

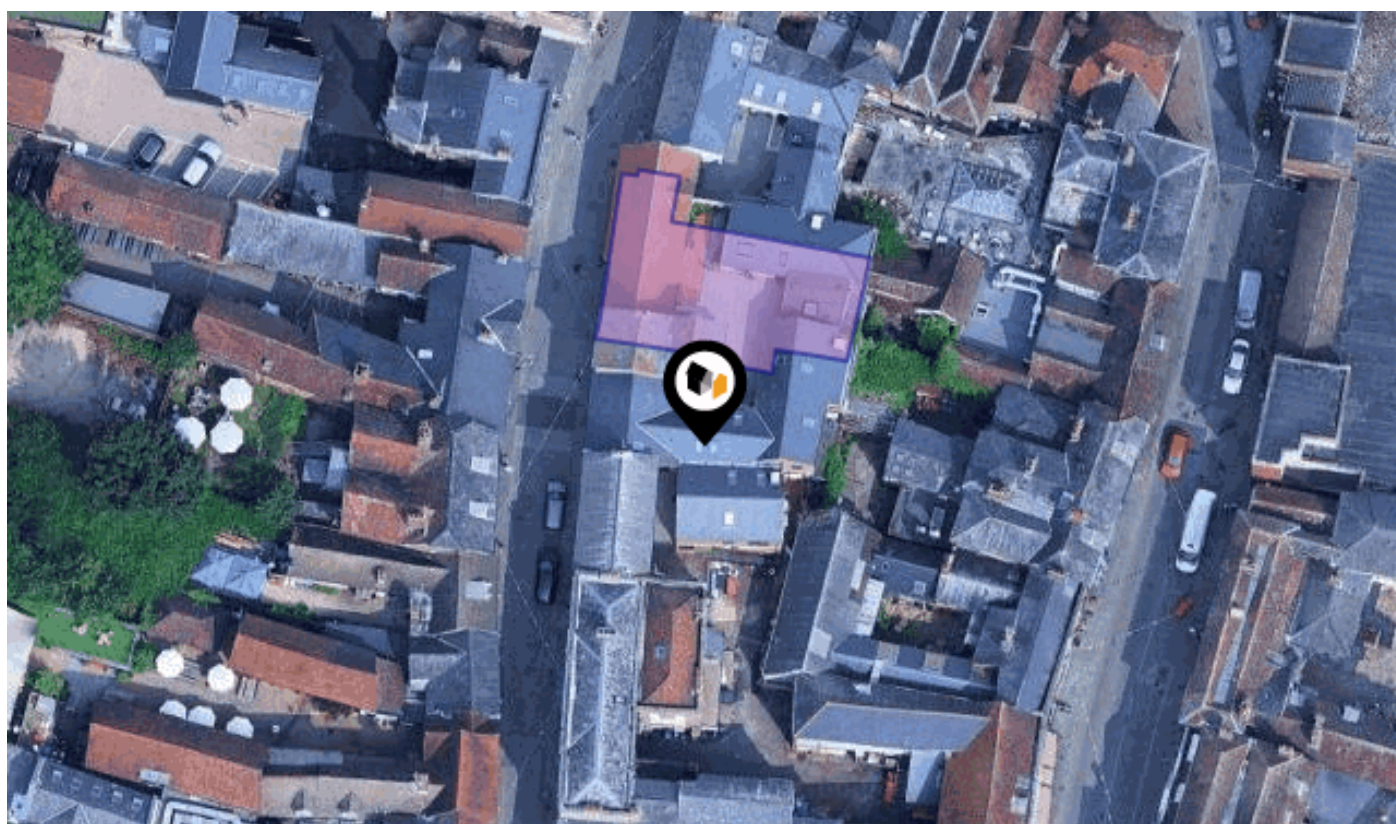


See More Online

MIR: Material Info

The Material Information Affecting this Property

Thursday 24th July 2025



BUCKLERSBURY, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **13 Bucklersbury Hitchin SG5 1BB**

Reference - 85/00496/1
<p>Decision: Decided</p>
<p>Date: 29th March 1985</p>
<p>Description: Erection of first floor side extension and installation of new shopfront.</p>
Reference - 05/01022/1
<p>Decision: Decided</p>
<p>Date: 13th July 2005</p>
<p>Description: Proposed extension to provide second floor living accommodation associated with first floor flat including conservatory and roof terrace.</p>
Reference - 11/02157/1
<p>Decision: Decided</p>
<p>Date: 27th September 2011</p>
<p>Description: Change of use of part of ground floor and extensions from Class A1 (Retail) to Class B1 (Business)</p>
Reference - 05/01023/1LB
<p>Decision: Decided</p>
<p>Date: 13th July 2005</p>
<p>Description: Proposed extension to provide second floor living accommodation associated with first floor flat including conservatory and roof terrace.</p>

Planning records for: *The Old Guild Rooms Paynes Park Bucklersbury Hitchin SG5 1BB*

Reference - 79/00058/1
<p>Decision: Decided</p>
<p>Date: 15th January 1979</p>
<p>Description: Erection of single storey extensions</p>
Reference - 13/00842/1
<p>Decision: Decided</p>
<p>Date: 29th May 2013</p>
<p>Description: Change of use from class A1 to class A5. Insertion of ventilation louvres to front facade of shop</p>
Reference - 83/01945/1LB
<p>Decision: Decided</p>
<p>Date: 30th November 1983</p>
<p>Description: Application for Listed Building Consent for erection of single storey side extension and internal alterations.</p>
Reference - 01/01764/1
<p>Decision: Decided</p>
<p>Date: 15th November 2001</p>
<p>Description: Change of use of first floor from offices to one bedroom dwelling.</p>

Planning records for: **13 Bucklersbury Hitchin SG5 1BB**

Reference - 83/01158/1
<p>Decision: Decided</p>
<p>Date: 28th August 1983</p>
<p>Description: Alterations to shop front.</p>
Reference - 13/01240/1LB
<p>Decision: Decided</p>
<p>Date: 19th June 2013</p>
<p>Description: Non illuminated fascia sign to front elevation</p>
Reference - 77/00387/1
<p>Decision: Decided</p>
<p>Date: 31st March 1977</p>
<p>Description: Erection of male toilet accommodation</p>
Reference - 13/01239/1AD
<p>Decision: Decided</p>
<p>Date: 19th June 2013</p>
<p>Description: Non illuminated fascia sign to front elevation</p>

Planning records for: **13 Bucklersbury Hitchin SG5 1BB**

Reference - 83/01159/1LB
<p>Decision: Decided</p>
<p>Date: 26th June 1983</p>
<p>Description: Application for Listed Building Consent for alterations to shop front and internal alterations.</p>
Reference - 13/01121/1LB
<p>Decision: Decided</p>
<p>Date: 15th May 2013</p>
<p>Description: Insertion of ventilation louvres to front facade of shop.</p>
Reference - 84/00771/1
<p>Decision: Decided</p>
<p>Date: 21st March 1984</p>
<p>Description: Section 53 determination as to whether use of approved extension as a separate shop requires planning permission.</p>
Reference - 85/00497/1LB
<p>Decision: Decided</p>
<p>Date: 29th March 1985</p>
<p>Description: Application for Listed Building Consent for erection of first floor side extension, internal alterations and installation of new shop front.</p>

Planning records for: *The Carling Building The Exchange Yard Bucklersbury Hitchin SG5 1BB*

Reference - 10/00038/1
<p>Decision: Decided</p>
<p>Date: 25th January 2010</p>
<p>Description: Change of use of ground floor, including previous extensions, of building from Class A1 (Retail) to Class B1 (Office)</p>
Reference - 03/00836/1LB
<p>Decision: Decided</p>
<p>Date: 19th May 2003</p>
<p>Description: Provision of street light at first floor level at South end of front elevation.</p>
Reference - 94/00423/1LB
<p>Decision: Decided</p>
<p>Date: 14th April 1994</p>
<p>Description: Wall-mounted lantern to front elevation.</p>
Reference - 83/01944/1
<p>Decision: Decided</p>
<p>Date: 19th December 1983</p>
<p>Description: Erection of single storey side extension.</p>

Planning records for: **12B Bucklersbury Hitchin SG5 1BB**

Reference - 15/00331/1LB
<p>Decision: Decided</p>
<p>Date: 09th February 2015</p>
<p>Description: Internal and external alterations, together with re-roofing, to facilitate change of use and conversion from B8 (storage) to a single two bedroom dwelling.</p>
Reference - 16/00609/1DOC
<p>Decision: Decided</p>
<p>Date: 10th March 2016</p>
<p>Description: Condition 3 - Proposed window schedule with selected paint finish (as discharge of condition attached to listed building reference 15/00331/1LB granted consent 17 April 2015)</p>
Reference - 15/02698/1DOC
<p>Decision: Decided</p>
<p>Date: 20th October 2015</p>
<p>Description: Condition 3 - Noise Assessment (as discharge of condition attached to planning ref 15/00330/1 granted permission 17/04/2015 for Change of Use and conversion from B8 (storage) to a single two bed dwelling)</p>
Reference - 15/00330/1
<p>Decision: Decided</p>
<p>Date: 03rd February 2015</p>
<p>Description: Change of Use and conversion from B8 (storage) to a single two bed dwelling.</p>

Planning records for: **3 Bucklersbury Hitchin SG5 1BB**

Reference - 77/00294/1	
Decision:	Decided
Date:	28th February 1977
Description:	Change of use of first floor to offices

Reference - 78/00247/1A	
Decision:	Decided
Date:	20th February 1978
Description:	Internally illuminated single sided box sign

Planning records for: **12A Bucklersbury Hitchin SG5 1BB**

Reference - 05/00468/1LB	
Decision:	Decided
Date:	24th March 2005
Description:	Blocking of two existing windows in rear extension and introduction of one new sash window. New staircase and alteration to internal partitions to first and second floors

Planning records for: **6a Bucklersbury Hitchin Hertfordshire SG5 1BB**

Reference - 21/00905/FP	
Decision:	Decided
Date:	22nd March 2021
Description:	Change of Use from flexible Ea, Eb and Ec to Sui Generis Use - Cocktail bar.

Planning records for: **6a Bucklersbury Hitchin Hertfordshire SG5 1BB**

Reference - 22/00451/LBC	
Decision:	Decided
Date:	14th February 2022
Description:	Internal and external repairs and alterations to facilitate subdivision of existing two storey maisonette flat into two self-contained studio flats (as amended by drawing no.0936 CYA A6 ZZ DR A 00110 Rev B received on 27/05/2022 and 0936 CYA A6 ZZ DR A 00107 Rev D received on 28/07/2022).

Reference - 22/00450/FP	
Decision:	Decided
Date:	14th February 2022
Description:	Subdivision of existing two storey maisonette flat into two self-contained studio flats (as amended by drawing no.0936 CYA A6 ZZ DR A 00110 Rev B received on 27/05/2022 and 0936 CYA A6 ZZ DR A 00107 Rev D received on 28/07/2022).

Planning records for: **8a Bucklersbury Hitchin Hertfordshire SG5 1BB**

Reference - 22/00453/LBC	
Decision:	Decided
Date:	14th February 2022
Description:	Internal and external repairs and alterations to facilitate subdivision of existing two storey maisonette flat into two self-contained studio flats (as amended by drawing nos. 0936 CYA A6 ZZ DR A 00101 Ref F; - 00102 Rev G & - 00103 Rev D received on 27/05/2022 and 28/07/2022).

Reference - 22/02910/FP	
Decision:	Decided
Date:	16th November 2022
Description:	Change of use from class E to class E/Sui Generis of ground floor to tasting room and off-licence.

Planning records for: **8a Bucklersbury Hitchin Hertfordshire SG5 1BB**

Reference - 25/01098/LBC
<p>Decision: Registered</p>
<p>Date: 09th July 2025</p>
<p>Description: Internal and external alterations to facilitate change of use of first and second floor from C3 maisonette flat into C4 (small HMO) containing 4 bedsit rooms.</p>
Reference - 22/02962/LBC
<p>Decision: Decided</p>
<p>Date: 16th November 2022</p>
<p>Description: Installation of an internal stud wall partition for WC facilities to facilitate the change of use from class E to class E/Sui Generis of ground floor to tasting room and off-licence.</p>
Reference - 25/01097/FP
<p>Decision: Registered</p>
<p>Date: 09th July 2025</p>
<p>Description: Change of use of first and second floor from C3 maisonette flat into C4 (small HMO) containing 4 bedsit rooms. Alterations to fenestration.</p>
Reference - 22/00452/FP
<p>Decision: Decided</p>
<p>Date: 14th February 2022</p>
<p>Description: Subdivision of existing two storey maisonette flat into two self-contained studio flats (as amended by drawing nos. 0936 CYA A6 ZZ DR A 00101 Ref F; - 00102 Rev G & - 00103 Rev D received on 27/05/2022 and 27/07/2022).</p>

Planning records for: **9A Bucklersbury Hitchin Hertfordshire SG5 1BB**

Reference - 24/00617/DOC	
Decision:	Decided
Date:	18th March 2024
Description:	Details reserved by condition 4 (Internal Doors) of listed building consent reference no. 23/02849/LBC granted 28.02.2024.

Reference - 23/02849/LBC	
Decision:	Decided
Date:	20th December 2023
Description:	Internal alterations including the provision of new door entrance to 2-bedroom flat on the first and second floors and provision of bin and cycle store to part of ground floor.

Planning records for: **Kings Arms 16 Bucklersbury Hitchin SG5 1BB**

Reference - 14/03330/1LB	
Decision:	Decided
Date:	22nd December 2014
Description:	Internal alterations and rebuilding of external walls of conservatory with replacement part flat roof, part pitched roof (as amended plan nos. PL01B & PL02B & PL104 received 29/1/15)

Reference - 03/00335/1LB	
Decision:	Decided
Date:	24th February 2003
Description:	Alterations and extension of detached single storey outbuilding to provide 4 guest bedrooms. Demolition of part of existing rear conservatory. (as amended by plan nos KA.1A, 3A, 5 & 6 received 19.05.03)

Planning records for: ***Kings Arms 16 Bucklersbury Hitchin SG5 1BB***

Reference - 14/03329/1	
Decision:	Decided
Date:	22nd December 2014
Description:	Internal alterations and rebuilding of external walls of conservatory with replacement part flat roof, part pitched roof (as amended by plan nos. PL01B, PL02B & PL04 received 29/1/15)

Reference - 03/00334/1	
Decision:	Decided
Date:	24th February 2003
Description:	Conversion and extension of attached single storey outbuilding to provide 4 guest bedrooms (as amended by plan nos. KA.1A, 3A, 5 & 6 received 19.05.03)

Planning records for: ***17-18 Bucklersbury Hitchin SG5 1BB***

Reference - 01/01504/1	
Decision:	Decided
Date:	24th September 2001
Description:	Change of use from offices to single dwelling

Reference - 08/01407/1LB	
Decision:	Decided
Date:	23rd June 2008
Description:	Demolition of existing single storey rear extensions to facilitate erection of 2 small wc extensions and provision of amenity courtyard area, internal alterations and the lowering of existing boundary wall

Planning records for: **17-18 Bucklersbury Hitchin SG5 1BB**

Reference - 06/02253/1
<p>Decision: Decided</p>
<p>Date: 02nd October 2006</p>
<p>Description: Renewal of planning permission ref 01/01504/1 for Change of use from offices to single dwelling granted on 03/12/01</p>
Reference - 06/02283/1LB
<p>Decision: Decided</p>
<p>Date: 02nd October 2006</p>
<p>Description: Renewal of listed building ref 01/01505/1LB for the removal of roof and upper part of wall to single storey rear extension granted consent on 03/12/01</p>
Reference - 01/01505/1LB
<p>Decision: Decided</p>
<p>Date: 24th September 2001</p>
<p>Description: Removal of roof and upper part of wall to single storey rear extension</p>
Reference - 76/00793/1LB
<p>Decision: Decided</p>
<p>Date: 19th August 1976</p>
<p>Description: Demolition of outbuildings and alterations to form shop, office and storage space</p>

Planning records for: **17 & 18 Bucklersbury Hitchin SG5 1BB**

Reference - 10/02235/1	
Decision:	Decided
Date:	09th September 2010
Description:	Change of use from offices Class B1 to shop (hand and foot sanctuary) Class A1

Reference - 08/01406/1	
Decision:	Decided
Date:	23rd June 2008
Description:	Conversion of Offices to create two 3-bedroom semi-detached dwellings, erection of single storey rear extension to each proposed dwelling following demolition of existing flat roofed rear extension

Planning records for: **19 Bucklersbury Hitchin SG5 1BB**

Reference - 08/01670/1LB	
Decision:	Decided
Date:	24th July 2008
Description:	Partial demolition of internal wall and re-opening existing doorway to facilitate change of use of part of ground floor and cellar to residential

Reference - 06/01529/1AD	
Decision:	Decided
Date:	28th July 2006
Description:	Retention of non-illuminated fascia and hanging signs

Planning records for: **19 Bucklersbury Hitchin SG5 1BB**

Reference - 08/01669/1	
Decision:	Decided
Date:	24th July 2008
Description:	Change of use of part of ground floor and cellar from retail (A1) to residential (C3)

Reference - 11/02310/1	
Decision:	Decided
Date:	20th September 2011
Description:	Change of use of part of ground floor from residential (C3) to retail (A1)(retrospective application)

Planning records for: **2 Bucklersbury Hitchin SG5 1BB**

Reference - 83/01591/1	
Decision:	Decided
Date:	29th September 1983
Description:	Installation of autoteller and repositioning of catflap on front elevation

Reference - 89/01055/1LB	
Decision:	Decided
Date:	27th June 1989
Description:	Listed Building Consent: Installation of new cash point machine within existing door frame, following removal of existing cash point machine (As amended by plans received 28.7.89).

Planning records for: **2 Bucklersbury Hitchin SG5 1BB**

Reference - 84/01839/1
<p>Decision: Decided</p>
<p>Date: 25th November 1984</p>
<p>Description: Internally illuminated fascia logo and double sided projecting box sign</p>
Reference - 80/00970/1AD
<p>Decision: Decided</p>
<p>Date: 17th July 1980</p>
<p>Description: Replacement internally illuminated projecting sign.</p>
Reference - 03/00644/1LB
<p>Decision: Decided</p>
<p>Date: 15th April 2003</p>
<p>Description: Installation of internally illuminated ATM sign.</p>
Reference - 98/01304/1LB
<p>Decision: Decided</p>
<p>Date: 23rd September 1998</p>
<p>Description: Internally illuminated front fascia sign and projecting sign</p>

Planning records for: **2 Bucklersbury Hitchin SG5 1BB**

Reference - 03/02021/1
<p>Decision: Decided</p>
<p>Date: 22nd December 2002</p>
<p>Description: Change of use from bank (class A2) to retail (Class A1)</p>
Reference - 83/01592/1
<p>Decision: Decided</p>
<p>Date: 29th September 1983</p>
<p>Description: Installation of autoteller and repositioning of catflap</p>
Reference - 89/01060/1A
<p>Decision: Decided</p>
<p>Date: 27th June 1989</p>
<p>Description: Advertisement Consent: Illuminated fascia panel to cash point machine (as amended by plans received 28.7.89)</p>
Reference - 03/00425/1AD
<p>Decision: Decided</p>
<p>Date: 12th March 2003</p>
<p>Description: Internally illuminated ATM sign</p>

Planning records for: **2 Bucklersbury Hitchin SG5 1BB**

Reference - 04/00109/1LB
<p>Decision: Decided</p>
<p>Date: 28th January 2004</p>
<p>Description: Replacement of front elevation doorway with window. Internal alterations and demolition. New rooflight to lightwell. All to facilitate conversion to Class A1 Retail use. (As amended by drawing no 3303-03C received 5th March and by drawings received 15th March 2004)</p>
Reference - 89/01059/1
<p>Decision: Decided</p>
<p>Date: 27th June 1989</p>
<p>Description: Installation of cashpoint machine (As amended by plans received 28.7.89)</p>
Reference - 04/00215/1
<p>Decision: Decided</p>
<p>Date: 17th February 2004</p>
<p>Description: Removal of former cashpoint opening and replacement with a window. New rooflight to light well (as amended by drawing no. 3303-03C received 05/03/2004 and by drawings received 15/03/2004)</p>
Reference - 99/01731/1LB
<p>Decision: Decided</p>
<p>Date: 23rd December 1999</p>
<p>Description: Internally illuminated projecting sign (as part variation of Listed Building Consent ref: 98/1304/1LB granted 13.11.98)</p>

Planning records for: **10 Bucklersbury Hitchin SG5 1BB**

Reference - 13/01645/1
<p>Decision: Decided</p>
<p>Date: 15th July 2013</p>
<p>Description: Installation of new sewer vent pipes and updating of existing rain water pipes to rear elevation in association with change of use of first and second floors from Class A1 (shop) to Class C3 (residential) to form 2 two-bedroom self-contained flats (to be carried out as permitted development) (as amended by plans received 28 August 2013)</p>
Reference - 13/01646/1LB
<p>Decision: Decided</p>
<p>Date: 15th July 2013</p>
<p>Description: Installation of new internal staircase and associated internal alterations to facilitate conversion to residential flats (as amended by plans received 28 August 2013)</p>
Reference - 79/01129/1
<p>Decision: Decided</p>
<p>Date: 09th April 1979</p>
<p>Description: Change of use of 1st and 2nd floors to hairdressers and dental laboratory</p>
Reference - 13/02846/1DOC
<p>Decision: Decided</p>
<p>Date: 25th November 2013</p>
<p>Description: Discharge of Condition 2 - Details of all new internal doors for Listed Building Consent 13/01646/1LB granted 09.09.2013.</p>

Planning records for: **6 Bucklersbury Hitchin Herts SG5 1BB**

Reference - 95/00615/1LB	
Decision:	Decided
Date:	01st June 1995
Description:	Internal and external alterations to facilitate enclosure of rear courtyard

Reference - 78/01582/1	
Decision:	Decided
Date:	19th October 1978
Description:	Change of use of first and second floors from residential to offices

Planning records for: **9 Bucklersbury Hitchin SG5 1BB**

Reference - 06/02697/1	
Decision:	Decided
Date:	24th November 2006
Description:	Retention of replacement shop front. (Additional plan received 28.12.06).

Reference - 06/00869/1LB	
Decision:	Decided
Date:	24th May 2006
Description:	Installation of new shop front and indirectly illuminated fascia sign

Planning records for: **9 Bucklersbury Hitchin SG5 1BB**

Reference - 83/01926/1LB
<p>Decision: Decided</p>
<p>Date: 03rd November 1983</p>
<p>Description: Application for Listed Building Consent for alteration to shop front. Listed Building Consent is not required.</p>
Reference - 12/02441/1DOC
<p>Decision: Decided</p>
<p>Date: 29th October 2012</p>
<p>Description: Condition 2: Extent of the extended opening, materials to be used and method of construction.</p>
Reference - 88/00028/1
<p>Decision: Decided</p>
<p>Date: 11th January 1988</p>
<p>Description: Installation of new shopfront</p>
Reference - 93/00820/1LB
<p>Decision: Decided</p>
<p>Date: 20th July 1993</p>
<p>Description: New shopfront (as amended by plan received 3rd September 1993).</p>

Planning records for: **9 Bucklersbury Hitchin SG5 1BB**

Reference - 05/00118/1
<p>Decision: Decided</p>
<p>Date: 31st January 2005</p>
<p>Description: Deletion of Condition 2 on previous planning application 1/1891/83 (1222) requiring sole use of premises as a pizza restaurant to use as pizza and grill restaurant (as amended by plans received 08/03/05)</p>
Reference - 16/01080/1
<p>Decision: Decided</p>
<p>Date: 04th May 2016</p>
<p>Description: Replacement chimney flue (as amended by drawing received 13/10/2016).</p>
Reference - 83/01927/1
<p>Decision: Decided</p>
<p>Date: 08th December 1983</p>
<p>Description: Non-illuminated fascia letters and double sided sign.</p>
Reference - 06/02693/1LB
<p>Decision: Decided</p>
<p>Date: 24th November 2006</p>
<p>Description: Installation of indirectly illuminated fascia signs divided by logo panel. Retrospective consent for non-illuminated hanging sign, replacement shop front and internal alterations. (Additional plan received 28.1206).</p>

Planning records for: **9 Bucklersbury Hitchin SG5 1BB**

Reference - 06/00359/1AD
<p>Decision: Decided</p>
<p>Date: 06th March 2006</p>
<p>Description: Indirectly illuminated fascia lettering</p>
Reference - 88/00083/1LB
<p>Decision: Decided</p>
<p>Date: 22nd January 1988</p>
<p>Description: Application for Listed building consent for installation of new shopfront</p>
Reference - 82/00942/1
<p>Decision: Decided</p>
<p>Date: 20th June 1982</p>
<p>Description: Change of use from retail shop to fish restaurant and internal alterations.</p>
Reference - 83/01891/1
<p>Decision: Decided</p>
<p>Date: 05th November 1983</p>
<p>Description: Additional use of pizza restaurant to include take-away facilities.</p>

Planning records for: **9 Bucklersbury Hitchin SG5 1BB**

Reference - 06/00358/1
Decision: Decided
Date: 06th March 2006
Description: Installation of new shop front

Reference - 06/02551/1AD
Decision: Decided
Date: 30th November 2006
Description: Retention of non-illuminated hanging sign and installation of indirectly illuminated fascia sign divided by logo panel. (Additional plan received 28.12.06).

Reference - 93/00812/1A
Decision: Decided
Date: 20th July 1993
Description: Erection of 7 no. spotlights to facilitate illumination of existing fascia sign (as amended by plan received 3.9.93).

Reference - 05/00108/1LB
Decision: Decided
Date: 24th January 2005
Description: Internal alterations including removal of part of internal wall (in accordance with amended drawing received on 4th March 2005)

Planning records for: **9 Bucklersbury Hitchin SG5 1BB**

Reference - 82/01212/1
<p>Decision: Decided</p> <hr/> <p>Date: 21st August 1982</p> <hr/> <p>Description: Change of use from shop to pizza restaurant.</p>
Reference - 88/01551/1A
<p>Decision: Decided</p> <hr/> <p>Date: 02nd September 1988</p> <hr/> <p>Description: Externally illuminated fascia and projecting sign</p>
Reference - 81/01502/1LB
<p>Decision: Decided</p> <hr/> <p>Date: 06th October 1981</p> <hr/> <p>Description: Application for Listed Building Consent for installation of entrance door and alteration to existing shop front.</p>
Reference - 12/02098/1LB
<p>Decision: Decided</p> <hr/> <p>Date: 13th September 2012</p> <hr/> <p>Description: Widening of existing internal ground floor opening between entrance waiting area and main dining area</p>

Planning records for: **9 Bucklersbury Hitchin Herts SG5 1BB**

Reference - 93/00811/1	
Decision:	Decided
Date:	20th July 1993
Description:	New shopfront (as amended by plan received on 3 September 1993)

Reference - 24/01831/LBC	
Decision:	Decided
Date:	15th August 2024
Description:	Internal alterations and replacement of new stairs to the cellar.

Planning records for: **13A Bucklersbury Hitchin SG5 1BB**

Reference - 05/01401/1	
Decision:	Decided
Date:	27th September 2005
Description:	First floor extension to provide a two bedroom residential flat (as amended by plans received 16.11.05).

Reference - 04/01918/1LB	
Decision:	Decided
Date:	29th November 2004
Description:	First floor extension and internal alterations to provide one bedroom residential flat

Planning records for: **13A Bucklersbury Hitchin SG5 1BB**

Reference - 05/01402/1LB
<p>Decision: Decided</p>
<p>Date: 27th September 2005</p>
<p>Description: First floor extension and internal alterations including removal of roof to provide a two bedroom residential flat (as amended by plans received 16.11.05).</p>
Reference - 04/01917/1
<p>Decision: Decided</p>
<p>Date: 29th November 2004</p>
<p>Description: First floor extension to provide one bedroom residential flat.</p>
Reference - 97/00654/1LB
<p>Decision: Decided</p>
<p>Date: 06th June 1997</p>
<p>Description: Non illuminated projecting fascia sign</p>
Reference - 89/01826/1
<p>Decision: Decided</p>
<p>Date: 21st December 1989</p>
<p>Description: Change of use from retail shop to office</p>

Planning records for: *Hawkins & Co 8 Bucklersbury Hitchin SG5 1BB*

Reference - 94/00422/1LB	
Decision:	Decided
Date:	14th April 1994
Description:	Wall-mounted lantern to front elevation.

Reference - 03/00834/1LB	
Decision:	Decided
Date:	19th May 2003
Description:	Provision of street light at first floor level on front elevation with horizontal cabling.

Building Safety

None specified

Accessibility / Adaptations

None specified

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Lease details:
Service charge £1485.14
Lease remaining: 123 years

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Main supply

Gas Supply

Main supply

Central Heating

Yes

Water Supply

Main supply

Drainage

Mains supply

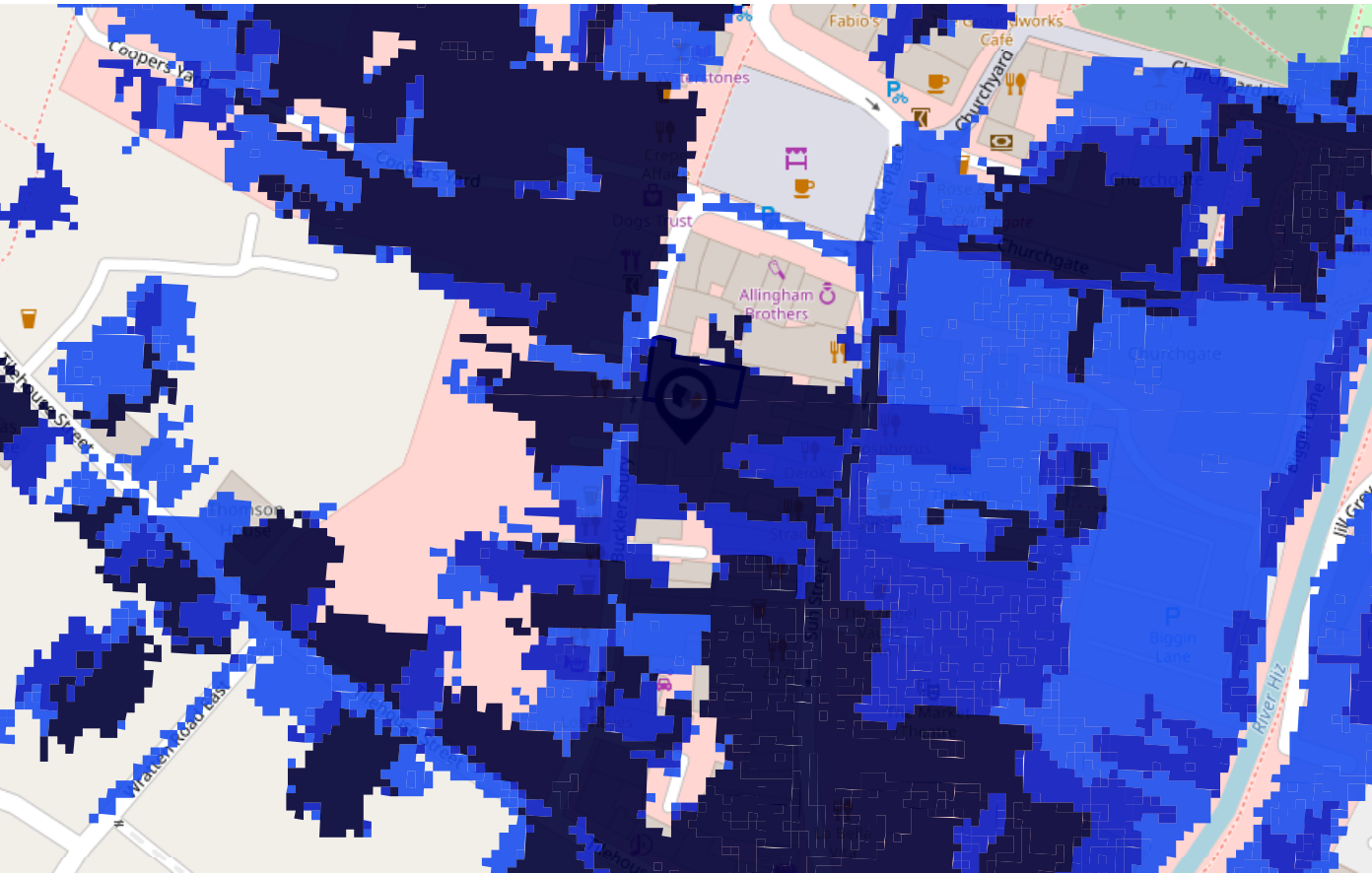
Important - Please read

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

Flood Risk

Surface Water - Flood Risk

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

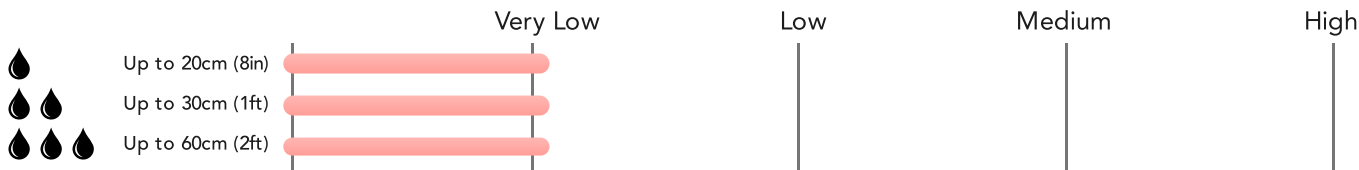


Risk Rating: High

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

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

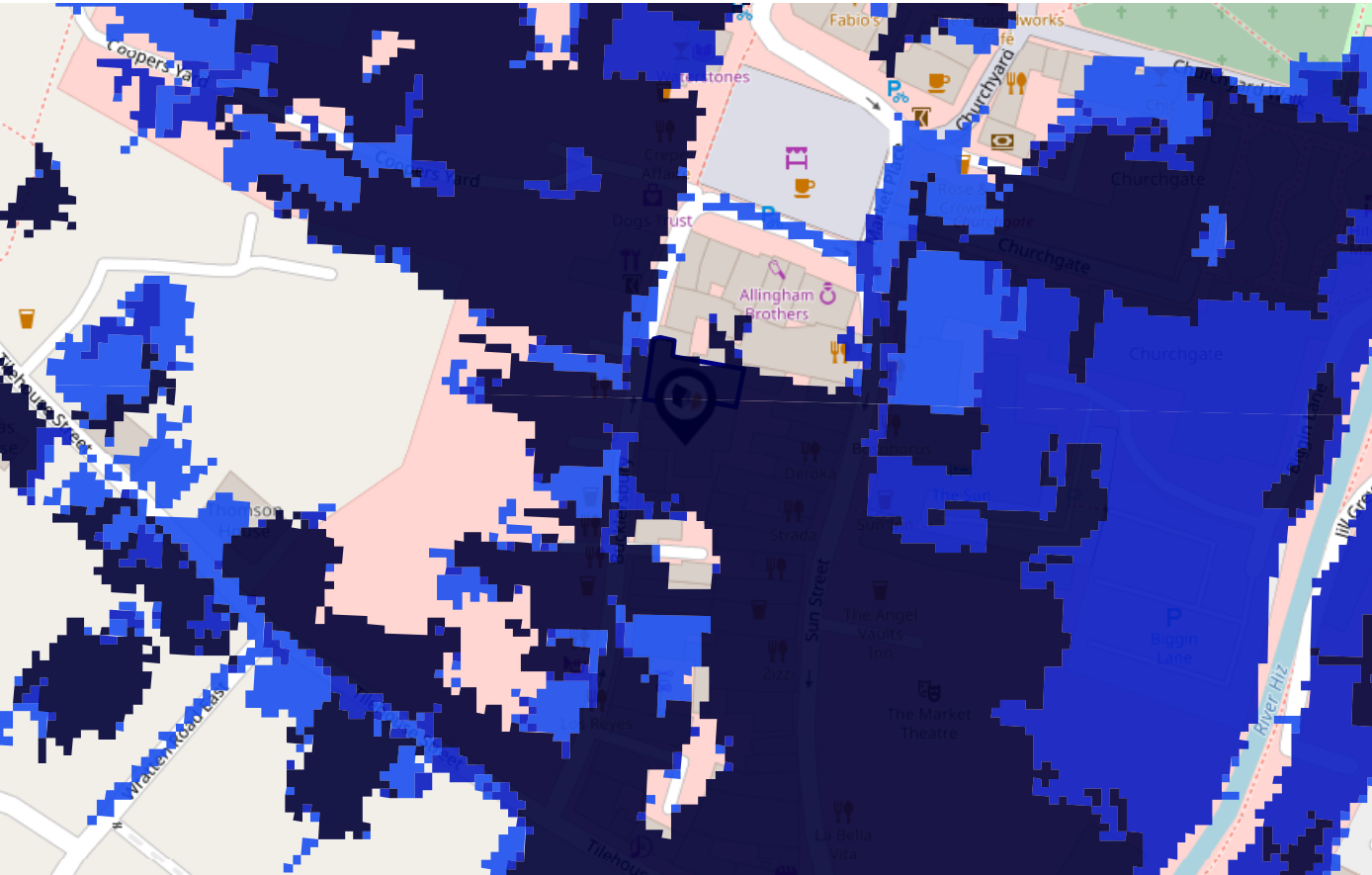
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

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

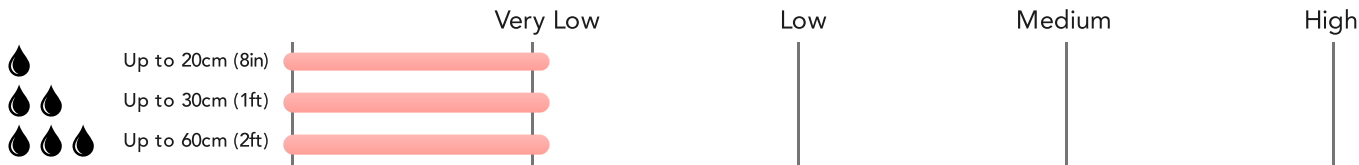


Risk Rating: High

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

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

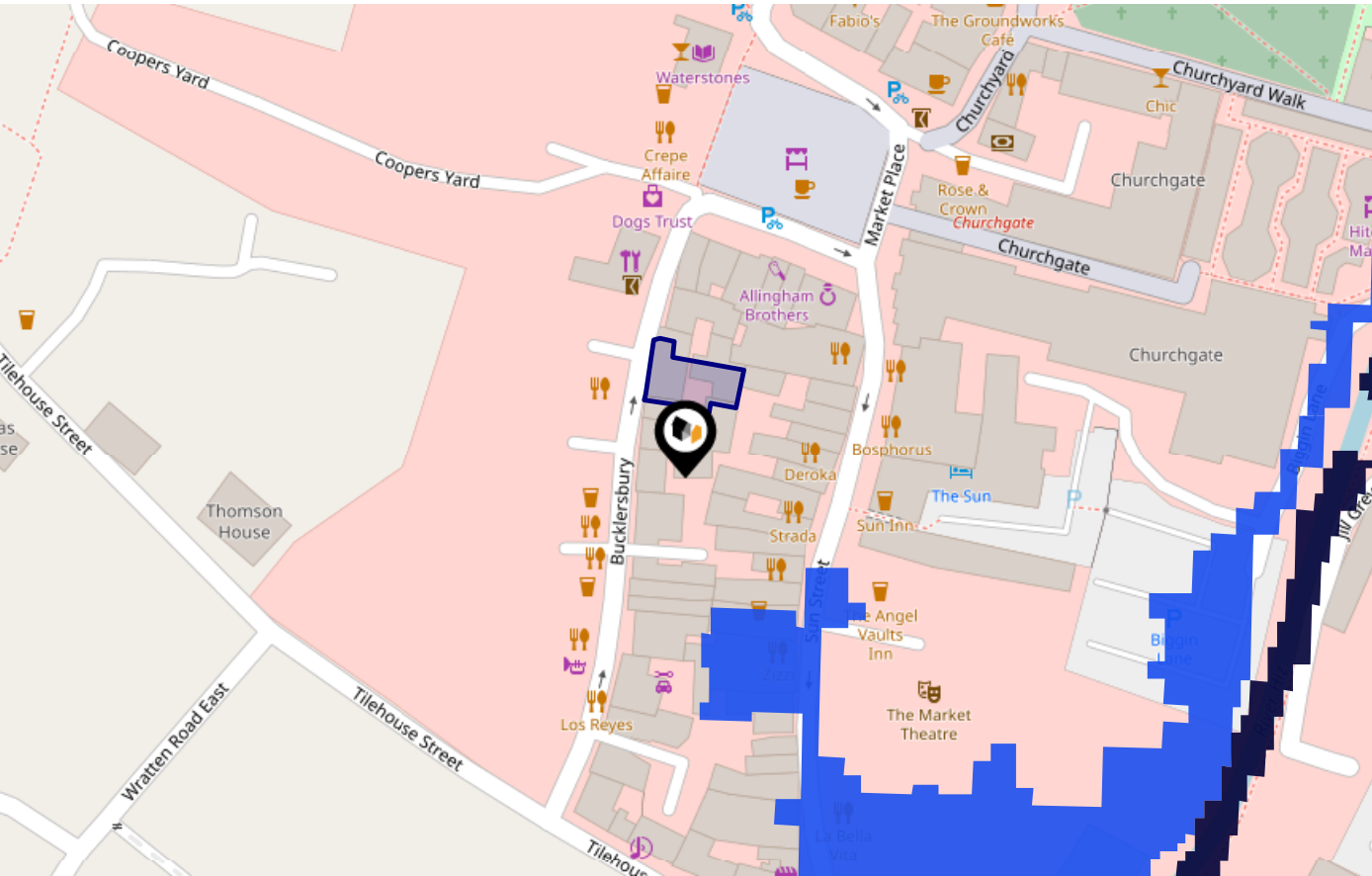
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

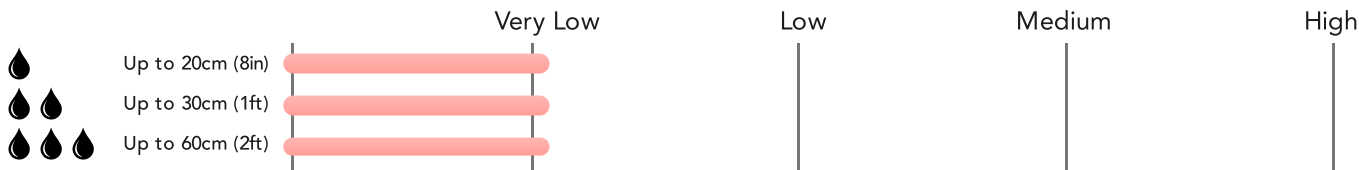


Risk Rating: Very low

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

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

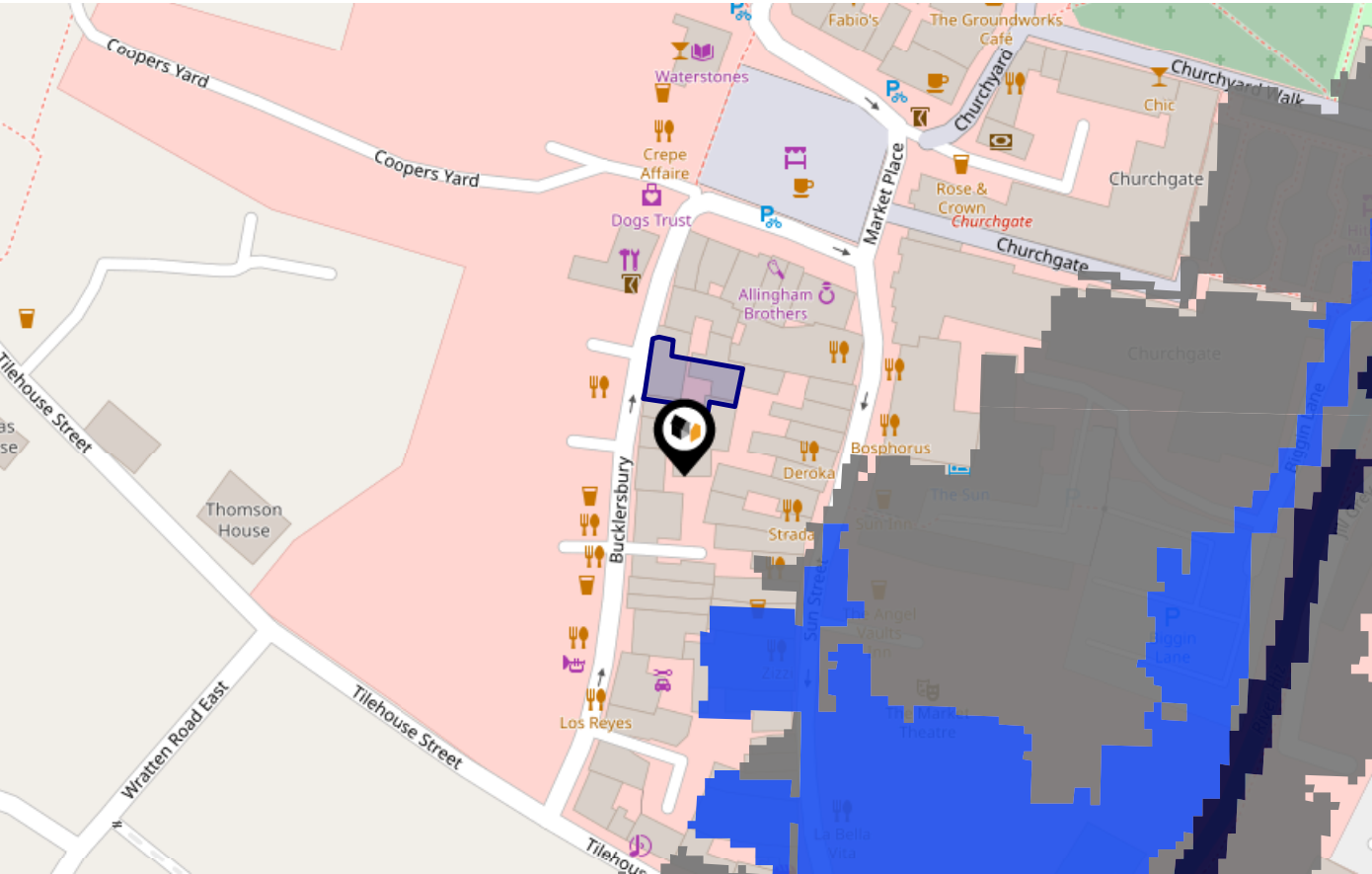
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

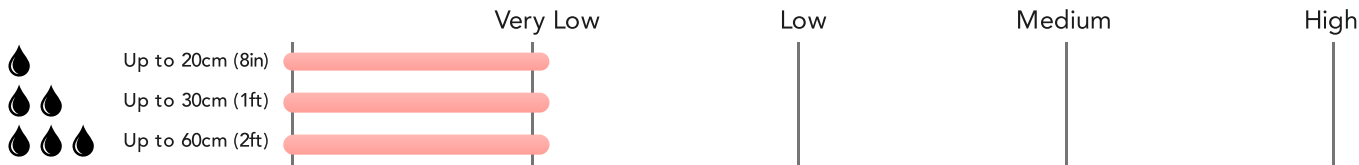


Risk Rating: Very low

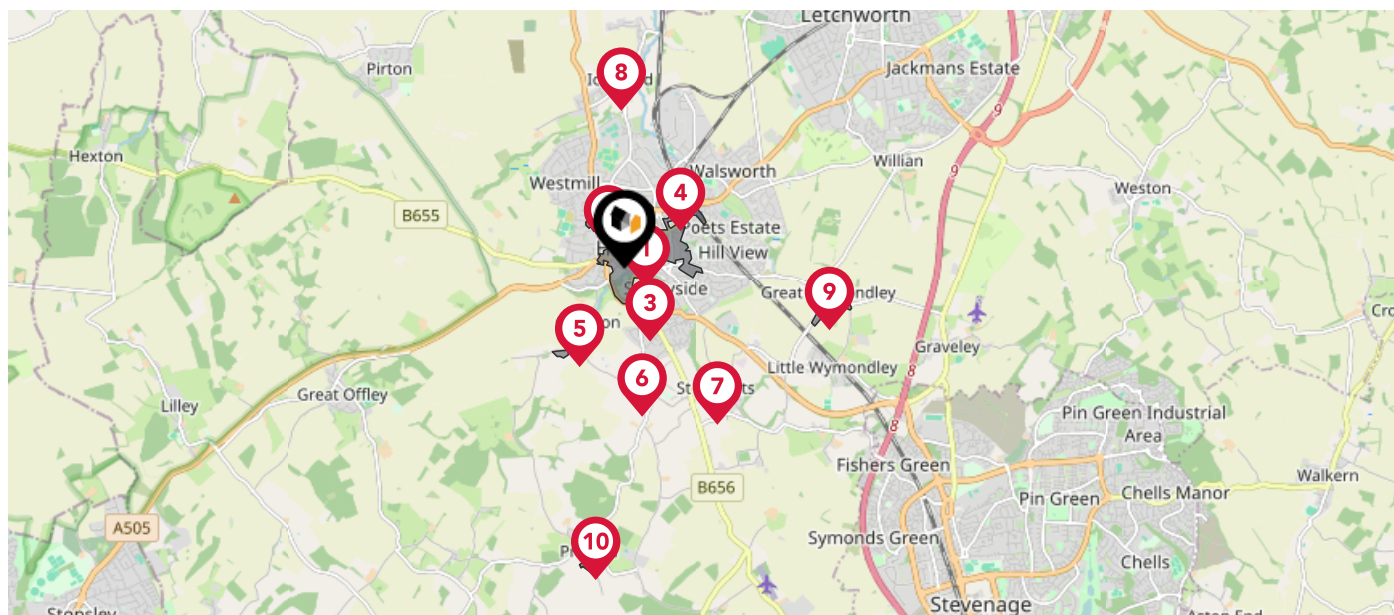
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

Chance of flooding to the following depths at this property:



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



Nearby Conservation Areas

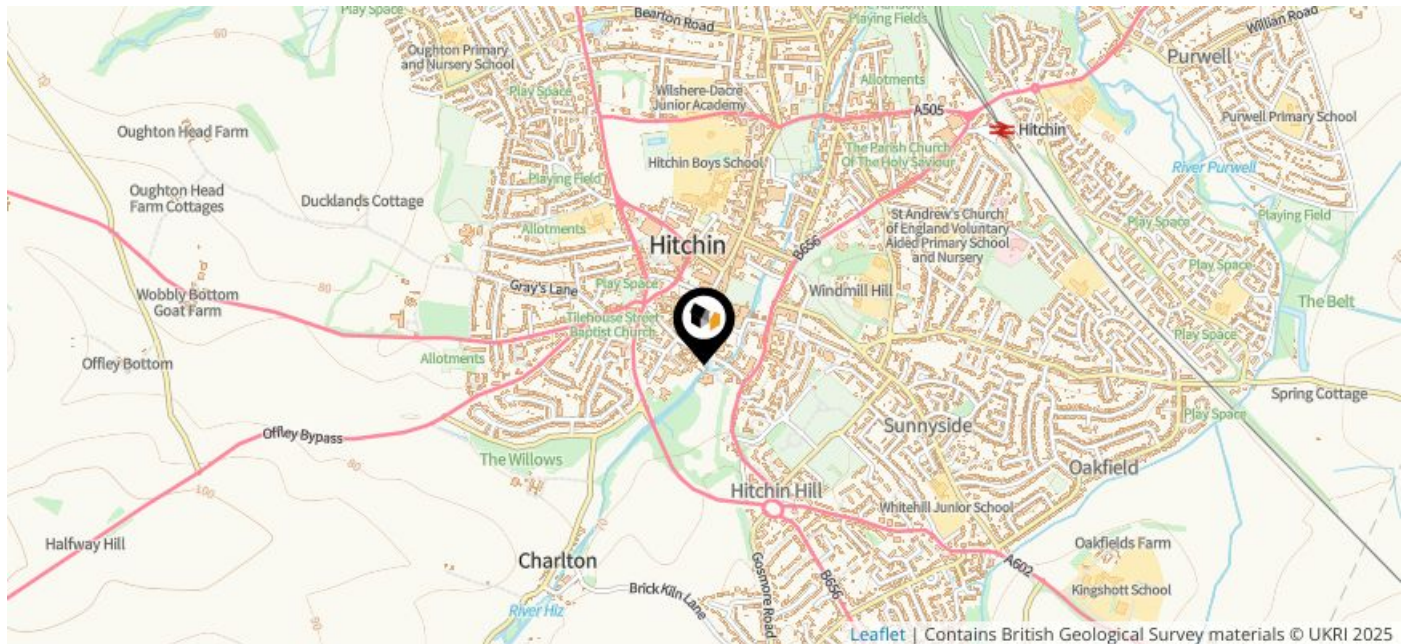
- 1 Hitchin
- 2 Butts Close, Hitchin
- 3 Hitchin Hill Path
- 4 Hitchin Railway and Ransom's Recreation Ground
- 5 Charlton
- 6 Gosmore
- 7 St Ippolyts
- 8 Ickleford
- 9 Great Wymondley
- 10 Preston

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



Nearby Landfill Sites		
1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
2	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill <input type="checkbox"/>
7	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>
10	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill <input type="checkbox"/>

This map displays nearby coal mine entrances and their classifications.



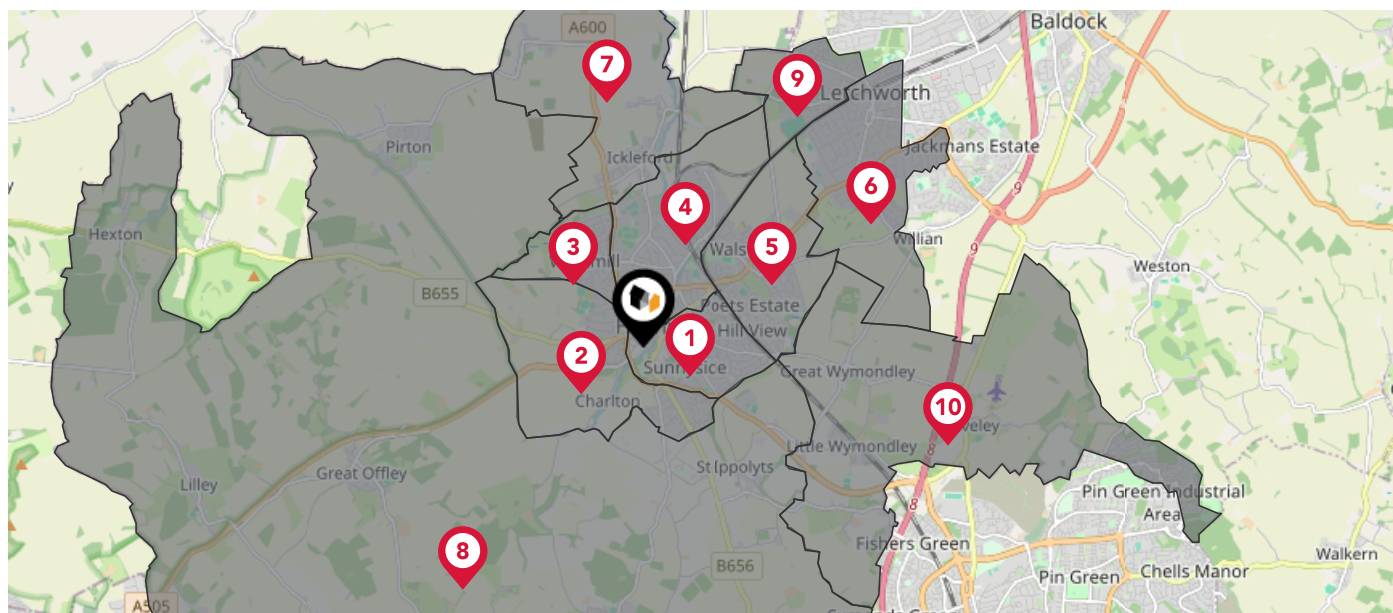
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft











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

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

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

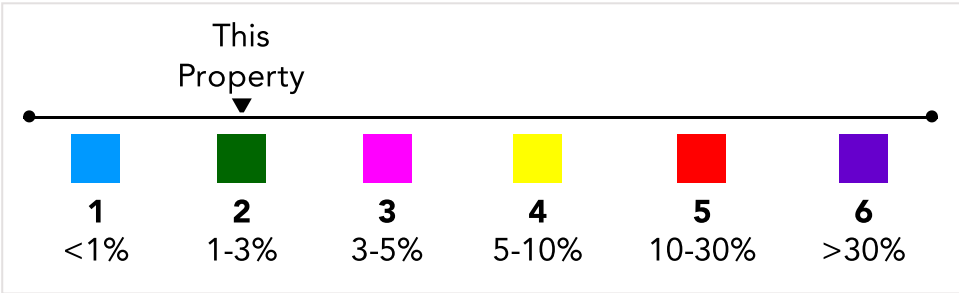
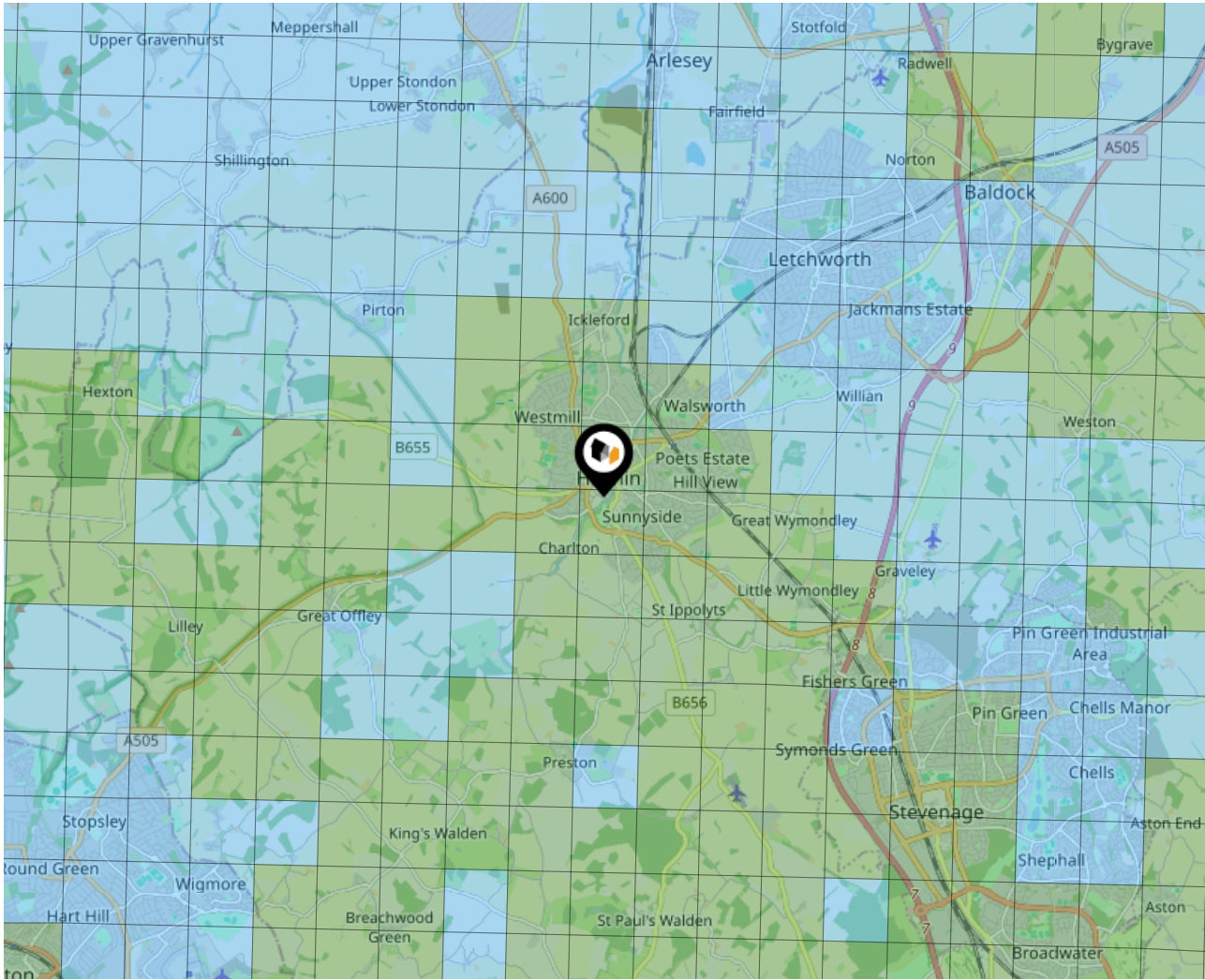


Nearby Council Wards

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

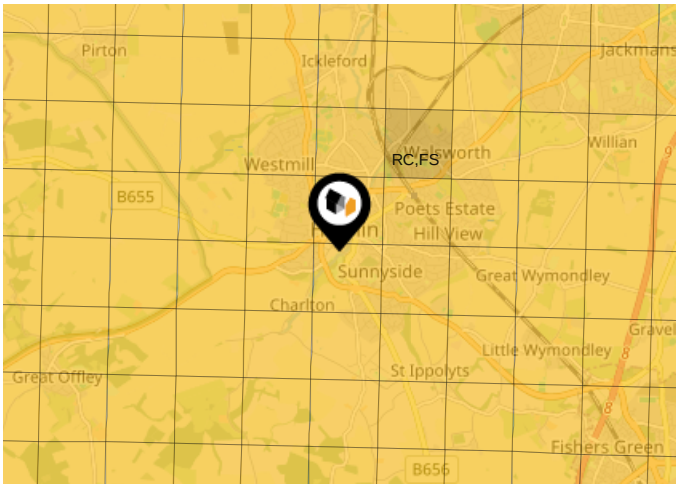
What is Radon?

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



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

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

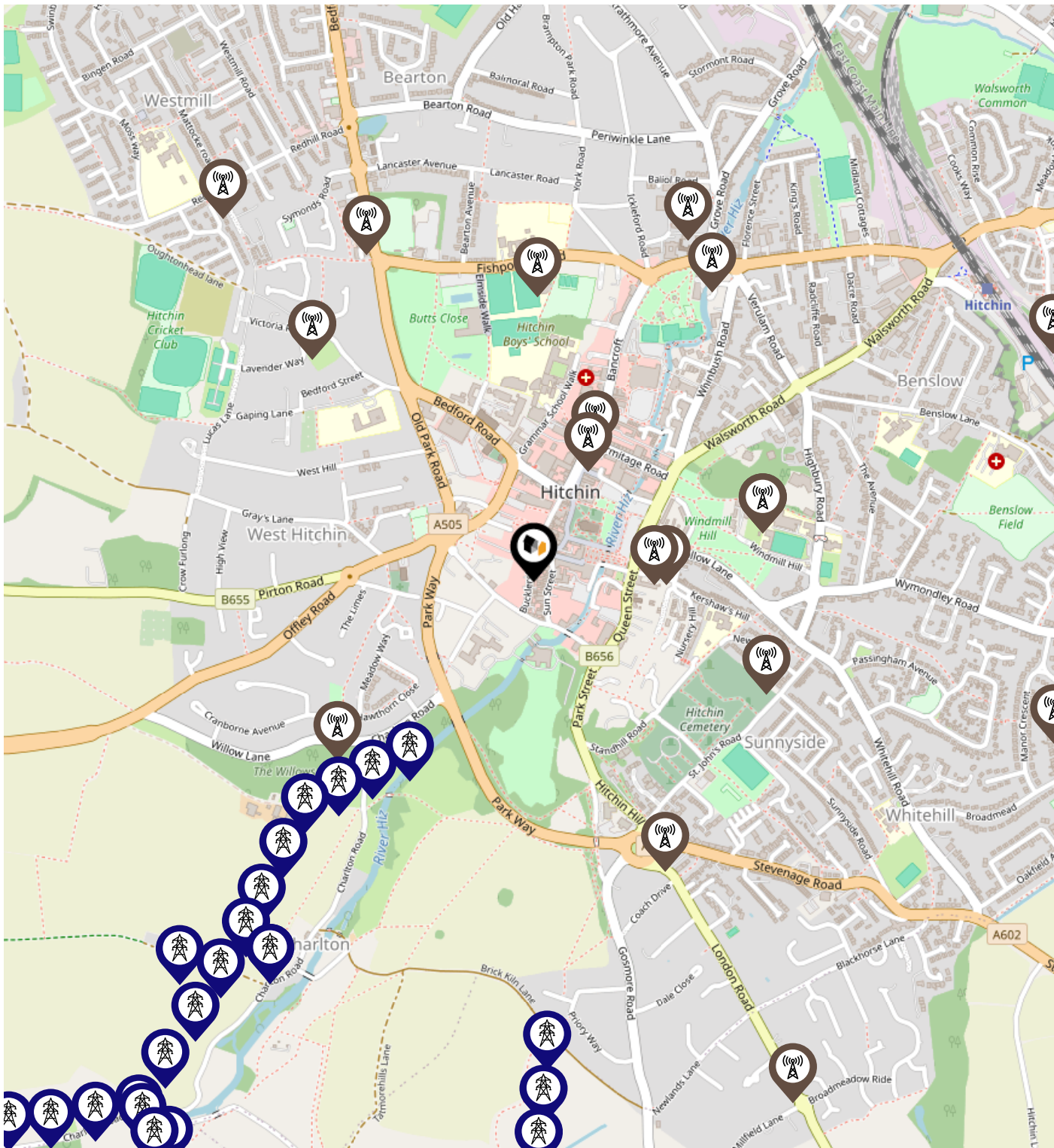


Primary Classifications (Most Common Clay Types)



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

Local Area

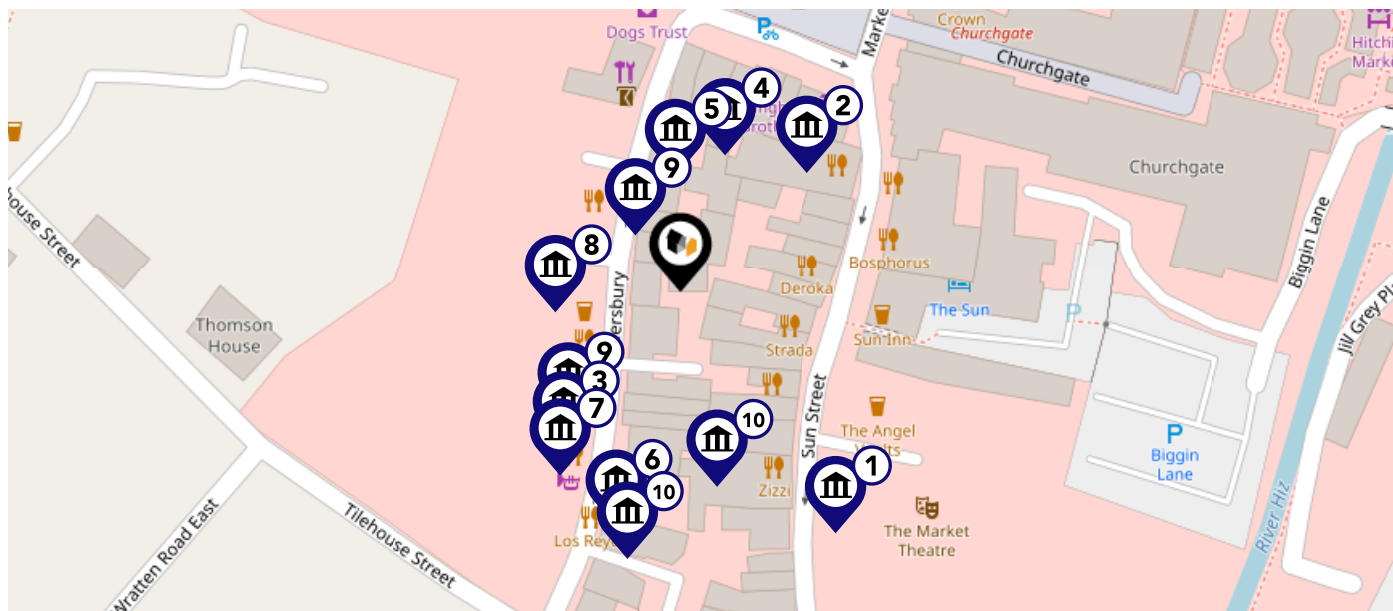
Masts & Pylons















Key:

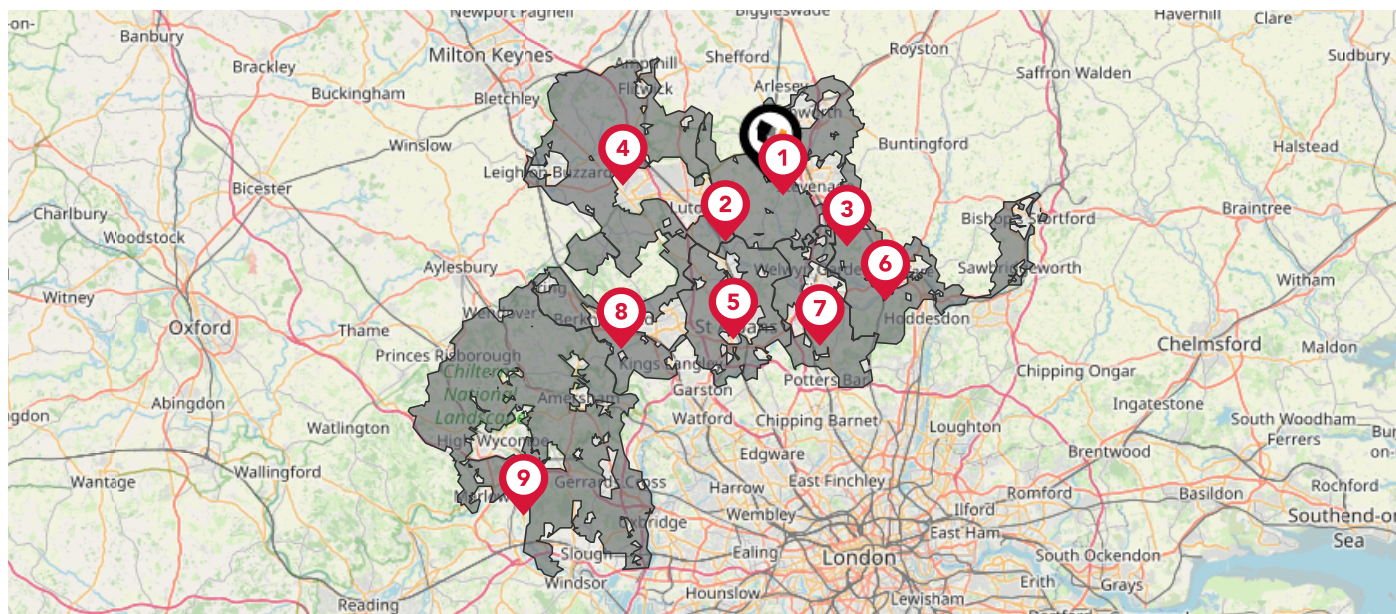
-  Power Pylons
-  Communication Masts

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



Listed Buildings in the local district		Grade	Distance
	1102142 - 7, Sun Street	Grade II	0.0 miles
	1173493 - 20, Market Place	Grade II	0.0 miles
	1102198 - 28, Bucklersbury	Grade II	0.0 miles
	1347593 - 24 And 25, Market Place	Grade II	0.0 miles
	1102193 - 2 And 2a, Bucklersbury	Grade II	0.0 miles
	1173227 - 15, Bucklersbury	Grade II	0.0 miles
	1173256 - 27 And 27a, Bucklersbury	Grade II	0.0 miles
	1347566 - 32 And 32a, Bucklersbury	Grade II	0.0 miles
	1102199 - 29, Bucklersbury	Grade II	0.0 miles
	1173702 - 24, Sun Street	Grade II	0.0 miles
	1347601 - 5, Bucklersbury	Grade II	0.0 miles
	1102195 - The Kings Arms Inn	Grade II	0.0 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - St Albans



London Green Belt - East Hertfordshire



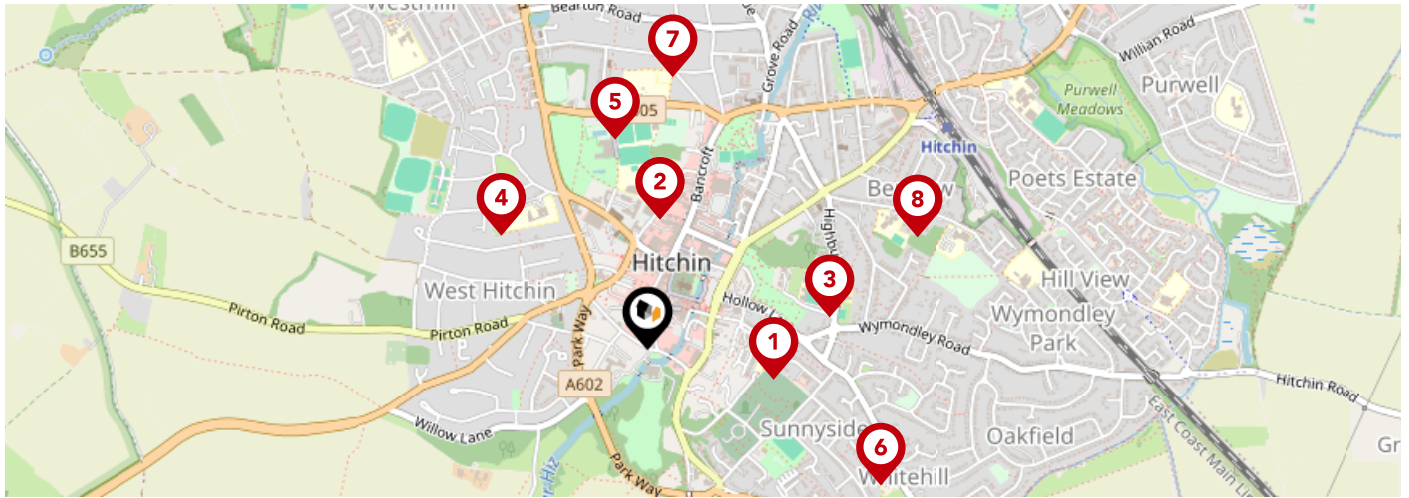
London Green Belt - Welwyn Hatfield



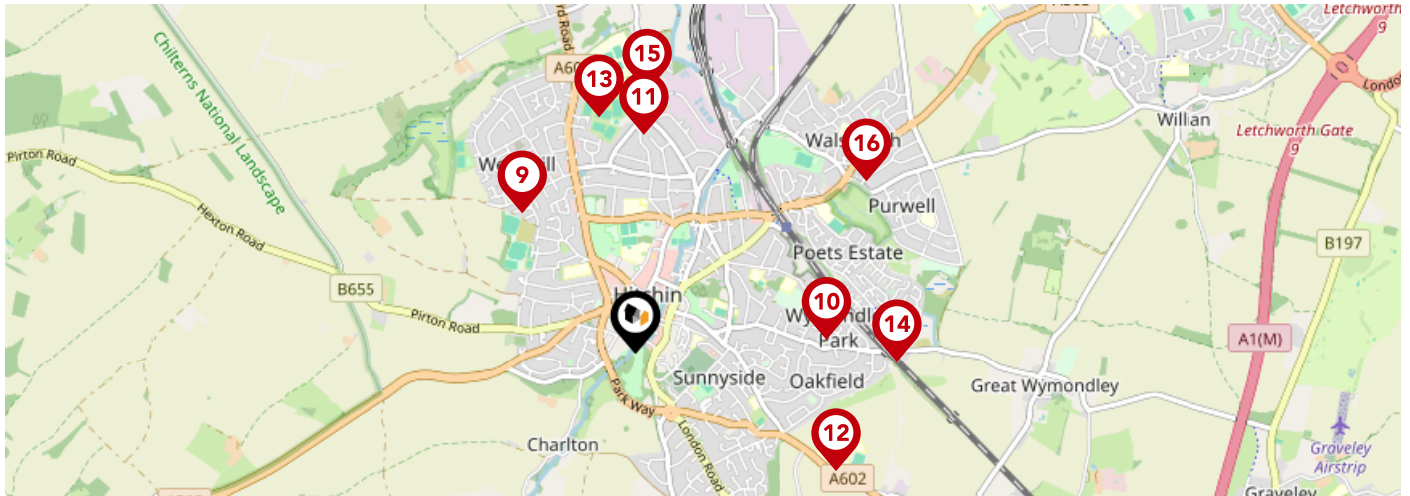
London Green Belt - Dacorum











London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.42	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.62	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.67	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.82	<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:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1	<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:1.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.1	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.2	<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:1.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

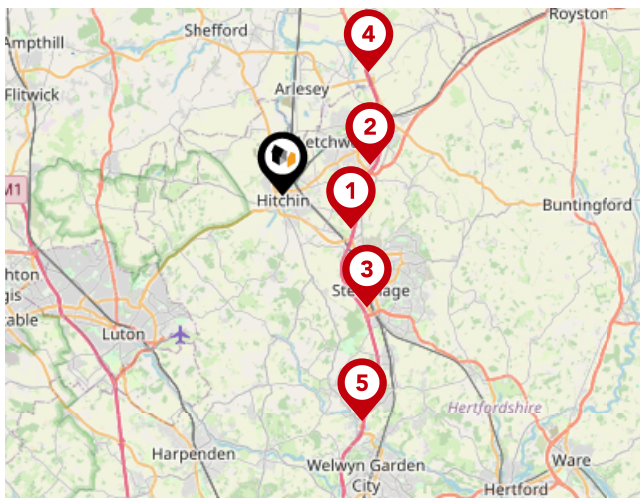
Area

Transport (National)



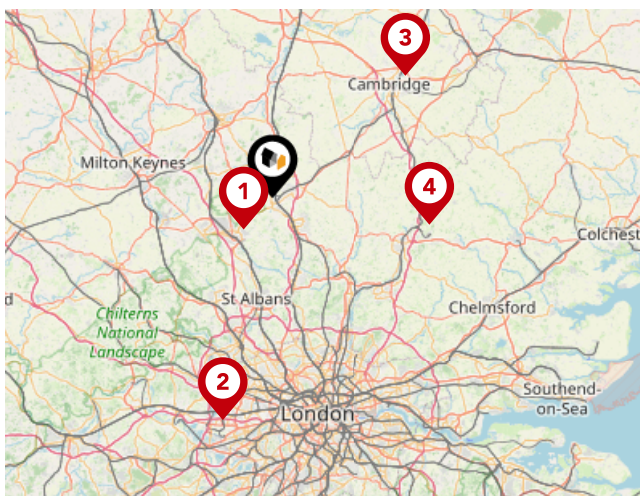
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.8 miles
2	Letchworth Rail Station	3.12 miles
3	Letchworth Rail Station	3.13 miles



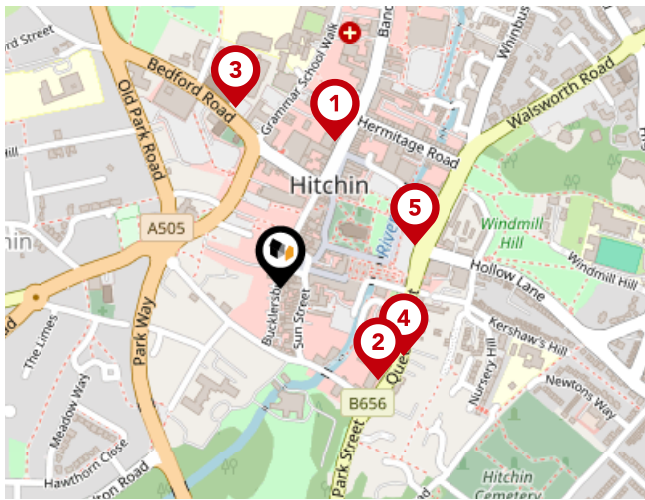
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.84 miles
2	A1(M) J9	3.41 miles
3	A1(M) J7	5.14 miles
4	A1(M) J10	5.52 miles
5	A1(M) J6	8.76 miles



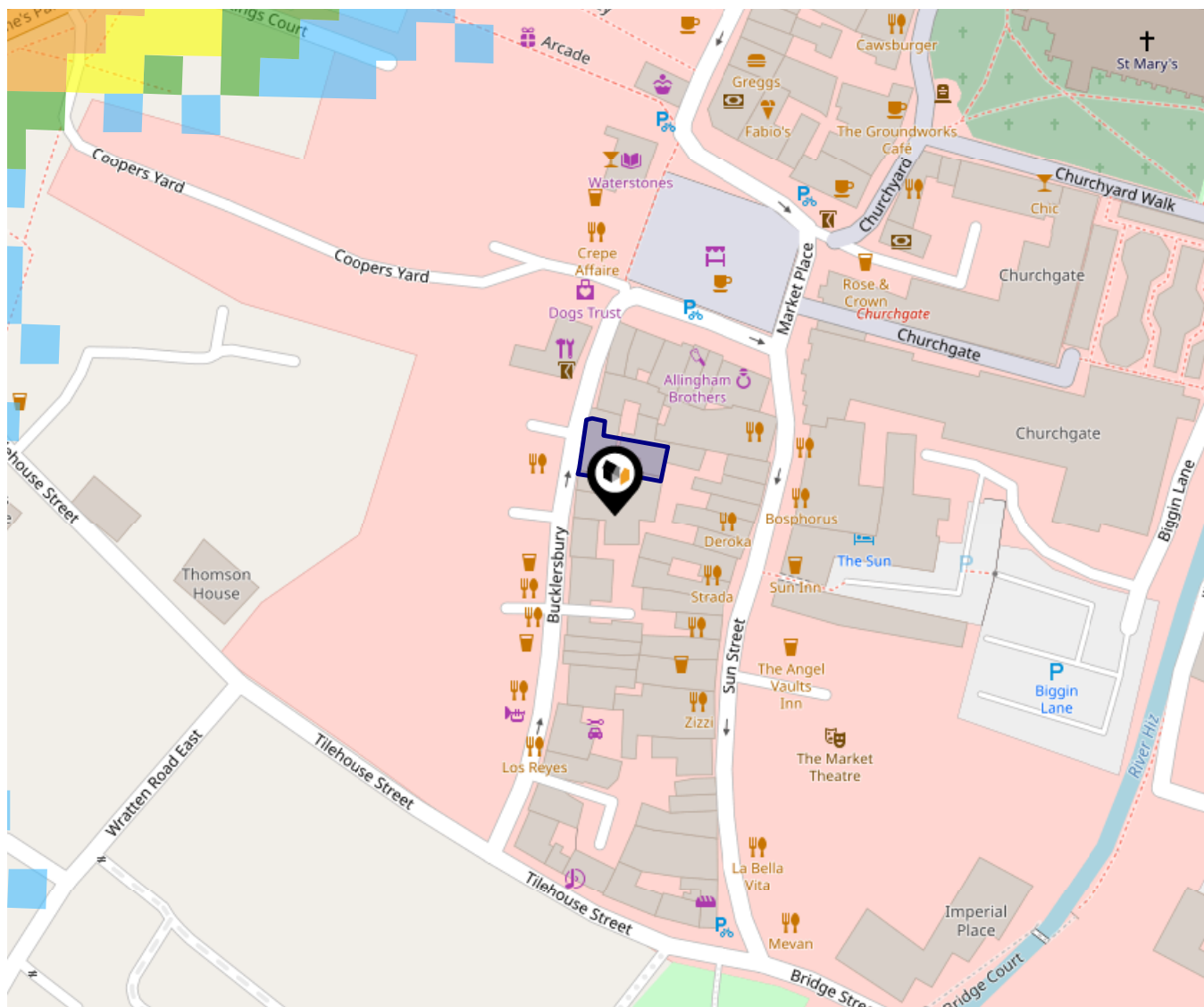
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.25 miles
2	Heathrow Airport	33.51 miles
3	Cambridge	26.34 miles
4	Stansted Airport	23.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bancroft	0.18 miles
2	ASDA	0.15 miles
3	Grammar School Walk	0.21 miles
4	ASDA	0.16 miles
5	St Mary's Square	0.16 miles



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

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

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

Country Properties

Data Quality

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



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

The information contained within this report is for general information purposes only.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

