

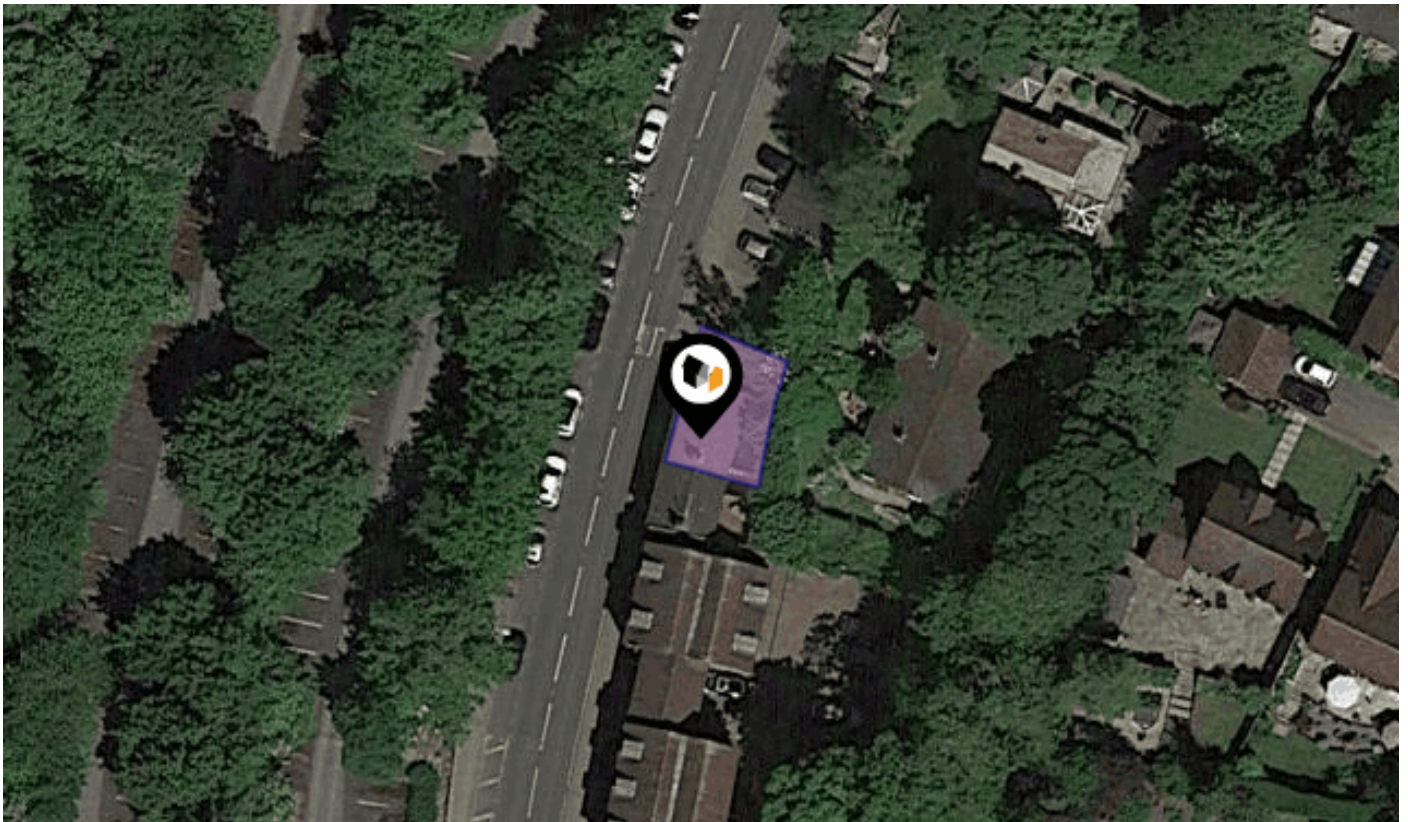


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 22<sup>nd</sup> January 2025



**PARK STREET, HITCHIN, SG4**

## Country Properties

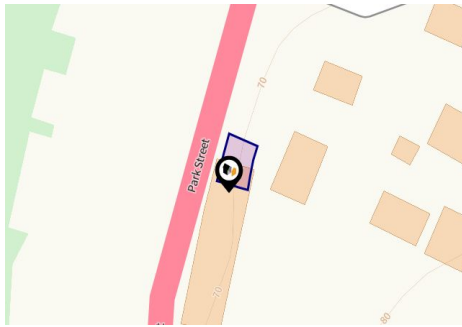
6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk





## Property

<b>Type:</b>	Semi-Detached
<b>Bedrooms:</b>	2
<b>Floor Area:</b>	796 ft <sup>2</sup> / 74 m <sup>2</sup>
<b>Plot Area:</b>	0.02 acres
<b>Year Built :</b>	1900-1929
<b>Council Tax :</b>	Band C
<b>Annual Estimate:</b>	£1,979
<b>Title Number:</b>	HD238686

**Tenure:** Freehold

## Local Area

<b>Local Authority:</b>	North hertfordshire
<b>Conservation Area:</b>	Hitchin
<b>Flood Risk:</b>	
● Rivers & Seas	No Risk
● Surface Water	High

**Estimated Broadband Speeds**  
(Standard - Superfast - Ultrafast)

<b>20</b> mb/s	<b>1000</b> mb/s

**Mobile Coverage:**  
(based on calls indoors)



**Satellite/Fibre TV Availability:**



Planning records for: *Park Street, Hitchin, SG4*

Reference - 79/00385/1	
<b>Decision:</b>	Decided
<b>Date:</b>	05th February 1979
<b>Description:</b>	Detached house with garage at land adjacent to 7 park street hitchin

Reference - 87/00303/1	
<b>Decision:</b>	Decided
<b>Date:</b>	02nd March 1987
<b>Description:</b>	Formation of vehicular access & hardstanding for two cars

Planning records for: *Lister Hotel Park Street Hitchin SG4 9AH*

<b>Reference - 81/00378/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th March 1981
<b>Description:</b>	Application for listed building consent for conversion and change of use from hotel to offices, erection of two storey rear extension following demolition of rear outbuildings.

Planning records for: *Wellington House 2 Park Street Hitchin SG4 9AH*

<b>Reference - 14/01450/1DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	28th May 2014
<b>Description:</b>	Condition 2 - French Doors Glazing Bar Details (as discharge of condition attached to listed building 12/01143/1LB granted consent on 30/04/2014)

<b>Reference - 12/01142/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th May 2012
<b>Description:</b>	Alterations to building to facilitate approved conversion to residential use. Removal of existing ground floor window, formation of ground floor opening and internal alteration. Erection of 1.9m high fence and gate to front boundary (as amended by plan no. 03 Rev C received 2/7/12).

<b>Reference - 24/02566/DOC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	25th November 2024
<b>Description:</b>	Details reserved by condition 3 (Details of Working Drawings) of listed building consent 24/01441/LBC granted 02.10.2024

Planning records for: *Wellington House 2 Park Street Hitchin Hertfordshire SG4 9AH*

<b>Reference - 24/01441/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th August 2024
<b>Description:</b> Replacement of existing roof and 2no front dormer windows and existing rooflights.
<b>Reference - 14/01607/1DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th June 2014
<b>Description:</b> Condition 3 - Brick, bond and mortar mix for bricking up existing door opening on south elevation (as discharge of condition attached to listed building ref 12/01143/1LB granted consent on 17/07/2012)
<b>Reference - 82/01462/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th October 1982
<b>Description:</b> Application for Listed Building Consent for installation of one ground floor window in side elevation.
<b>Reference - 12/01143/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 24th May 2012
<b>Description:</b> Alterations to building to facilitate approved conversion to residential use. Removal of existing ground floor window, formation of ground floor opening and internal alteration. Erection of 1.9m high fence and gate to front boundary (as amended by plan no. 03 Rev C received 2/7/12).

Planning records for: **2 Park Street Hitchin SG4 9AH**

<b>Reference - 79/02049/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th September 1979
<b>Description:</b> Refurbishment of building including removal of chimney stacks, insertion of new windows on side and rear elevations construction of single storey rear extension and alterations to internal partition walls to facilitate the change of use of premises from shop and residential to office accommodation as variation to previously approved scheme under reference 1/1681/78 (1019) 1lb granted on 4.1.79
<b>Reference - 24/01765/FPH</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th August 2024
<b>Description:</b> Replacement of existing roof and 2no front dormer windows and existing rooflights.
<b>Reference - 80/01272/1AD</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st July 1980
<b>Description:</b> Non-illuminated projecting hanging sign.
<b>Reference - 11/01965/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th August 2011
<b>Description:</b> Change of use of all floorspace from office (B1) to single residential dwelling (C3)



Planning records for: *Keepers Barn Park Street Hitchin SG4 9AH*

<b>Reference - 14/00927/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	16th April 2014
<b>Description:</b>	Single-storey side extension following removal of existing shed. Relocation of two condenser units (amended address).

Planning records for: *Kennels Gate House Park Street Hitchin SG4 9AH*

<b>Reference - 12/02092/1TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th September 2012
<b>Description:</b>	Crown lift one Sycamore Tree to 7 metres above grass level.

<b>Reference - 16/02312/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th September 2016
<b>Description:</b>	Detached car port and store to replace existing car parking bay

Planning records for: *5 Park Street Hitchin Hertfordshire SG4 9AH*

<b>Reference - 23/01818/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	14th August 2023
<b>Description:</b>	Single storey side extension and single storey rear extension following demolition of existing conservatory. External rendering and alterations to fenestration

Planning records for: *Kennels Lodge Park Street Hitchin Hertfordshire SG4 9AH*

<b>Reference - 21/01061/TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	01st April 2021
<b>Description:</b>	T1, T2 Sycamore - Fell to ground level.

<b>Reference - 04/00411/1HH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	15th March 2004
<b>Description:</b>	Erection of first floor rear extension, two single storey side extensions and a front entrance porch (as amended by letter and plan K9/01B received on 05/05/04 and by letter and plan K9/02C received on 24/05/04)

<b>Reference - 14/00541/1TCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	03rd March 2014
<b>Description:</b>	Sycamore Tree (T1) reduce by 30%

<b>Reference - 85/01734/1</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	26th November 1985
<b>Description:</b>	Erection of single storey rear extension and installation of garage doors to existing outbuilding.



Planning records for: *Kennels Lodge Park Street Hitchin SG4 9AH*

Reference - 83/01793/1	
Decision:	Decided
Date:	11th November 1983
Description:	Demolition of barns within the conservation area

Reference - 84/00440/1	
Decision:	Decided
Date:	19th March 1984
Description:	Conversion and alterations to barns to facilitate their use as a dwelling with garage at barns

Planning records for: *Priory Barn Park Street Hitchin SG4 9AH*

Reference - 05/01726/1PUD	
Decision:	Decided
Date:	22nd November 2005
Description:	Proposed single storey extension to provide storage shed.

Reference - 15/02790/1PUD	
Decision:	Decided
Date:	09th November 2015
Description:	Conversion of existing integral double garage and single storey side extension for use as habitable accomodation. Replacement of garage door opening with 2 x windows on the front elevation, insertion of door to front elevation of single storey side extension, insertion of 3 roof lights to flank roof slope of single storey side extension, installation of external flue to side of the property.

Planning records for: *Priory Barn Park Street Hitchin SG4 9AH*

Reference - 07/02182/1HH	
Decision:	Decided
Date:	18th September 2007
Description:	Detached two storey building to provide garage, workshop and garden store (application for retention and completion of development) - amended plans received 09/11/07

Reference - 91/00072/1	
Decision:	Decided
Date:	21st January 1991
Description:	Change of use of two existing dwellings, detached garage block and two redundant barns to offices. Additional parking facilities (amended plan recieved 21.3.91)

Planning records for: *Woodlands Park Street Hitchin Hertfordshire SG4 9AH*

Reference - 23/00667/AD	
Decision:	Decided
Date:	20th March 2023
Description:	Install 4x Fascia sign, 1x Projecting sign, 6x Vinyls, 2x Dibond, 2x Frosting

Reference - 24/00495/FPH	
Decision:	Decided
Date:	08th March 2024
Description:	Single storey side extension. Alterations to fenestration and external rendering.

Planning records for: *Woodlands Park Street Hitchin Hertfordshire SG4 9AH*

<b>Reference - 23/00629/FPH</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th March 2023
<b>Description:</b>	Two storey side extension to existing bungalow and associated works.

Planning records for: *Lord Lister Hotel 1 Park Street Hitchin SG4 9AH*

<b>Reference - 04/00728/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	30th April 2004
<b>Description:</b>	Three storey rear extension to main building to provide en-suite bathroom facilities (as amended by drawing no SJ04-1299-02A and SJ04-1299-03A received 16th June 2004)

<b>Reference - 22/00171/LBC</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th January 2022
<b>Description:</b>	Internal and external alterations to facilitate Change of Use from Hotel (C1) to Sui Generis (accommodation with support) (as amended by plans and additional information received on 6 May 2022).

<b>Reference - 00/00779/1LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	09th May 2000
<b>Description:</b>	Historic building plaque

Planning records for: *The Lord Lister Hotel 1 Park Street Hitchin Hertfordshire SG4 9AH*

<b>Reference - 22/00170/FP</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th January 2022
<b>Description:</b> Change of Use from Hotel (C1) to Sui Generis (accommodation with support) and associated external alterations (as amended by plans and additional information received on 6 May 2022)
<b>Reference - 22/03050/TCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th November 2022
<b>Description:</b> T1 Multi species hedge - Reduce in height to window level and prune sides. T2 Maple - 30% reduction to suitable growth points. T3 Apple - 20-25% reduction.
<b>Reference - 84/01873/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st December 1984
<b>Description:</b> Alteration and conversion of outbuilding to facilitate its use as four additional bedrooms in association with existing hotel
<b>Reference - 05/01313/1LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 21st September 2005
<b>Description:</b> Replacement of all front elevation windows in timber

Planning records for: *The Lord Lister Hotel 1 Park Street Hitchin Hertfordshire SG4 9AH*

<b>Reference - 23/01545/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th July 2023
<b>Description:</b> Details reserved by condition 5 (Carriage entrance gate) of Listed Building Consent reference no. 22/00171/LBC granted 26.09.2022
<b>Reference - 22/03053/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 25th November 2022
<b>Description:</b> Condition 6- Details of any external lighting (as discharge of condition relating to planning permission 22/00170/FP granted 26.09.2022)
<b>Reference - 86/01781/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th October 1986
<b>Description:</b> Internally illuminated double sided projecting sign
<b>Reference - 23/00302/DOC</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th February 2023
<b>Description:</b> Condition 4- Noise assessment (as discharge of condition relating to planning permission 22/00170/FP granted 26.09.2022).

Planning records for: *Lord Lister Hotel Park Street Hitchin Herts SG4 9AH*

<b>Reference - 94/00268/1AD</b>
<b>Decision:</b> Decided
<b>Date:</b> 04th October 1993
<b>Description:</b> Retention of externally illuminated hanging sign, internally illuminated projecting box sign and illumination of bronze letters by 2 spotlights
<b>Reference - 17/04422/FP</b>
<b>Decision:</b> Decided
<b>Date:</b> 19th January 2018
<b>Description:</b> Erection of detached two storey building to provide manager's flat over existing parking bays
<b>Reference - 04/00727/1</b>
<b>Decision:</b> Decided
<b>Date:</b> 30th April 2004
<b>Description:</b> Three storey rear extension to main building and two storey side extension to annex to provide en-suite bathroom facilities (as amended by drawing no. SJ04-1299-02A and SJ 04-1299-03A received 16th June 2004)

Park Street, SG4

Energy rating

**E**

Valid until 01.02.2030

Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		86   <b>B</b>
69-80	<b>C</b>		
55-68	<b>D</b>		
39-54	<b>E</b>	47   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		



## Additional EPC Data

<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	Rental (private)
<b>Energy Tariff:</b>	Single
<b>Main Fuel:</b>	Mains gas (not community)
<b>Main Gas:</b>	Yes
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed during or after 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Solid brick, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Pitched, 75 mm loft insulation
<b>Roof Energy:</b>	Average
<b>Main Heating:</b>	Boiler and radiators, mains gas
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	74 m <sup>2</sup>

## Building Safety

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Not specified

## Accessibility / Adaptations

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Replacement windows - date not specified

## Restrictive Covenants

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Not specified

## Rights of Way (Public & Private)

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Right of way for adjoining cottage through rear courtyard

## Construction Type

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Standard Brick

## Property Lease Information

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Freehold

## Listed Building Information

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Not listed

## Stamp Duty

---

Not specified

## Other

---

Not specified

## Other

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Not specified

## Electricity Supply

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YES - OCTOPUS

## Gas Supply

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YES - OCTOPUS

## Central Heating

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GCH

## Water Supply

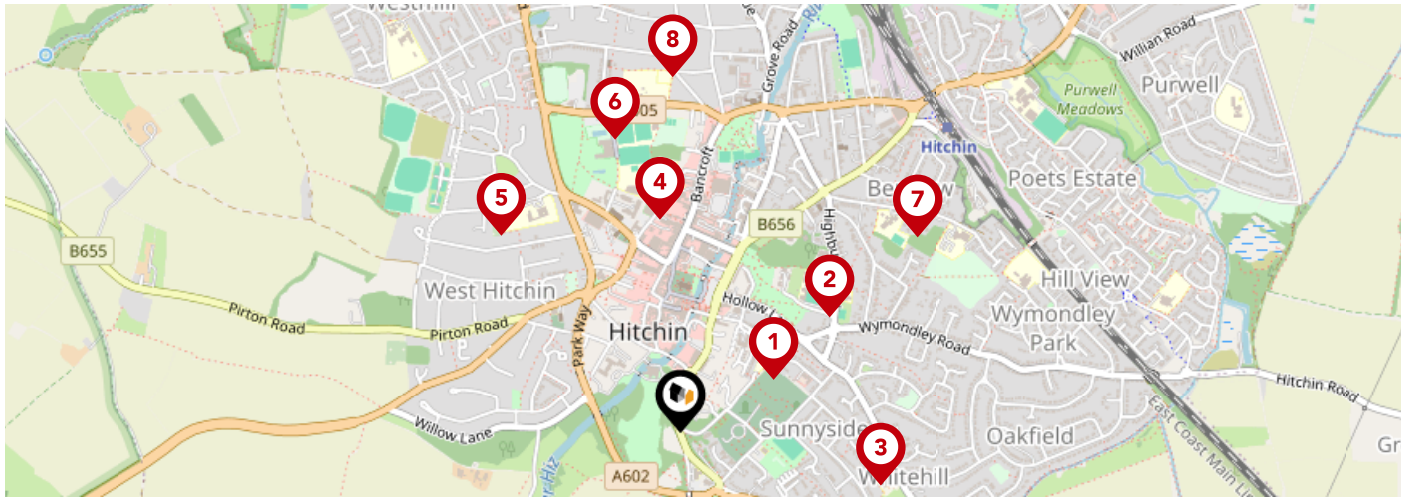
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YES

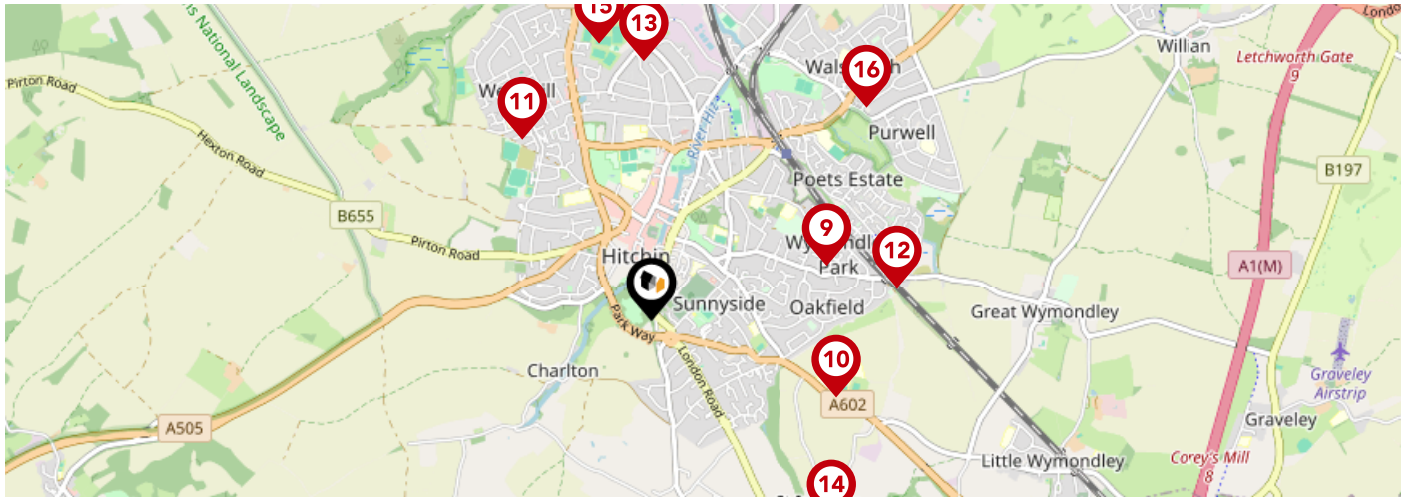
## Drainage

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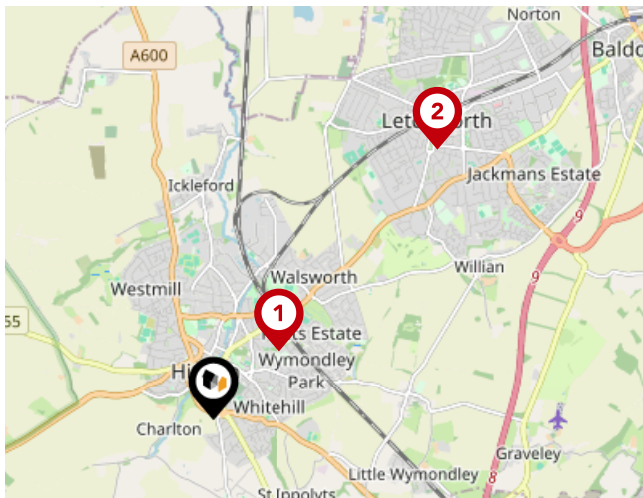
YES Mains



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Highbury Infant School and Nursery</b> Ofsted Rating: Good   Pupils: 204   Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Hitchin Girls' School</b> Ofsted Rating: Outstanding   Pupils: 1355   Distance:0.43	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Whitehill Junior School</b> Ofsted Rating: Good   Pupils: 240   Distance:0.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Hitchin Boys' School</b> Ofsted Rating: Outstanding   Pupils: 1317   Distance:0.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Samuel Lucas Junior Mixed and Infant School</b> Ofsted Rating: Outstanding   Pupils: 420   Distance:0.61	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Wilshere-Dacre Junior Academy</b> Ofsted Rating: Good   Pupils: 267   Distance:0.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>St Andrew's Church of England Voluntary Aided Primary School, Hitchin</b> Ofsted Rating: Outstanding   Pupils: 252   Distance:0.7	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>York Road Nursery School</b> Ofsted Rating: Outstanding   Pupils: 107   Distance:0.81	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

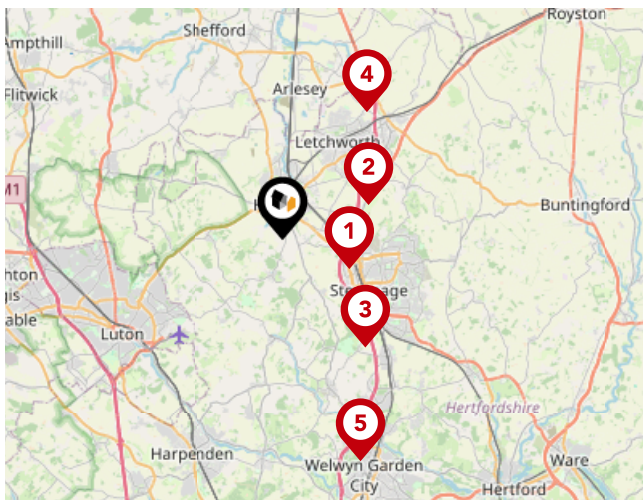


	Nursery	Primary	Secondary	College	Private
<b>William Ransom Primary School</b> Ofsted Rating: Outstanding   Pupils: 422   Distance:0.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Kingshott School</b> Ofsted Rating: Not Rated   Pupils: 400   Distance:0.91	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Oughton Primary and Nursery School</b> Ofsted Rating: Good   Pupils: 218   Distance:1.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mary Exton Primary School</b> Ofsted Rating: Good   Pupils: 181   Distance:1.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Strathmore Infant and Nursery School</b> Ofsted Rating: Good   Pupils: 199   Distance:1.19	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>St Ippolyts Church of England Aided Primary School</b> Ofsted Rating: Good   Pupils: 175   Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>The Priory School</b> Ofsted Rating: Good   Pupils: 1231   Distance:1.29	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Highover Junior Mixed and Infant School</b> Ofsted Rating: Good   Pupils: 428   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



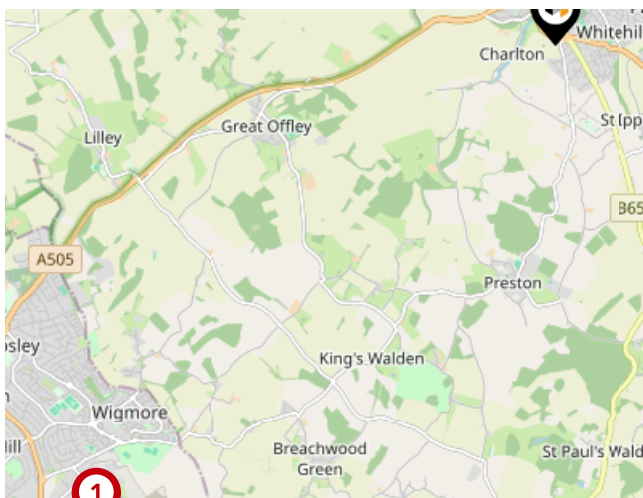
### National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.86 miles
2	Letchworth Rail Station	3.21 miles
3	Stevenage Rail Station	4.2 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.69 miles
2	A1(M) J9	3.4 miles
3	A1(M) J7	4.94 miles
4	A1(M) J10	5.63 miles
5	A1(M) J6	8.56 miles



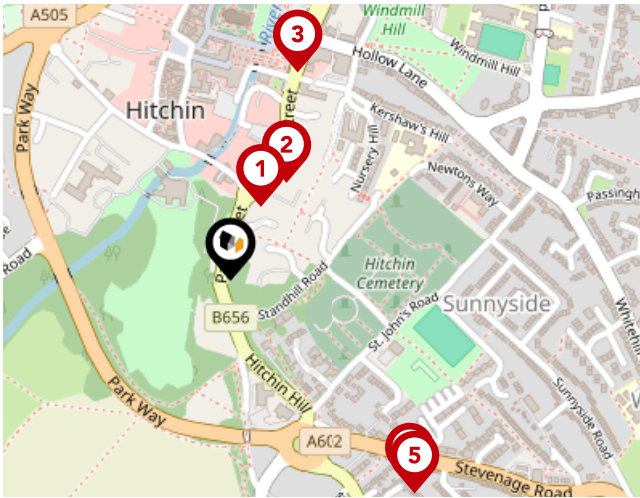
### Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.12 miles
2	Heathrow Airport	33.35 miles
3	Stansted Airport	23.34 miles
4	Silvertown	33.56 miles



# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	ASDA	0.09 miles
2	ASDA	0.13 miles
3	St Mary's Square	0.25 miles
4	The Maples	0.31 miles
5	The Maples	0.32 miles

## **Important - Please read**

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

# Country Properties

## Data Quality

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#### Country Properties

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Valuation Office  
Agency

