.1986. b) Glazed covered walkway - Refused LBC 25.9.1986. |

|  |
|--|
| <b>Reference - 12/01061/1HH</b>                      |
| <b>Decision:</b> Decided                             |
| <b>Date:</b> 03rd May 2012                           |
| <b>Description:</b><br>Single storey front extension |

Planning records for: *The Priory Tilehouse Street Hitchin SG5 2DW*

| Reference - 83/00313/1   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 02nd March 1983</p>  |
| <p><b>Description:</b><br/>Erection of offices and staff restaurant (5952sq.m) in three blocks and provision of 140 car parking spaces.</p>  |
| Reference - 92/00286/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 11th March 1992</p>  |
| <p><b>Description:</b><br/>New entrance gates, piers and railings. (Amended plan recieved 08/05/1992</p>   |
| Reference - 88/01258/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 15th July 1988</p>   |
| <p><b>Description:</b><br/>New ramp from service road to underground car park (additional plan recieved 8 August 1988)</p>   |
| Reference - 84/01856/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 14th December 1984</p>   |
| <p><b>Description:</b><br/>Construction of basement floor for 58 car parking spaces and plant room in association with office development granted permission under reference 1/313/83/ (209)</p> |



Planning records for: *Hitchin Priory Tilehouse Street Hitchin Hertfordshire SG5 2DW*

| Reference - 00/00124/1   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 25th January 2000</p>  |
| <p><b>Description:</b><br/>Change of use from residential training and conference centre to hotel, residential training and conference centre</p>  |
| Reference - 90/01039/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 18th September 1990</p>  |
| <p><b>Description:</b><br/>Single two and three storey office development (3200 sqm) Parking for 168 vehicles, New vehicular access from Priory End Landscaping. (As amended by plan recieved on 5th September 1990)</p> |
| Reference - 05/01237/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 24th August 2005</p>   |
| <p><b>Description:</b><br/>Continued use of land for the siting of a marquee between May and September of each calendar year.</p>  |
| Reference - 88/00322/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 26th February 1988</p>   |
| <p><b>Description:</b><br/>Formation of extension to car park.</p>   |

Planning records for: *The Priory Tilehouse Street Hitchin SG5 2DW*

| Reference - 83/00703/1LB  |
|---|
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 18th June 1983</p>  |
| <p><b>Description:</b><br/>Reconstruction of water damaged walls, widening of existing doorway, glazing of arched openings to courtyard and internal alterations.</p> |
| Reference - 98/00357/1  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 12th March 1998</p>   |
| <p><b>Description:</b><br/>Glazed screen to colonnade at main entrance (as amended by plan and letter received 14.4.98)</p>   |
| Reference - 00/01771/1  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 13th November 2000</p>  |
| <p><b>Description:</b><br/>Siting of generator</p>  |
| Reference - 87/01290/1A   |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 12th August 1987</p>  |
| <p><b>Description:</b><br/>Erection of brick and stone identification sign illuminated by 4 'bega' lights in paving.</p>  |

Planning records for: **Priory Lodge Tilehouse Street Hitchin SG5 2DW**

| Reference - 12/01064/1TCA |   |
|---------------------------|---|
| Decision:                 | Decided   |
| Date:                     | 03rd May 2012   |
| Description:              | Thin crown of sycamore tree by 20% and provide a light crown lift to balance the remainder of the crown. Remove deadwood from Paulownia tree with light crown reduction by 15% (amended description). |

| Reference - 97/00946/1TCA |   |
|---------------------------|---|
| Decision:                 | Decided   |
| Date:                     | 13th August 1997  |
| Description:              | Remove branch from Plane tree (adjacent to office building no 2). |

Planning records for: **94 Tilehouse Street Hitchin Hertfordshire SG5 2DW**

| Reference - 25/00992/NMA |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 10th April 2025   |
| Description:             | Amendment to incorporate panel of patent glazing in front roof slope, replacing existing patent glazing in rear roof slope with two conservation type triple glazed rooflights and minor internal alterations including repositioning of WC (as non-material amendment to planning permission 24/01623/FP granted on 26.02.2025). |

| Reference - 25/00989/LBC |  |
|--------------------------|--|
| Decision:                | Awaiting decision  |
| Date:                    | 28th April 2025  |
| Description:             | Internal and external alterations to existing showroom/workshop to facilitate the conversion to one 3-bed dwelling (as revision of previous Listed Building Consent 24/01624/LBC granted 26.02.2025) |

Planning records for: **94 Tilehouse Street Hitchin Hertfordshire SG5 2DW**

| Reference - 24/01624/LBC |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 08th August 2024  |
| Description:             | Internal and external alterations to existing showroom/workshop to facilitate the conversion to one 3-bed dwelling (as amended by plan no. 07 ) |

| Reference - 24/01623/FP |   |
|-------------------------|---|
| Decision:               | Decided   |
| Date:                   | 08th August 2024  |
| Description:            | Change of use of existing showroom/workshop to form one 3-bed dwelling (as amended by plan no. 07). |

Planning records for: **5 Tilehouse Street Hitchin SG5 2DW**

| Reference - 88/00631/1LB |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 11th April 1988   |
| Description:             | Installation of front dormer window. (As amended by plans recieved 5th July 1988) |

| Reference - 98/00806/1LB |                          |
|--------------------------|--------------------------|
| Decision:                | Decided                  |
| Date:                    | 09th June 1998           |
| Description:             | Two front dormer windows |

Planning records for: **5 Tilehouse Street Hitchin SG5 2DW**

| Reference - 13/01874/1LB  |
|---|
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 05th August 2013</p>  |
| <p><b>Description:</b><br/>Single storey rear extension</p>   |
| Reference - 13/01873/1HH  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 05th August 2013</p>  |
| <p><b>Description:</b><br/>Single storey rear extension</p>   |
| Reference - 89/01436/1  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 12th September 1989</p>   |
| <p><b>Description:</b><br/>Change of use from residential to offices</p>                                      |
| Reference - 99/01211/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 06th September 1999</p>   |
| <p><b>Description:</b><br/>Two front dormer windows (as amended by drawing number 469A received 16.11.99)</p> |

Planning records for: **5 Tilehouse Street Hitchin SG5 2DW**

| Reference - 88/00630/1   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 11th April 1988</p>  |
| <p><b>Description:</b><br/>Installation of front dormer window. (As amended by plans recieved 5th July 1988)</p>   |
| Reference - 89/01432/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 12th September 1989</p>  |
| <p><b>Description:</b><br/>Demolition of garage and corridor to provide 4 car parking spaces</p>   |
| Reference - 11/01452/1HH   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 08th June 2011</p>   |
| <p><b>Description:</b><br/>Single storey rear extension (as amended by plan nos. 2926 01, 10, 11A, 12A, 13A SK1, received 4th August 2011)</p>   |
| Reference - 11/01453/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 13th June 2011</p>   |
| <p><b>Description:</b><br/>Single storey rear extension and removal of sash window and brickwork on rear elevation (as amended by drawing nos. 2926 11A, 12A, 13A, SK1 received 4th August 2011)</p> |

Planning records for: **5 Tilehouse Street Hitchin SG5 2DW**

| Reference - 90/00386/1 |  |
|------------------------|--|
| Decision:              | Decided  |
| Date:                  | 30th April 1990  |
| Description:           | Cahnge of use from residential to offices on ground and first floors, with ancillary storage in basement |

Planning records for: **96 Tilehouse Street Hitchin SG5 2DW**

| Reference - 99/00111/1LB |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 22nd January 1999  |
| Description:             | Internal and external alterations to sub divide first and second floors of 13/14 Sun Street and 96 Tilehouse Street into 2 separate dwellings. |

Planning records for: **1 Tilehouse Street Hitchin SG5 2DW**

| Reference - 76/01539/1 |  |
|------------------------|--|
| Decision:              | Decided  |
| Date:                  | 28th January 1977                                    |
| Description:           | Conversion of a single dwelling into 4 bed/sit units |

| Reference - 92/00896/1A |                               |
|-------------------------|-------------------------------|
| Decision:               | Decided                       |
| Date:                   | 05th August 1992              |
| Description:            | Non-illuminated entrance sign |

Planning records for: **1 Tilehouse Street Hitchin Hertfordshire SG5 2DW**

| Reference - 02/00344/1LB   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 25th February 2002</p>   |
| <p><b>Description:</b><br/>Replacement non-illuminated wall sign for National Mutual Life.</p> |
| Reference - 02/00295/1AD   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 25th February 2002</p>   |
| <p><b>Description:</b><br/>Replacement non-illuminated wall sign for National Mutual Life.</p> |
| Reference - 85/00591/1AD   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 12th April 1985</p>  |
| <p><b>Description:</b><br/>Non-illuminated advertisement sign on end wall of house.</p>        |
| Reference - 92/00897/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 05th August 1992</p>   |
| <p><b>Description:</b><br/>Non illuminated entrance sign</p>                                   |



Planning records for: **1 Priory Cottage Tilehouse Street Hitchin SG5 2DW**

| Reference - 13/01064/1LB |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 03rd June 2013  |
| Description:             | Install new dual fuel stove following removal of existing Victorian fireplace |

Planning records for: **2 Tilehouse Street Hitchin SG5 2DW**

| Reference - 13/00264/1LB |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 05th February 2013  |
| Description:             | Internal alterations at first floor level comprising creation of two new internal doorways from land to first ensuite and second ensuite bathrooms following closure of existing openings, removal of bathroom sanitary ware, tiles and floor tiles and re-plastering of walls to facilitate new bedroom/study (as amended by drawing entitled 'Revised plan showing extended hallway and new door opening' received on 21 March 2013). |

| Reference - 12/00865/1LB |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 17th April 2012   |
| Description:             | Replace front and rear doors. Removal of a replica fireplace and retention of refurbished fireplaces and exposed brickwork to chimney breasts in living room. Replaster remainder of ground floor interior with lime plaster. |

| Reference - 24/02686/FPH |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 04th December 2024  |
| Description:             | Single storey rear glazed extension linking to existing outbuilding and erection of boundary wall |

Planning records for: **2 Tilehouse Street Hitchin SG5 2DW**

| Reference - 76/01394/1 |   |
|------------------------|---|
| Decision:              | Decided   |
| Date:                  | 10th November 1976                                |
| Description:           | Alterations and partial demolition of outbuilding |

| Reference - 24/02687/LBC |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 04th December 2024   |
| Description:             | Single storey rear glazed extension linking to existing outbuilding (as amended by plans received 10 March 2025) |

| Reference - 25/01428/DOC |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 11th June 2025   |
| Description:             | Details reserved by condition 4 (Materials) of planning permission reference no 24/02686/FPH granted 20.03.2025. |

Planning records for: **3 Tilehouse Street Hitchin SG5 2DW**

| Reference - 17/02278/1DOC |   |
|---------------------------|---|
| Decision:                 | Decided   |
| Date:                     | 04th September 2017   |
| Description:              | Condition 3: Notwithstanding the approved plans, where there are openable windows these shall be flush fitting rather than storm proof and no trickle vents shall be introduced to new windows, unless otherwise agreed and approved in writing by the Local Planning Authority. Furthermore, section details indicating the type of double-glazing system to be used and the profile of glazing bars (internal and external) shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of that part of the development hereby approved (as Discharge of Condition 3 of Listed Building Consent 15/03136/1LB granted on 04/02/2016) |

Planning records for: **3 Tilehouse Street Hitchin SG5 2DW**

| Reference - 17/02279/1DOC   |
|---|
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 04th September 2017</p>   |
| <p><b>Description:</b></p> <p>Condition 4: With the exception of the internal door at first floor at the top of the stairs and providing access to the landing beyond (it is understood this door will be predominantly glazed), all other new internal doors together with the new rear door at ground floor, shall be wide plank-type, vertical slated, ledged &amp; braced doors, with Suffolk latches as stated on the approved plans, unless otherwise agreed and approved in writing by the Local Planning Authority (as Discharge of Condition 4 of Listed Building Consent 15/03136/1LB granted on 04/02/2016).</p> |
| Reference - 14/00027/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 06th January 2014</p>   |
| <p><b>Description:</b></p> <p>Internal alterations, changes to rear fenestration and demolition of single storey rear extension.</p>  |
| Reference - 15/03136/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 18th December 2015</p>  |
| <p><b>Description:</b></p> <p>Partial demolition and alteration of rear of building. Alteration to fenestration at 1st floor (and rooflight). Removal of partition walls to create open plan kitchen/dining area. Installation of "bi fold" doors. Renewal/replacement of 2 no. flat roofs. Replacement of existing staircase. - As amended by plans received 20/1/16.</p>  |
| Reference - 88/00042/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 13th January 1988</p>   |
| <p><b>Description:</b></p> <p>Application for Listed Building consent for installation of rear dormer window. (As amended by plans recieved 27th April 1988)</p>  |

Planning records for: **3 Tilehouse Street Hitchin SG5 2DW**

| Reference - 17/02280/1DOC  |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 04th September 2017</p>  |
| <p><b>Description:</b><br/>Condition 5: Notwithstanding the approved plans, details of the new staircase (including the glazed balustrade), shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of that part of the development hereby approved (as Discharge of Condition 5 of Listed Building Consent 15/03136/1LB granted on 04/02/2016).</p>  |
| Reference - 14/00026/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 06th January 2014</p>  |
| <p><b>Description:</b><br/>Changes to fenstration on rear elevation and demolition of existing rear single storey office extension to facilitate change of use from offices (A2) to residential (C3) to provide 3 bedroom dwelling.</p>  |
| Reference - 15/03135/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 15th December 2015</p>   |
| <p><b>Description:</b><br/>Minor material amendment to facilitate renewal/replacement of 2 no. flat roofs (as a as a variation to planning permission 14/00026/1 granted 18/02/2014 for changes to fenstration on rear elevation and demolition of existing rear single storey office extension to facilitate change of use from offices (A2) to residential (C3) to provide 3 bedroom dwelling) - As amended by plans received 20/1/16.</p> |
| Reference - 88/00169/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 05th February 1988</p>   |
| <p><b>Description:</b><br/>Installation of rear dormer window. (As amended by plans recieved 27th April 1988)</p>  |

Planning records for: *Rear Of 6 Tilehouse Street Hitchin SG5 2DW*

| Reference - 06/02760/1LB  |
|---|
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 08th December 2006</p>  |
| <p><b>Description:</b><br/>Listed Building Consent: Construction of replacement front elevation wall following demolition of existing</p> |
| Reference - 23/00270/LBC  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 21st February 2023</p>  |
| <p><b>Description:</b><br/>Timber repairs to shopfront and repaint shopfront from white to Dulux Colour: Thunder Clouds</p>               |
| Reference - 89/01054/1LB  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 14th July 1989</p>  |
| <p><b>Description:</b><br/>Listed Building Consent: New entrance gates</p>  |
| Reference - 25/00043/LBC  |
| <p><b>Decision:</b> Decided</p>   |
| <p><b>Date:</b> 03rd March 2025</p>   |
| <p><b>Description:</b><br/>Repair and repaint of first floor timber windows</p>   |

Planning records for: **6 Tilehouse Street Hitchin SG5 2DW**

| Reference - 89/01340/1   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 29th August 1989</p>   |
| <p><b>Description:</b><br/>New entrance gates</p>  |
| Reference - 23/00415/EC  |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 21st February 2023</p>   |
| <p><b>Description:</b><br/>Installation of one pole</p>  |
| Reference - 06/00249/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 14th February 2006</p>   |
| <p><b>Description:</b><br/>Two storey and single storey 2-bedroom dwelling and two storey 3-bedroom dwelling following conversion and extension of existing building, insertion of rooflights and dormer windows to front elevation (as amended by plans received 1st June 2006)</p> |
| Reference - 83/01791/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 11th November 1983</p>   |
| <p><b>Description:</b><br/>Installation of new shopfront and change of use of first floor from residential to offices</p>  |

Planning records for: **6 Tilehouse Street Hitchin SG5 2DW**

| Reference - 06/00250/1LB |  |
|--------------------------|--|
| Decision:                | Decided  |
| Date:                    | 14th February 2006   |
| Description:             | Repositioning of door and window in rear elevation, demolition to workshop to rear of property and alterations to single storey building to rear of frontage of building |

| Reference - 83/01792/1LB |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 09th December 1983  |
| Description:             | Installation of new shopfront, alterations to facilitate use of first floor as offices and removal of external staircase. |

Planning records for: **95 Tilehouse Street Hitchin SG5 2DW**

| Reference - 91/01191/1LB |   |
|--------------------------|---|
| Decision:                | Decided   |
| Date:                    | 04th October 1991   |
| Description:             | Replacement and repositioning of existing internal staircase to first floor |

| Reference - 14/01142/1DOC |   |
|---------------------------|---|
| Decision:                 | Decided   |
| Date:                     | 14th April 2014   |
| Description:              | Condition 2 - Details of glazing bars to all new steel windows and doors (as discharge of condition of Listed Building consent 14/00301/1LB granted 10/04/2014) |

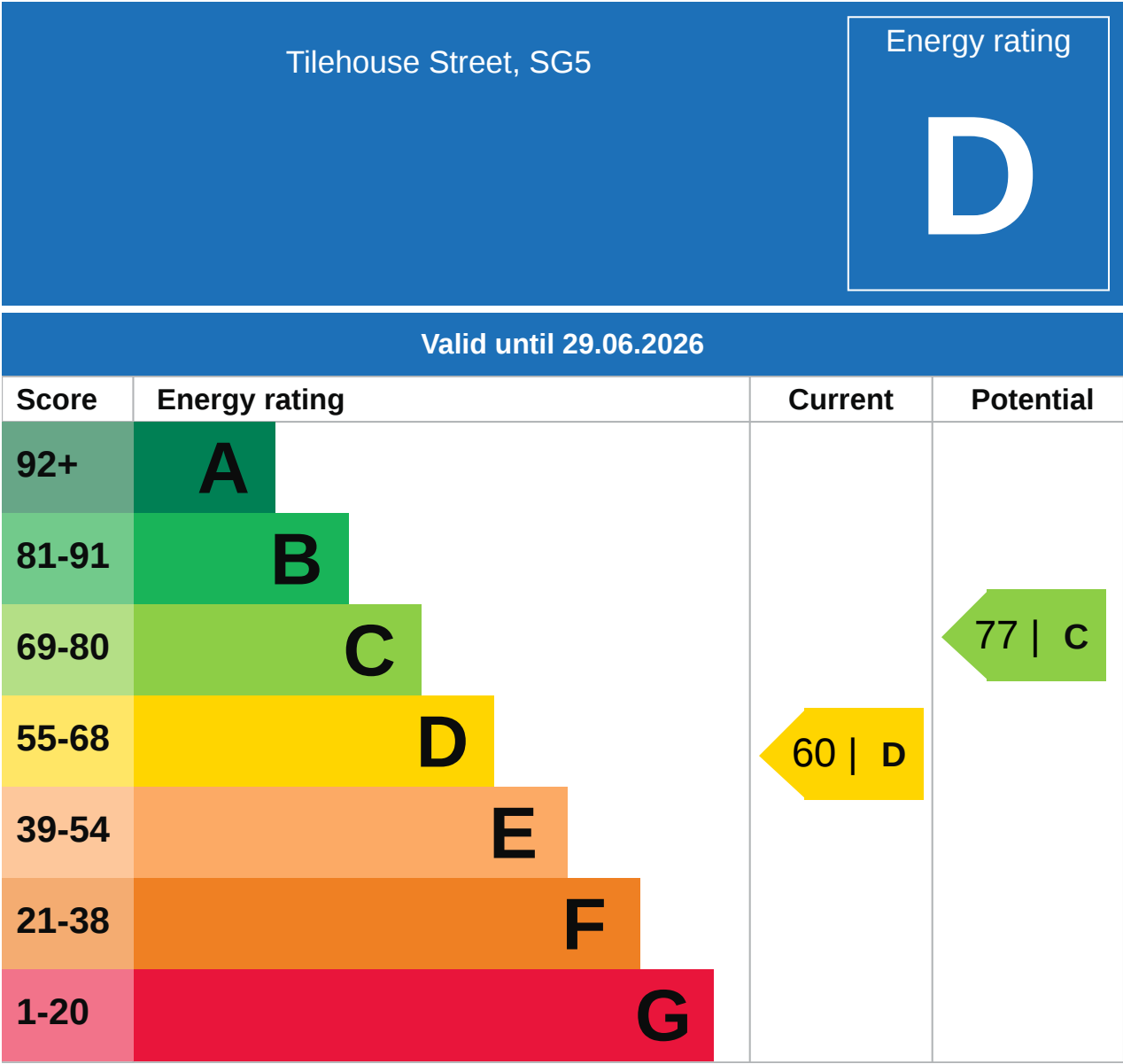
Planning records for: **95 Tilehouse Street Hitchin SG5 2DW**

| Reference - 84/01740/1   |
|--|
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 21st November 1984</p>   |
| <p><b>Description:</b><br/>Change of use of first floor from retail/storage to self contained flat and installation of rear dormer window</p>  |
| Reference - 13/02079/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 02nd September 2013</p>  |
| <p><b>Description:</b><br/>Internal and external alterations to facilitate conversion of ground floor offices and first floor flat into 3 bedroom dwelling (as amended by drawings received 30/10/2013).</p> |
| Reference - 13/01060/1LB   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 08th May 2013</p>  |
| <p><b>Description:</b><br/>Internal and external alterations to ground and first floor, in part, to facilitate the change of use of ground floor offices (Class B1) to one bedroom flat (Class C3).</p>      |
| Reference - 84/01741/1   |
| <p><b>Decision:</b> Decided</p>  |
| <p><b>Date:</b> 21st November 1984</p>   |
| <p><b>Description:</b><br/>Internal alterations and installation of rear dormer window</p>   |



Planning records for: **95 Tilehouse Street Hitchin SG5 2DW**

| Reference - 14/00301/1LB  |   |
|---------------------------|---|
| Decision:                 | Decided   |
| Date:                     | 03rd February 2014  |
| Description:              | External alterations to include omitting 2 number ground floor windows to rear and side elevations, enlarge first floor left hand window on front elevation and change glazing pattern to all new first floor windows and doors (as a variation to Listed Building Consent ref. 13/02079/1LB granted 08 November 2013 and as amplified by email dated 08/04/2014) |
| Reference - 13/02078/1    |   |
| Decision:                 | Decided   |
| Date:                     | 02nd September 2013   |
| Description:              | Conversion of ground floor offices and first floor flat into 3 bedroom dwelling including internal and external alterations (as amended by drawings received 30/10/13).   |
| Reference - 14/00975/1DOC |   |
| Decision:                 | Decided   |
| Date:                     | 09th April 2014   |
| Description:              | Discharge of Condition 2 - size and position of the proposed internal opening at the bottom of the staircase for Planning application 13/02079/1LB granted 08/11/13.  |
| Reference - 13/01059/1    |   |
| Decision:                 | Decided   |
| Date:                     | 08th May 2013   |
| Description:              | Change of use of ground floor offices (Class B1) to one bedroom flat (Class C3) including internal and external alterations   |



## Additional EPC Data

|                                     |  |
|-------------------------------------|--|
| <b>Property Type:</b>               | House  |
| <b>Build Form:</b>                  | End-Terrace                                    |
| <b>Transaction Type:</b>            | Marketed sale                                  |
| <b>Energy Tariff:</b>               | Dual   |
| <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 installed during or after 2002  |
| <b>Previous Extension:</b>          | 1  |
| <b>Open Fireplace:</b>              | 1  |
| <b>Ventilation:</b>                 | Natural  |
| <b>Walls:</b>                       | Solid brick, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                      |
| <b>Roof:</b>                        | Pitched, insulated at rafters                  |
| <b>Roof Energy:</b>                 | Good   |
| <b>Main Heating:</b>                | Boiler and radiators, mains gas                |
| <b>Main Heating Controls:</b>       | Time and temperature zone control              |
| <b>Hot Water System:</b>            | From main system                               |
| <b>Hot Water Energy Efficiency:</b> | Good   |
| <b>Lighting:</b>                    | Low energy lighting in 46% of fixed outlets    |
| <b>Floors:</b>                      | Suspended, no insulation (assumed)             |
| <b>Total Floor Area:</b>            | 156 m <sup>2</sup>                             |

## Building Safety

---

No building safety aspects to report

## Accessibility / Adaptations

---

Not suitable for wheelchair users.

## Restrictive Covenants

---

Conservation area/listed building

## Rights of Way (Public & Private)

---

None specified

## Construction Type

---

Brick construction

## Property Lease Information

---

Freehold

## Listed Building Information

---

Yes - Grade II

## Stamp Duty

---

Not specified

## Other

---

None specified

## Other

---

None specified

## Electricity Supply

---

YES - mains

## Gas Supply

---

YES - mains

## Central Heating

---

Gas Central Heating via radiators and underfloor. Open fireplace

## Water Supply

---

YES - Mains

## Drainage

---

YES - Mains

---

## **Important - Please read**

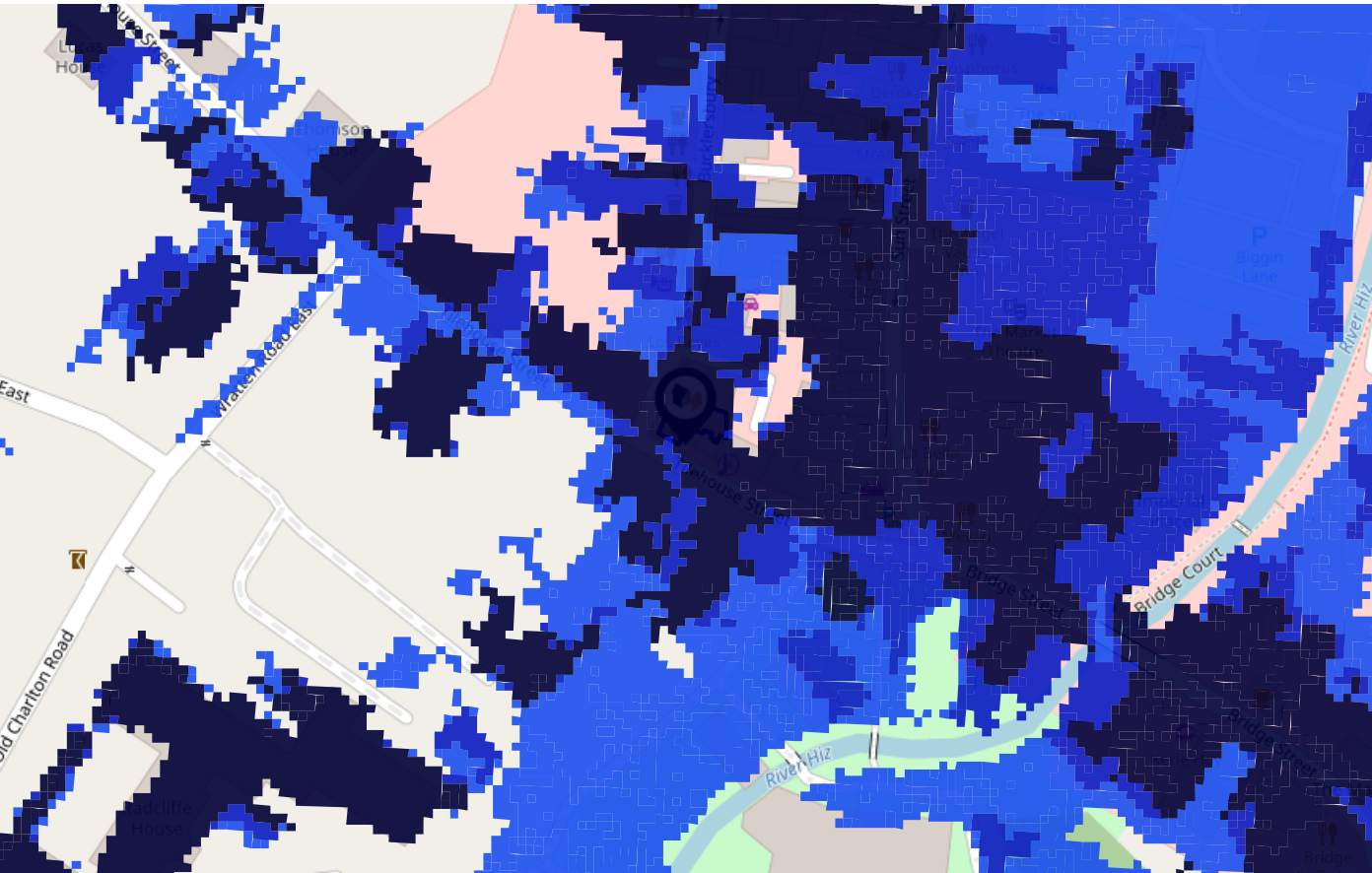
---

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

# Flood Risk

## Surface Water - Flood Risk

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



Risk Rating: High

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:

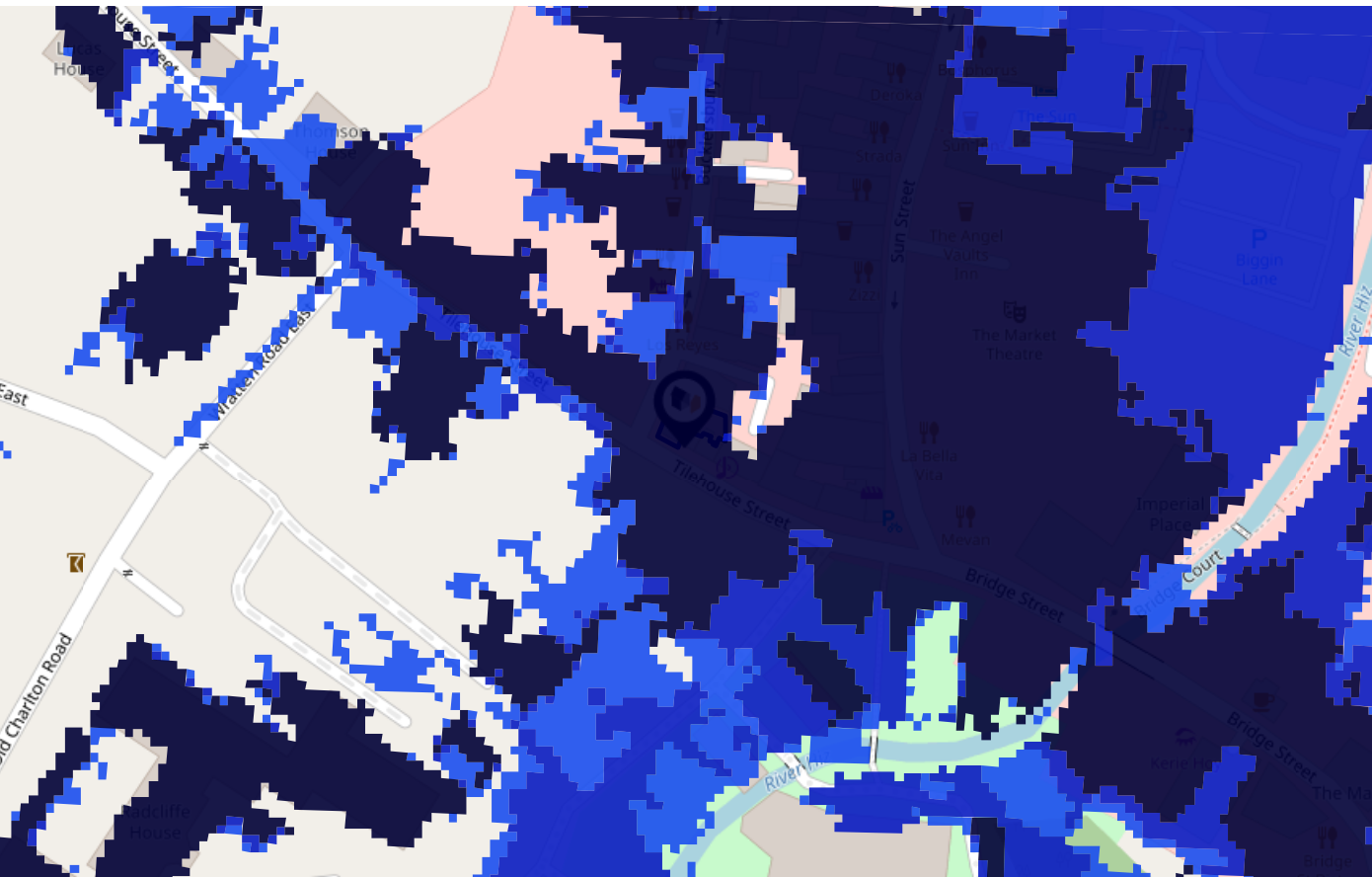




# Flood Risk

## 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.

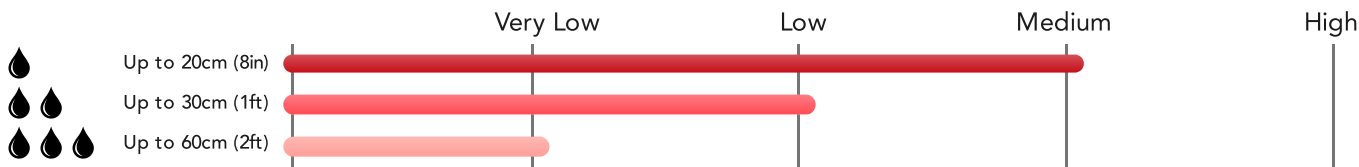


Risk Rating: High

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.

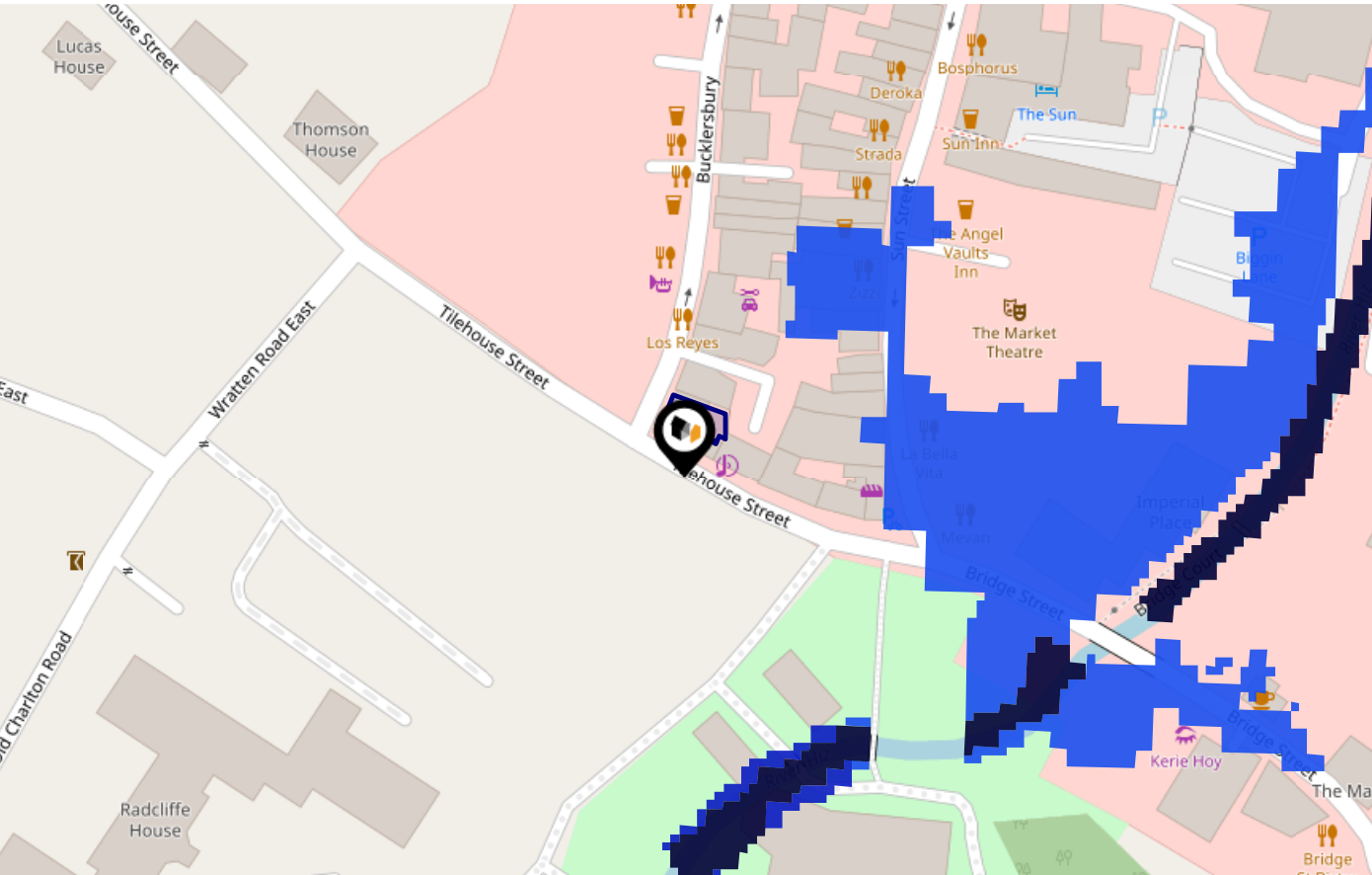
Chance of flooding to the following depths at this property:



# 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.

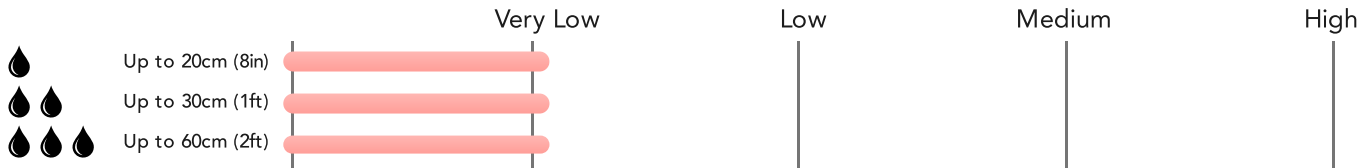


Risk Rating: Very low

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.

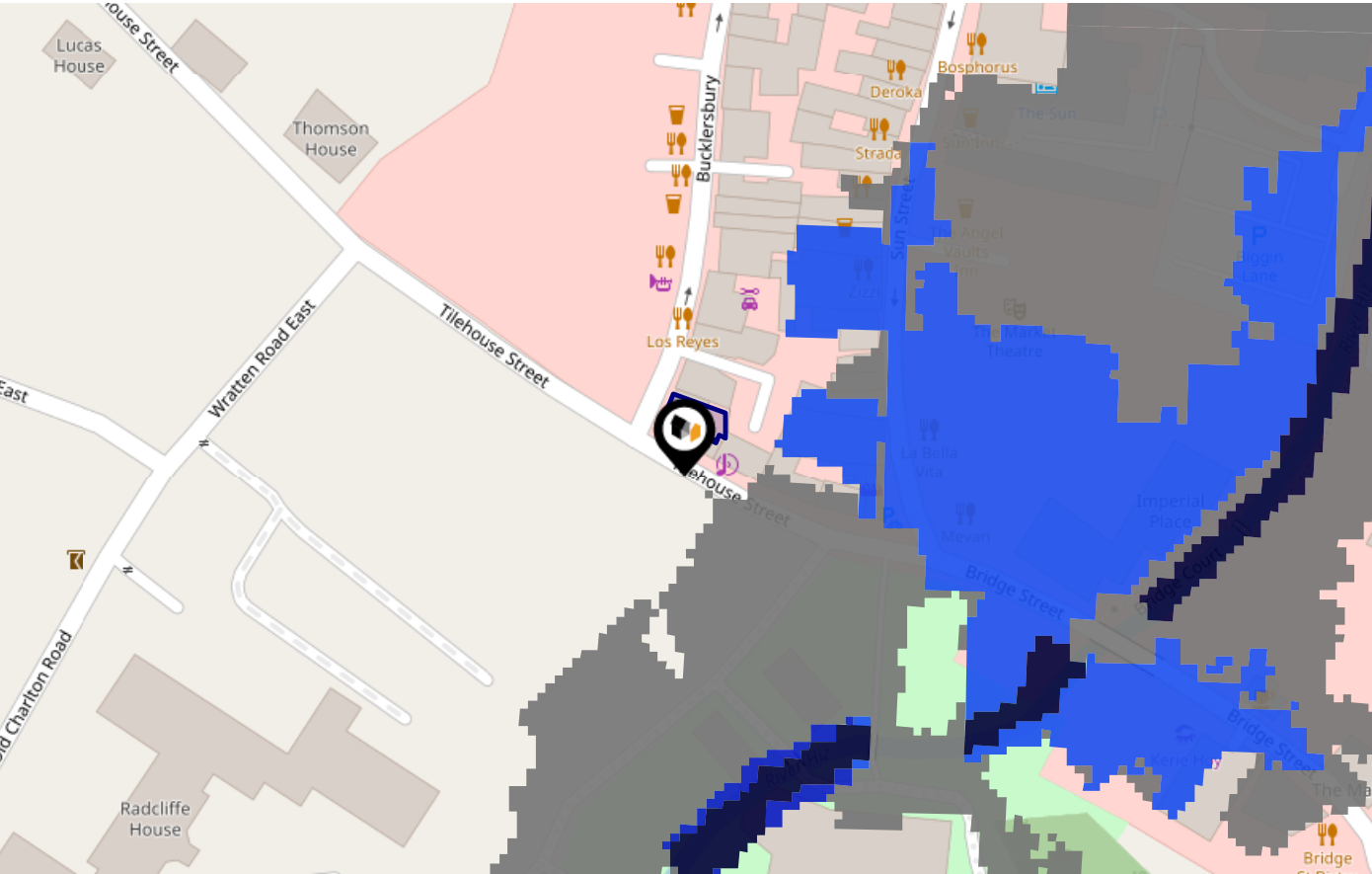
Chance of flooding to the following depths at this property:



# 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**

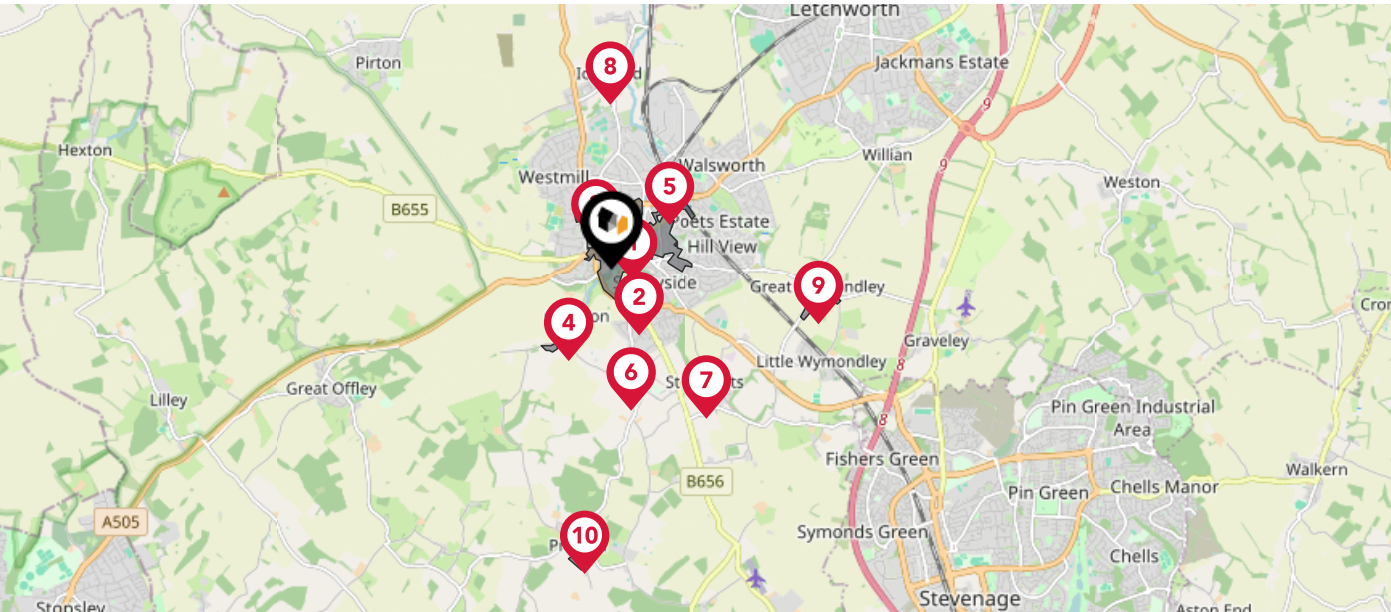
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

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

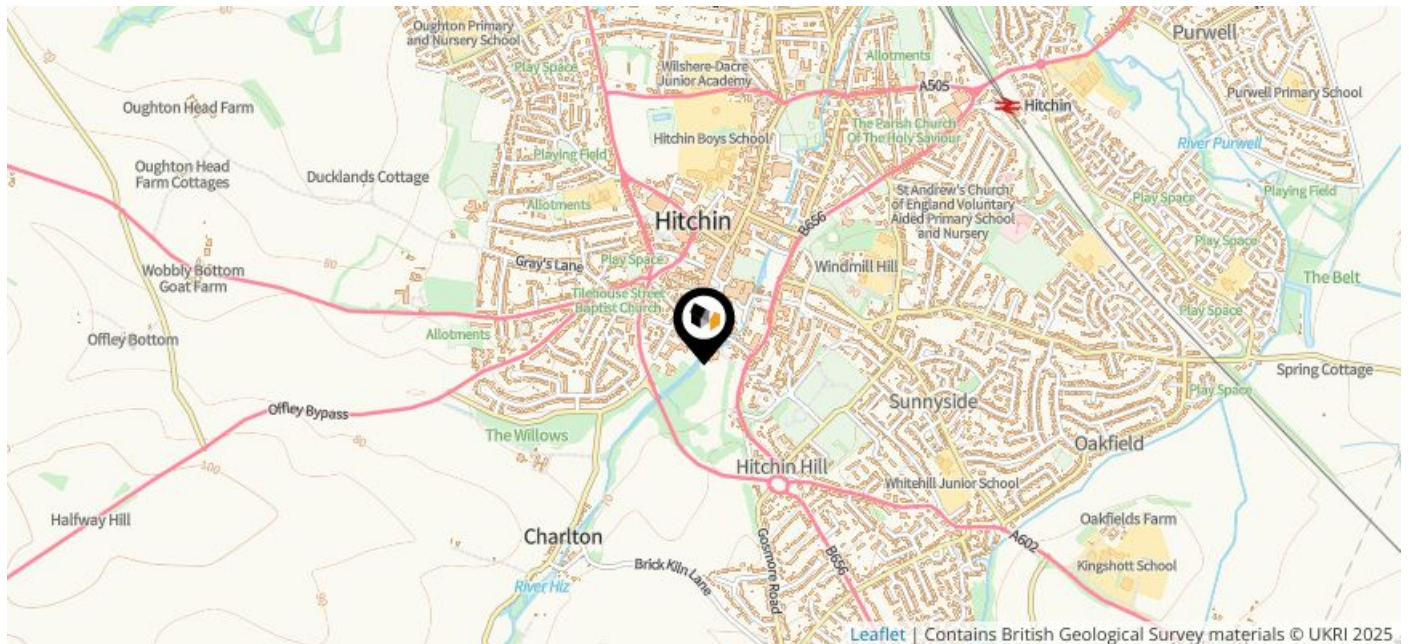


### Nearby Landfill Sites

|           |  |                   |  |
|-----------|--|-------------------|--|
| <b>1</b>  | Eynesford Court-Hitchin, Hertfordshire       | Historic Landfill |  |
| <b>2</b>  | Maydencroft Manor-Gosmore, Hitchin           | Historic Landfill |  |
| <b>3</b>  | Maydencroft Manor-Gosmore, Hitchin           | Historic Landfill |  |
| <b>4</b>  | Maydencroft Manor-Gosmore, Hitchin           | Historic Landfill |  |
| <b>5</b>  | Maydencroft Manor-Gosmore, Hitchin           | Historic Landfill |  |
| <b>6</b>  | Maydencroft Manor-Gosmore, Hitchin           | Historic Landfill |  |
| <b>7</b>  | Ickleford-Near Hitchin, Hertfordshire        | Historic Landfill |  |
| <b>8</b>  | Wallace Way-Hitchin, Hertfordshire           | Historic Landfill |  |
| <b>9</b>  | Cadwell Lane-Hitchin, Hertfordshire          | Historic Landfill |  |
| <b>10</b> | Land off Cadwell lane-Hitchin, Hertfordshire | Historic Landfill |  |



This map displays nearby coal mine entrances and their classifications.



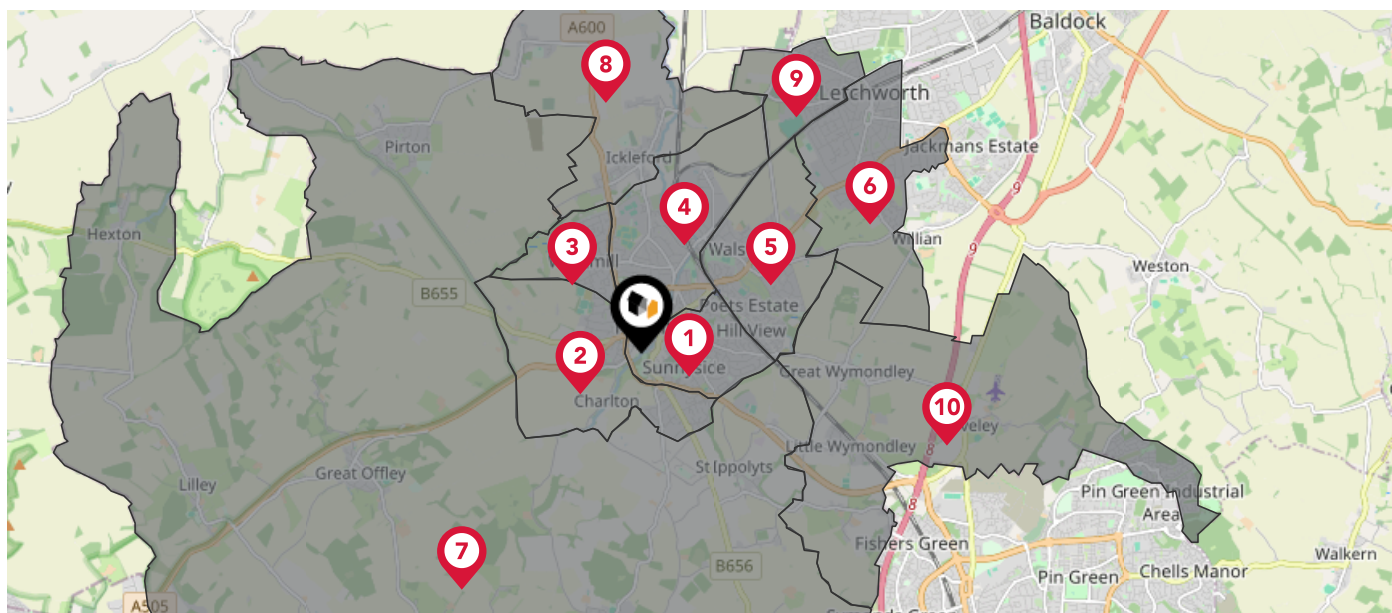
### Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











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

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

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

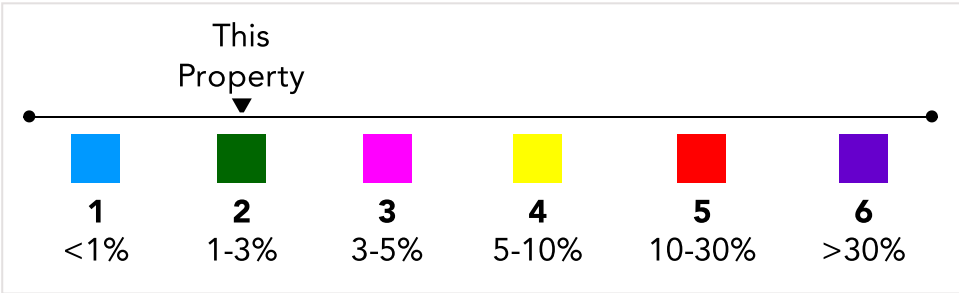
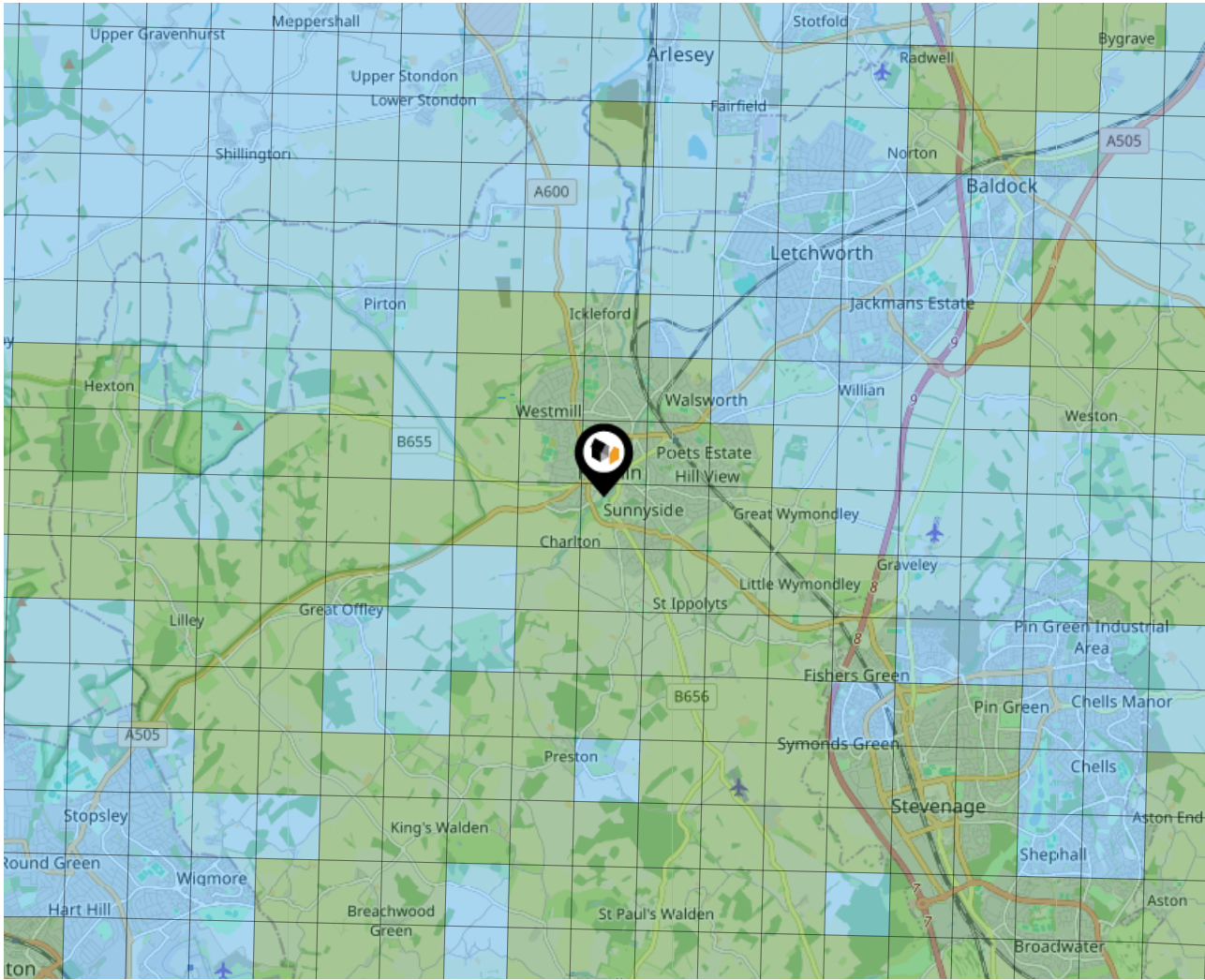


### Nearby Council Wards

-  Hitchin Highbury Ward
-  Hitchin Priory Ward
-  Hitchin Oughton Ward
-  Hitchin Bearton Ward
-  Hitchin Walsworth Ward
-  Letchworth South West Ward
-  Hitchwood, Offa and Hoo Ward
-  Cadwell Ward
-  Letchworth Wilbury Ward
-  Chesfield Ward

### What is Radon?

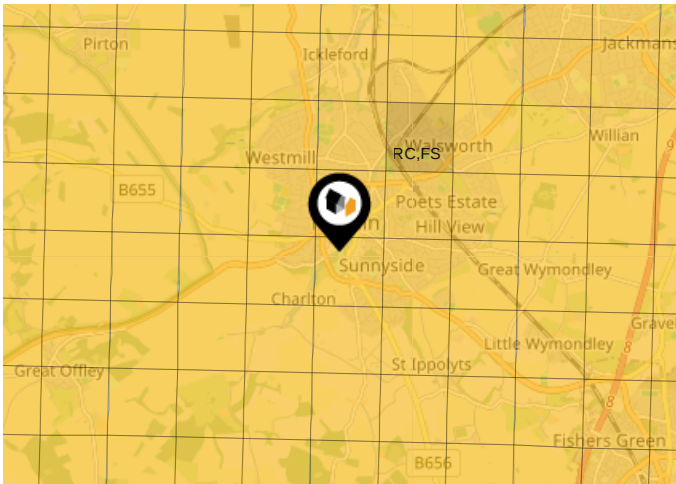
Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m<sup>3</sup>).





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

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

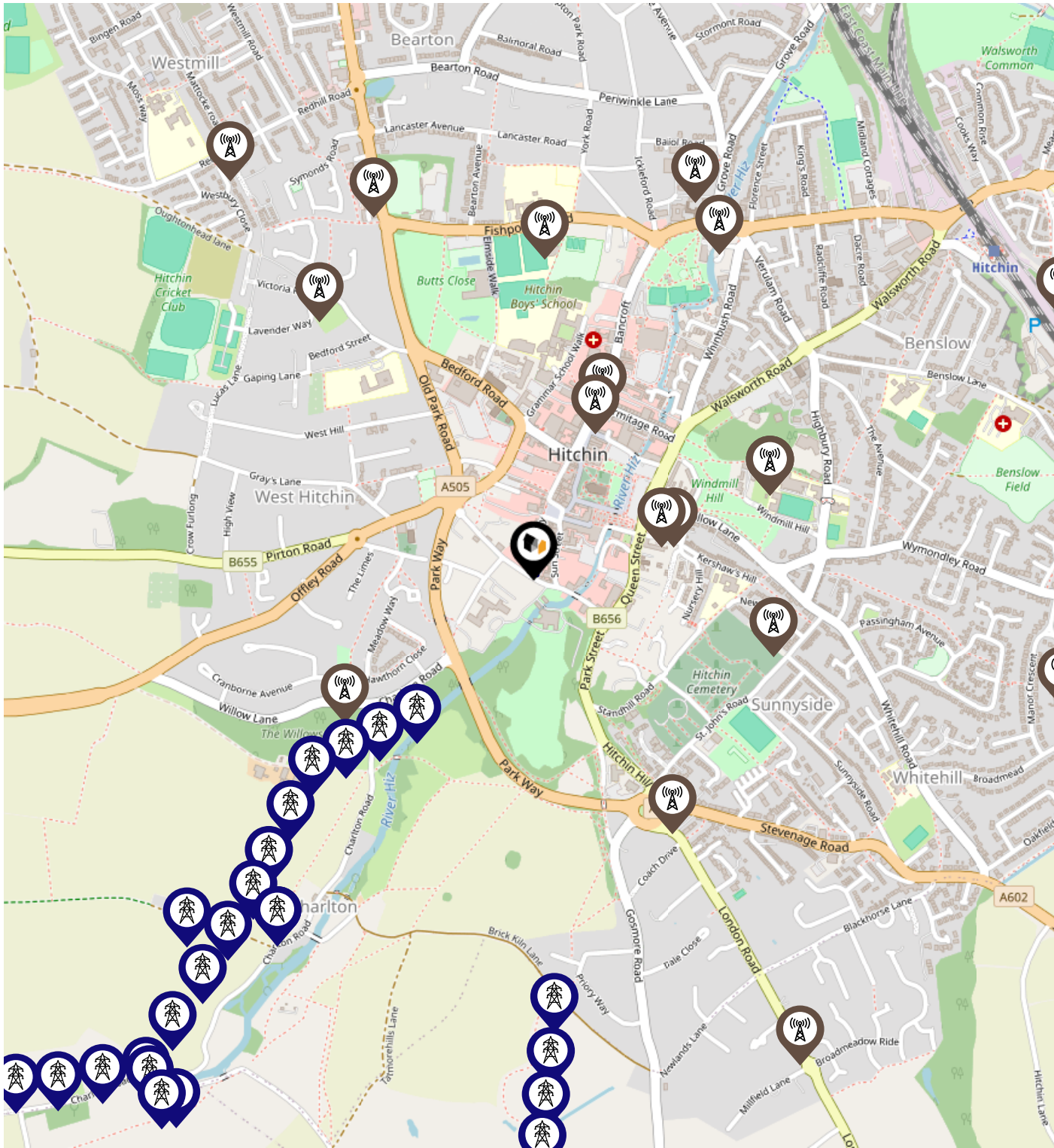


Primary Classifications (Most Common Clay Types)



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

# Local Area

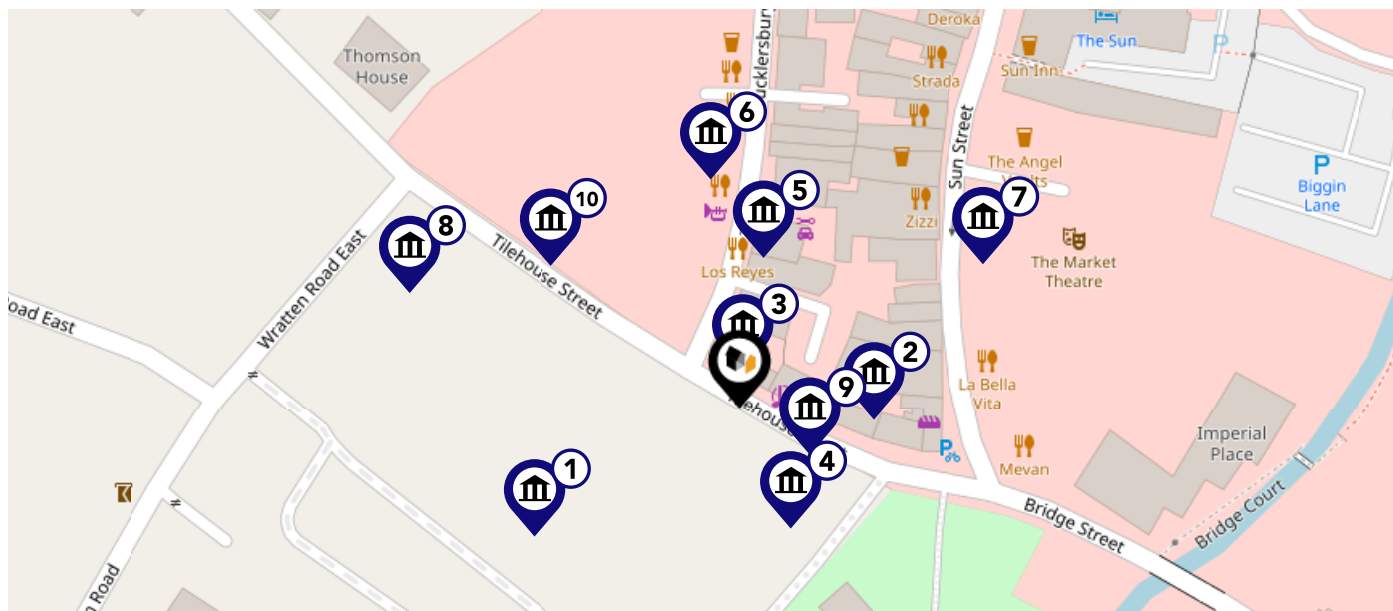
## Masts & Pylons













### Key:

-  Power Pylons
-  Communication Masts

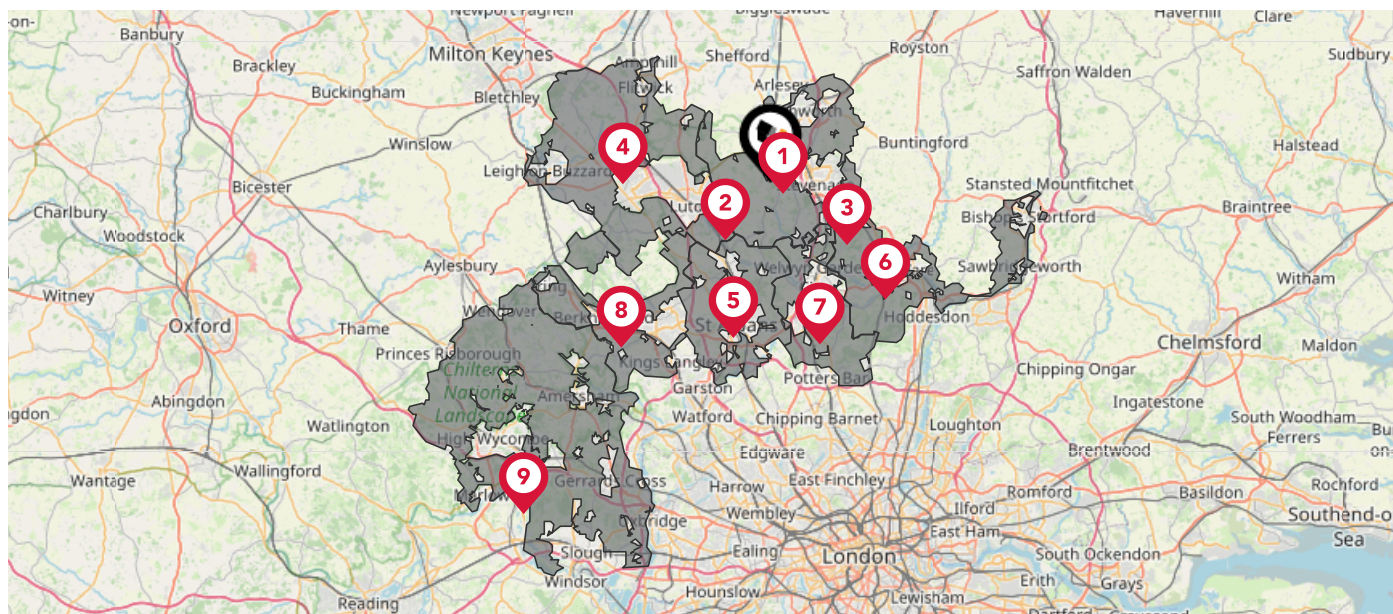
This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



| Listed Buildings in the local district  |                                      | Grade    | Distance  |
|---|--------------------------------------|----------|-----------|
|  | 1347619 - Tithe Barn Behind Number 8 | Grade II | 0.0 miles |
|  | 1347615 - 15, Sun Street             | Grade II | 0.0 miles |
|  | 1102196 - 17 And 18, Bucklersbury    | Grade II | 0.0 miles |
|  | 1102151 - 1 And 2, Tilehouse Street  | Grade II | 0.0 miles |
|  | 1173227 - 15, Bucklersbury           | Grade II | 0.0 miles |
|  | 1102198 - 28, Bucklersbury           | Grade II | 0.0 miles |
|  | 1102142 - 7, Sun Street              | Grade II | 0.0 miles |
|  | 1102154 - 15-17 Tilehouse Street     | Grade II | 0.0 miles |
|  | 1102127 - 95, Tilehouse Street       | Grade II | 0.0 miles |
|  | 1347607 - 89, Tilehouse Street       | Grade II | 0.0 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 - St Albans



London Green Belt - East Hertfordshire



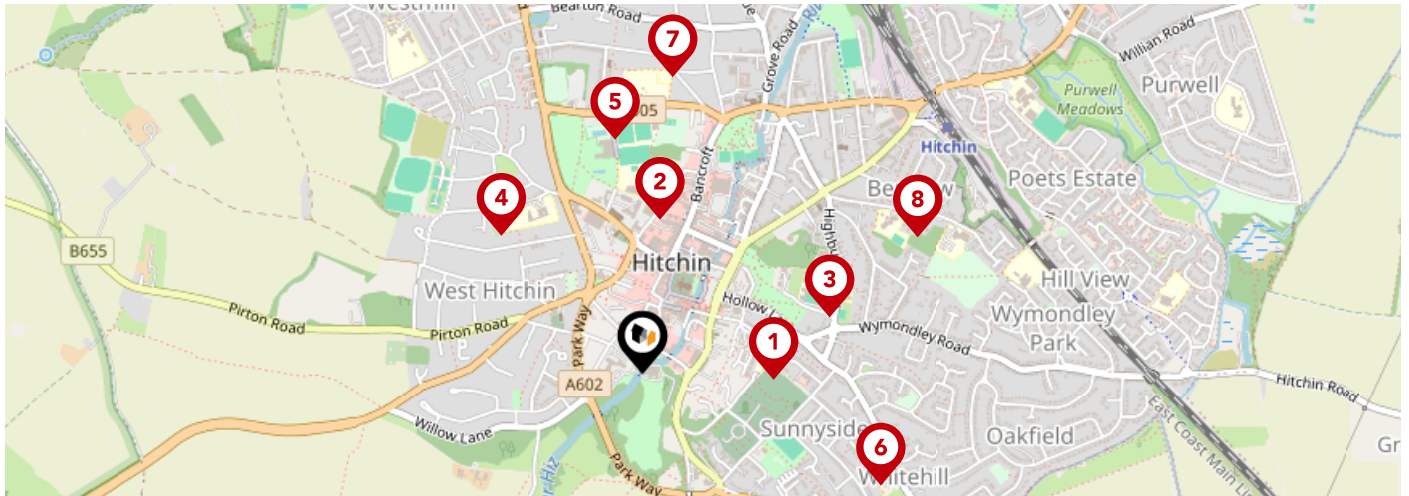
London Green Belt - Welwyn Hatfield



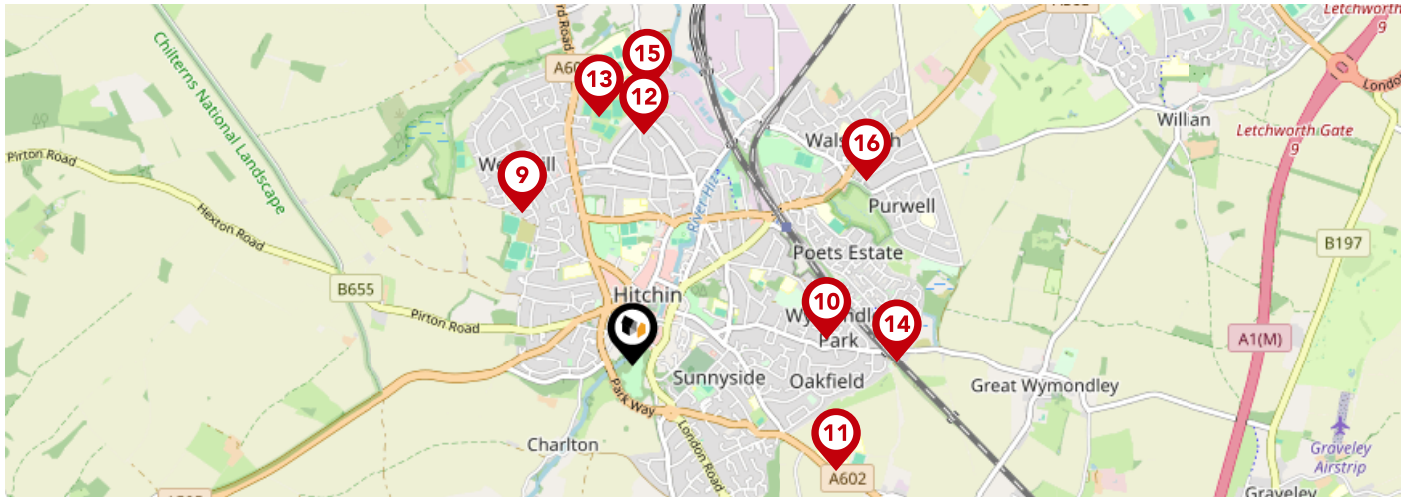
London Green Belt - Dacorum











London Green Belt - Buckinghamshire

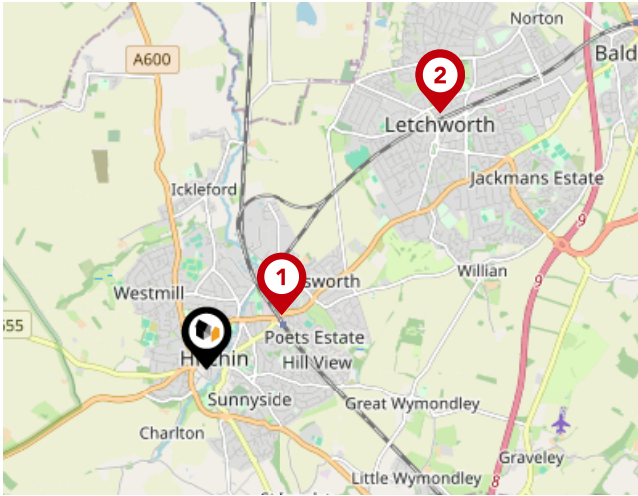


|          |   | Nursery                             | Primary                             | Secondary                           | College                  | Private                  |
|----------|---|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| <b>1</b> | <b>Highbury Infant School and Nursery</b><br>Ofsted Rating: Good   Pupils: 204   Distance:0.3   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>2</b> | <b>Hitchin Boys' School</b><br>Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.36  | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>3</b> | <b>Hitchin Girls' School</b><br>Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.45   | <input type="checkbox"/>            | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>4</b> | <b>Samuel Lucas Junior Mixed and Infant School</b><br>Ofsted Rating: Outstanding   Pupils: 420   Distance:0.45                          | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>5</b> | <b>Wilshire-Dacre Junior Academy</b><br>Ofsted Rating: Good   Pupils: 267   Distance:0.54   | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>6</b> | <b>Whitehill Junior School</b><br>Ofsted Rating: Good   Pupils: 240   Distance:0.6  | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>7</b> | <b>York Road Nursery School</b><br>Ofsted Rating: Outstanding   Pupils: 107   Distance:0.68   | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>8</b> | <b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b><br>Ofsted Rating: Outstanding   Pupils: 252   Distance:0.7 | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |



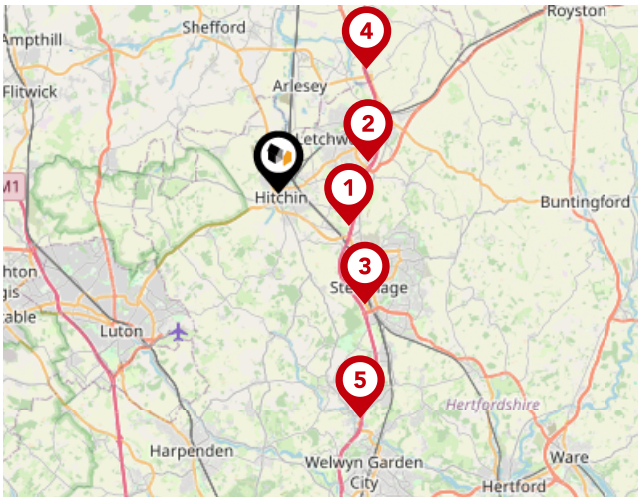
|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
|    | <b>Oughton Primary and Nursery School</b><br>Ofsted Rating: Good   Pupils: 218   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:0.89    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Kingshott School</b><br>Ofsted Rating: Not Rated   Pupils: 400   Distance:1.05                   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Strathmore Infant and Nursery School</b><br>Ofsted Rating: Good   Pupils: 199   Distance:1.05    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>The Priory School</b><br>Ofsted Rating: Good   Pupils: 1231   Distance:1.15                      | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Mary Exton Primary School</b><br>Ofsted Rating: Good   Pupils: 181   Distance:1.21               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|  | <b>Our Lady Catholic Primary School</b><br>Ofsted Rating: Good   Pupils: 154   Distance:1.25        | <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:1.36 | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |





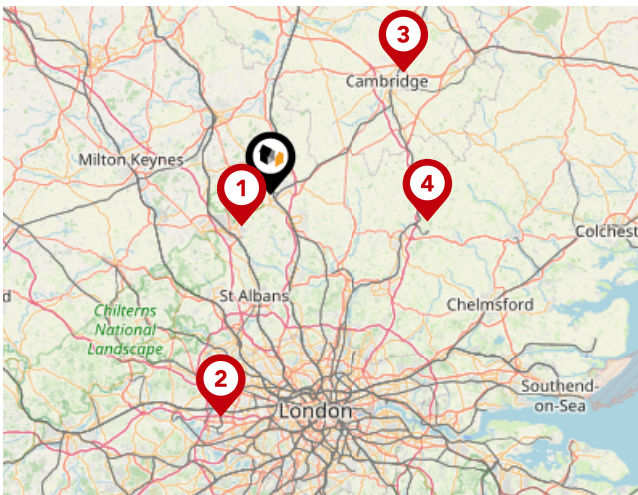
### National Rail Stations

| Pin | Name                    | Distance   |
|-----|-------------------------|------------|
| 1   | Hitchin Rail Station    | 0.84 miles |
| 2   | Letchworth Rail Station | 3.17 miles |
| 3   | Letchworth Rail Station | 3.18 miles |



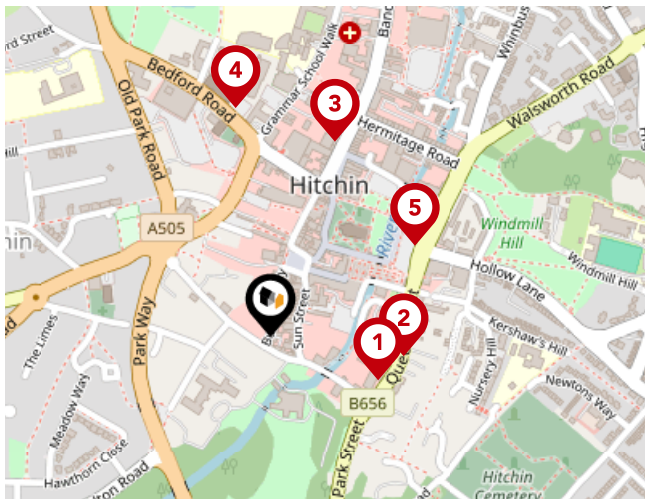
### Trunk Roads/Motorways

| Pin | Name      | Distance   |
|-----|-----------|------------|
| 1   | A1(M) J8  | 2.82 miles |
| 2   | A1(M) J9  | 3.44 miles |
| 3   | A1(M) J7  | 5.1 miles  |
| 4   | A1(M) J10 | 5.57 miles |
| 5   | A1(M) J6  | 8.71 miles |



### Airports/Helipads

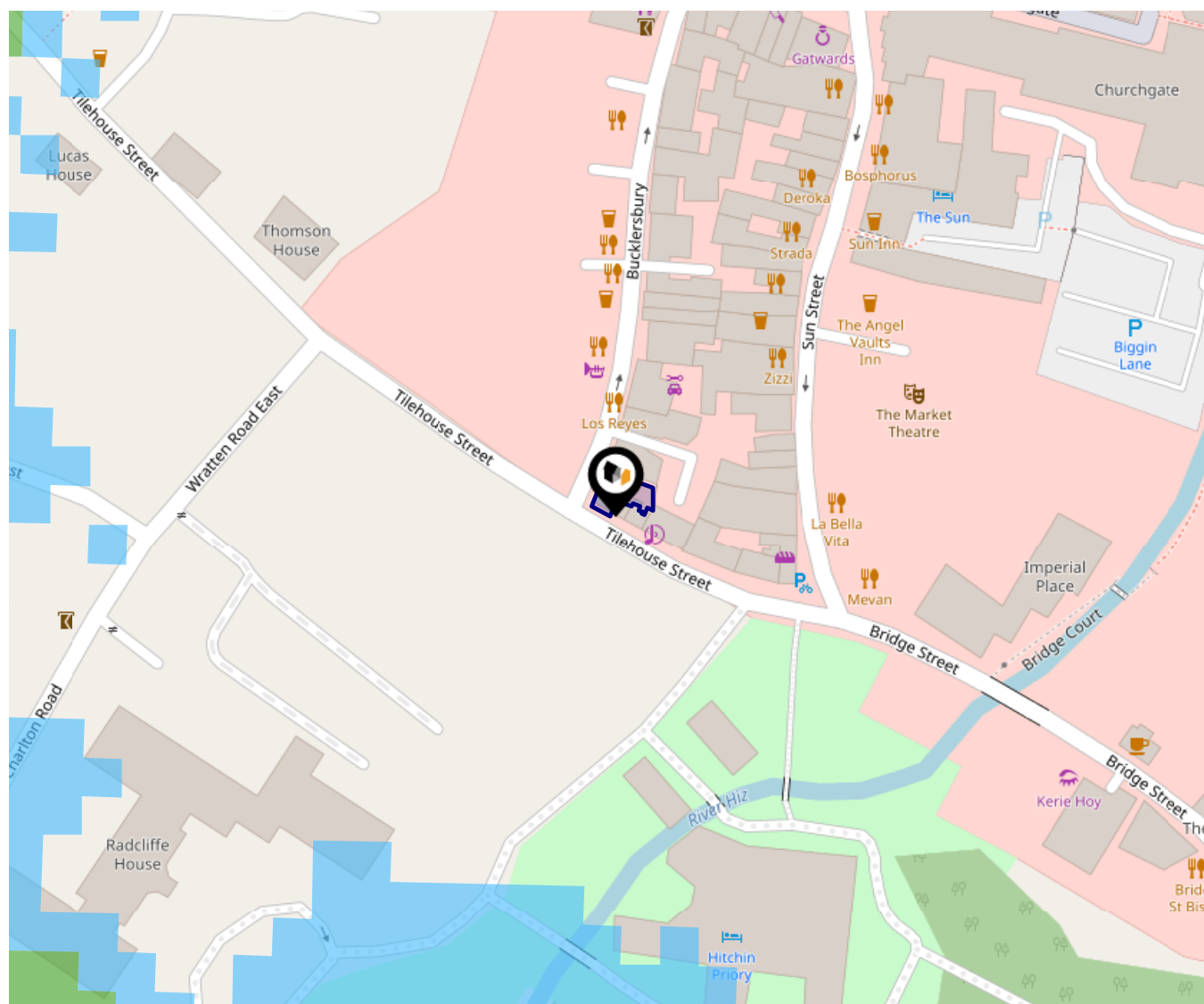
| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Luton Airport    | 6.21 miles  |
| 2   | Heathrow Airport | 33.46 miles |
| 3   | Cambridge        | 26.38 miles |
| 4   | Stansted Airport | 23.35 miles |



Bus Stops/Stations

| Pin | Name                | Distance   |
|-----|---------------------|------------|
| 1   | ASDA                | 0.13 miles |
| 2   | ASDA                | 0.15 miles |
| 3   | Bancroft            | 0.23 miles |
| 4   | Grammar School Walk | 0.26 miles |
| 5   | St Mary's Square    | 0.2 miles  |





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

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

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

# Country Properties

## Data Quality

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



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