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MIR: Material Info

The Material Information Affecting this Property

Thursday 24th July 2025



BACK LANE, PRESTON, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

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Planning records for: **Back Lane, Preston, Hitchin, SG4**

Reference - 94/01245/1
Decision: Decided
Date: 09th November 1994
Description: Replacement detached dwelling with double garage (as amended by plan received 04.01.95)

Reference - 94/00763/1HH
Decision: Decided
Date: 08th July 1994
Description: First floor extension to existing bungalow. Single storey side extension and detached garage

Reference - 94/00197/1HH
Decision: Decided
Date: 23rd February 1994
Description: New first floor and two storey side extension to existing bungalow.

Reference - 94/00465/1HH
Decision: Decided
Date: 21st April 1994
Description: Two storey side extension and new first floor.

Planning records for: *The Cedars Back Lane Preston Hitchin SG4 7UJ*

Reference - 15/00183/1HH	
Decision:	Decided
Date:	26th January 2015
Description:	Single storey rear extension following demolition of existing conservatory. Single storey link extension to detached garage.

Reference - 24/02666/TPO	
Decision:	Decided
Date:	22nd November 2024
Description:	G1 Pine, G2 Pine, G3 Pine, G4 Pine, G5 Pine, G6 Pine, T7 Blue Cedar - Max 30% reduction of over-extended lateral branches back to suitable side-growth. Remove dead wood. Resolve chafing branches. Remove existing branch stubs back to branch collars. G6: Pine -Add bracing to support extended lateral branch, if still required following reduction.

Reference - 15/01812/1HH	
Decision:	Decided
Date:	06th July 2015
Description:	Single storey rear extension following demolition of existing conservatory.

Planning records for: *Brambles Back Lane Preston Hitchin Hertfordshire SG4 7UJ*

Reference - 23/01486/FPH	
Decision:	Registered
Date:	04th July 2023
Description:	Single storey rear extension with rooflights, single storey front extension, alterations to fenestration, materials, and hardstanding, addition of external flue and creation of new access.

Planning records for: ***Brambles Back Lane Preston Hitchin Hertfordshire SG4 7UJ***

Reference - 23/01493/FPH	
Decision:	Decided
Date:	04th July 2023
Description:	Conversion of integrated garage into habitable accommodation; together with internal and external alterations

Planning records for: ***Braemar Back Lane Preston Hitchin SG4 7UJ***

Reference - 11/01692/1HH	
Decision:	Decided
Date:	05th July 2011
Description:	Front hall extension, first floor rear extension and pitched roofs to existing flat roof side (north) and front dormer windows

Reference - 02/01961/1HH	
Decision:	Decided
Date:	27th December 2002
Description:	Single storey rear extension

Planning records for: ***Casa Back Lane Preston SG4 7UJ***

Reference - 84/01808/1	
Decision:	Decided
Date:	05th December 1984
Description:	Erection of replacement single storey rear extension

Planning records for: *Casa Back Lane Preston SG4 7UJ*

Reference - 86/00213/1
<p>Decision: Decided</p>
<p>Date: 18th January 1986</p>
<p>Description: Use of room as employment agency.</p>
Reference - 19/02925/FPH
<p>Decision: Decided</p>
<p>Date: 09th December 2019</p>
<p>Description: Single storey rear and side extension to link house to existing detached garage, and front porch canopy.</p>
Reference - 84/01212/1
<p>Decision: Decided</p>
<p>Date: 01st August 1984</p>
<p>Description: Erection of rear garage extension</p>
Reference - 16/00101/1NMA
<p>Decision: Decided</p>
<p>Date: 15th January 2016</p>
<p>Description: Change of external material from cream painted render to cream upvc cladding. Change from hip to gable roof at front elevation</p>

Planning records for: *Casa Back Lane Preston Hitchin SG4 7UJ*

Reference - 02/01039/1HH
<p>Decision: Decided</p>
<p>Date: 03rd July 2002</p>
<p>Description: Single storey rear extension. Extension of roof at rear of property and 2 rear dormer windows</p>
Reference - 80/01258/1
<p>Decision: Decided</p>
<p>Date: 21st July 1980</p>
<p>Description: Erection of single storey front extension.</p>
Reference - 14/03366/1HH
<p>Decision: Decided</p>
<p>Date: 19th December 2014</p>
<p>Description: Part two storey front extension. Single storey front porch extension. Single storey rear extension. Raising of roof to create additional accommodation in roof space.</p>
Reference - 02/01925/1HH
<p>Decision: Decided</p>
<p>Date: 18th December 2002</p>
<p>Description: Raising of roof by 0.9 metres and part two storey/part first floor rear extension. Two rear dormer windows (as amplified by site plan received 30th January 2003)</p>

Planning records for: ***Preston Jmi School Back Lane Preston Hitchin SG4 7UJ***

Reference - 11/01768/1TCA	
Decision:	Decided
Date:	13th July 2011
Description:	Remove one Oak tree (T2)

Reference - 11/01937/1NMA	
Decision:	Decided
Date:	29th July 2011
Description:	Single storey detached building to be moved 550mm in north west direction to avoid a drain run

Reference - 10/02892/1	
Decision:	Decided
Date:	22nd November 2010
Description:	Single storey detached building to rear of school for additional classroom, office, staffroom, toilets and for store rooms following removal of existing portacabin to side of school

Planning records for: ***Dungarvan Back Lane Preston Hertfordshire SG4 7UJ***

Reference - 22/02792/FPH	
Decision:	Decided
Date:	25th November 2022
Description:	Single storey rear extension, single storey front extension and front open sided porch. Insertion of four rooflights to existing rear roofslope. Alterations to fenestration and external materials.

Planning records for: ***Dungarvan Back Lane Preston SG4 7UJ***

Reference - 85/01766/1	
Decision:	Decided
Date:	02nd December 1985
Description:	Erection of single storey side extension.

Planning records for: ***Greenfield Back Lane Preston Hitchin SG4 7UJ***

Reference - 15/00587/1NMA	
Decision:	Decided
Date:	05th March 2015
Description:	Enlargement of master bedroom dormer window.

Reference - 15/00875/1DOC	
Decision:	Decided
Date:	31st March 2015
Description:	Discharge of Condition 2: Details and/or samples of the new boarding to be used on the external elevations and dormer window to the proposed bedroom two of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before work on fitting the boarding is commenced. The boarding shall be implemented as approved (as per planning permission 14/01877/1HH granted 23 September 2014).

Reference - 00/00276/1HH	
Decision:	Decided
Date:	21st February 2000
Description:	Two storey rear extension (as amended by drawings rec 25/4/00)

Planning records for: **Greenfield Back Lane Preston Hitchin SG4 7UJ**

Reference - 14/01877/1HH	
Decision:	Decided
Date:	23rd July 2014
Description:	Single storey rear extension and first floor side extension over garage

Planning records for: **Redroofs Back Lane Preston Hitchin Herts SG4 7UJ**

Reference - 96/00961/1HH	
Decision:	Decided
Date:	16th August 1996
Description:	Two single storey side extensions incorporating double garage and new roof following demolition of rear conservatory

Planning records for: **Rose Bank Back Lane Preston Hitchin SG4 7UJ**

Reference - 11/00684/1HH	
Decision:	Decided
Date:	17th March 2011
Description:	Two storey front and side extensions. First floor side extension, front porch, replacement rear conservatory and new chimney flue. Pitched roof dormers to front and rear first floor windows. Detached double garage following demolition of existing garage.

Planning records for: **Tudor Cottage Back Lane Preston SG4 7UJ**

Reference - 87/01823/1	
Decision:	Decided
Date:	02nd December 1987
Description:	Outline application (Siting, design and external appearance reserved) for erection of 1 detached dwelling with double garage.

Planning records for: *Upsall Back Lane Preston SG4 7UJ*

Reference - 09/01972/1HH	
Decision:	Decided
Date:	19th October 2009
Description:	Single storey front extension and two first floor side extensions. (Amended plans received 04.12.09).

Planning records for: *Windrush Back Lane Preston SG4 7UJ*

Reference - 89/01101/1	
Decision:	Decided
Date:	06th July 1989
Description:	Single storey front extension to provide new porch following demolition of existing

Reference - 01/01462/1HH	
Decision:	Decided
Date:	17th September 2001
Description:	Single storey front extension.

Reference - 79/00027/1	
Decision:	Decided
Date:	29th December 1978
Description:	Erection of first floor side extension

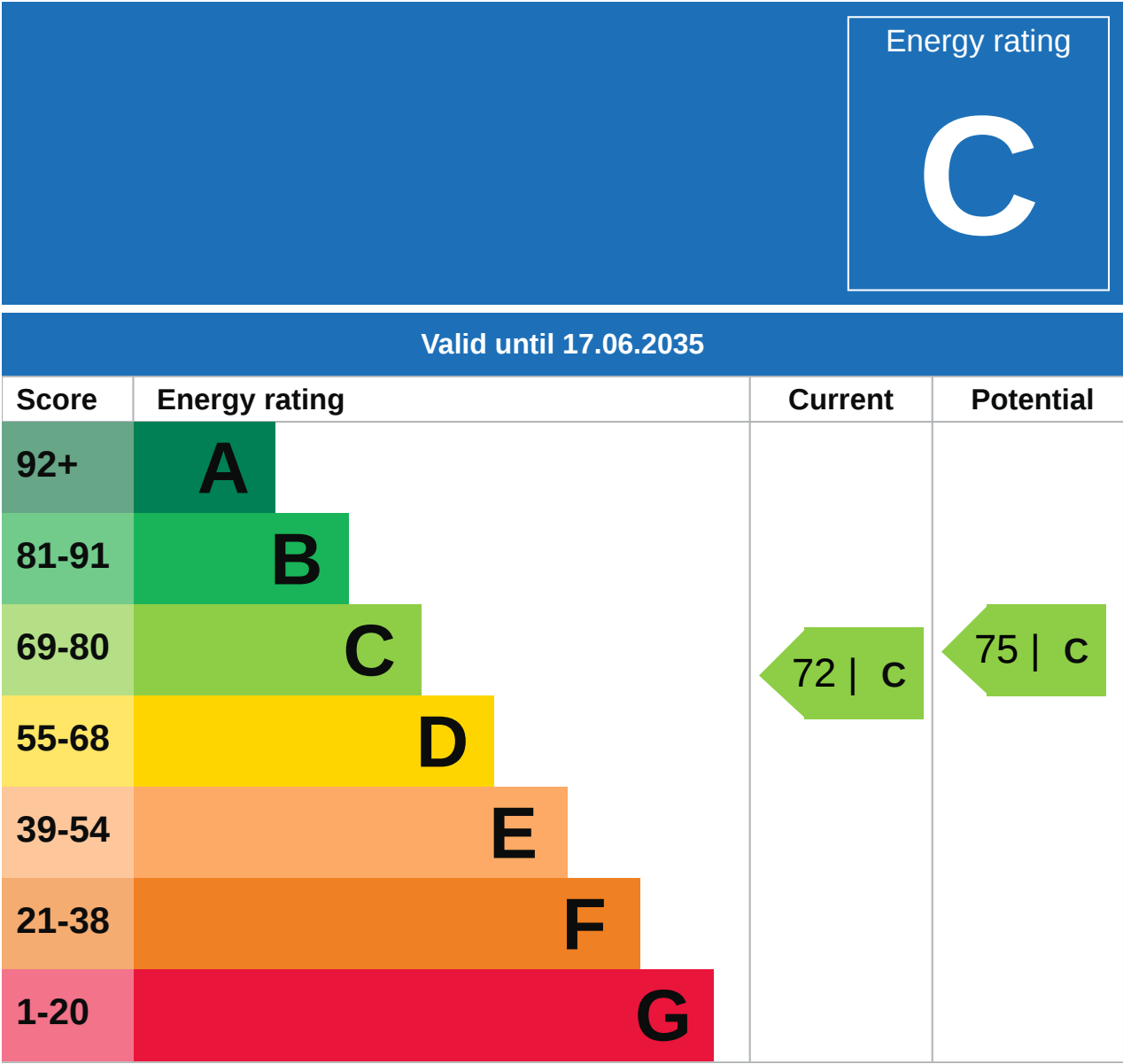
Planning records for: *Windrush Back Lane Preston Hitchin Hertfordshire SG4 7UJ*

Reference - 23/02564/FPH	
Decision:	Decided
Date:	01st November 2023
Description:	First floor front extension including juliet balcony, front porch canopy and single storey side extension following demolition of existing store. Insulated cladding and render finish. Alterations to fenestration.

Reference - 87/01070/1	
Decision:	Decided
Date:	30th June 1987
Description:	Erection of two and single storey rear extension

Planning records for: *Land Adjoining 3 Crunnells Green Preston Hertfordshire SG4 7UJ*

Reference - 22/01942/DOC	
Decision:	Awaiting decision
Date:	28th July 2022
Description:	Condition 10- Details and/or samples of materials to be used on all external elevations (as a discharge of condition relating to planning permission 21/02632/FP granted 14.07.2022).



Additional EPC Data

Property Type:	Detached bungalow
Flat Top Storey:	No
Top Storey:	0
Previous Extension:	0
Open Fireplace:	0
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Cavity wall, as built, no insulation (assumed)
Roof:	Pitched, 270 mm loft insulation
Roof Energy:	Pitched, 270 mm loft insulation
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:	From main system
Lighting:	Below average lighting efficiency
Floors:	Solid, no insulation (assumed)
Total Floor Area:	165 m ²

Building Safety

There are no Building Safety aspects to report

Accessibility / Adaptations

Wheelchair accessible / lateral living

Restrictive Covenants

None

Rights of Way (Public & Private)

None

Construction Type

Cavity brick with render/breeze block with render

Property Lease Information

Freehold

Listed Building Information

not listed

Stamp Duty

Not specified

Other

None

Other

None

Electricity Supply

Mains supply

Gas Supply

Mains supply

Central Heating

GCH

Water Supply

Mains supply

Drainage

Mains

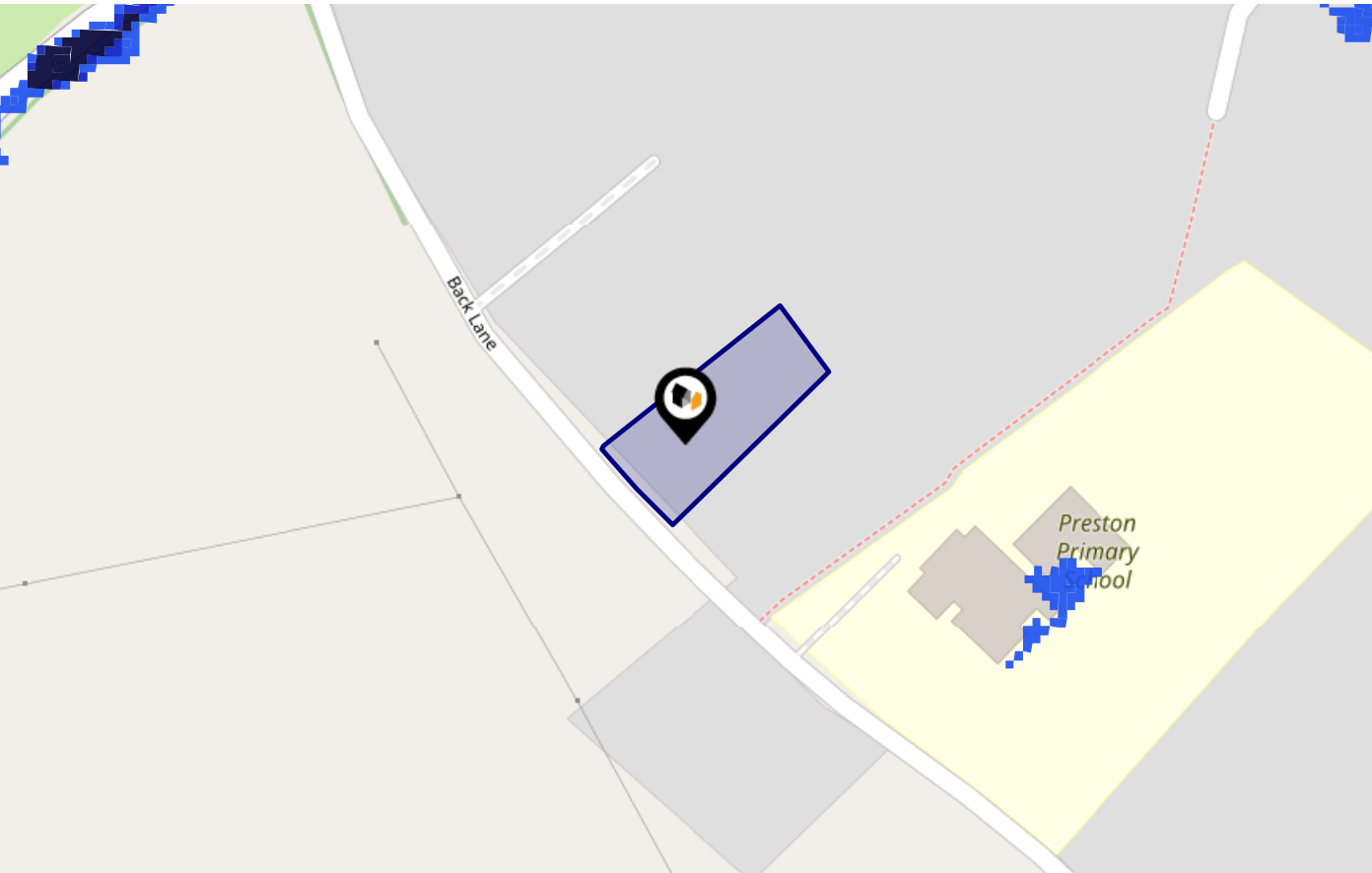
Important - Please read

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.

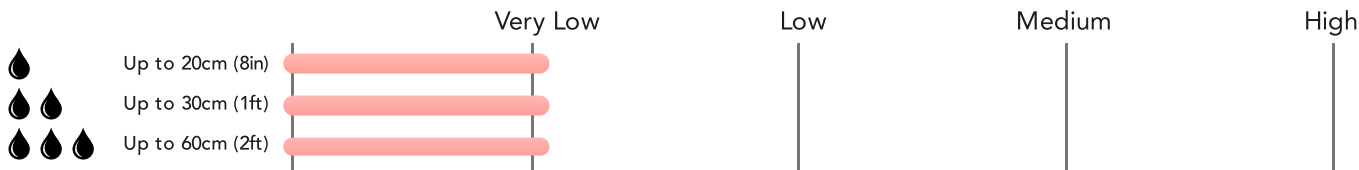


Risk Rating: Very low

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.

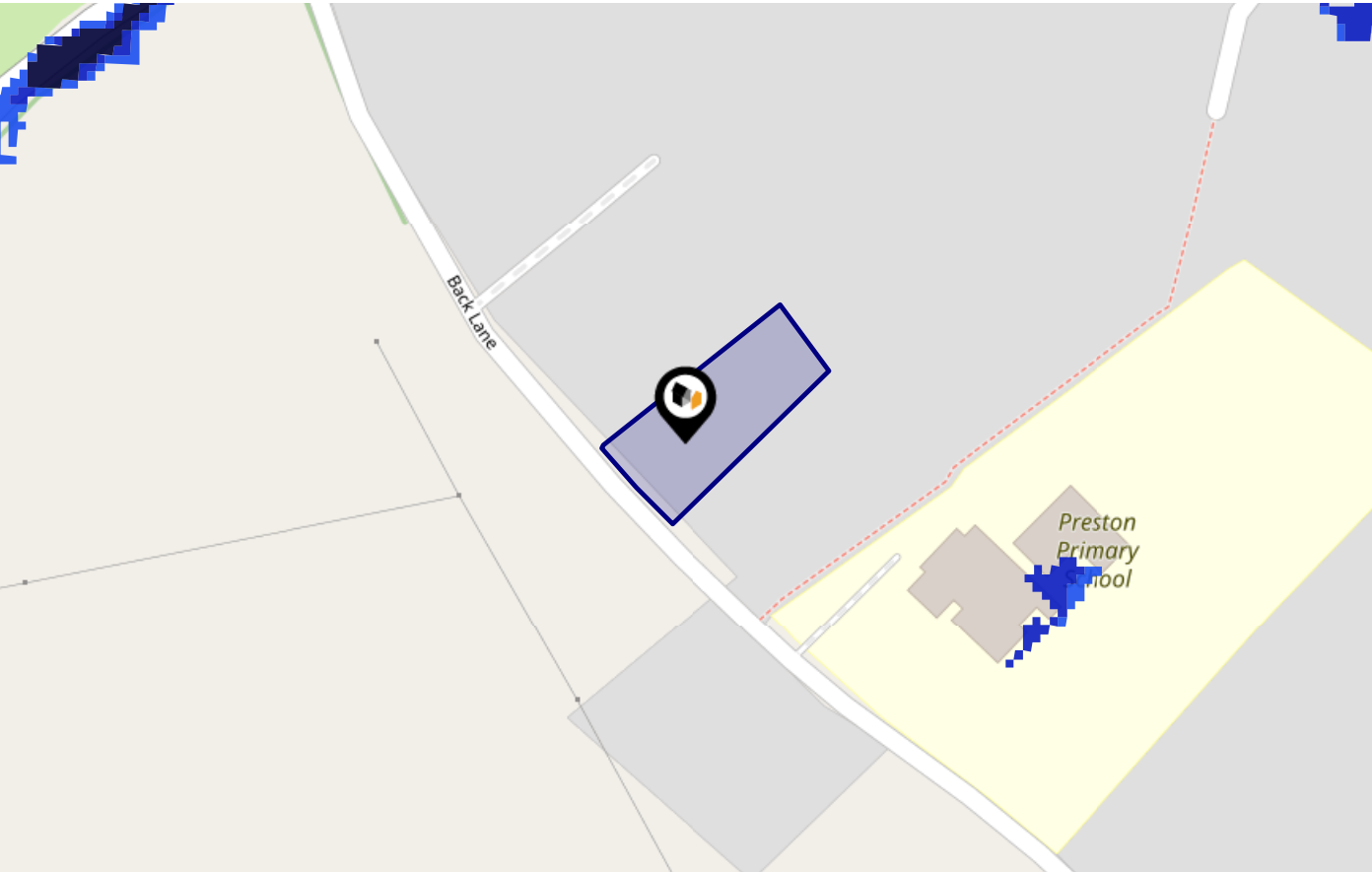
Chance of flooding to the following depths at this property:



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.

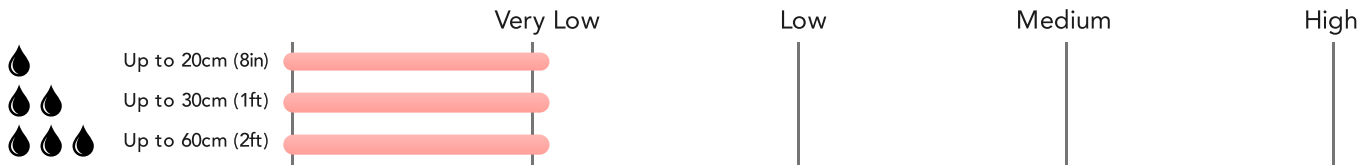


Risk Rating: **Very low**

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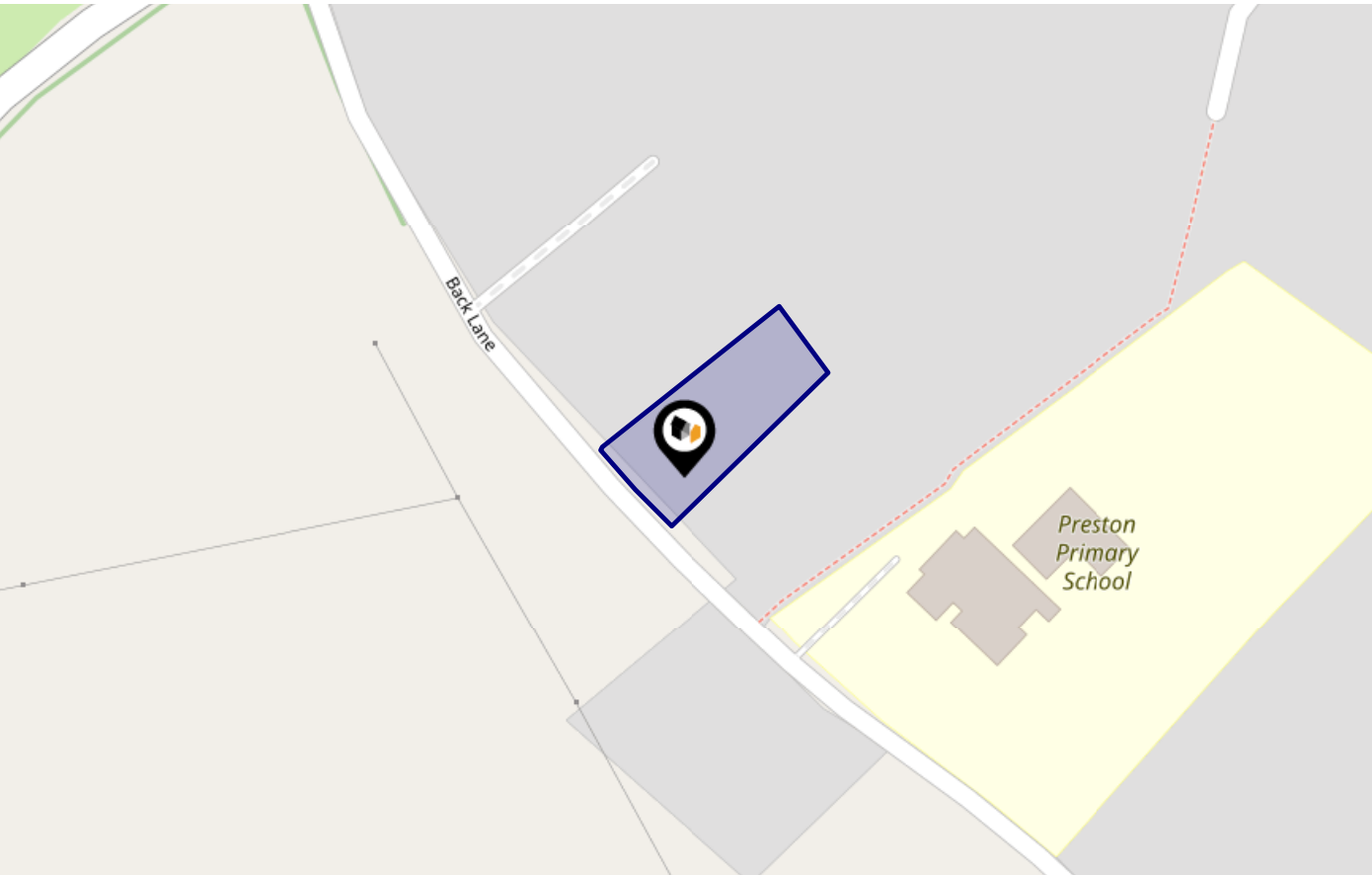
Chance of flooding to the following depths at this property:



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.

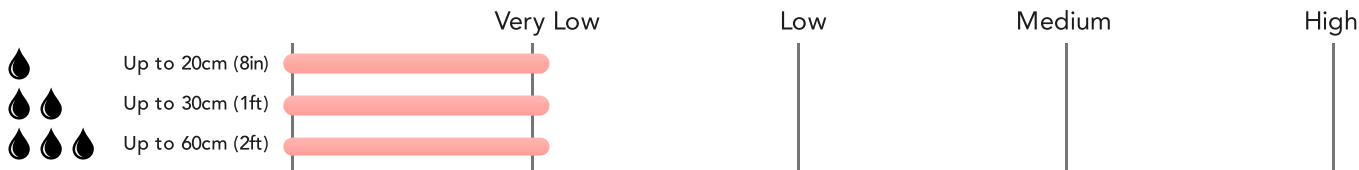


Risk Rating: Very low

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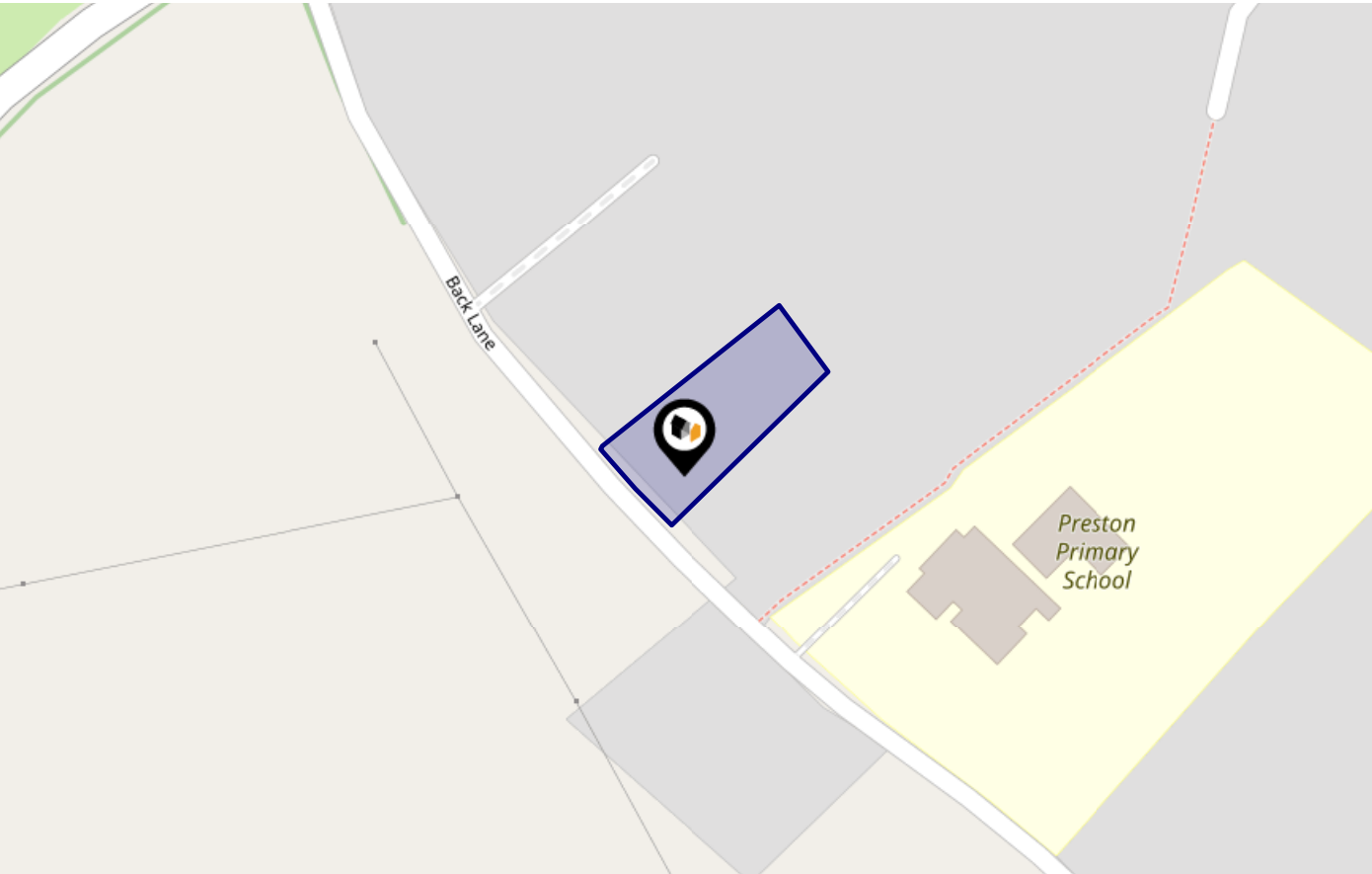
Chance of flooding to the following depths at this property:



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.

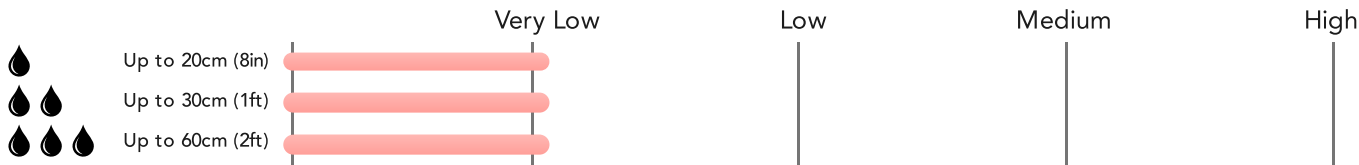


Risk Rating: **Very low**

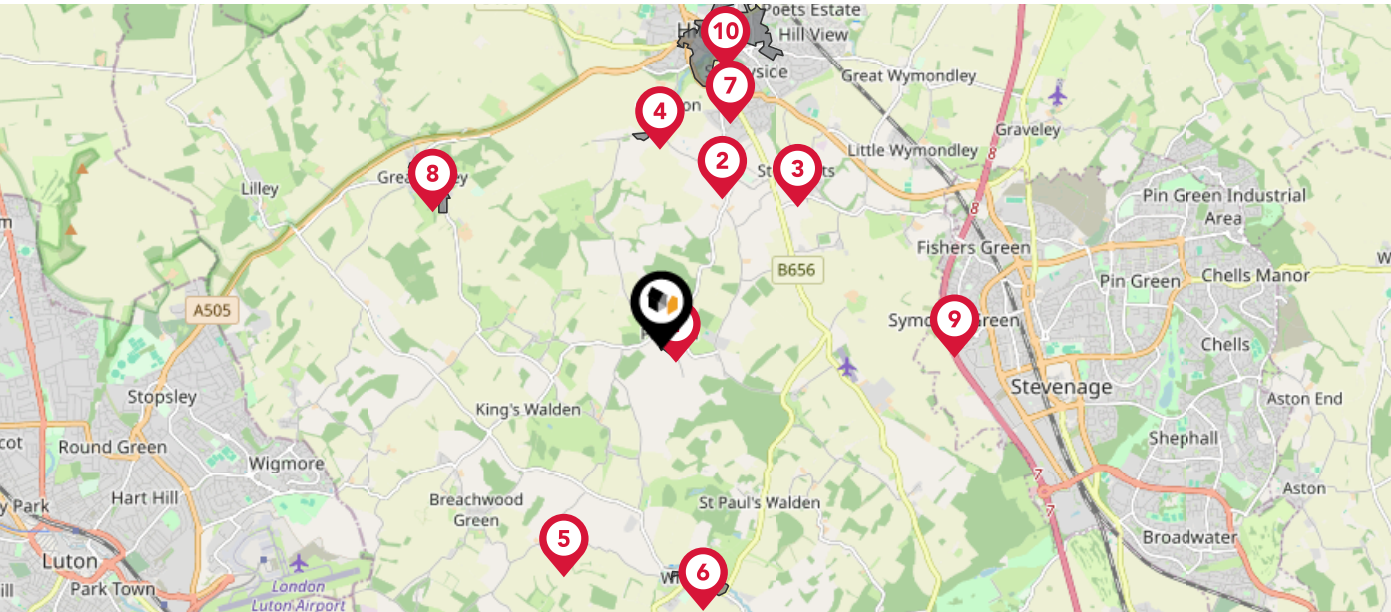
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:



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



Nearby Conservation Areas	
1	Preston
2	Gosmore
3	St Ippolyts
4	Charlton
5	Bendish
6	Whitwell
7	Hitchin Hill Path
8	Great Offley
9	Symonds Green
10	Hitchin

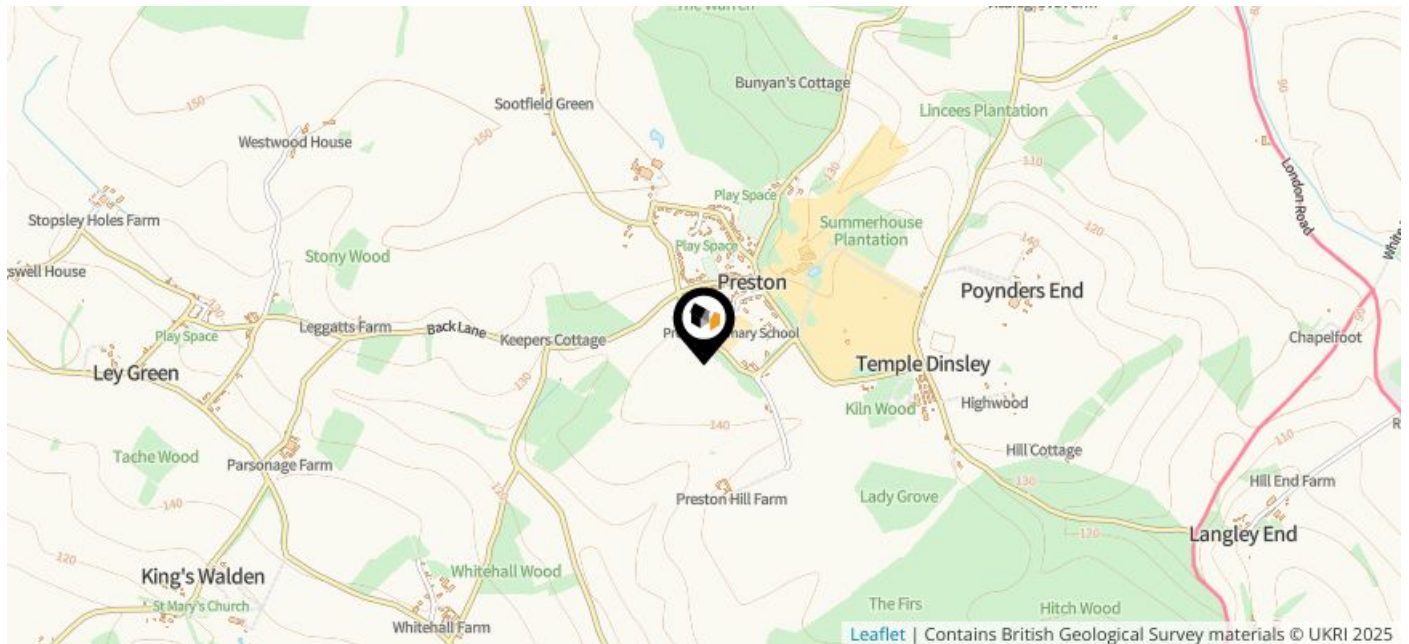
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	EA/EPR/LB3303UD/T001 - Vicars Grove	Active Landfill	
2	Kings Grove-St Ippollits, Hertfordshire	Historic Landfill	
3	Chapel Foot Tip-Parish Of St Ippollitts, Hitchin, Hertfordshire	Historic Landfill	
4	Chapel Foot Gravel Pit-Langley, Hitchin, Hertfordshire	Historic Landfill	
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
6	Lodge Farm-Kings Walden, Hertfordshire	Historic Landfill	
7	Tittendell-Tittendell Street, St Ippollits, Hertfordshire	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



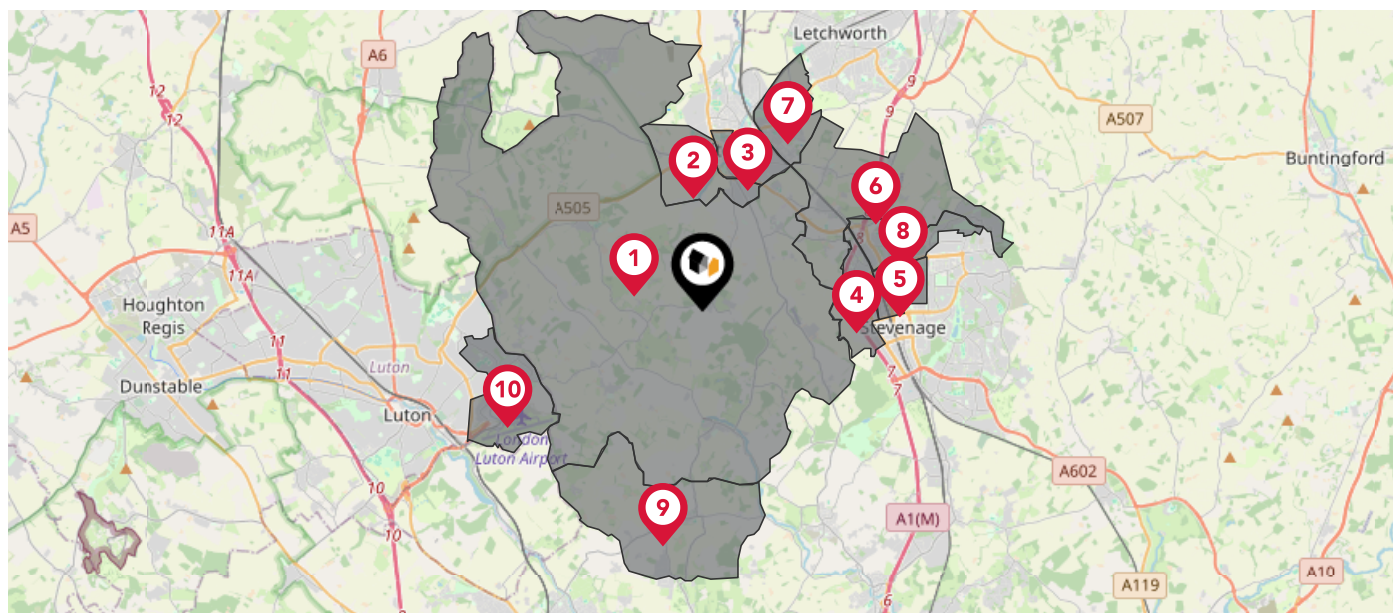
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

1 Hitchwood, Offa and Hoo Ward

2 Hitchin Priory Ward

3 Hitchin Highbury Ward

4 Symonds Green Ward

5 Old Town Ward

6 Chesfield Ward

7 Hitchin Walsworth Ward

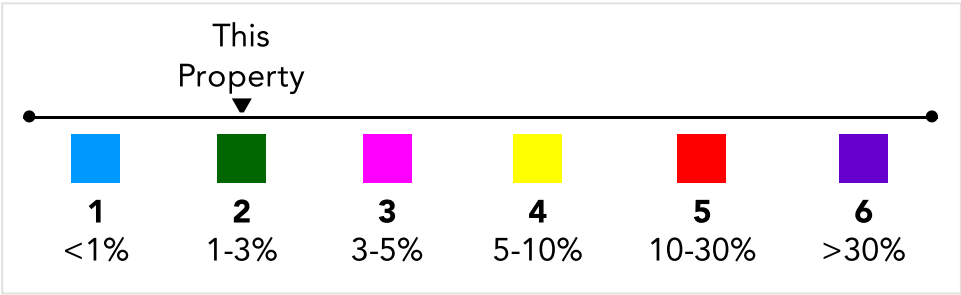
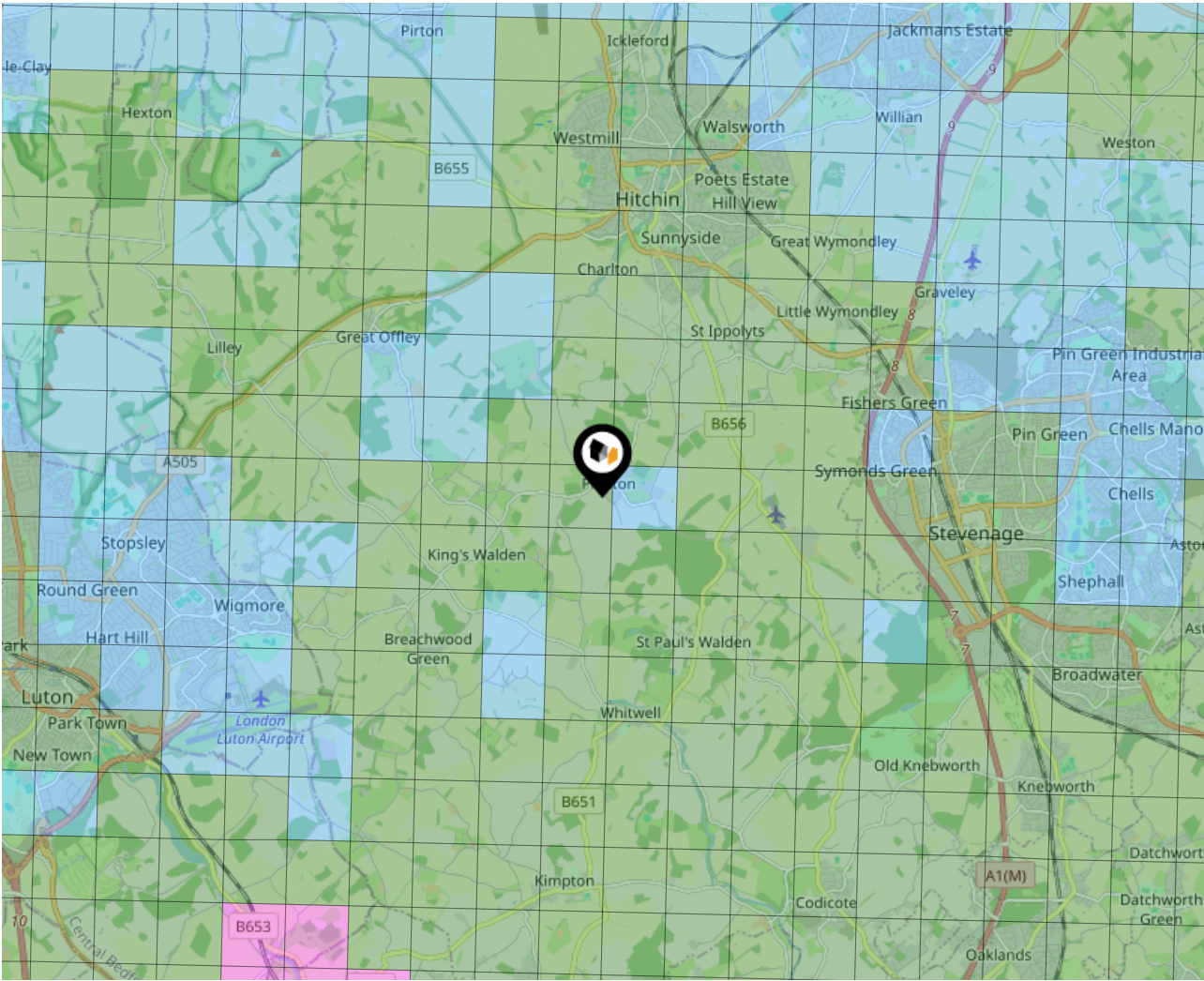
8 Woodfield Ward

9 Kimpton Ward

10 Wigmore Ward

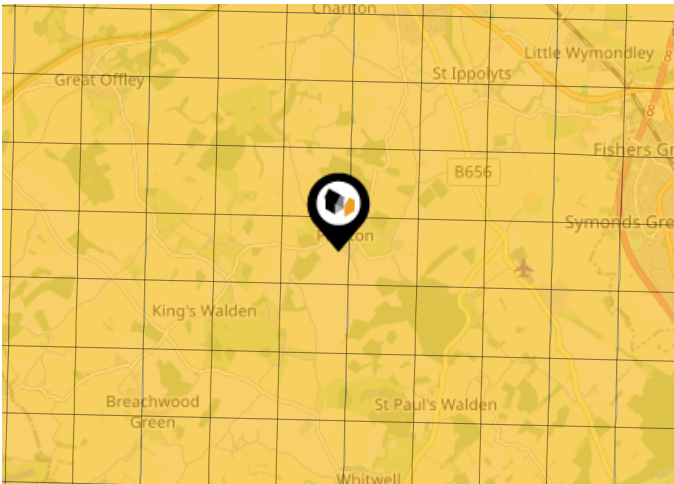
What is Radon?

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).



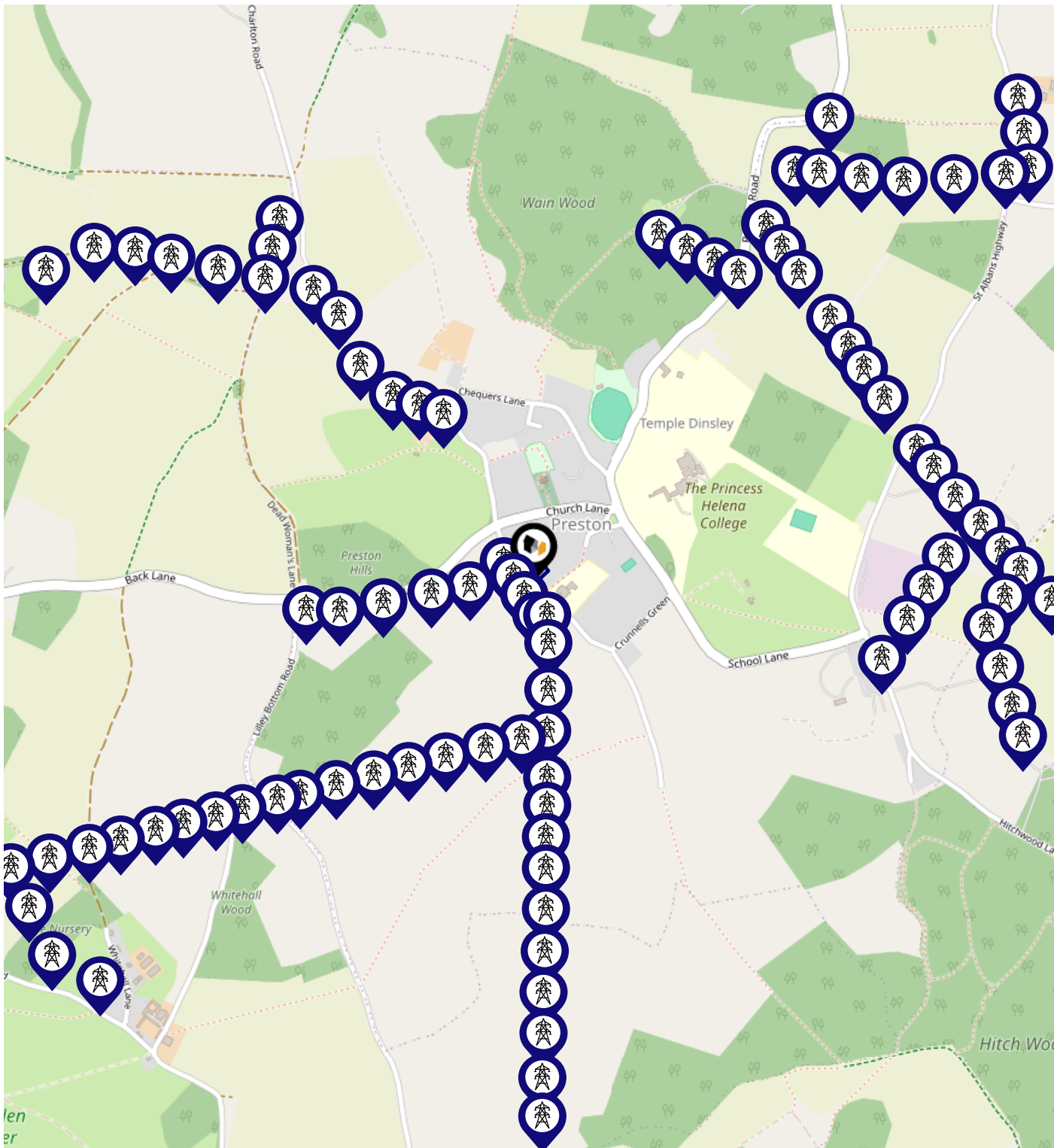
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

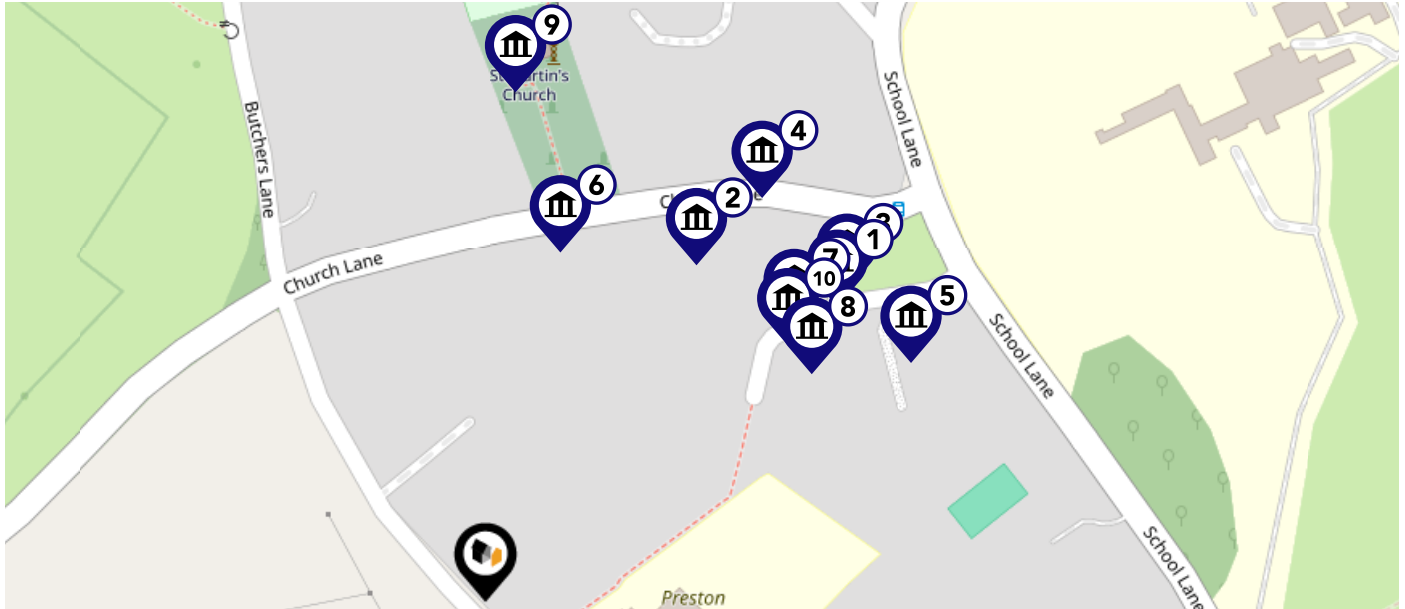
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & 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:

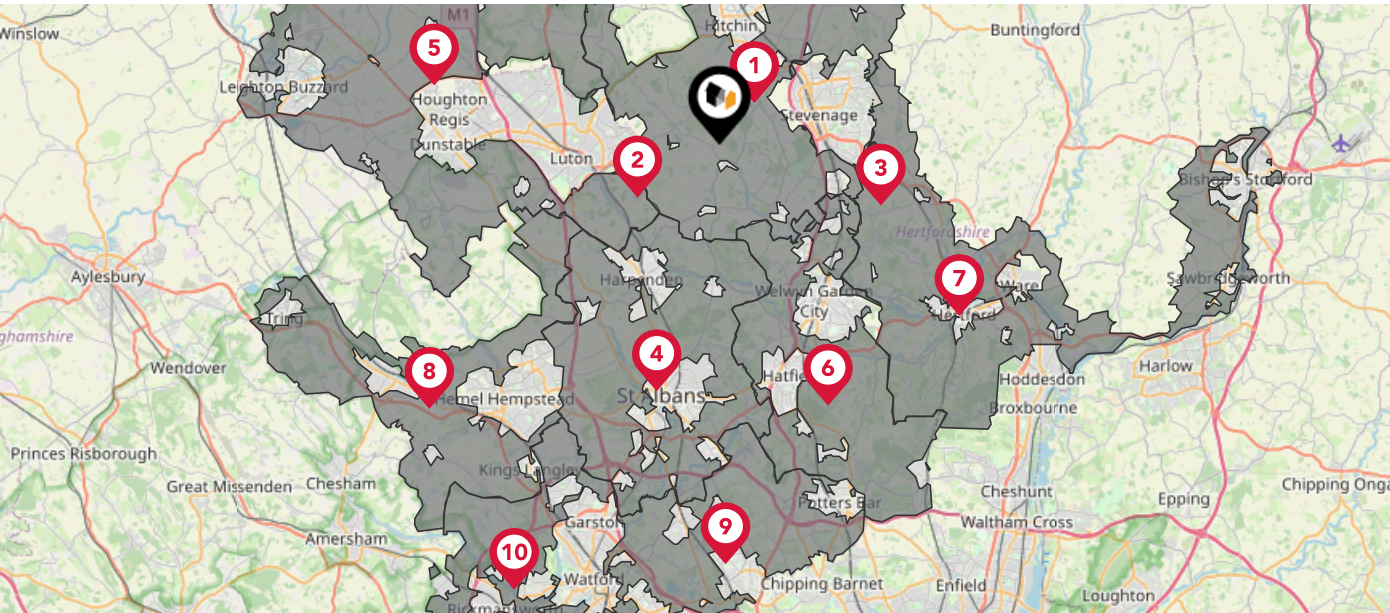
-  Power Pylons
-  Communication Masts

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
	1103249 - K6 Telephone Kiosk	Grade II	0.1 miles
	1102422 - The Old Forge	Grade II	0.1 miles
	1176692 - Well, Wellhead Gear And Wellhouse	Grade II	0.1 miles
	1102421 - St Martin's Place	Grade II	0.1 miles
	1102425 - The Red Lion Public House	Grade II	0.1 miles
	1102461 - Lychgate To Churchyard Of Church Of St Martin	Grade II	0.1 miles
	1347482 - Vine Cottage	Grade II	0.1 miles
	1347481 - Laburnam Lodge	Grade II	0.1 miles
	1176631 - Church Of St Martin (church Of England)	Grade II	0.1 miles
	1102426 - Fig Tree Cottage	Grade II	0.1 miles

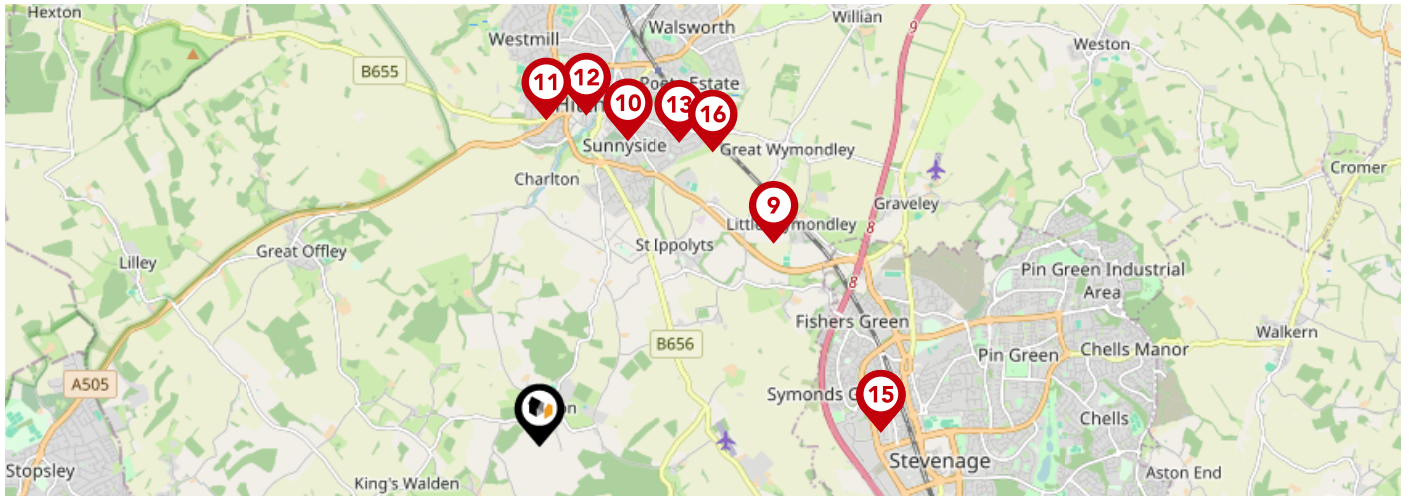
This map displays nearby areas that have been designated as Green Belt...











Nearby Green Belt Land	
1	London Green Belt - North Hertfordshire
2	London Green Belt - Luton
3	London Green Belt - Stevenage
4	London Green Belt - St Albans
5	London Green Belt - Central Bedfordshire
6	London Green Belt - Welwyn Hatfield
7	London Green Belt - East Hertfordshire
8	London Green Belt - Dacorum
9	London Green Belt - Hertsmere
10	London Green Belt - Three Rivers



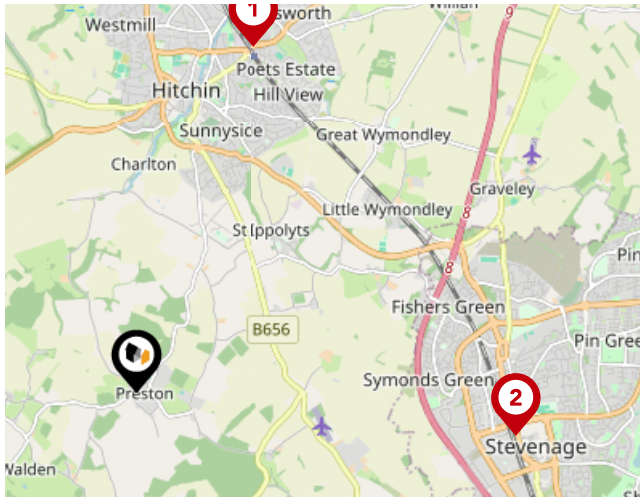
		Nursery	Primary	Secondary	College	Private
1	Preston Primary School Ofsted Rating: Good Pupils: 67 Distance:0.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:2.07	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	St Paul's Walden Primary School Ofsted Rating: Good Pupils: 70 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Breachwood Green Junior Mixed and Infant School Ofsted Rating: Good Pupils: 92 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:2.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:2.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:2.74	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:2.79	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:2.83	<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:2.92	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.99	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:3.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woolenwick Junior School Ofsted Rating: Good Pupils: 234 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Woolenwick Infant and Nursery School Ofsted Rating: Outstanding Pupils: 217 Distance:3.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:3.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

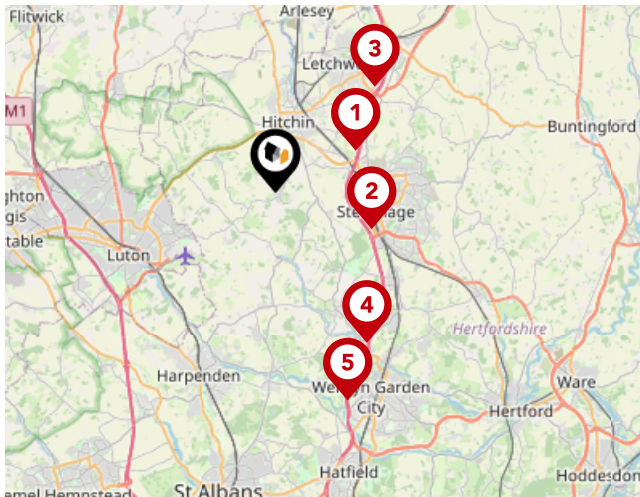
Area

Transport (National)



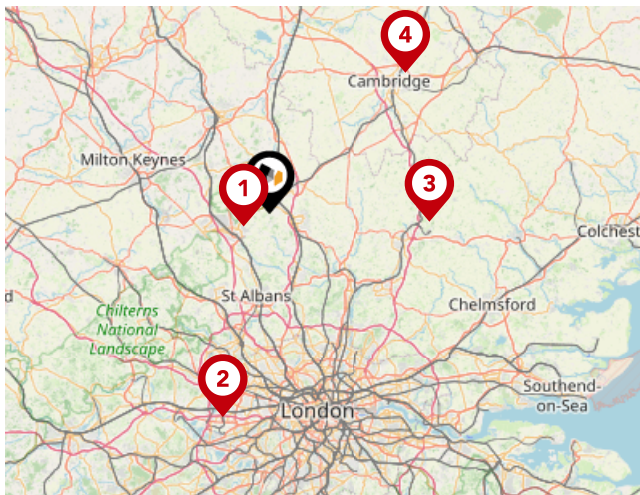
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.34 miles
2	Stevenage Railway Station	3.49 miles
3	Knebworth Rail Station	5.15 miles



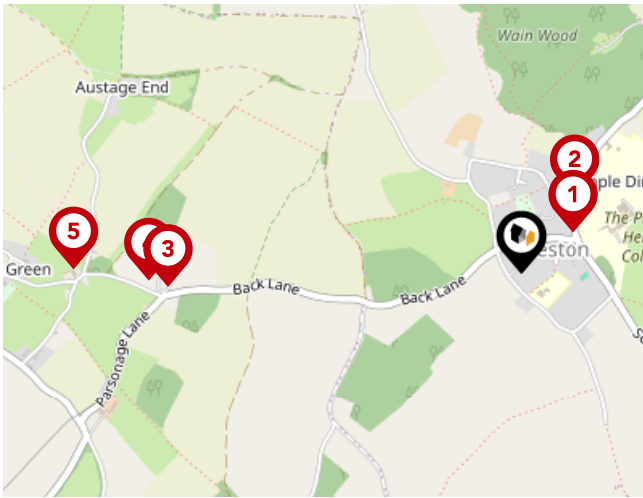
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.31 miles
2	A1(M) J7	3.76 miles
3	A1(M) J9	5.29 miles
4	A1(M) J6	6.46 miles
5	A1(M) J5	8.12 miles



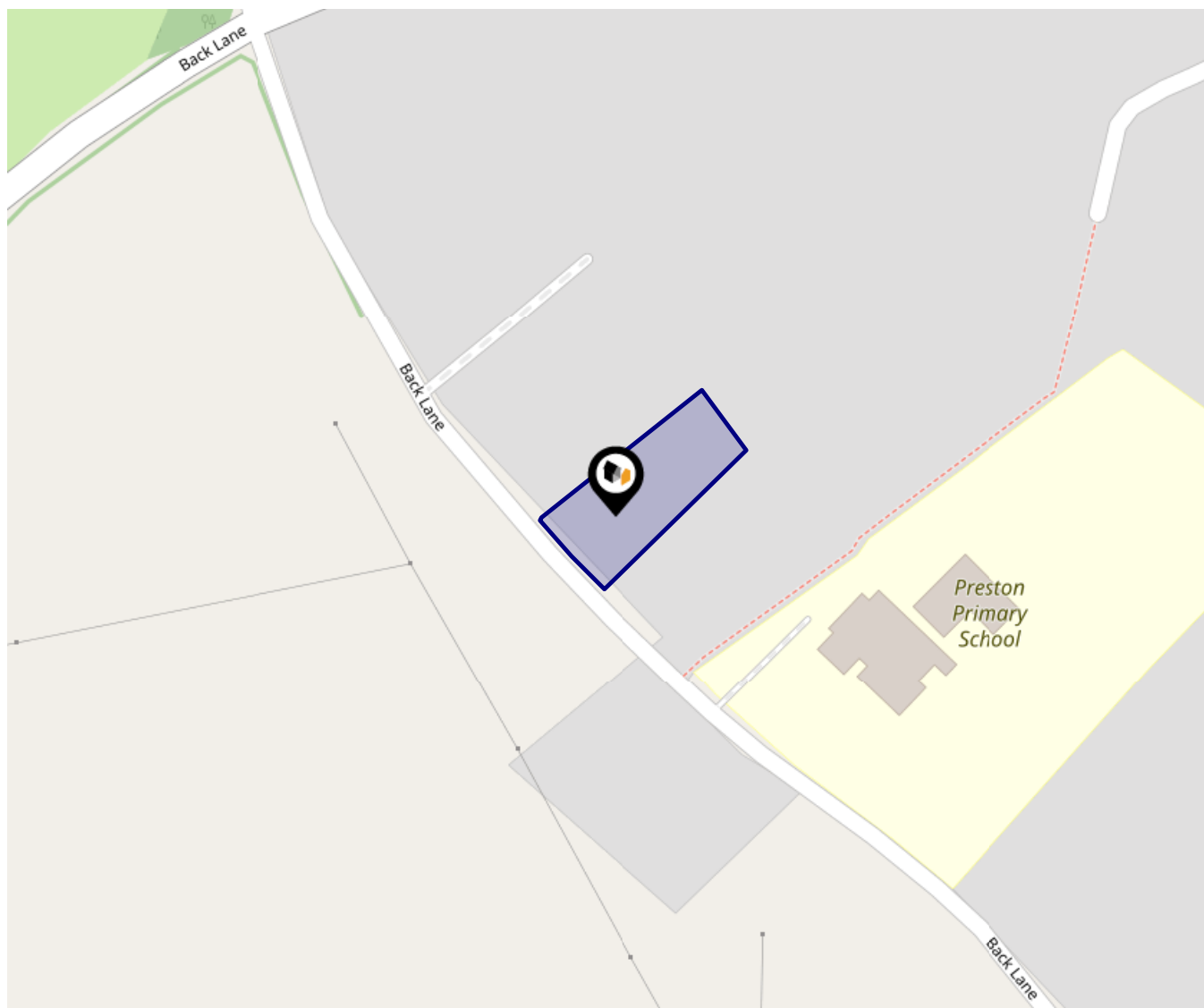
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	4.25 miles
2	Heathrow Airport	30.77 miles
3	Stansted Airport	23.45 miles
4	Cambridge	28.54 miles



Bus Stops/Stations

Pin	Name	Distance
1	Red Lion PH	0.15 miles
2	Red Lion PH	0.22 miles
3	Leggatts Farm	0.81 miles
4	Leggatts Farm	0.85 miles
5	Wantsend Farm	1.02 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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