

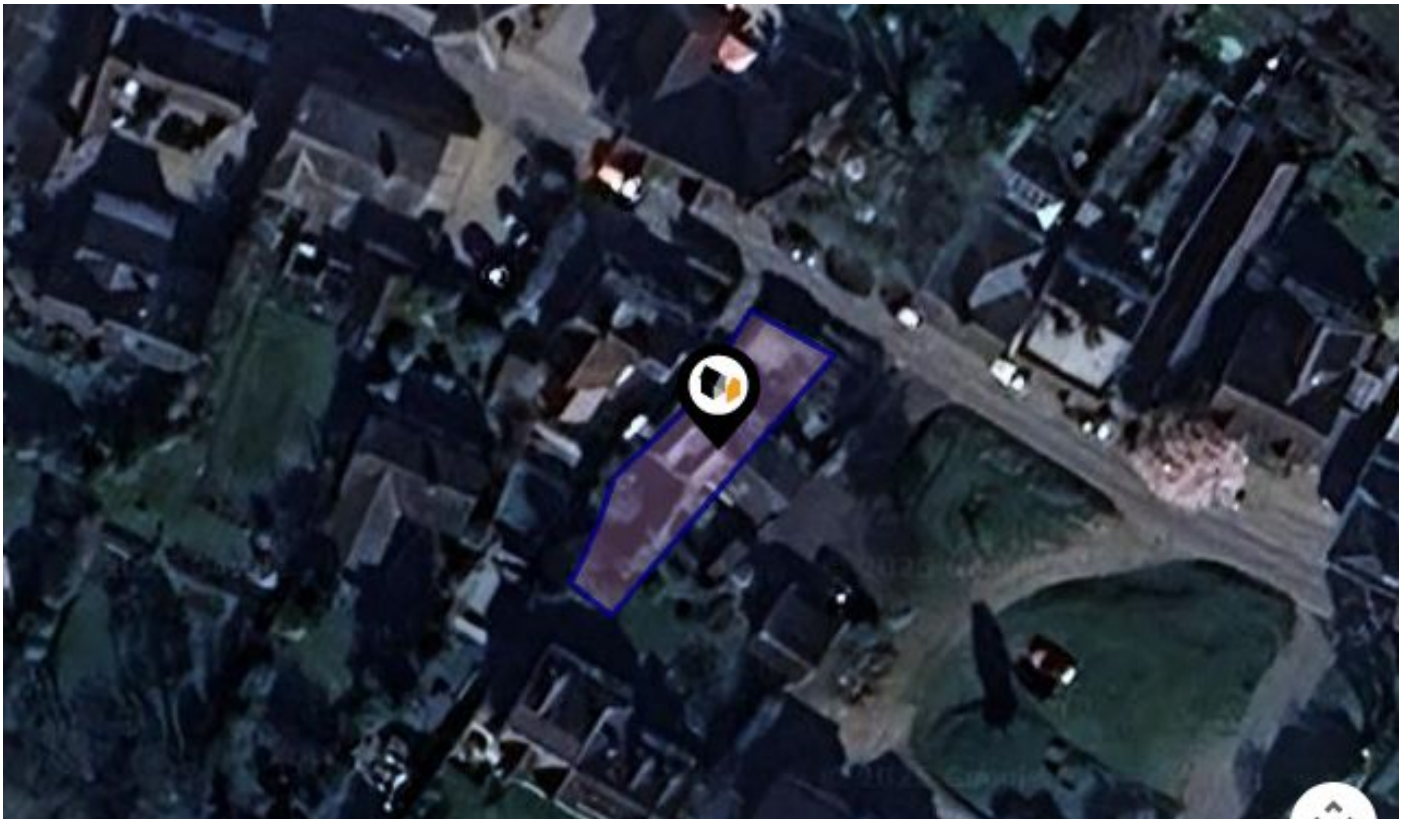


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th August 2025



HIGH STREET, WHITWELL, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: *High Street, Whitwell, Hitchin, SG4*

Reference - 12/02548/1HH
Decision: Decided
Date: 13th November 2012
Description: Two storey rear extension

Reference - 88/01939/1
Decision: Decided
Date: 21st March 1989
Description: First floor rear and conservatory extensions

Reference - 14/00828/1HH
Decision: Decided
Date: 26th March 2014
Description: Part two storey and part first floor rear extension

Reference - 91/00401/1
Decision: Decided
Date: 09th April 1991
Description: First floor rear extension

Planning History

This Address

Planning records for: *High Street, Whitwell, Hitchin, SG4*

Reference - 20/01124/FPH	
Decision:	Decided
Date:	29th May 2020
Description:	Single storey rear extension

Planning records for: ***Baptist Chapel High Street Whitwell Hitchin SG4 8AJ***

Reference - 07/02991/1
<p>Decision: Decided</p>
<p>Date: 20th December 2007</p>
<p>Description: Conversion of former chapel to four 2 bedroom dwellings incorporating single storey side extension, single and two storey side and rear extension and 5 car parking spaces with bin storage area to front of site.</p>
Reference - 08/02761/1
<p>Decision: Decided</p>
<p>Date: 21st October 2008</p>
<p>Description: Conversion of former chapel to three 2 bedroom dwellings incorporating single storey side extension and first floor rear extension. Formation of bin storage area and provision of cycle store to front of site.</p>
Reference - 10/00193/1DOC
<p>Decision: Decided</p>
<p>Date: 01st February 2010</p>
<p>Description: Discharge of Conditions: 3 (Waste storage), 6 (Landscaping), 7 (Bat survey), 8 (Window detail)</p>
Reference - 09/01373/1
<p>Decision: Decided</p>
<p>Date: 04th September 2009</p>
<p>Description: Conversion of Baptist Chapel into 2 x two-bed residential dwellings (as amended by drawings received 27th October and 4th November 2009)</p>

Planning records for: **1 Baptist Chapel 55 High Street Whitwell Hitchin SG4 8AJ**

Reference - 11/00251/1DOC	
Decision:	Decided
Date:	16th February 2011
Description:	Condition 3 - Waste Storage

Reference - 11/00499/1DOC	
Decision:	Decided
Date:	16th February 2011
Description:	Condition 8 - Window Detail

Reference - 97/00087/1HH	
Decision:	Decided
Date:	28th January 1997
Description:	Two storey rear extension and conversion of bungalow, following the raising of the roof, to two storey dwelling. Detached double garage (as amended by drawings nos. 03B, 04B and 05B received 4.6.97)

Planning records for: **2 Baptist Chapel 55 High Street Whitwell Hitchin SG4 8AJ**

Reference - 14/00258/1TCA	
Decision:	Decided
Date:	24th January 2014
Description:	Fell two Ash trees

Planning records for: **3A High Street Whitwell SG4 8AJ**

Reference - 85/01132/1
<p>Decision: Decided</p>
<p>Date: 22nd July 1985</p>
<p>Description: Renewal of planning permission ref. 1/1424/80(899) for formation of vehicular access and excavation to enable construction of double garage below ground level in front garden with single storey extension above.</p>
Reference - 82/01439/1
<p>Decision: Decided</p>
<p>Date: 27th October 1982</p>
<p>Description: Erection of external chimney stack.</p>
Reference - 80/00685/1
<p>Decision: Decided</p>
<p>Date: 03rd April 1980</p>
<p>Description: Formation of vehicular access and excavation to enable construction of double garage below ground level in front garden with single storey front extension above.</p>
Reference - 80/01424/1
<p>Decision: Decided</p>
<p>Date: 08th August 1980</p>
<p>Description: Formation of vehicular access and excavation to enable construction of double garage below ground level in front garden and with single storey front extension above.</p>

Planning records for: **3 High Street Whitwell Hitchin SG4 8AJ**

Reference - 02/00861/1HH	
Decision:	Decided
Date:	28th May 2002
Description:	Two storey rear extension and front porch

Reference - 09/01479/1HH	
Decision:	Decided
Date:	06th August 2009
Description:	Erection of detached garage following demolition of existing garage

Planning records for: **5 High Street Whitwell Hitchin SG4 8AJ**

Reference - 04/00614/1HH	
Decision:	Decided
Date:	15th April 2004
Description:	Two storey side extension

Reference - 89/01664/1	
Decision:	Decided
Date:	15th November 1989
Description:	Two storey side extension

Planning records for: **5 High Street Whitwell SG4 8AJ**

Reference - 82/00445/1
<p>Decision: Decided</p>
<p>Date: 06th April 1982</p>
<p>Description: Erection of two storey rear extension, formation of new vehicular access and parking space.</p>
Reference - 82/01092/1
<p>Decision: Decided</p>
<p>Date: 11th August 1982</p>
<p>Description: Erection of two storey rear extension.</p>
Reference - 03/01440/1HH
<p>Decision: Decided</p>
<p>Date: 08th September 2003</p>
<p>Description: Two storey side extension.</p>
Reference - 03/01149/1HH
<p>Decision: Decided</p>
<p>Date: 08th July 2003</p>
<p>Description: Two storey side extension and formation of vehicular access.</p>

Planning records for: **7 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 24/00893/FPH	
Decision:	Decided
Date:	22nd April 2024
Description:	Single storey rear extension following demolition of existing extension and insertion of first floor rear window.

Planning records for: **13 High Street Whitwell Hitchin SG4 8AJ**

Reference - 00/00004/1HH	
Decision:	Decided
Date:	04th January 2000
Description:	Rear conservatory.

Reference - 84/00560/1	
Decision:	Decided
Date:	09th March 1984
Description:	Erection of two storey rear extension.

Planning records for: **15 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 00/00271/1TCA	
Decision:	Decided
Date:	29th February 2000
Description:	Felling of Fir tree and Prunus tree.

Planning records for: **15 High Street Whitwell SG4 8AJ**

Reference - 88/00573/1	
Decision:	Decided
Date:	31st March 1988
Description:	Erection of single storey rear extension.

Reference - 93/01243/1HH	
Decision:	Decided
Date:	26th October 1993
Description:	First floor rear extension.

Planning records for: **17 High Street Whitwell Hitchin Herts SG4 8AJ**

Reference - 93/00714/1HH	
Decision:	Decided
Date:	23rd June 1993
Description:	Rear conservatory.

Reference - 77/01539/1	
Decision:	Decided
Date:	14th November 1977
Description:	Outline application for the formation of new vehicular access and parking space

Planning records for: **17 High Street Whitwell Hitchin SG4 8AJ**

Reference - 92/01303/1	
Decision:	Decided
Date:	07th December 1992
Description:	Two storey rear extension (As amended by plans reference No 03A recieved 5th January 1993)

Planning records for: **19 High Street Whitwell Hitchin SG4 8AJ**

Reference - 02/00977/1HH	
Decision:	Decided
Date:	21st June 2002
Description:	Two storey rear extension (as variation of planning permission granted 24/5/02 under Ref: 02/00354/1HH)

Reference - 02/00354/1HH	
Decision:	Decided
Date:	04th March 2002
Description:	Two storey rear extension (as amended by drawing nos 273: 02A & 03A received 03.05.2002)

Reference - 81/00893/1	
Decision:	Decided
Date:	04th June 1981
Description:	Section 53 determination for single storey rear extension.

Planning records for: **19 High Street Whitwell SG4 8AJ**

Reference - 81/00710/1	
Decision:	Decided
Date:	13th May 1981
Description:	Erection of single storey rear extension.

Planning records for: **21 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 23/02335/TCA	
Decision:	Decided
Date:	04th October 2023
Description:	Group Leylandii - Removal

Reference - 85/01609/1	
Decision:	Decided
Date:	28th October 1985
Description:	Erection of single storey rear extension.

Reference - 23/00758/TCA	
Decision:	Decided
Date:	29th March 2023
Description:	Silver Birch - Remove

Planning records for: **21 High Street Whitwell Hitchin Herts SG4 8AJ**

Reference - 94/00800/1HH	
Decision:	Decided
Date:	20th July 1994
Description:	Single storey and first floor rear extension

Planning records for: **23 High Street Whitwell SG4 8AJ**

Reference - 83/00403/1	
Decision:	Decided
Date:	22nd March 1983
Description:	Erection of single storey extensions

Reference - 90/00776/1	
Decision:	Decided
Date:	25th May 1990
Description:	Single storey side extension

Reference - 98/01322/1TPO	
Decision:	Decided
Date:	21st September 1998
Description:	Pollarding of 6 Chestnut trees to side boundary and reduction of canopy by 25% to Horse Chestnut tree to front boundary.

Planning records for: **23 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 01/01748/1TCA	
Decision:	Decided
Date:	12th November 2001
Description:	Removal of willow tree (TCA)

Reference - 12/00123/1TCA	
Decision:	Decided
Date:	23rd January 2012
Description:	Pollard 1 Chestnut tree

Planning records for: **25 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 23/01439/FPH	
Decision:	Decided
Date:	27th June 2023
Description:	External alterations to dwelling and car port/studio including removal of chimney stack, replacement dormer window and entrance door canopy, replacement cladding and rendering

Reference - 23/00145/FPH	
Decision:	Decided
Date:	20th January 2023
Description:	Repositioning of two storey car port/studio previously approved under application 21/02198/FPH

Planning records for: **25 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 21/02198/FPH
<p>Decision: Decided</p>
<p>Date: 19th July 2021</p>
<p>Description: Two storey rear extension, insertion of roof light to existing rear elevation roofslope and erection of detached two storey car port/studio space following demolition of existing detached single storey outbuilding</p>
Reference - 21/00172/FPH
<p>Decision: Decided</p>
<p>Date: 20th January 2021</p>
<p>Description: Part single, part two storey side extension and formation of basement and attached carport following the demolition of detached outbuilding/garage</p>
Reference - 23/01501/LBC
<p>Decision: Decided</p>
<p>Date: 27th June 2023</p>
<p>Description: Removal of cement render from front and side elevations and re-render using a Warmcote scratch coat followed by a smooth Limecote finish and cream colour breathable paint.</p>
Reference - 16/02507/1HH
<p>Decision: Decided</p>
<p>Date: 03rd October 2016</p>
<p>Description: Demolition of existing conservatory. Replacement and alterations to existing window and door arrangement and roof dormers. Replacement porch canopy. External rendering and re-painting of timber cladding.</p>

Planning records for: **33a High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 18/00887/TCA
<p>Decision: Decided</p>
<p>Date: 27th March 2018</p>
<p>Description: Conifers - Remove. Lawson Cypress - Remove. Pine - Remove. 2 x Fruit - Remove.</p>
Reference - 11/01712/1TCA
<p>Decision: Decided</p>
<p>Date: 19th July 2011</p>
<p>Description: Remove branches overhanging the High Street to one Scots Pine (T6). Trim Leylandii hedge to 3m in height. Remove three Fir trees (T11, T12 and T13). Trim one Apple tree (T9) to 3m in height and remove branches overhanging neighbours to 33 High Street.</p>
Reference - 08/02029/1TCA
<p>Decision: Decided</p>
<p>Date: 11th September 2008</p>
<p>Description: Reduce height of Apple tree (ref no. 9 on plan) by 50% and remove branches overhanging neighbouring property (33 High Street). Remove Scots Pine tree (ref no. 1 on plan). Reduce height of Sycamore Tree (ref no. 7 on plan) by 50%, lift lower branches to give clearance of 2.75 metres and remove branches overhanging neighbouring property (33 High Street).</p>
Reference - 08/00311/1TCA
<p>Decision: Decided</p>
<p>Date: 13th February 2008</p>
<p>Description: Reduction of Leylandii hedge to approx 9ft</p>

Planning records for: **33A High Street Whitwell SG4 8AJ**

Reference - 84/00536/1	
Decision:	Decided
Date:	02nd April 1984
Description:	Conversion and laterations to detached garage to facilitate its use as a self-contained flat and erection of new garage

Reference - 17/04113/FPH	
Decision:	Decided
Date:	21st November 2017
Description:	Part replacement and part extension of driveway at front of property to facilitate access to car parking area on the south-west side of the dwelling. Erection of retaining wall and post-and-rail fence

Planning records for: **33 High Street Whitwell Hitchin SG4 8AJ**

Reference - 11/01508/1TCA	
Decision:	Decided
Date:	15th June 2011
Description:	Cut back five overhanging Leylandii Trees to fence line of number 23 High Street.

Reference - 00/00853/1LB	
Decision:	Decided
Date:	31st May 2000
Description:	Listed Building Consent: Single storey and first floor rear extensions following demolition of existing

Planning records for: **33 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 19/02379/TCA
<p>Decision: Decided</p>
<p>Date: 02nd October 2019</p>
<p>Description: Cedar - Crown reduce by 1m, radial reduction of 0.5m circa.</p>
Reference - 11/00867/1TCA
<p>Decision: Decided</p>
<p>Date: 21st April 2011</p>
<p>Description: Cut back/remove branches and reduction by up to 5% of 2 Cupressocyparis Leylandii (1, 3), Leylandii trees forming hedge to be reduced in height by up to 3m (2)</p>
Reference - 11/00099/1TCA
<p>Decision: Decided</p>
<p>Date: 17th January 2011</p>
<p>Description: Reduce lower limbs and long laterals from crown by 5% to one Cedar tree. Remove one Conifer tree and two Leylandii trees.</p>
Reference - 00/00852/1HH
<p>Decision: Decided</p>
<p>Date: 31st May 2000</p>
<p>Description: Single storey and first floor rear extensions following demolition of existing</p>

Planning records for: **33 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 01/01788/1TCA	
Decision:	Decided
Date:	16th November 2001
Description:	Work to various trees including felling of 2 Scots Pine and a group of Elder trees.

Planning records for: **35A High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 18/00847/LDCP	
Decision:	Decided
Date:	30th April 2018
Description:	Erection of habitable timber outbuilding in rear garden.

Reference - 14/00118/1TCA	
Decision:	Decided
Date:	15th January 2014
Description:	Reduce 1 Laburnum tree by 15% (T1), reduce and reshape 1 Silver Birch tree by 30% (T2)

Reference - 13/01437/1HH	
Decision:	Decided
Date:	19th June 2013
Description:	Front entrance porch and insertion of window to replace garage door to facilitate conversion of integral garage to habitable accommodation.

Planning records for: **35A High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 18/00848/TCA	
Decision:	Decided
Date:	22nd March 2018
Description:	9 x Leylandii - Remove

Reference - 13/00619/1HH	
Decision:	Decided
Date:	18th March 2013
Description:	Part two storey and part single storey rear extension. Insertion of two high level first floor windows in existing east elevation and ancillary works (as amended by plan received 7th May 2013).

Planning records for: **35B High Street Whitwell Hitchin SG4 8AJ**

Reference - 15/01921/1NMA	
Decision:	Decided
Date:	15th July 2015
Description:	Additional glazing to be installed above new bifold doors to rear of property in newly created dining area (as a Non-Material Amendment to Planning application 14/03392/1HH granted 20/05/2015)

Reference - 14/01542/1HH	
Decision:	Decided
Date:	06th June 2014
Description:	Single storey side extension

Planning records for: **35B High Street Whitwell Hitchin SG4 8AJ**

Reference - 14/03392/1HH	
Decision:	Decided
Date:	29th December 2014
Description:	Single storey side and rear extension(as amended by drawings received 8th May 2015).

Reference - 95/01227/1TCA	
Decision:	Decided
Date:	31st October 1995
Description:	Removal of 2 Leylandii trees

Reference - 80/00421/1	
Decision:	Decided
Date:	10th March 1980
Description:	Application for determination under Section 53 of the Town and Country Planning Act 1971 as to whether erection of a single storey rear extension requires planning permission.

Planning records for: **35 High Street Whitwell Herts SG4 8AJ**

Reference - 95/00206/1TCA	
Decision:	Decided
Date:	27th February 1995
Description:	Prune Willow tree

Planning records for: **35 High Street Whitwell Hitchin SG4 8AJ**

Reference - 13/00961/1HH	
Decision:	Decided
Date:	07th May 2013
Description:	Two storey rear extension, conversion of existing garage into utility room, conversion of existing car-port to garage, replacement front porch, external alterations to first floor level

Reference - 17/01150/1TCA	
Decision:	Decided
Date:	05th May 2017
Description:	Felling of six leylandii trees

Reference - 11/02468/1HH	
Decision:	Decided
Date:	19th October 2011
Description:	Two storey rear extension, single storey front and side extensions and detached garage to front garden following demolition of existing attached garage.

Planning records for: **37 High Street Whitwell SG4 8AJ**

Reference - 83/01774/1	
Decision:	Decided
Date:	06th September 1983
Description:	Erection of single storey rear extension.

Planning records for: **37 High Street Whitwell Hitchin Herts SG4 8AJ**

Reference - 01/00946/1HH
Decision: Decided
Date: 19th June 2001
Description: Retention of garage with rendered walls as variation of planning permission ref. 00/01421/1HH granted 14.12.00.
Reference - 00/01421/1HH
Decision: Decided
Date: 18th September 2000
Description: New roof incorporating front and rear extensions and 3 dormer windows to provide first floor accommodation. New roof to existing detached double garage (as amended by plans received 13.11.00) Condition 4 appears to remove Permitted Development Rights.
Reference - 83/00380/1
Decision: Decided
Date: 19th March 1983
Description: Erection of single storey front and side extension and replacement detached double garage.
Reference - 19/03039/FPH
Decision: Decided
Date: 23rd December 2019
Description: First floor side extension and alterations to roof.

Planning records for: **37 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 00/00674/1CAC	
Decision:	Decided
Date:	04th May 2000
Description:	Demolition of existing house and garage

Reference - 01/00394/1HH	
Decision:	Decided
Date:	16th March 2001
Description:	Retention of roof light in side (west) roof hip

Reference - 00/00673/1	
Decision:	Decided
Date:	04th May 2000
Description:	Two detached dwellings with detached double garages following demolition of existing dwelling (as amended by drawing nos. 3999-20, 21, 22 received 24.7.2000)

Planning records for: **41 High Street Whitwell Hitchin Herts SG4 8AJ**

Reference - 01/00887/1PUD	
Decision:	Decided
Date:	08th June 2001
Description:	Use of ground floor as medical clinic for herbal medicine.

Planning records for: **45 High Street Whitwell SG4 8AJ**

Reference - 87/00689/1	
Decision:	Decided
Date:	01st May 1987
Description:	Erection of two storey rear extension

Reference - 04/00696/1TCA	
Decision:	Decided
Date:	04th May 2004
Description:	Re-shaping of crown of 1 ash tree and felling of 2 fir trees

Reference - 98/01295/1TCA	
Decision:	Decided
Date:	10th September 1998
Description:	Pruning of 1 Ash Tree

Reference - 88/00269/1LB	
Decision:	Decided
Date:	18th February 1988
Description:	Erection of two storey rear extension.

Planning records for: **47 High Street Whitwell Hitchin SG4 8AJ**

Reference - 11/00367/1TCA
<p>Decision: Decided</p>
<p>Date: 14th February 2011</p>
<p>Description: Remove lower limb of 1 Ash tree</p>
Reference - 86/01391/1
<p>Decision: Decided</p>
<p>Date: 27th August 1986</p>
<p>Description: Erection of two storey rear extension.</p>
Reference - 03/00786/1TCA
<p>Decision: Decided</p>
<p>Date: 13th May 2003</p>
<p>Description: Remove one branch and pollard one Ash tree. Prune Hawthorn and Hazel trees. Prune Fruit tree. Remove Horse chestnut tree</p>
Reference - TP/2024/0054
<p>Decision: Decided</p>
<p>Date: 29th January 2024</p>
<p>Description: Rear garden T3-Maple-Fell to ground level as it has outgrown its position and the neighbours are complaining about the size too.</p>

Planning records for: **47 High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 20/01351/TCA	
Decision:	Decided
Date:	29th June 2020
Description:	T1 Beech - Reduce by approx 20%. T2 Hazel - Reduce by approx 20%. T3 Ash - Pollard by approx 2/3. T4 Fir - Reduce by approx 30%. T5. Field Maple - Reduce by approx 25%. T6 Plum - Reduce by 5%. T7 Hawthorn - Reduce by approx 15%. T8 Aspen - Reduce by approx 10%. T9 Apple - Reduce by approx 25%. T10 Cherry - Reduce by approx 30%.

Reference - 24/00178/TCA	
Decision:	Decided
Date:	29th January 2024
Description:	T1,T2, T3 Grey poplars - Reduce by approx 5m in height . T4,T5 Lombardy - Reduce back to previous pruning points approx 5-6m.T6 Hornbeam - Reduce approx 3.5m in height. T7 Austrian pine - Reduce by approx 3m in height and 1.5m in width. T8 Ash - Reduce to approx 1m below old pollard points.

Reference - 17/00724/1TCA	
Decision:	Decided
Date:	22nd March 2017
Description:	Eucalyptus tree - Fell to approximately 4 feet, Poplars - Reduce by 50% in height, 2 trees either side of poplar trees - reduce to just below height of adjoining poplar trees, Fir tree - Shape tree by reducing lower branches to the left and right.

Planning records for: **49A High Street Whitwell SG4 8AJ**

Reference - 77/00935/1	
Decision:	Decided
Date:	01st May 1977
Description:	Conversion of garages into living area and provision of dormer window in roof.

Planning records for: *The Old Bakery 49B High Street Whitwell Hitchin SG4 8AJ*

Reference - 03/00075/1TCA
<p>Decision: Decided</p>
<p>Date: 20th January 2003</p>
<p>Description: Removal of 2 Elder trees, Hazel tree and Hornbeam tree. Pollarding of Hornbeam, Ash and Apple trees.</p>
Reference - 19/00436/TCA
<p>Decision: Decided</p>
<p>Date: 26th February 2019</p>
<p>Description: Ash - Remove</p>
Reference - 24/00565/TCA
<p>Decision: Decided</p>
<p>Date: 11th March 2024</p>
<p>Description: Apple - Heavy limb reduction</p>
Reference - 06/00853/1TCA
<p>Decision: Decided</p>
<p>Date: 23rd May 2006</p>
<p>Description: Remove 1 Sycamore and 2 Hazel trees, trim 1 Ash tree by 0.5m and shape and trim 2 Apple trees.</p>

Planning records for: **53A High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 17/04268/EC	
Decision:	Decided
Date:	06th December 2017
Description:	Installation of 1 x DSLAM equipment cabinet olive green (PCP 003). Installation of 1 x PCP equipment cabinet olive green (PCP 003)

Planning records for: **53B High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 24/00887/FPH	
Decision:	Decided
Date:	23rd April 2024
Description:	Front Porch infill extension. Insertion of 2 no rear rooflights to facilitate conversion of loft space into habitable accommodation

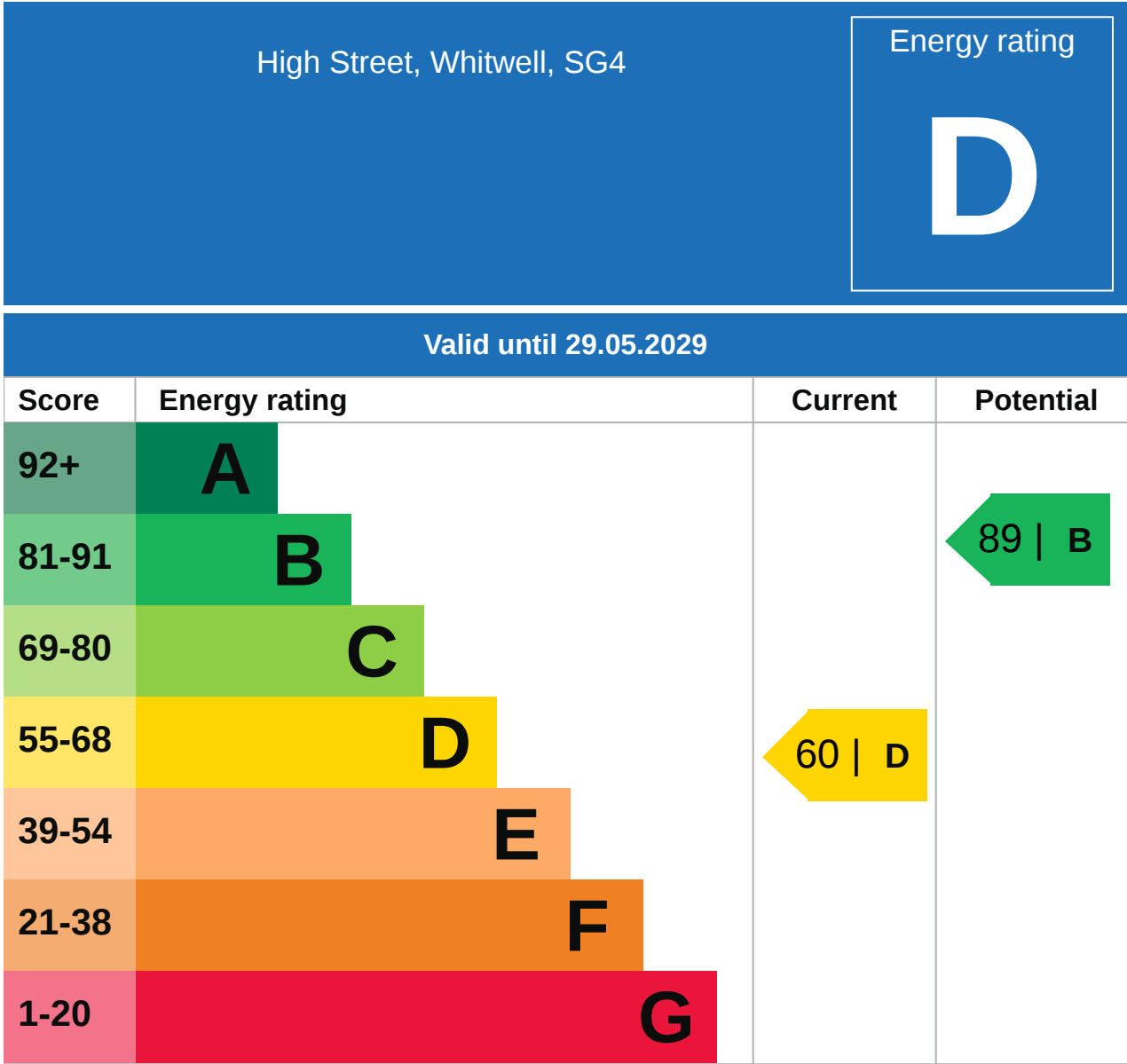
Planning records for: **Swan Cottage High Street Whitwell Hitchin Hertfordshire SG4 8AJ**

Reference - 20/00808/DOC	
Decision:	Decided
Date:	14th April 2020
Description:	Discharge of Condition 2 (Sample of roof material) as attached to Listed Building Consent ref: 17/02001/1LB granted on 12.12.2017

Reference - 17/02000/1HH	
Decision:	Decided
Date:	04th August 2017
Description:	Single storey rear extension. (as amended by plans P01A and P02A received 24/10/2017 & plan 03C received 07/11/2017).

Planning records for: *Swan Cottage High Street Whitwell Hitchin Hertfordshire SG4 8AJ*

Reference - 20/00822/DOC
<p>Decision: Decided</p>
<p>Date: 14th April 2020</p>
<p>Description: Discharge of Condition 5 (Windows and doors) as attached to Listed Building Consent ref: 17/02001/1LB granted on 12.12.2017</p>
Reference - 20/00821/DOC
<p>Decision: Decided</p>
<p>Date: 14th April 2020</p>
<p>Description: Discharge of Condition 4 (Windows) as attached to Listed Building Consent ref: 17/02001/1LB granted on 12.12.2017</p>
Reference - 25/00639/FPH
<p>Decision: Registered</p>
<p>Date: 10th March 2025</p>
<p>Description: Erection of detached annexe with dual pitched roof to rear garden.</p>
Reference - 17/02001/1LB
<p>Decision: Decided</p>
<p>Date: 04th August 2017</p>
<p>Description: Single storey rear extension, insertion of two velux rooflights on the side (south east) roofslope and one velux roof light on the single storey element roofslope. Bricking up of doors on rear and front elevations of WC and insertion of double timber doors and window on rear elevation. Internal alterations. (as amended by plans P01A and P02A received 24/10/2017 & plan 03C received 07/11/2017)</p>



Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed during or after 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Flat, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, room thermostat and TRVs
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	74 m ²

Building Safety

No building safety aspects to report

Accessibility / Adaptations

not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick and timber frame construction

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - MAINS supply

Gas Supply

YES - MAINS supply

Central Heating

YES - GCH

Water Supply

YES - MAINS supply

Drainage

YES - MAINS



Country Properties

Since opening our first branch in 1974, Country Properties have set to break new ground in the estate agency industry. In 2015, Country Properties formed a new partnership with one of the UK's largest estate agency groups, Hunters. This new partnership puts Country Properties streets ahead when it comes to buying and selling property.

We have 15 independently managed branches across Bedfordshire and Hertfordshire. The partnership with Hunters means all our branches also benefit from nationwide publicity meaning your property reaches more potential buyers.

Country Properties looks forward to welcoming you at your local branch in the near future.



Paul Hurren | Valuation Manager

Paul has been with Country Properties for 8 years as a sales negotiator and is our expert in the local flats/apartments market. With over a decade worth of experience in both the Bedfordshire and Hertfordshire property markets Paul is best placed to accurately value your home.

Testimonial 1



I had such a positive experience with Country Properties. I had to move very quickly and everyone I dealt with there (in particular Kali, Chloe and Becky) could not have been more helpful. They were reassuring and worked hard to make things work for me and be patient with my stressy phone calls! I've had appalling experiences with agents before and they were the absolute opposite of that, and so understanding of my position. I really recommend

Testimonial 2



Country Properties did a great job selling my flat in Hitchin. Excellent communication from everyone in the office even during lockdown and Becky ensured the sale went as smoothly as possible!

Testimonial 3



An excellent service from the Hitchin branch of country properties when both selling and buying. Would highly recommend!



/countryproperties



/countrypropHQ

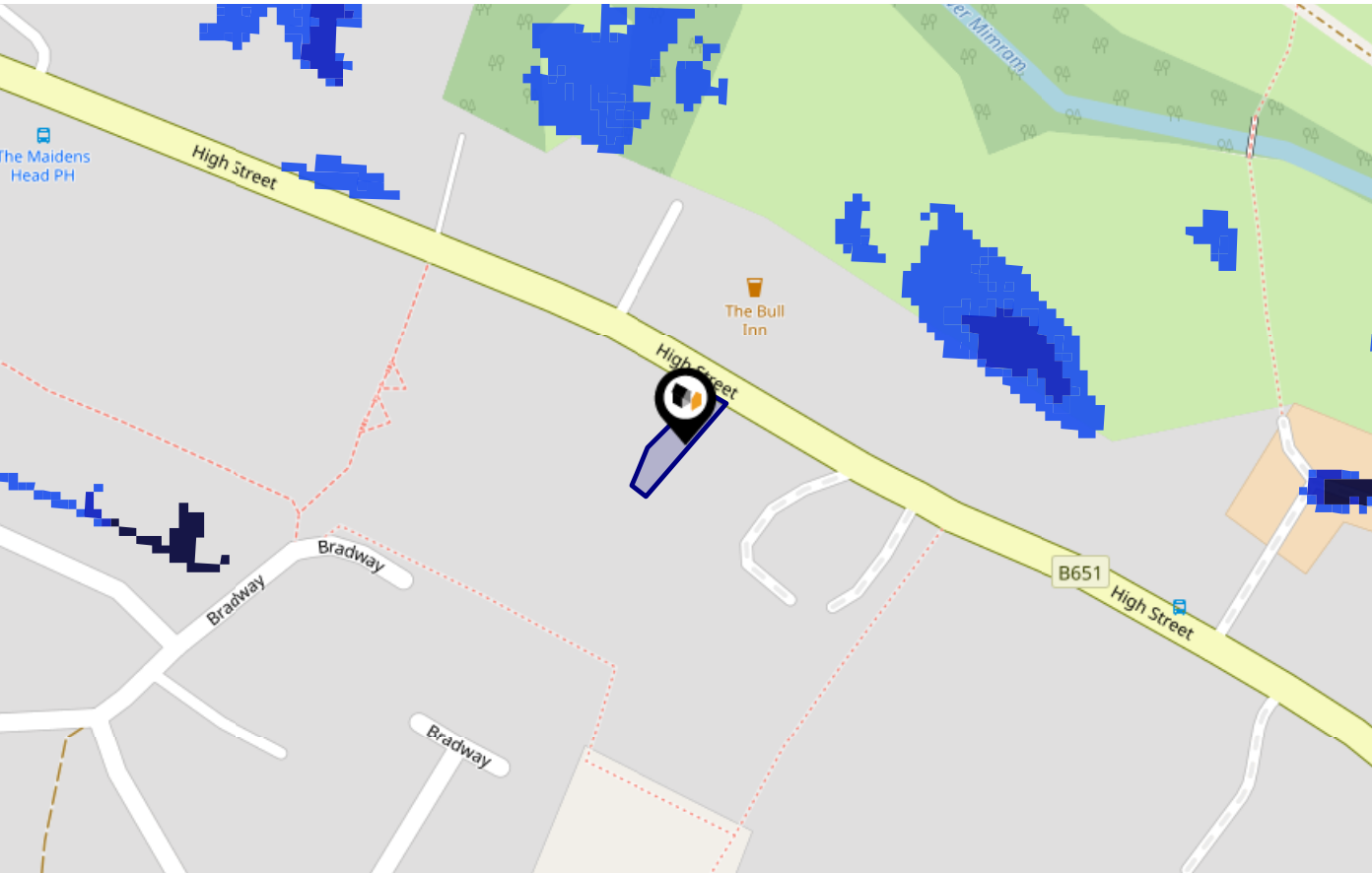
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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

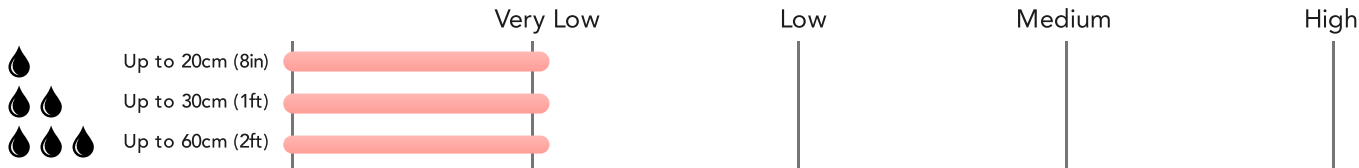


Risk Rating: **Very low**

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

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

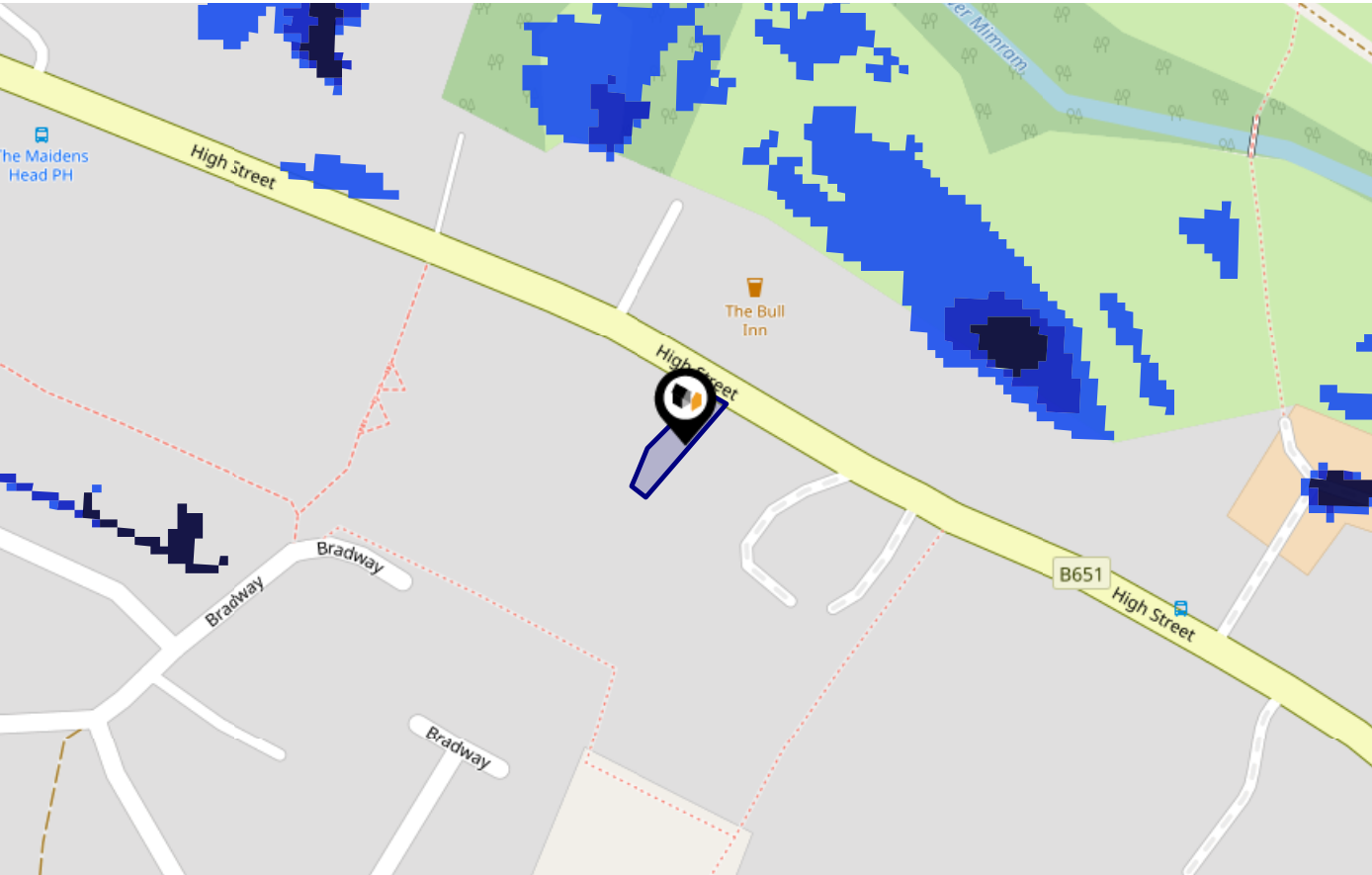
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

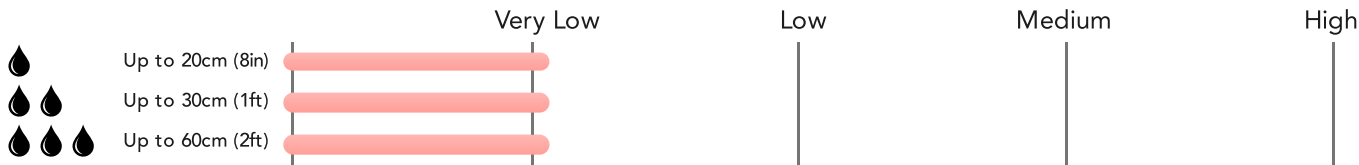


Risk Rating: **Very low**

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- 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.

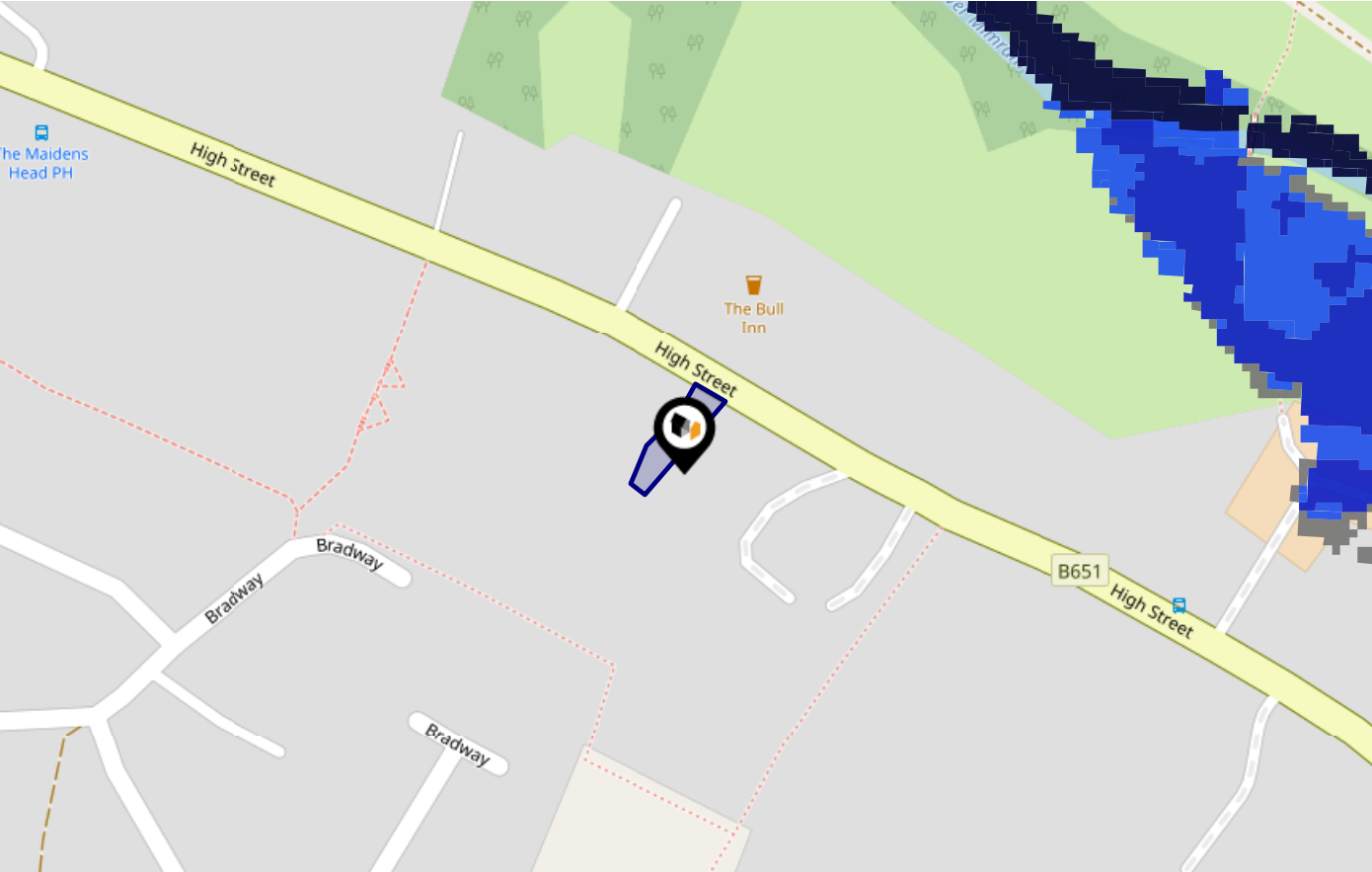
Chance of flooding to the following depths at this property:



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.

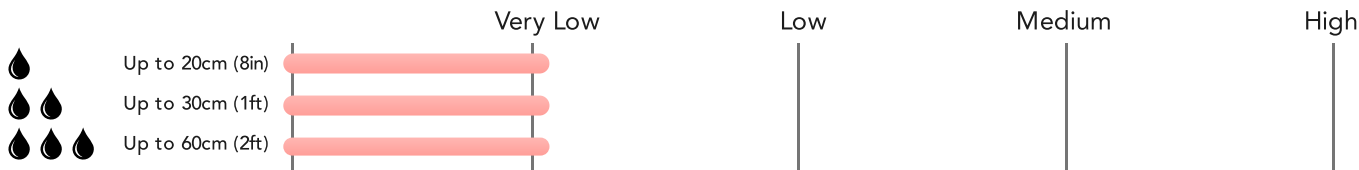


Risk Rating: **Very low**

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.
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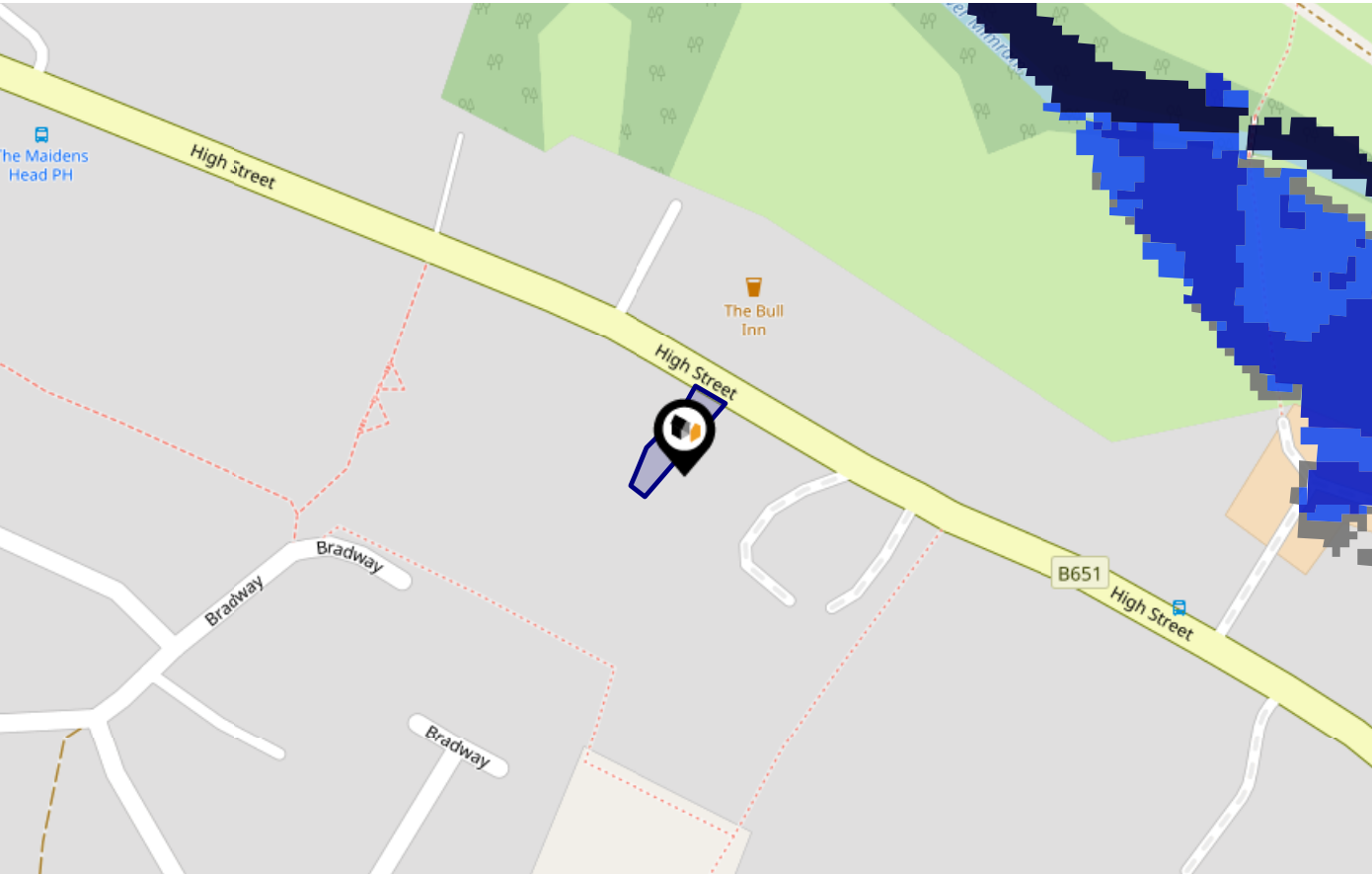
Chance of flooding to the following depths at this property:



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.

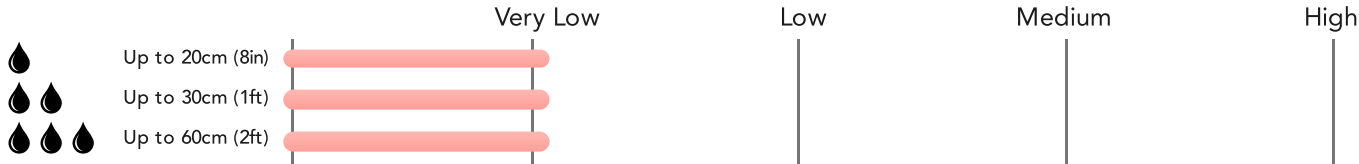


Risk Rating: Very low

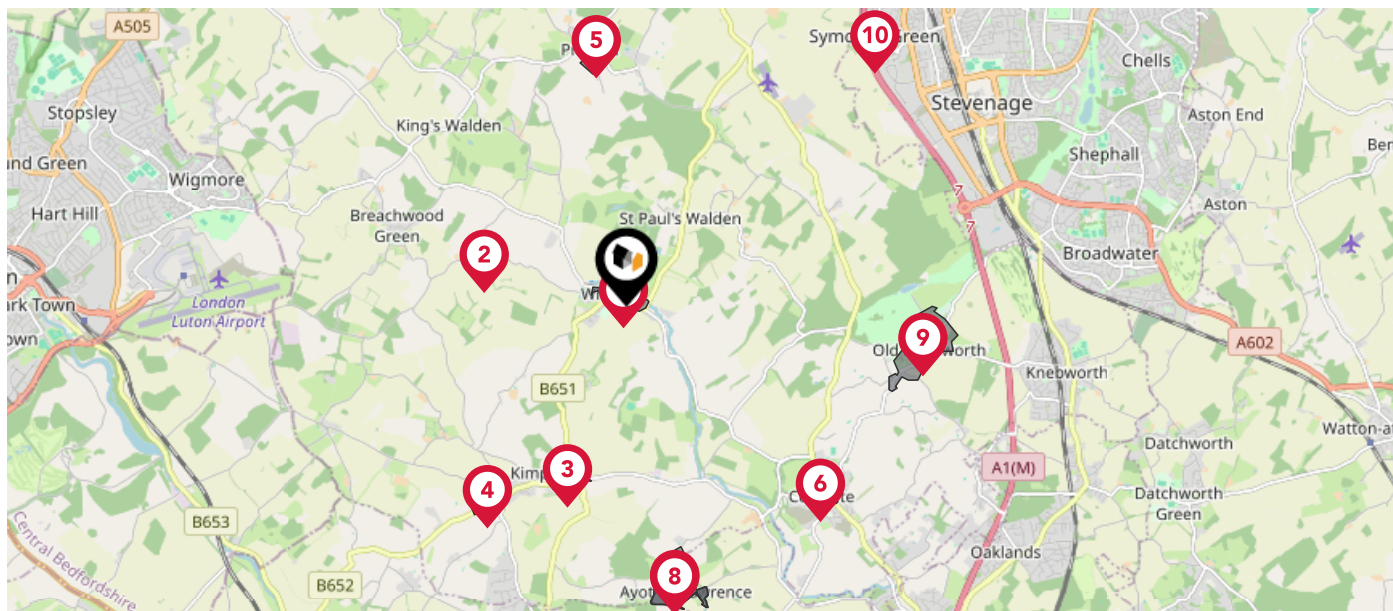
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Whitwell



Bendish



Kimpton



Kimpton Bottom



Preston



Codicote



Ayot St Lawrence



Ayot St Lawrence

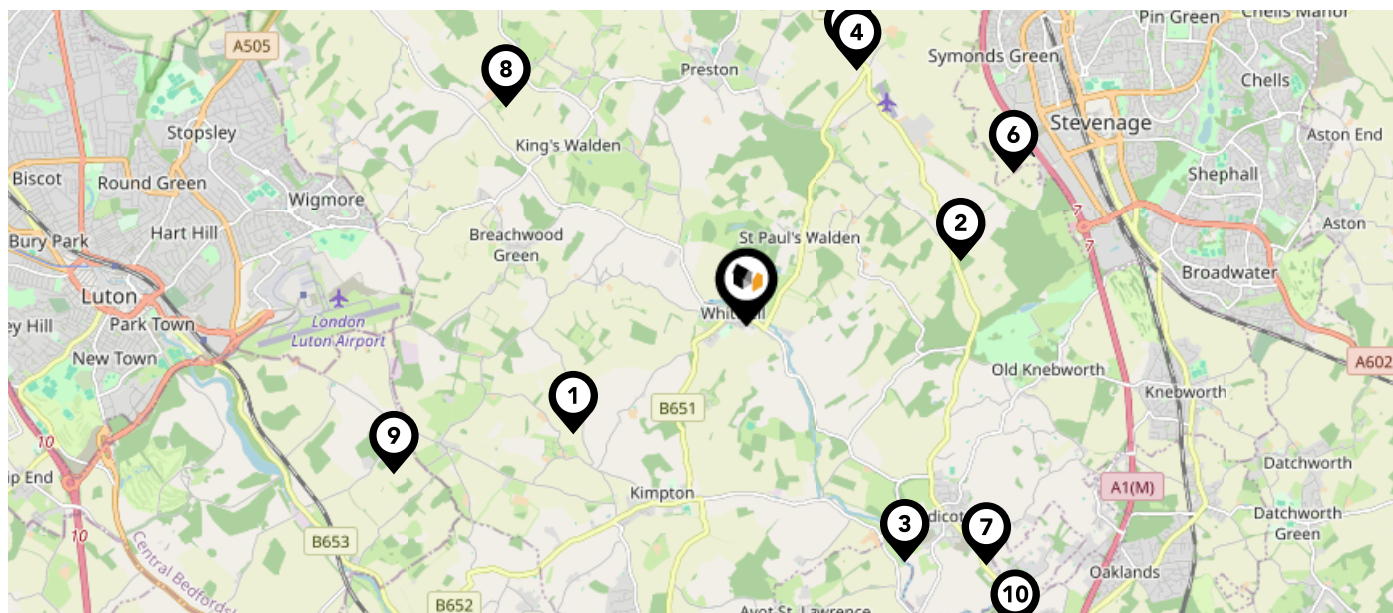


Old Knebworth



Symonds Green

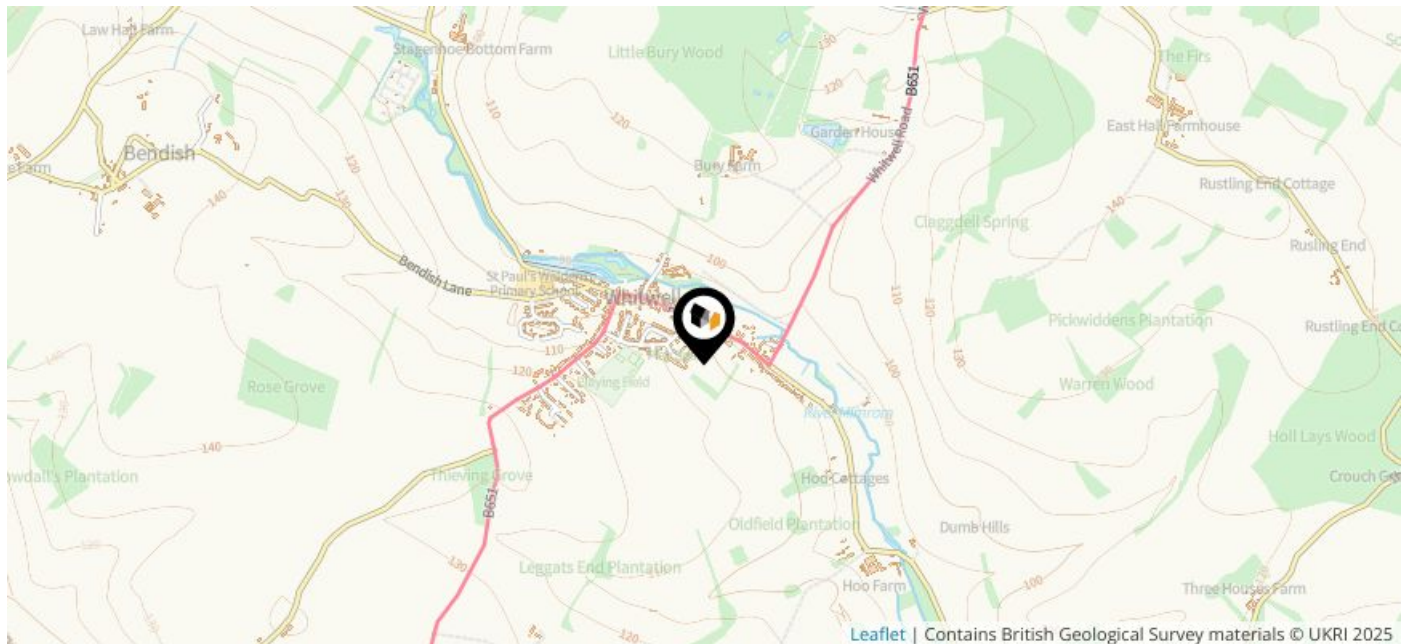
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Whiteway Bottom Lane-Kimpton, Hitchin, Hertfordshire	Historic Landfill	
2	Langley Pit-Hitchin, Hertfordshire	Historic Landfill	
3	Three Hills Pit-Heath Lane, Codicote, Hertfordshire	Historic Landfill	
4	Chapel Foot Gravel Pit-Langley, Hitchin, Hertfordshire	Historic Landfill	
5	Chapel Foot Tip-Parish Of St Ippollitts, Hitchin, Hertfordshire	Historic Landfill	
6	Norton Green Landfill-Dyes Lane, Stevenage, Hertfordshire	Historic Landfill	
7	Sisserverness Hill Pit-Codicote, Hertfordshire	Historic Landfill	
8	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	
9	Laburnum Farm-Chiltern Green, Luton, Bedfordshire	Historic Landfill	
10	Fulling Mill Lane-Welwyn, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



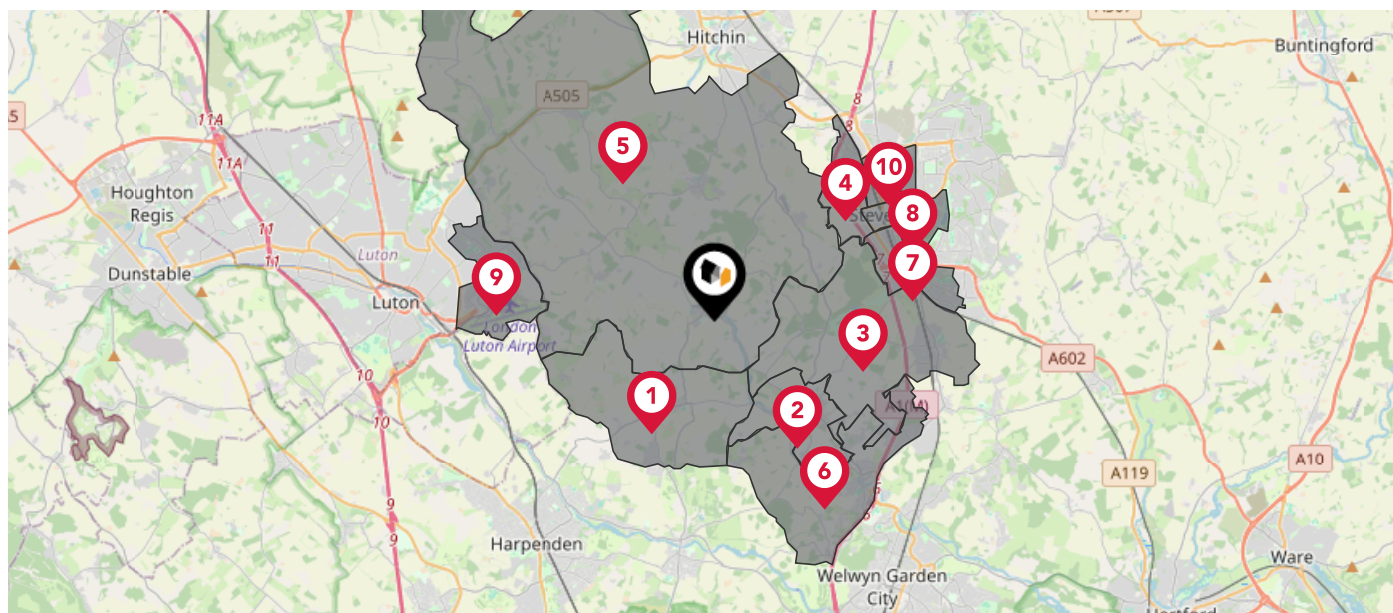
Mine Entry

- ✕ 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



Kimpton Ward



Codicote Ward



Knebworth Ward



Symonds Green Ward



Hitchwood, Offa and Hoo Ward



Welwyn West Ward



Roebuck Ward



Bedwell Ward



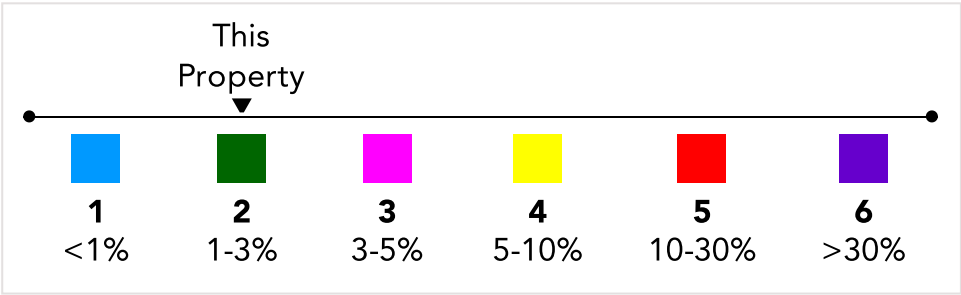
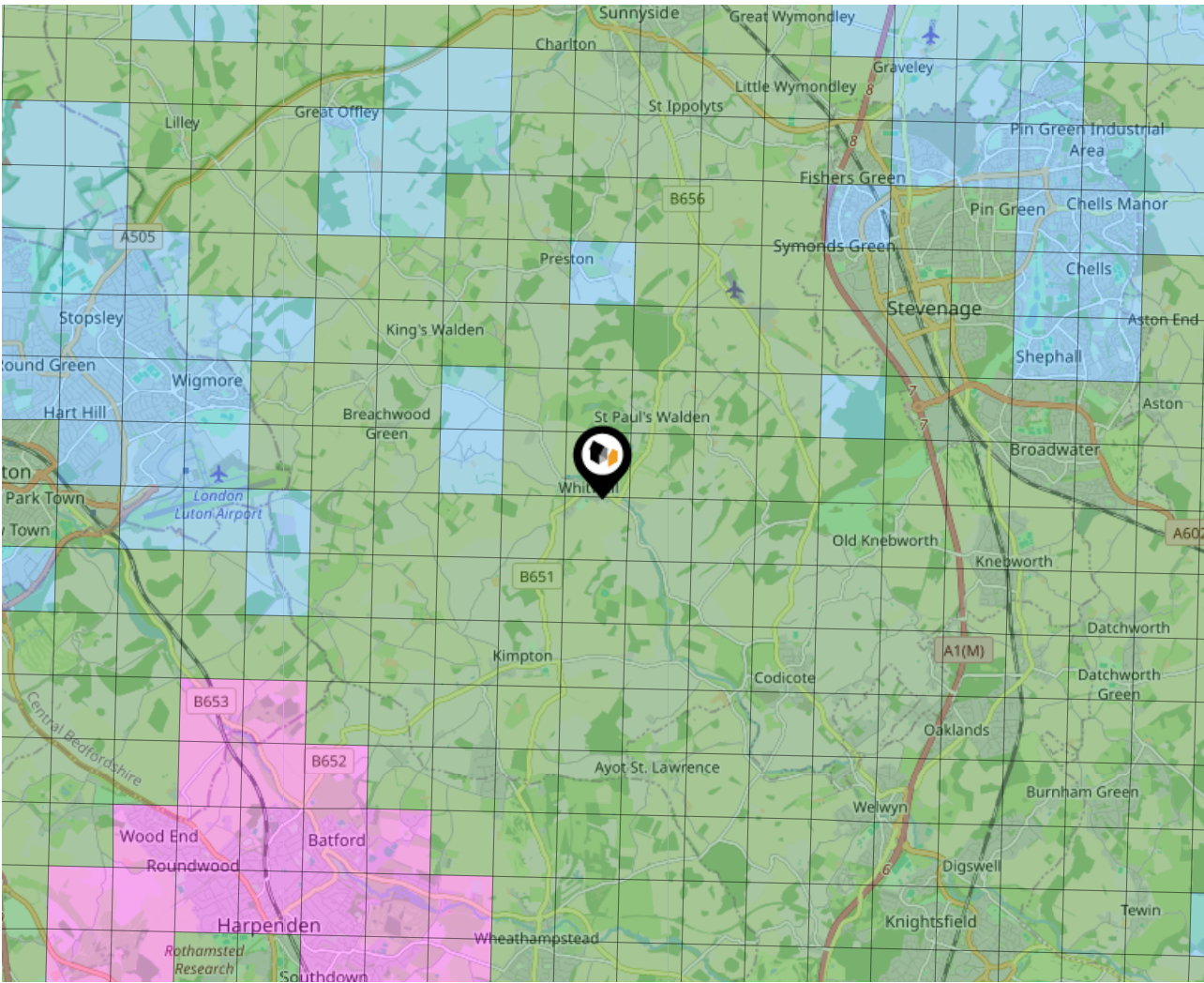
Wigmore Ward



Old Town Ward

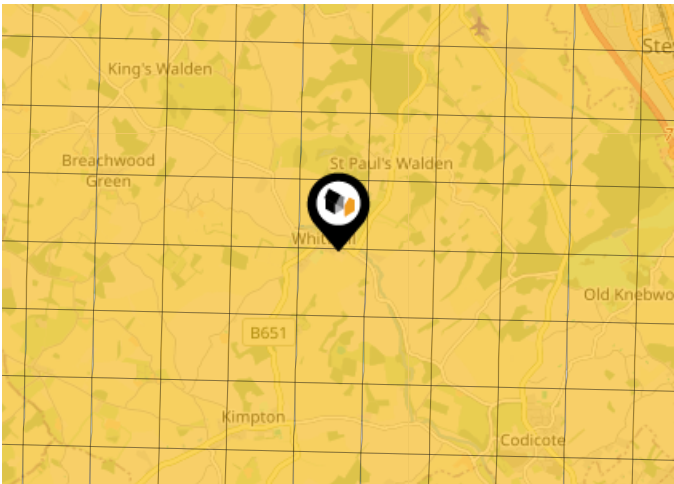
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



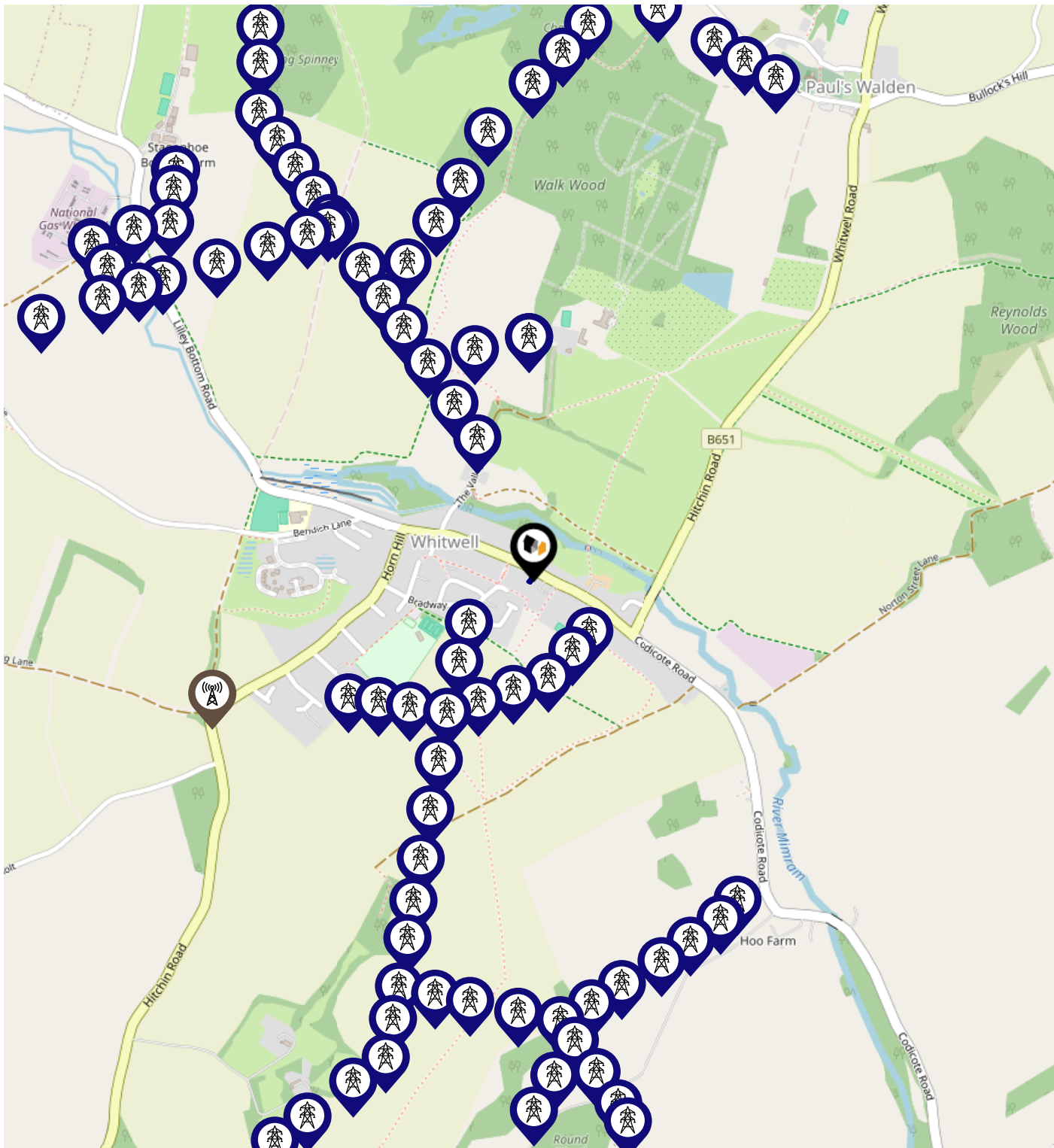
Ground Composition for this Address (Surrounding square kilometer zone around property)

Carbon Content:	NONE	Soil Texture:	SILT TO SAND
Parent Material Grain:	ARENACEOUS - RUDACEOUS	Soil Depth:	DEEP
Soil Group:	LIGHT(SANDY) TO MEDIUM(SANDY)		



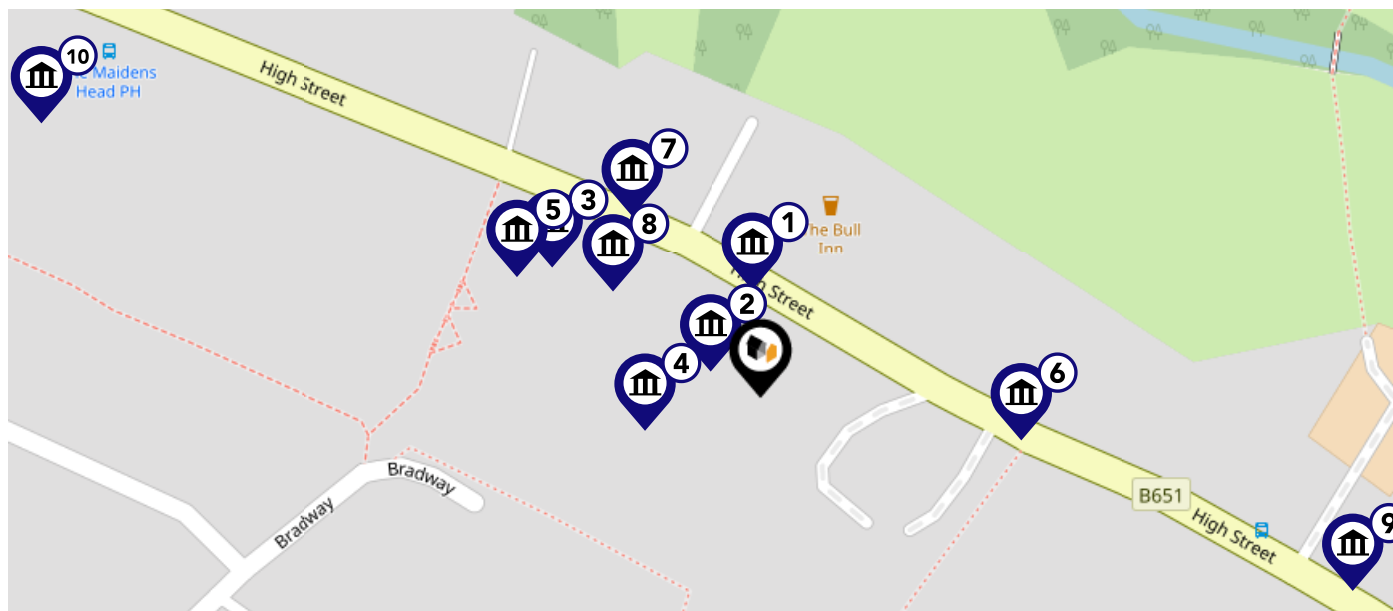
Primary Classifications (Most Common Clay Types)











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



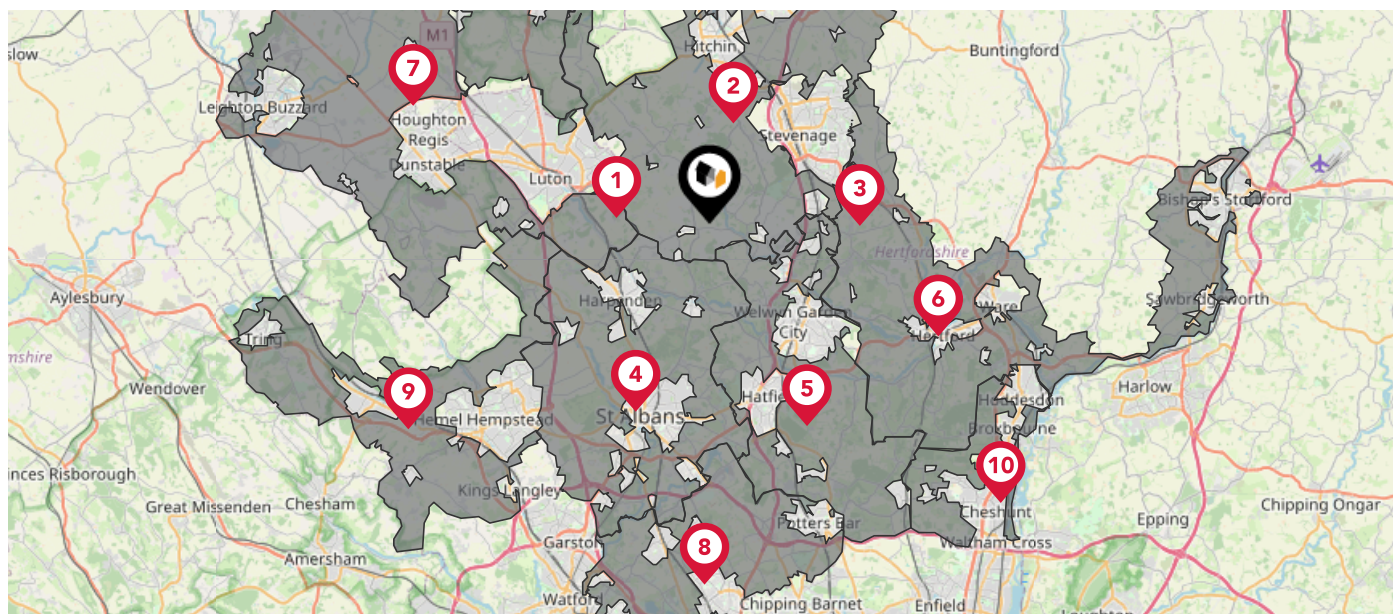
- Key:**
-  Power Pylons
 -  Communication Masts

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
	1347072 - The Bull Public House	Grade II	0.0 miles
	1347074 - Swan Cottage	Grade II	0.0 miles
	1176916 - Baker's Cottage	Grade II	0.0 miles
	1176911 - Abbey Cottage	Grade II	0.0 miles
	1103267 - The Briars	Grade II	0.0 miles
	1103262 - Old Brewery The Brew House	Grade II	0.0 miles
	1103263 - The Old Village Hall	Grade II	0.0 miles
	1103266 - The Swan	Grade II	0.0 miles
	1103258 - The Tun House	Grade II	0.1 miles
	1103268 - Barn At The Maiden's Public House	Grade II	0.1 miles

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



Nearby Green Belt Land



London Green Belt - Luton



London Green Belt - North Hertfordshire



London Green Belt - Stevenage



London Green Belt - St Albans



London Green Belt - Welwyn Hatfield



London Green Belt - East Hertfordshire



London Green Belt - Central Bedfordshire



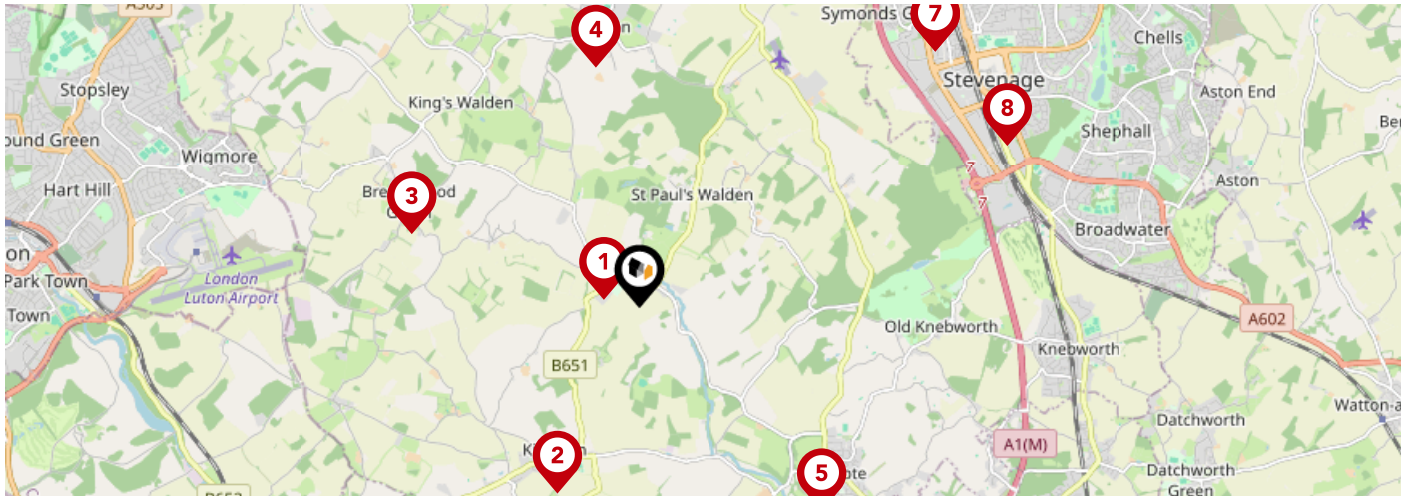
London Green Belt - Hertsmere



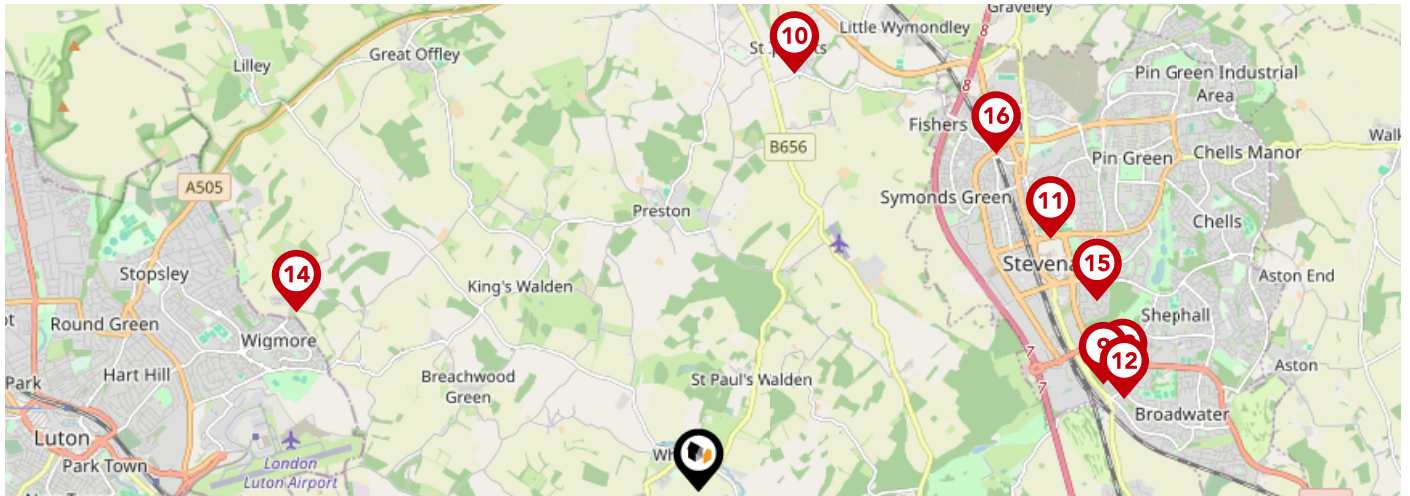
London Green Belt - Dacorum











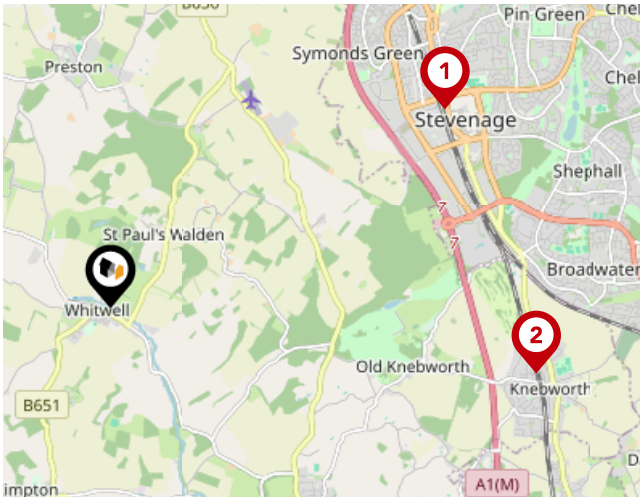
London Green Belt - Broxbourne



		Nursery	Primary	Secondary	College	Private
1	St Paul's Walden Primary School Ofsted Rating: Good Pupils: 70 Distance:0.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Kimpton Primary School Ofsted Rating: Good Pupils: 162 Distance:1.86	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:2.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Codicote Church of England Primary School Ofsted Rating: Outstanding Pupils: 262 Distance:2.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Woolenwick Junior School Ofsted Rating: Good Pupils: 234 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Woolenwick Infant and Nursery School Ofsted Rating: Outstanding Pupils: 217 Distance:3.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	North Hertfordshire College Ofsted Rating: Good Pupils:0 Distance:3.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

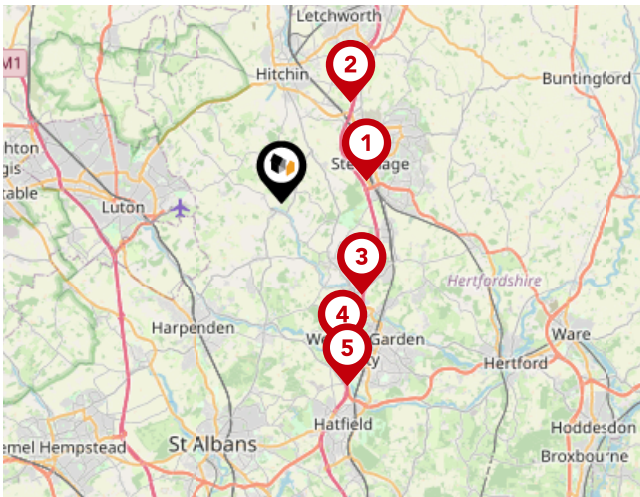


		Nursery	Primary	Secondary	College	Private
	St Margaret Clitherow Roman Catholic Primary School Ofsted Rating: Good Pupils: 237 Distance:3.83	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:3.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fairlands Primary School Ofsted Rating: Good Pupils: 685 Distance:3.96	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Roebuck Academy Ofsted Rating: Good Pupils: 462 Distance:3.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Valley School Ofsted Rating: Good Pupils: 180 Distance:4	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cockernhoe Endowed CofE Primary School Ofsted Rating: Requires improvement Pupils: 78 Distance:4.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Broom Barns Primary School Ofsted Rating: Good Pupils: 236 Distance:4.04	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Saint John Henry Newman Catholic School Ofsted Rating: Good Pupils: 1603 Distance:4.12	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



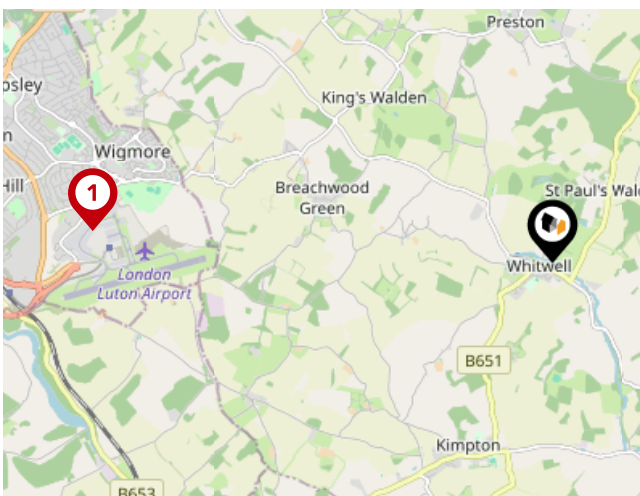
National Rail Stations

Pin	Name	Distance
1	Stevenage Railway Station	3.55 miles
2	Knebworth Rail Station	3.94 miles
3	Luton Airport Parkway Rail Station	5.02 miles



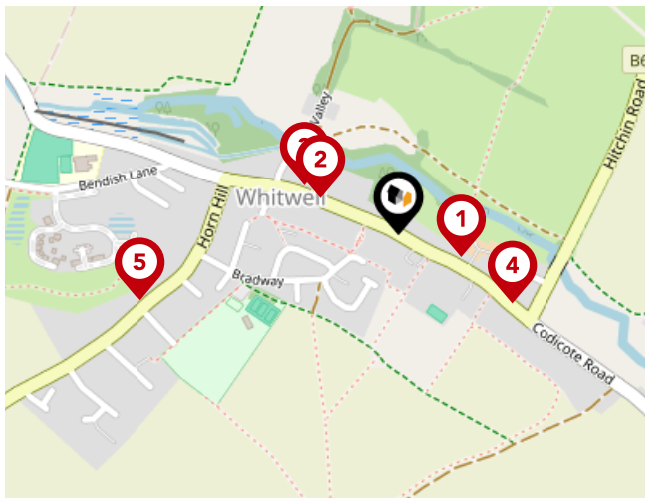
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J7	3.2 miles
2	A1(M) J8	4.49 miles
3	A1(M) J6	4.42 miles
4	A1(M) J5	5.9 miles
5	A1(M) J4	7.07 miles



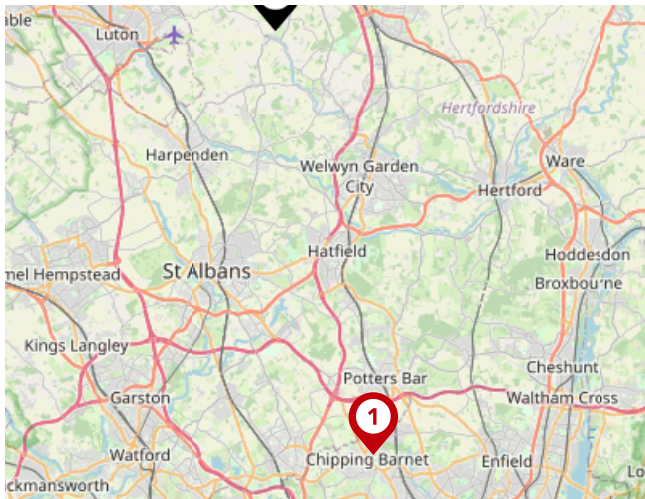
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	4.22 miles
2	Heathrow Airport	28.73 miles
3	Silvertown	29.34 miles
4	Stansted Airport	23.04 miles



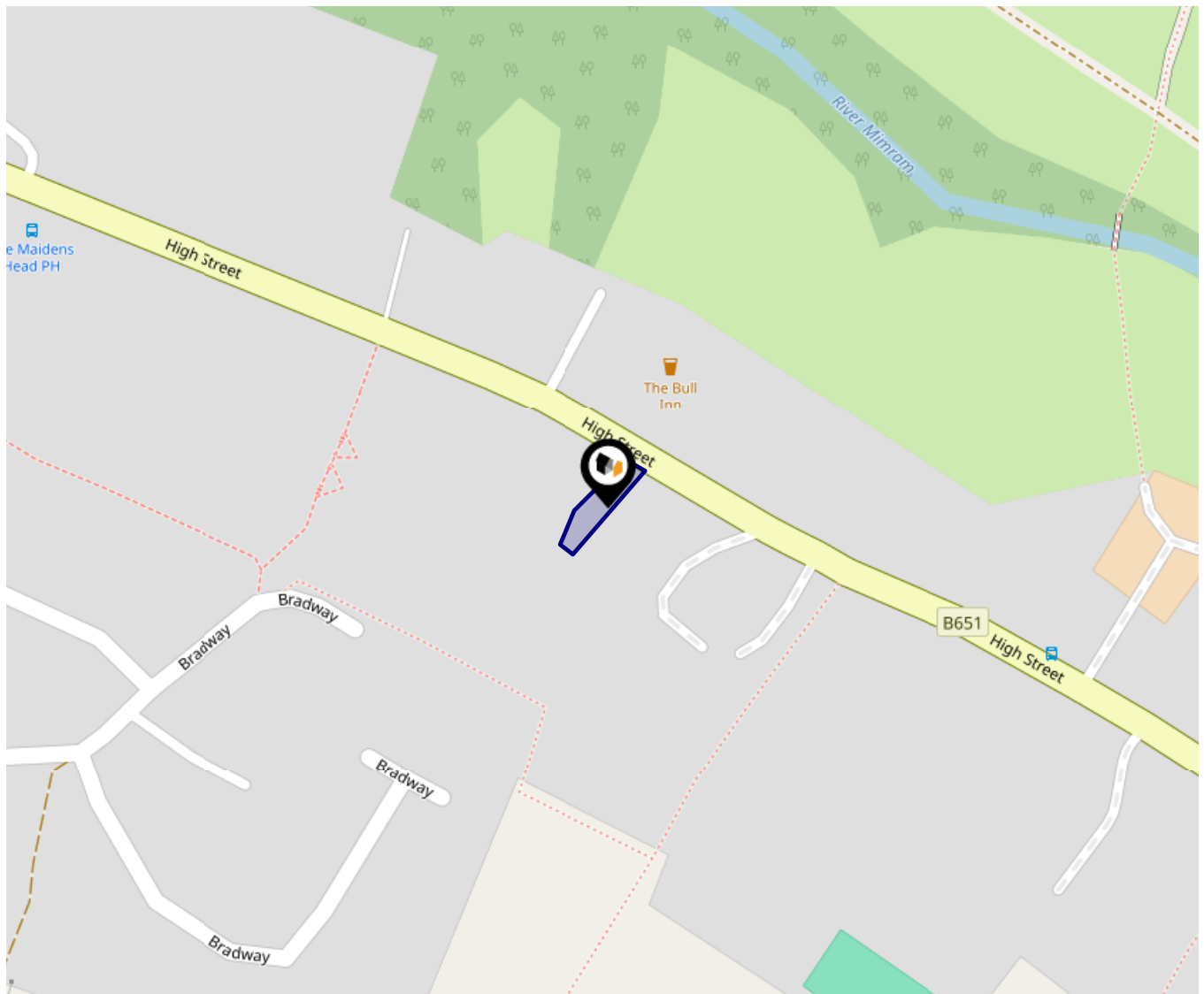
Bus Stops/Stations

Pin	Name	Distance
1	War Memorial	0.08 miles
2	Post Office	0.1 miles
3	Post Office	0.12 miles
4	War Memorial	0.15 miles
5	King George's Way	0.31 miles



Local Connections

Pin	Name	Distance
1	High Barnet Station	15.97 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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Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Valuation Office
Agency

