

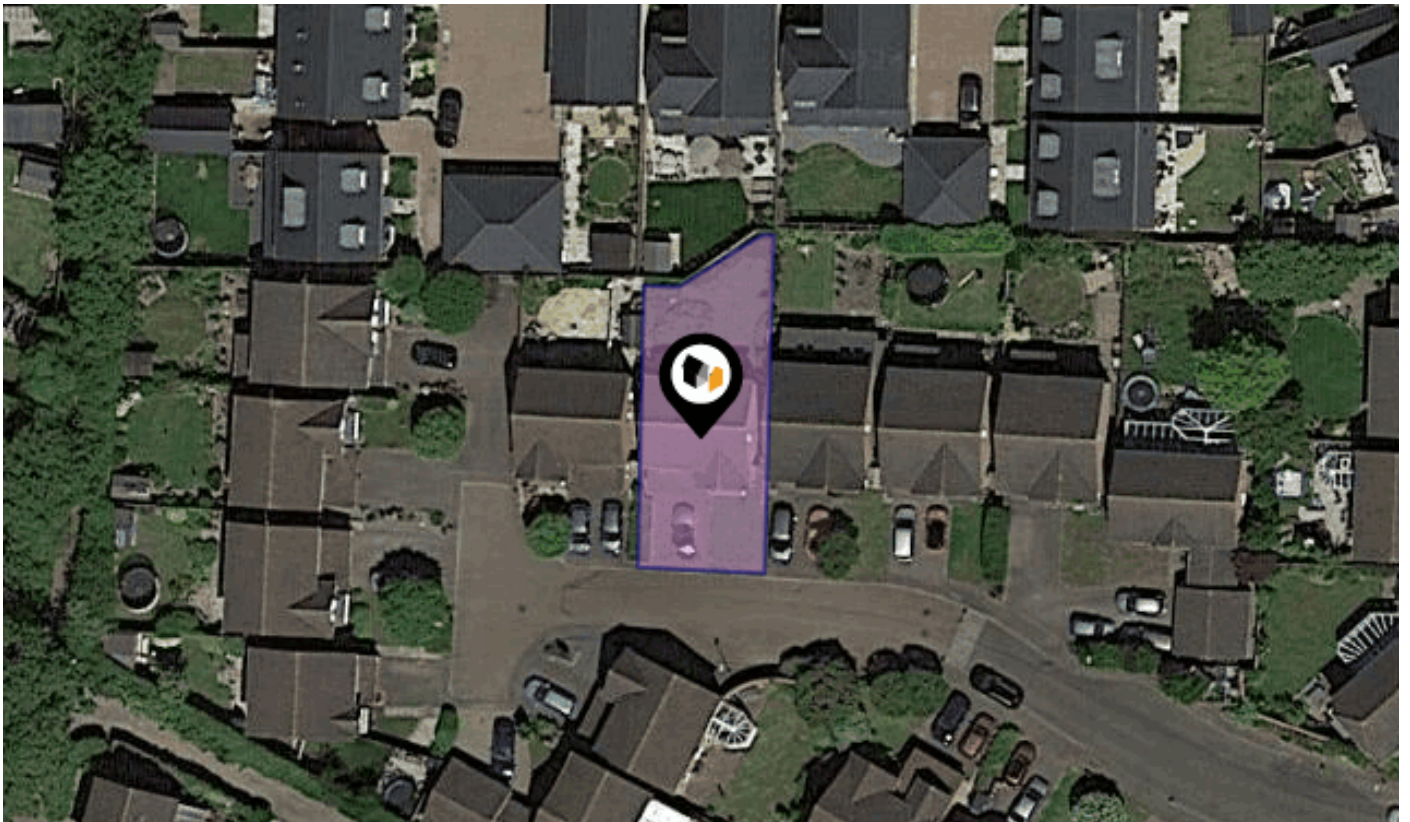


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MIR: Material Info

The Material Information Affecting this Property

Thursday 07th November 2024



TALBOT STREET, HITCHIN, SG5

Country Properties

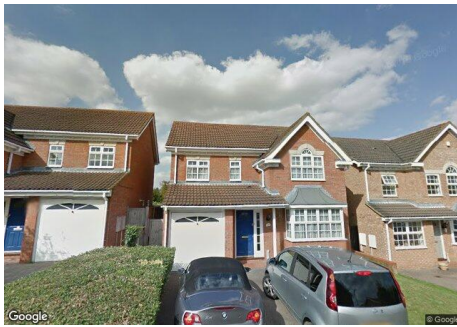
6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

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Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,194 ft ² / 111 m ²		
Plot Area:	0.07 acres		
Year Built :	1995		
Council Tax :	Band F		
Annual Estimate:	£3,215		
Title Number:	HD336180		

Local Area

Local Authority:	Hertfordshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Medium

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

15 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: *Hitchin Hospital Talbot Street Hitchin SG5 2QU*

Reference - 16/00304/1DOC
Decision: Decided
Date: 09th February 2016
Description: Condition 12 - Bat mitigation strategy (as discharge of condition attached to planning reference 15/01385/1 granted permission 27/11/2015)
Reference - 16/01494/1DOC
Decision: Decided
Date: 13th June 2016
Description: Condition 4 - Landscaping details (as Discharge of Condition of Planning Permission 15/01538/1 granted 27/11/15)
Reference - 15/01385/1
Decision: Decided
Date: 26th May 2015
Description: Residential development of 18 dwellings comprising 3 x 3 bed dwellings, 14 x 4 bed dwellings and 1 x 5 bed dwelling together with associated garages and parking, landscaping and alterations to existing access from Talbot Street, all following demolition of existing buildings. As amended by plan nos. ESH-01B, 02B, 03A & 04A received 8/7/15.
Reference - 17/00143/1DOC
Decision: Decided
Date: 30th January 2017
Description: Discharge of Condition 21 - details of on site waste and recycling storage to be provided - as attached to application 15/01385/1 granted on the 27.11.2015

Planning records for: *Hitchin Hospital Talbot Street Hitchin SG5 2QU*

Reference - 16/01012/1DOC
Decision: Decided
Date: 25th April 2016
Description: Discharge of Condition 11: No development shall take place until a surface water drainage scheme based on the RSK Drainage Statement and Pro-Forma for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the local planning authority. (as attached to planning permission reference 15/01385/1 granted 27/11/2015)
Reference - 16/00975/1DOC
Decision: Decided
Date: 25th April 2016
Description: Discharge of Condition 19: Prior to the commencement of development a Construction Method Statement shall be submitted to and approved in writing by the local planning authority in consultation with the highway authority. (as attached to planning permission reference 15/01385/1 granted 27/11/2015)
Reference - 16/00519/1TPO
Decision: Decided
Date: 29th February 2016
Description: Raise crown by approximately 4.5meters, shorten back laterals 1 Lime Tree (T1)
Reference - 16/01231/1DOC
Decision: Decided
Date: 17th May 2016
Description: Discharge of Condition 3 - Samples and/or Details of materials for planning application 15/01385/1 granted 27.11.2015.

Planning records for: *Hitchin Hospital Talbot Street Hitchin SG5 2QU*

Reference - 16/00993/1DOC
Decision: Decided
Date: 25th April 2016
Description: Discharge of Condition 20 - Phase 1 & Phase 2 Land Contamination Reports No development approved by this permission shall be commenced prior to the submission to, and agreement of the Local Planning Authority of a written preliminary environmental risk assessment (Phase I) report containing a Conceptual Site Model that indicates sources, pathways and receptors. (as attached to planning permission reference 15/01385/1 granted 27/11/2015)
Reference - 16/00994/1DOC
Decision: Decided
Date: 25th April 2016
Description: Discharge of Condition 18: Construction of the approved development shall not commence until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority in consultation with the highway authority (as attached to planning permission reference 15/01385/1 granted 27/11/2015)
Reference - 16/00986/1DOC
Decision: Decided
Date: 25th April 2016
Description: Discharge of Condition 7: Prior to the commencement of the development hereby approved details of the junction of the new footpath/cycleway with the Maxwells Path and Symonds Road shall be submitted to and approved in writing by the Local Planning Authority.(as attached to planning permission reference 15/01385/1 granted 27/11/2015)
Reference - 16/00933/1NMA
Decision: Decided
Date: 13th April 2016
Description: Minor design changes to all plots (non material amendment to planning permission reference no. 15/01385/1 granted on 27 November 2015 for residential development of 18 dwellings comprising 3 x 3 bed dwellings, 14 x 4 bed dwellings and 1 x 5 bed dwelling together with associated garages and parking, landscaping and alterations to existing access from Talbot Street, all following demolition of existing buildings).

Planning records for: *51 Talbot Street Hitchin Hertfordshire SG5 2QU*

Reference - 23/02178/FPH	
Decision:	Decided
Date:	22nd September 2023
Description:	Single storey rear extension

Reference - 22/02963/FPH	
Decision:	Decided
Date:	16th November 2022
Description:	Insertion of two dormer windows in the existing south elevation roofslope and two rooflights to facilitate loft conversion.

Planning records for: *17 Talbot Street Hitchin Hertfordshire SG5 2QU*

Reference - 01/01456/1HH	
Decision:	Decided
Date:	14th September 2001
Description:	Two and single storey front extension and two storey rear extension (As amplified by drawing no 01/73/02 received 01.11.01 and car parking layout plan received 09.11.01 and amended by drawing no 01/73/01A received 30.11.01)

Planning records for: *19 Talbot Street Hitchin Hertfordshire SG5 2QU*

Reference - 01/00452/1HH	
Decision:	Decided
Date:	22nd March 2001
Description:	Rear conservatory

Planning records for: **37 Talbot Street Hitchin SG5 2QU**

Reference - 09/01035/1PUD	
Decision:	Decided
Date:	19th June 2009
Description:	Single storey rear extension

Planning records for: **39 Talbot Street Hitchin SG5 2QU**

Reference - 04/01418/1PUD	
Decision:	Decided
Date:	31st August 2004
Description:	Rear roof extension to facilitate loft conversion

Reference - 02/00775/1HH	
Decision:	Decided
Date:	14th May 2002
Description:	Two storey rear extension

Reference - 03/00514/1HH	
Decision:	Decided
Date:	26th March 2003
Description:	First floor rear extension (as amended by drawing JLS/03/004/01A received 2 July 2004)

Planning records for: *45 Talbot Street Hitchin SG5 2QU*

Reference - 13/00535/1HH	
Decision:	Decided
Date:	12th March 2013
Description:	Single storey rear and first floor extension to existing garage together with first floor link extension across front elevation.

Planning records for: *49 Talbot Street Hitchin Hertfordshire SG5 2QU*

Reference - 00/00283/1HH	
Decision:	Decided
Date:	22nd February 2000
Description:	Single storey side extension

Reference - 03/01038/1HH	
Decision:	Decided
Date:	19th June 2003
Description:	First floor side extension.

Planning records for: *2 Talbot Street Hitchin SG5 2QU*

Reference - 08/01152/1PUD	
Decision:	Decided
Date:	18th June 2008
Description:	Single storey rear extension

Planning records for: *2 Talbot Street Hitchin Herts SG5 2QU*

Reference - 97/00219/1TPO	
Decision:	Decided
Date:	05th March 1997
Description:	Crown reduction on Beech tree

Planning records for: *4 Talbot Street Hitchin Hertfordshire SG5 2QU*

Reference - 00/01826/1HH	
Decision:	Decided
Date:	30th November 2000
Description:	Two storey front extension, new front porch

Reference - 06/02658/1HH	
Decision:	Decided
Date:	27th November 2006
Description:	Single storey rear extension, two rear dormer windows and raising of roof by 0.5 metres to facilitate loft conversion (as amended by plans received 22 January 2007)

Planning records for: *6 Talbot Street Hitchin SG5 2QU*

Reference - 02/00889/1HH	
Decision:	Decided
Date:	06th June 2002
Description:	Rear Conservatory (as amended by plan no 17 and location plan no. HD338745 received 19 July 2002 and detailed plans received 29 July 2002)

Planning records for: *10 Talbot Street Hitchin SG5 2QU*

Reference - 02/00483/1PUD	
Decision:	Decided
Date:	22nd March 2002
Description:	Loft conversion and 3 rooflights to rear roof slope

Reference - 00/00482/1HH	
Decision:	Decided
Date:	29th March 2000
Description:	Single storey rear extension

Planning records for: *21 Talbot Street Hitchin SG5 2QU*

Reference - 06/00160/1HH	
Decision:	Decided
Date:	30th January 2006
Description:	First floor front extension, front entrance porch as amended by plans received on 17th March 2006.

Planning records for: *1 Talbot Street Hitchin SG5 2QU*

Reference - 14/00170/1HH	
Decision:	Decided
Date:	27th January 2014
Description:	Single storey rear extension incorporating existing garage to facilitate conversion of garage to habitable accommodation.

Planning records for: *1 Talbot Street Hitchin Hertfordshire SG5 2QU*

Reference - 00/01360/1HH	
Decision:	Decided
Date:	06th September 2000
Description:	Single storey side extension

Reference - 00/01841/1HH	
Decision:	Decided
Date:	04th December 2000
Description:	Two storey side extension

Planning records for: *3 Talbot Street Hitchin SG5 2QU*

Reference - 10/02252/1HH	
Decision:	Decided
Date:	03rd September 2010
Description:	First floor front and two storey rear extension following demolition of existing conservatory

Planning records for: *7 Talbot Street Hitchin SG5 2QU*

Reference - 14/01915/1PUD	
Decision:	Decided
Date:	15th July 2014
Description:	Conversion of existing detached garage to habitable accommodation together with the insertion of one window

Planning records for: *7 Talbot Street Hitchin Herts SG5 2QU*

Reference - 98/00489/1TPO	
Decision:	Decided
Date:	14th April 1998
Description:	Reduce lower limb by 40% and remove deadwood

Reference - 16/01818/1TPO	
Decision:	Decided
Date:	19th July 2016
Description:	Fell 1 Robinia tree (T1)

Reference - 09/02385/1TPO	
Decision:	Decided
Date:	30th December 2009
Description:	Crown reduction and re-shape remaining crown by 20% of 1 Robinia tree

Planning records for: *23 Talbot Street Hitchin SG5 2QU*

Reference - 15/00208/1PUD	
Decision:	Decided
Date:	22nd January 2015
Description:	Replace garage door with window to facilitate conversion of garage to habitable accommodation.

Planning records for: **41 Talbot Street Hitchin Hertfordshire SG5 2QU**

Reference - 23/00816/LDCP	
Decision:	Decided
Date:	04th April 2023
Description:	
Insertion of rear dormer window and 3no rooflights in existing front roof slope to facilitate loft conversion. Single storey rear extension and internal alterations, including insertion of front ground floor window following removal of garage doors to facilitate garage conversion into habitable accommodation.	

Reference - 23/00807/FPH	
Decision:	Decided
Date:	04th April 2023
Description:	
Replace existing flat roof to rear extension with a pitched roof and first floor extension over existing rear extension, insertion of side elevation first floor window and insertion of rooflight to side roofslope to facilitate conversion of loftspace into storage area. Replace garage door and single storey extension to facilitate conversion of garage into habitable accommodation.	

Planning records for: **47 Talbot Street Hitchin SG5 2QU**

Reference - 04/01568/1HH	
Decision:	Decided
Date:	27th September 2004
Description:	
First floor front extension.	

Reference - 04/02013/1HH	
Decision:	Decided
Date:	23rd December 2004
Description:	
First floor front extension	



HITCHIN, SG5

Energy rating

D

Valid until 23.10.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Detached house
Walls:	Cavity wall, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 200 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer and room thermostat
Main Heating Controls Energy:	Average
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 94% of fixed outlets
Lighting Energy:	Very good
Floors:	Solid, limited insulation (assumed)
Secondary Heating:	Room heaters, electric
Total Floor Area:	111 m ²

Building Safety

Unknown

Accessibility / Adaptations

Unknown

Restrictive Covenants

Unknown

Rights of Way (Public & Private)

Unknow

Construction Type

Standard brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Electricity Supply

Yes - supplier unknown

Gas Supply

Yes - supplier unknown

Central Heating

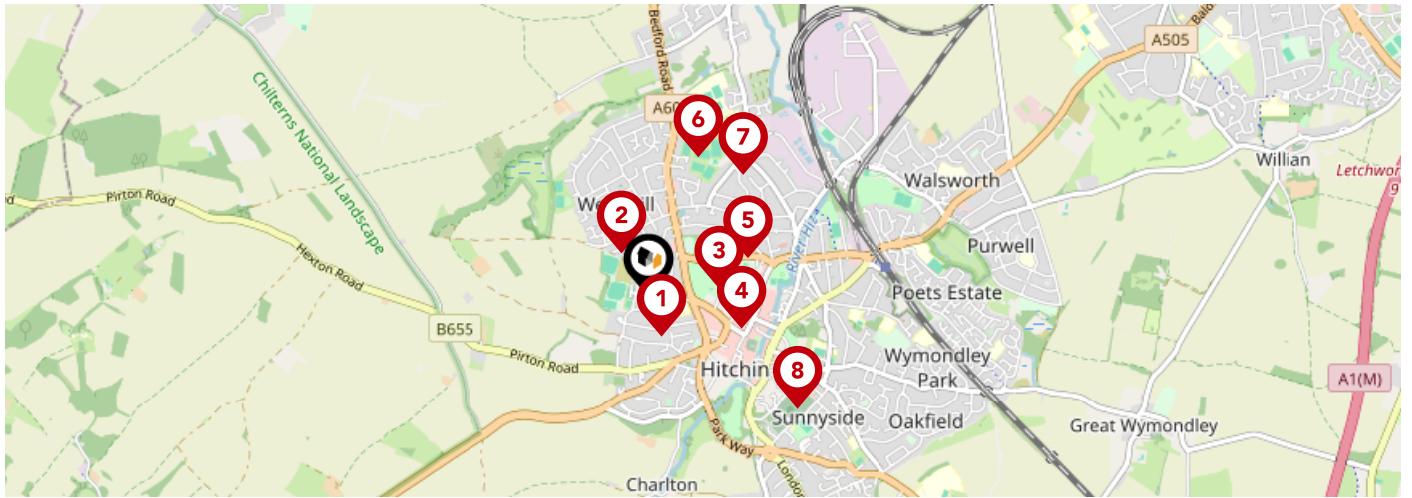
Yes - supplier unknown

Water Supply

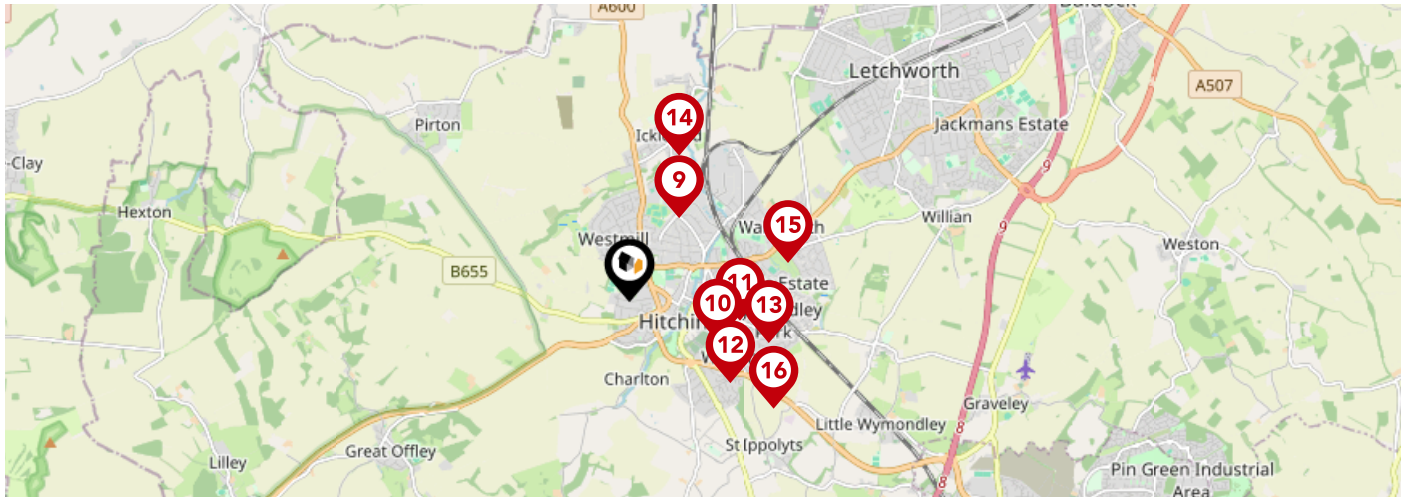
Yes - supplier unknown

Drainage

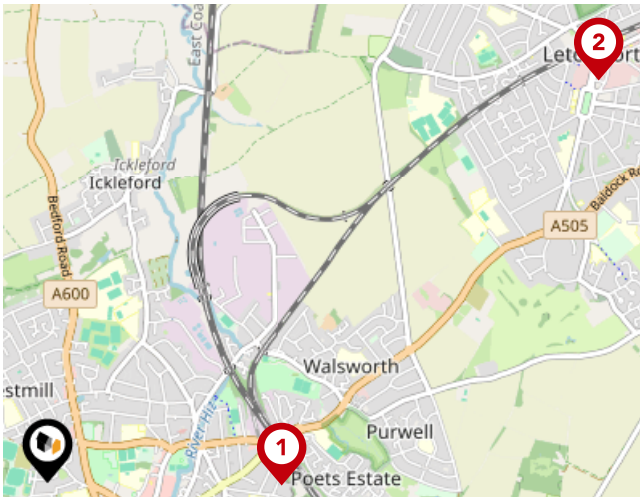
Yes - supplier unknown



	Nursery	Primary	Secondary	College	Private
1 Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.45	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.48	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6 The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.68	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7 Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8 Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.85	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

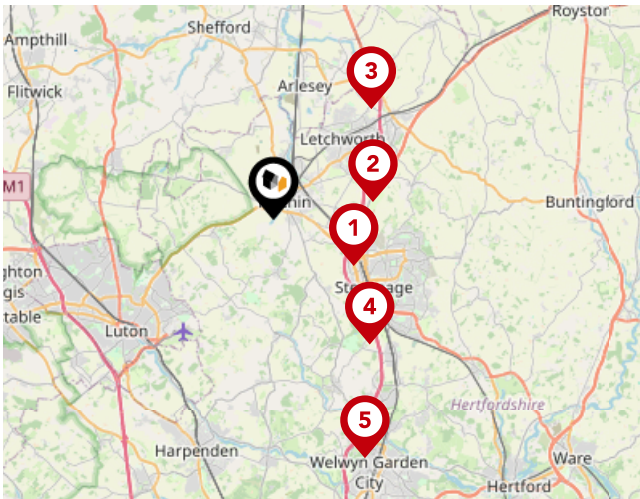


	Nursery	Primary	Secondary	College	Private
Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.89	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.03	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.41	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.64	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



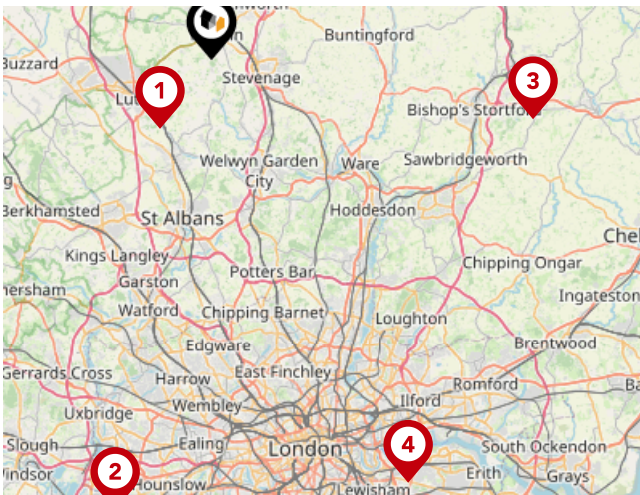
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.07 miles
2	Letchworth Rail Station	3.12 miles
3	Stevenage Rail Station	4.98 miles



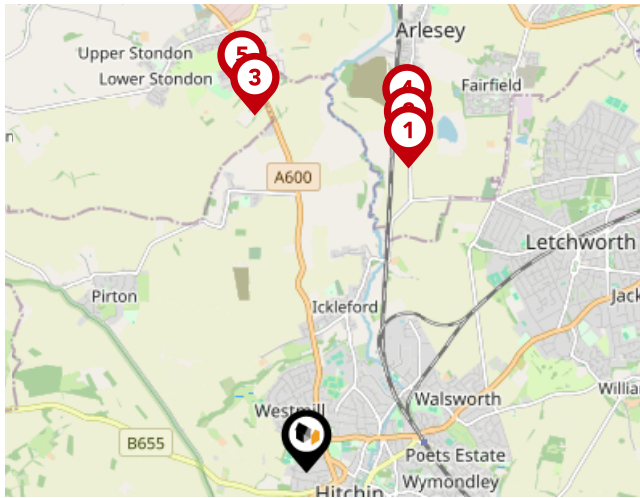
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.39 miles
2	A1(M) J9	3.67 miles
3	A1(M) J10	5.42 miles
4	A1(M) J7	5.73 miles
5	A1(M) J6	9.31 miles



Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.3 miles
2	Heathrow Airport	33.86 miles
3	Stansted Airport	23.91 miles
4	Silvertown	34.33 miles



Bus Stops/Stations

Pin	Name	Distance
1	Fountain Cottage	2.92 miles
2	The Cemetery	3.09 miles
3	Loganberry Way	3.28 miles
4	Jubilee Crescent	3.28 miles
5	Three Star Park	3.51 miles

Important - Please read

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Country Properties

Data Quality

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Valuation Office
Agency



Royal Mail