

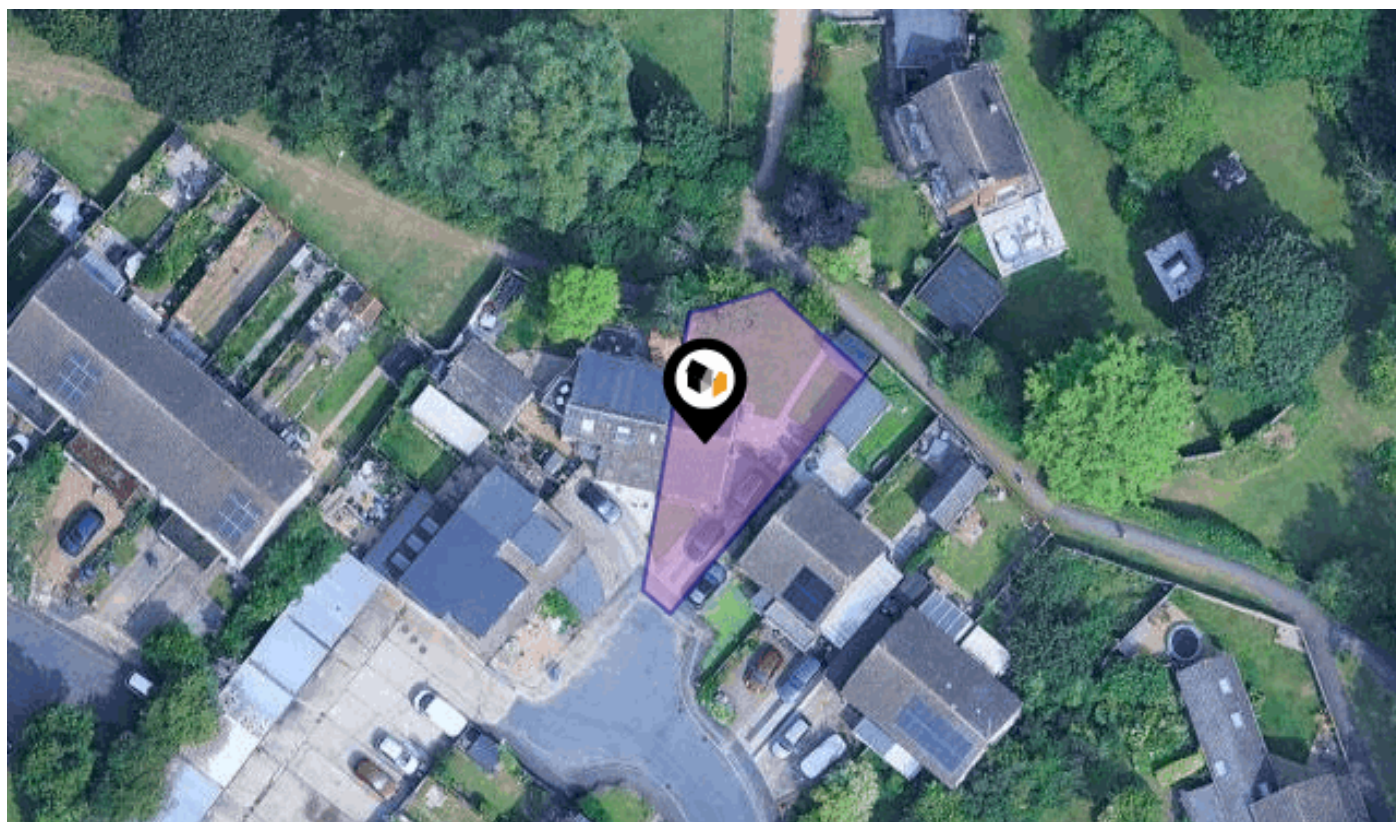


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 03rd October 2025



KIPLING CLOSE, HITCHIN, SG4

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **3 Kipling Close Hitchin SG4 0DU**

Reference - 83/00391/1	
Decision:	Decided
Date:	15th March 1983
Description:	Erection of two storey rear extension

Planning records for: **4 Kipling Close Hitchin SG4 0DU**

Reference - 91/00590/1	
Decision:	Decided
Date:	14th May 1991
Description:	Two storey side extension

Reference - 01/01574/1HH	
Decision:	Decided
Date:	08th October 2001
Description:	Two storey side extension

Planning records for: **16 Kipling Close Hitchin Hertfordshire SG4 0DU**

Reference - 01/01793/1HH	
Decision:	Decided
Date:	27th November 2001
Description:	Garden aviary

Planning records for: **22 Kipling Close Hitchin SG4 0DU**

Reference - 03/01304/1HH	
Decision:	Decided
Date:	11th August 2003
Description:	Rear conservatory and side porch.

Planning records for: **26 Kipling Close Hitchin SG4 0DU**

Reference - 17/02570/1HH	
Decision:	Decided
Date:	10th October 2017
Description:	Single storey rear and part side extensions

Reference - 17/04251/LDCP	
Decision:	Decided
Date:	22nd December 2017
Description:	Dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **27 Kipling Close Hitchin SG4 0DU**

Reference - 91/00918/1	
Decision:	Decided
Date:	08th August 1991
Description:	Two storey side extension following demolition of existing single store extension

Planning records for: **27 Kipling Close Hitchin SG4 0DU**

Reference - 15/00785/1HH	
Decision:	Decided
Date:	16th April 2015
Description:	Single storey rear extension

Reference - 80/01827/1	
Decision:	Decided
Date:	01st December 1980
Description:	Erection of single storey side extension for garage.

Reference - 93/01254/1HH	
Decision:	Decided
Date:	08th November 1993
Description:	Part single storey and part two storey side extension with rear dormer window.

Planning records for: **29 Kipling Close Hitchin SG4 0DU**

Reference - 09/01922/1	
Decision:	Decided
Date:	26th November 2009
Description:	Change of use of amenity land to residential garden (retrospective application)

Planning records for: *29 Kipling Close Hitchin Hertfordshire SG4 0DU*

Reference - 18/01257/FPH
<p>Decision: Decided</p>
<p>Date: 28th June 2018</p>
<p>Description: Side extension to existing garage to facilitate conversion to habitable accommodation ancillary to main dwelling and erection of 1.8m boundary fence</p>
Reference - 10/01496/1HH
<p>Decision: Decided</p>
<p>Date: 07th July 2010</p>
<p>Description: Two storey side extension (as amended by plan no. DD789A received on 3/8/10)</p>
Reference - 18/00599/LDCP
<p>Decision: -</p>
<p>Date: 07th March 2018</p>
<p>Description: Extension and conversion of existing detached garage to habitable accommodation ancillary to main dwelling together with erection of 1.8m high boundary fence</p>
Reference - 14/02767/1HH
<p>Decision: Decided</p>
<p>Date: 16th October 2014</p>
<p>Description: Single storey front extension and single storey side/rear extension.</p>

Planning records for: **31 Kipling Close Hitchin SG4 0DU**

Reference - 90/00767/1	
Decision:	Decided
Date:	24th May 1990
Description:	First floor side extension with rear dormer window

Planning records for: **46 Kipling Close Hitchin Hertfordshire SG4 0DU**

Reference - 23/00114/FPH	
Decision:	Decided
Date:	20th February 2023
Description:	Two storey side extension and single storey rear extension following demolition of existing conservatory and garage. Insertion of dormer windows to the front and rear roofslopes to facilitate loft conversion to create habitable space at first floor level. Alterations to fenestration

Reference - 23/00406/DOC	
Decision:	Decided
Date:	20th February 2023
Description:	Condition 16-Management of streets (as discharge of condition relating to planning permission 19/01244/FP granted 05.11.2020)

Planning records for: **47 Kipling Close Hitchin Hertfordshire SG4 0DU**

Reference - 18/03169/FPH	
Decision:	Decided
Date:	05th December 2018
Description:	Single storey rear and side extension and insertion of front and rear dormer extensions to facilitate loft conversion

Planning records for: **48 Kipling Close Hitchin SG4 0DU**

Reference - 05/00227/1HH
<p>Decision: Decided</p>
<p>Date: 15th February 2005</p>
<p>Description: Single storey side extension and rear dormer window to facilitate loft conversion</p>
Reference - 13/02555/1HH
<p>Decision: Decided</p>
<p>Date: 22nd October 2013</p>
<p>Description: Side and rear extension comprising part two storey, part first floor and part single storey. Balcony above side extension. Canopy porch to front entrance. Insertion of rooflight in front roofslope.</p>
Reference - 14/01487/1DOC
<p>Decision: Decided</p>
<p>Date: 02nd June 2014</p>
<p>Description: Condition 3 - Sample Materials (as discharge of condition attached to planning reference 14/00036/1HH granted permission 19/03/2014)</p>
Reference - 14/00036/1HH
<p>Decision: Decided</p>
<p>Date: 28th January 2014</p>
<p>Description: Part two storey, part first floor and part single storey side and rear extension. Balcony above side extension. Canopy porch to front entrance. Insertion of two velux windows in front roofslope.</p>

Planning records for: **48 Kipling Close Hitchin SG4 0DU**

Reference - 14/02029/1NMA	
Decision:	Decided
Date:	31st July 2014
Description:	Extension in height of the proposed first floor rear extension together with the insertion of additional velux window in existing front roof slope and insertion of a window in south east elevation of detached single storey annex (non-material amendment to planning permission reference no. 14/00036/1HH granted on 13 March 2014 for part two storey, part first floor and part single storey side and rear extension. Balcony above side extension. Canopy porch to front entrance. Insertion of two velux windows in front roofslope).

Reference - 00/00107/1HH	
Decision:	Decided
Date:	20th January 2000
Description:	Single storey side extension (as amended by plan received 25th February 2000)

Planning records for: **52 Kipling Close Hitchin SG4 0DU**

Reference - 07/01019/1HH	
Decision:	Decided
Date:	16th May 2007
Description:	Rear conservatory

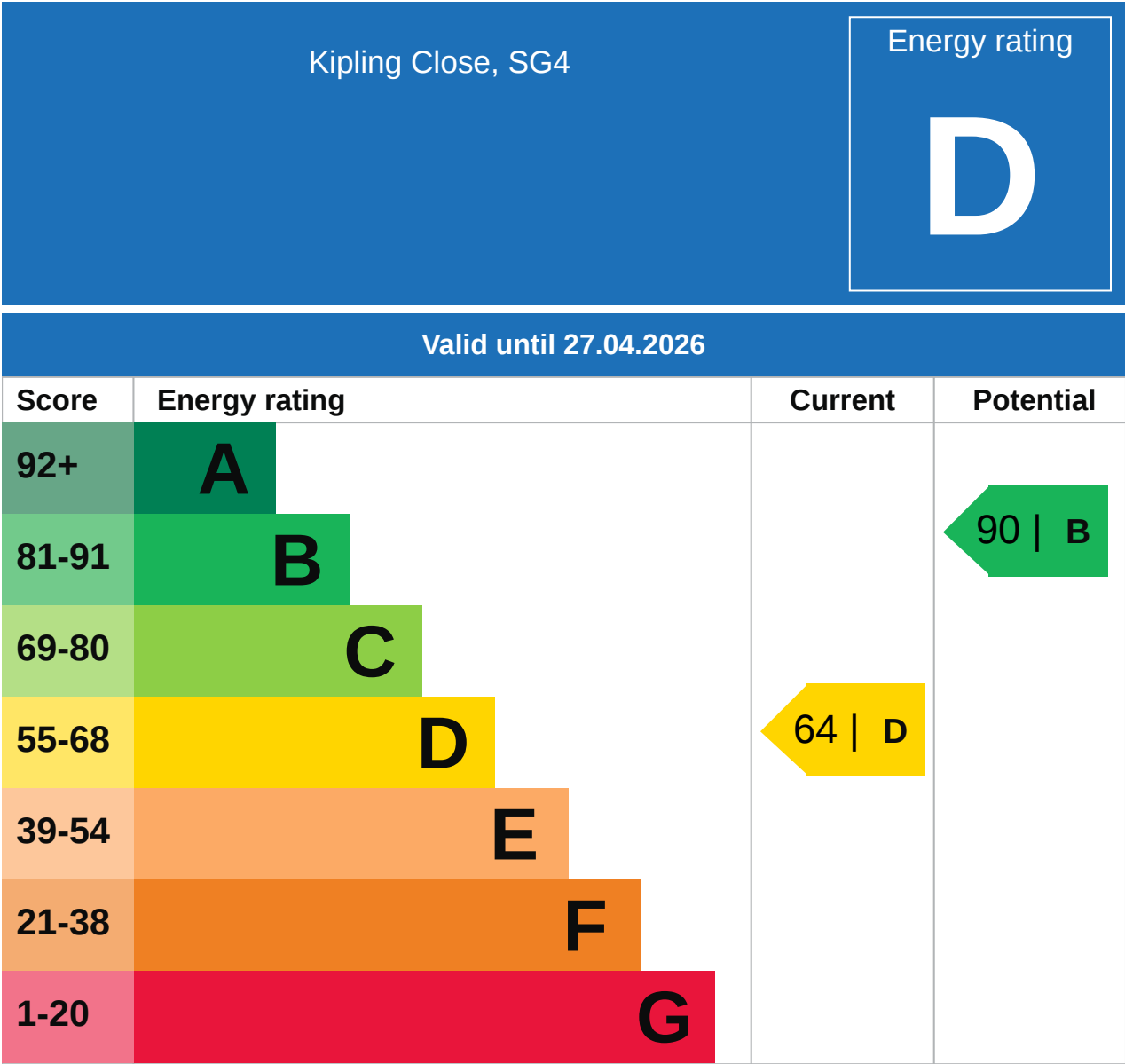
Planning records for: **53 Kipling Close Hitchin SG4 0DU**

Reference - 11/02853/1	
Decision:	Decided
Date:	17th November 2011
Description:	Retrospective change of use of amenity land to residential curtilage. Erection of fencing to north boundary

Planning records for: *53 Kipling Close Hitchin Hertfordshire SG4 0DU*

Reference - 00/01402/1HH	
Decision:	Decided
Date:	12th September 2000
Description:	Two storey side extension following demolition of existing detached garage





Additional EPC Data

Property Type:	Bungalow
Build Form:	Semi-Detached
Transaction Type:	Assessment for green deal
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing installed before 2002
Previous Extension:	0
Open Fireplace:	0
Ventilation:	Natural
Walls:	Cavity wall, as built, no insulation (assumed)
Walls Energy:	Poor
Roof:	Pitched, 100 mm loft insulation
Roof Energy:	Average
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer, TRVs and bypass
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in 29% of fixed outlets
Floors:	Solid, no insulation (assumed)
Total Floor Area:	42 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick with tile roof

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - mains

Drainage

Yes - mains

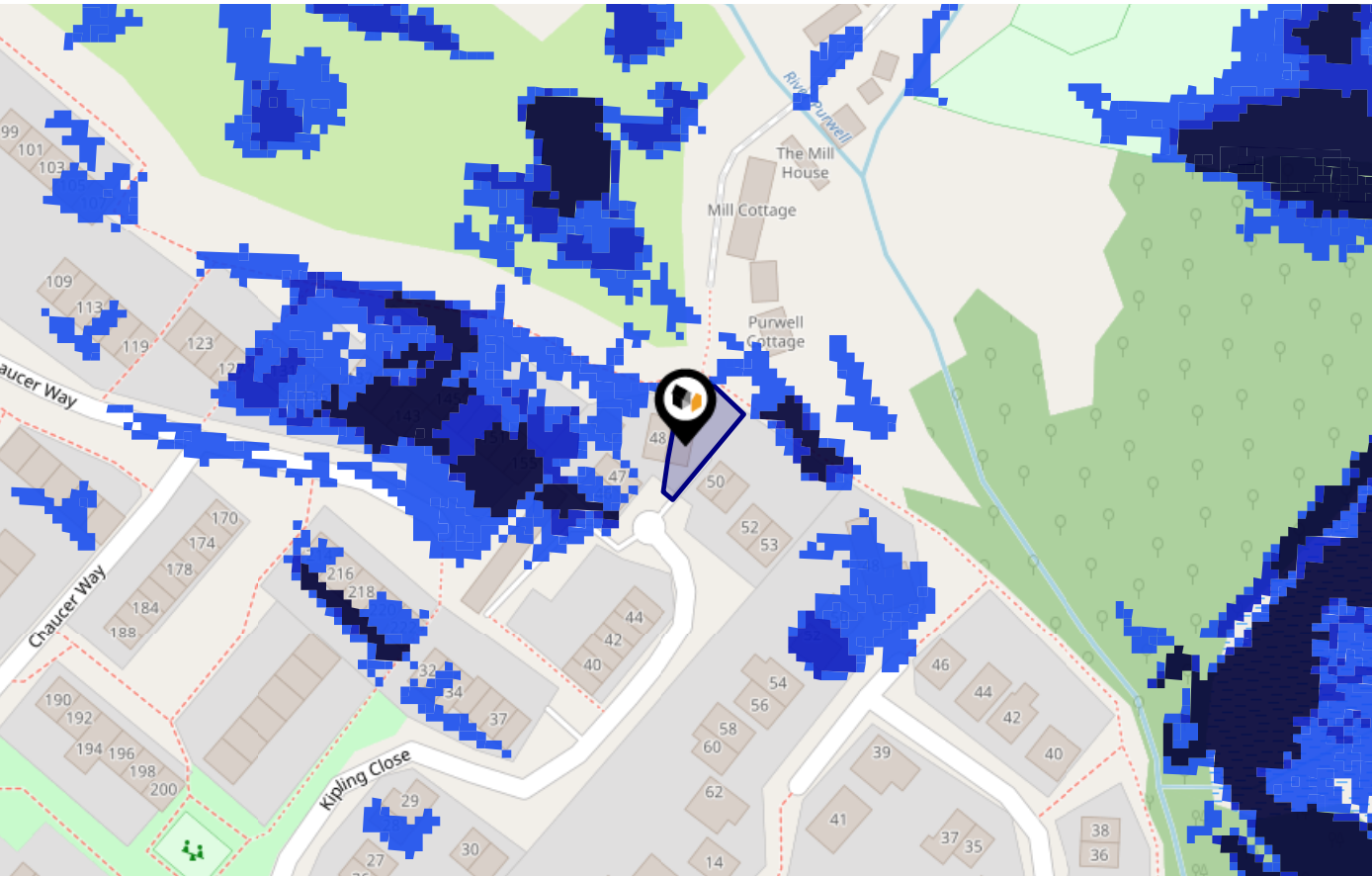
Important - Please read

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.

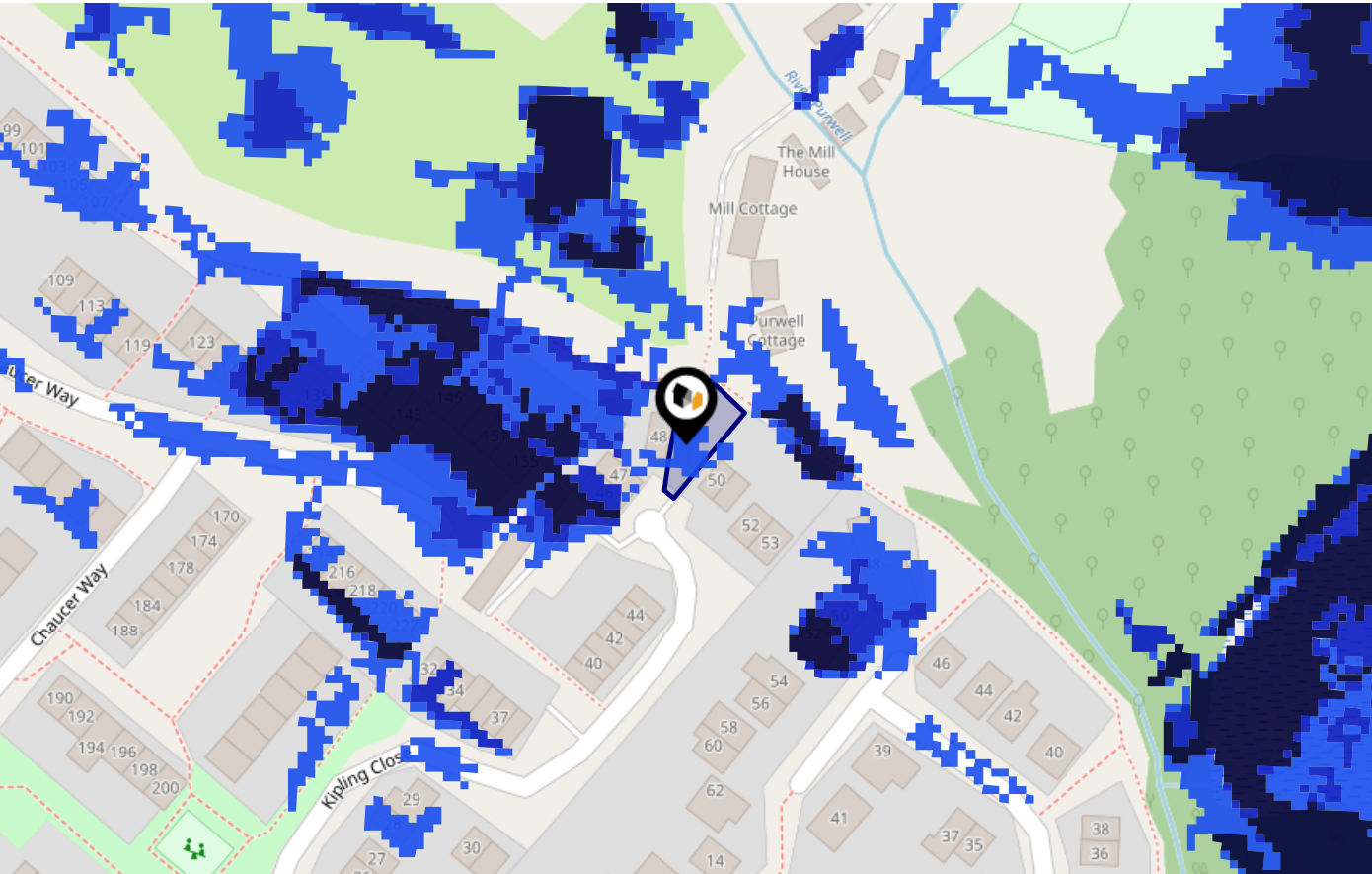
Chance of flooding to the following depths at this property:



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.

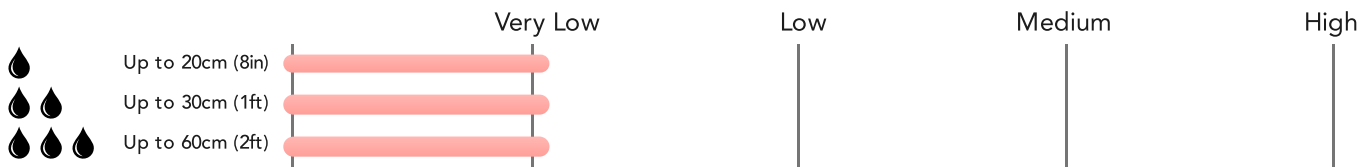


Risk Rating: Low

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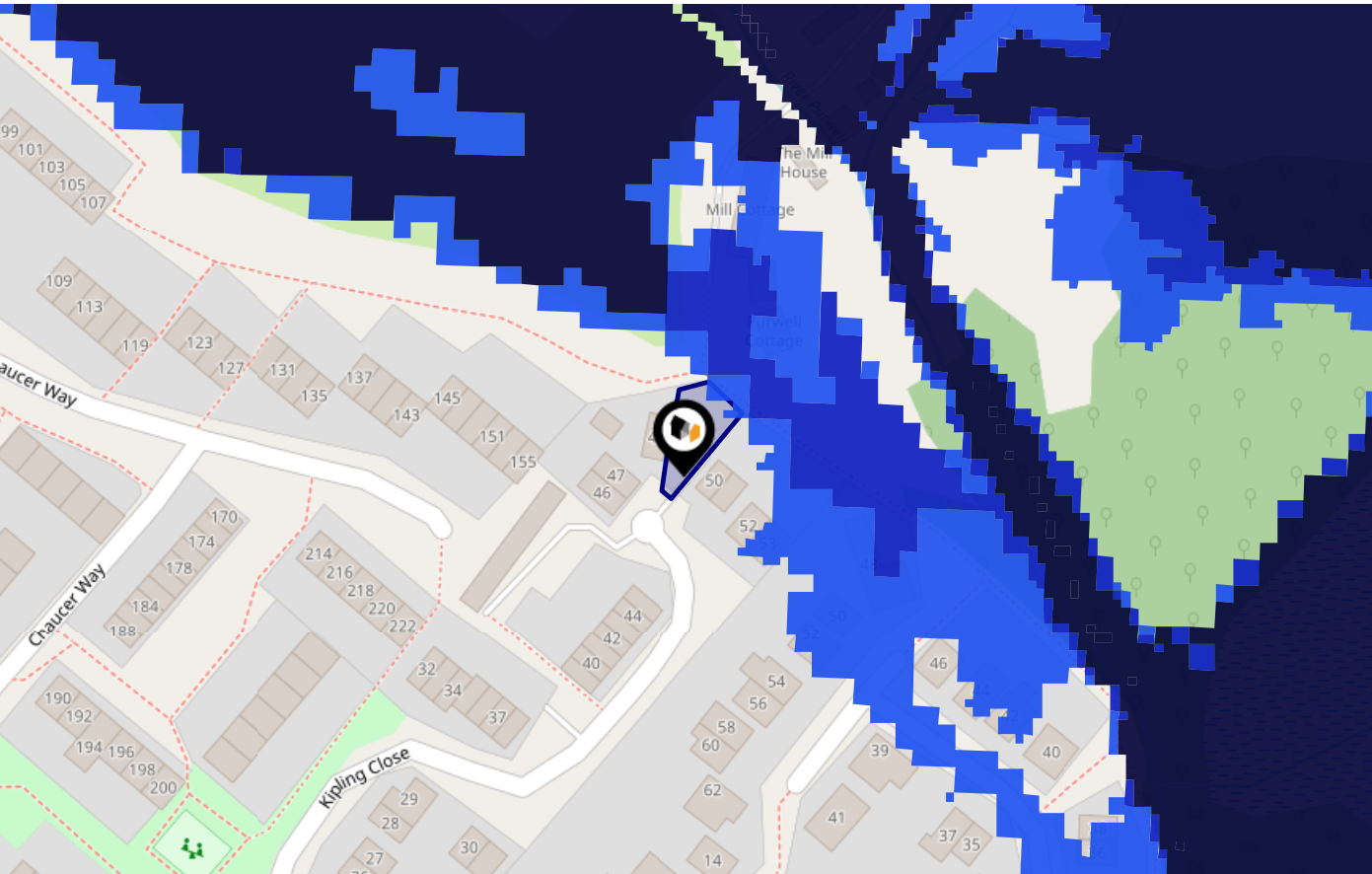
Chance of flooding to the following depths at this property:



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.

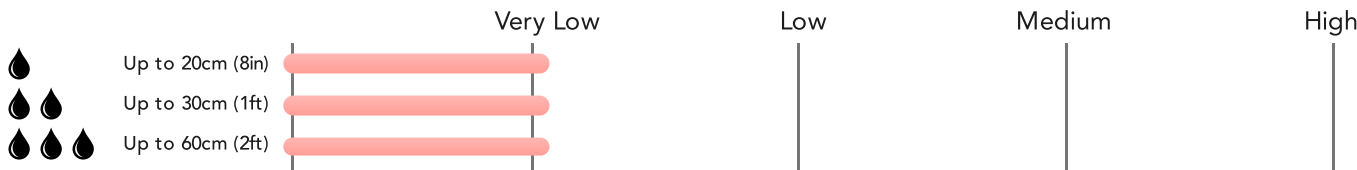


Risk Rating: Very low

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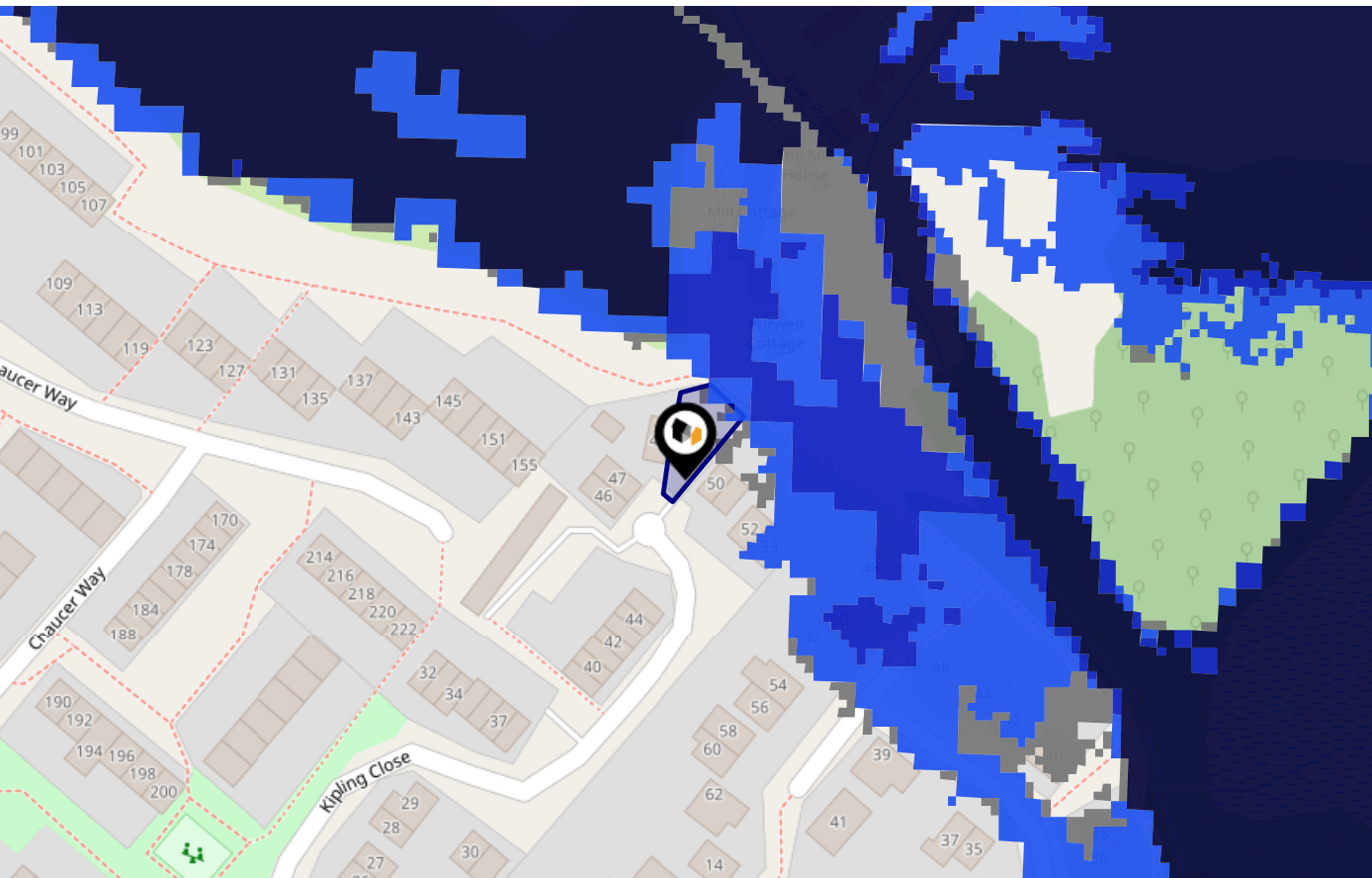
Chance of flooding to the following depths at this property:



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.

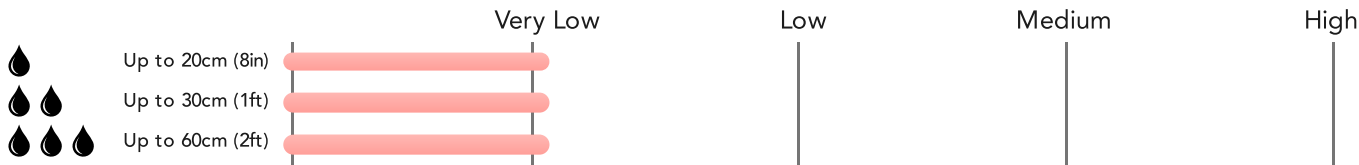


Risk Rating: Very low

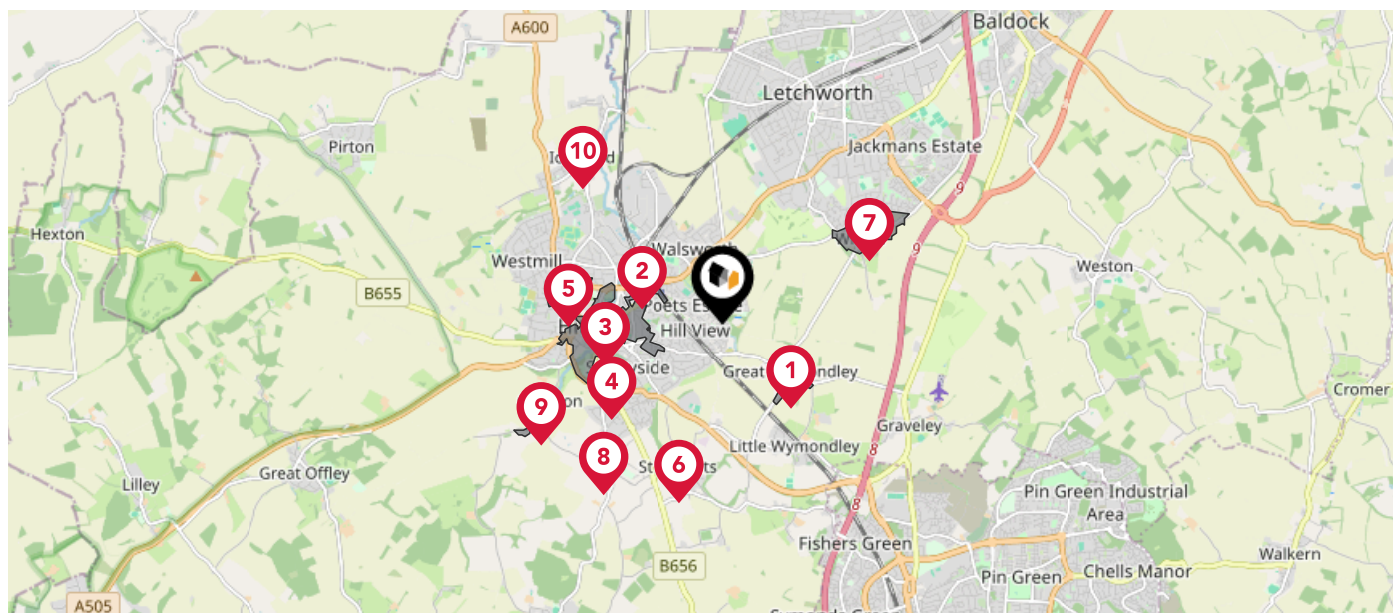
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Chance of flooding to the following depths at this property:



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



Great Wymondley



Hitchin Railway and Ransom's Recreation Ground



Hitchin



Hitchin Hill Path



Butts Close, Hitchin



St Ippolyts



Willian



Gosmore

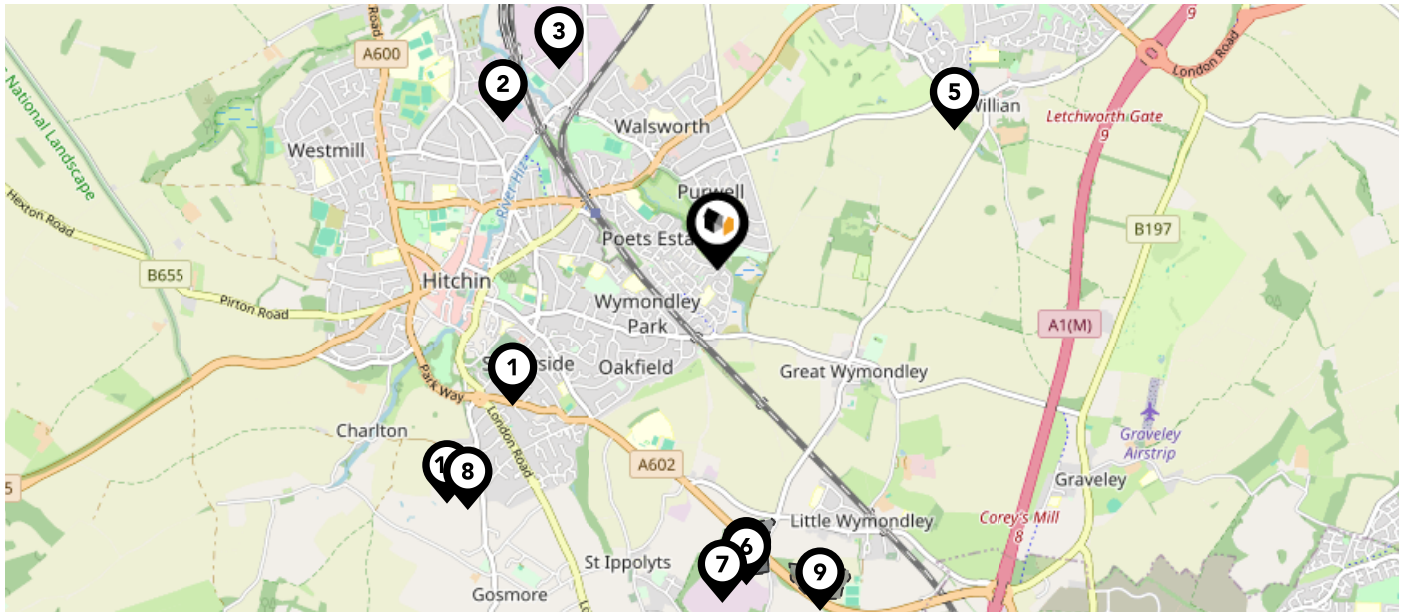


Charlton



Ickleford

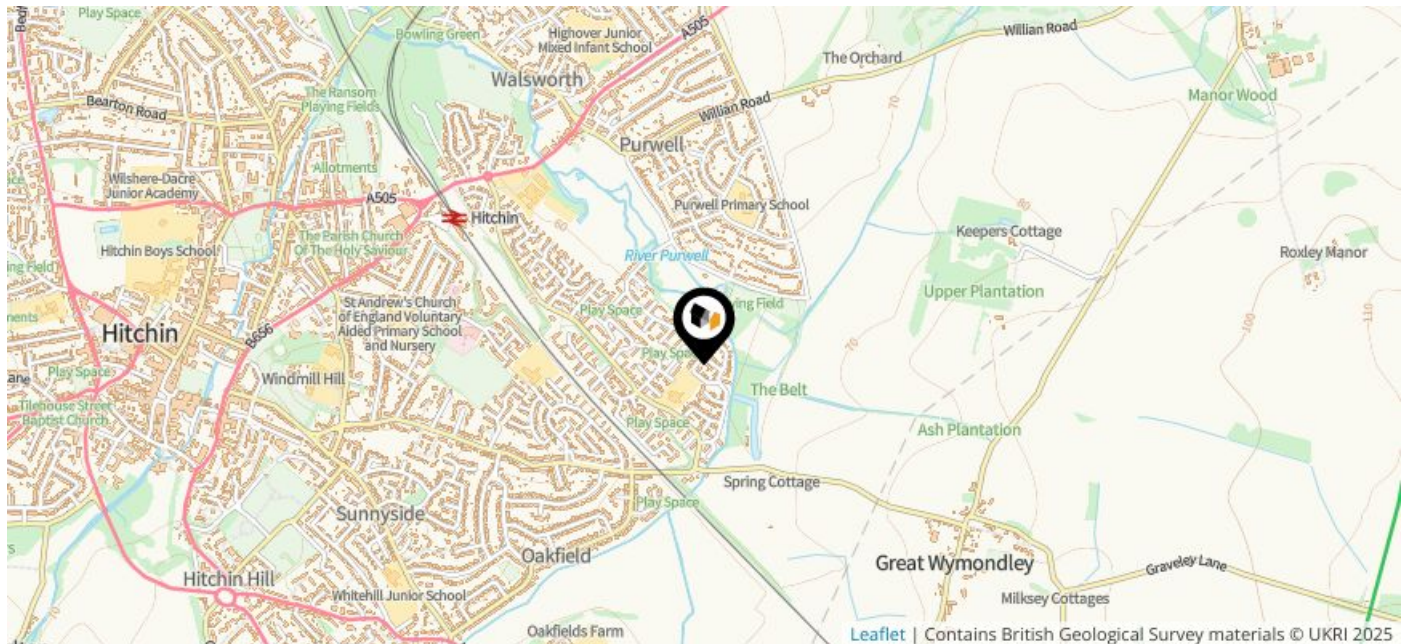
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
2	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill	
3	Wallace Way-Hitchin, Hertfordshire	Historic Landfill	
4	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
5	Willian Road-Letchworth, Hertfordshire	Historic Landfill	
6	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
7	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
8	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	
9	Wymondleybury-Little Wymondley	Historic Landfill	
10	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



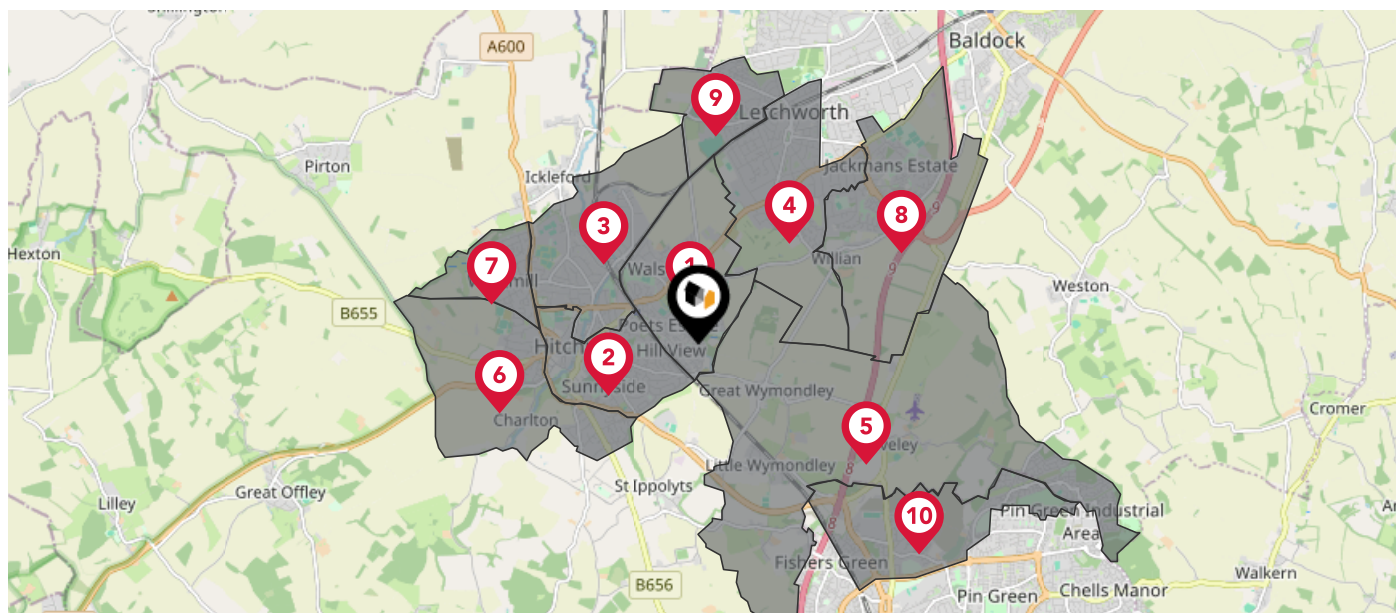
Mine Entry

- ✗ 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

Hitchin Walsworth Ward

2

Hitchin Highbury Ward

3

Hitchin Bearton Ward

4

Letchworth South West Ward

5

Chesfield Ward

6

Hitchin Priory Ward

7

Hitchin Oughton Ward

8

Letchworth South East Ward

9

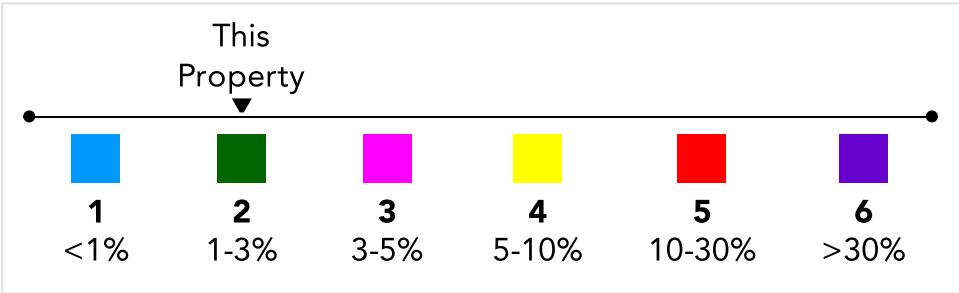
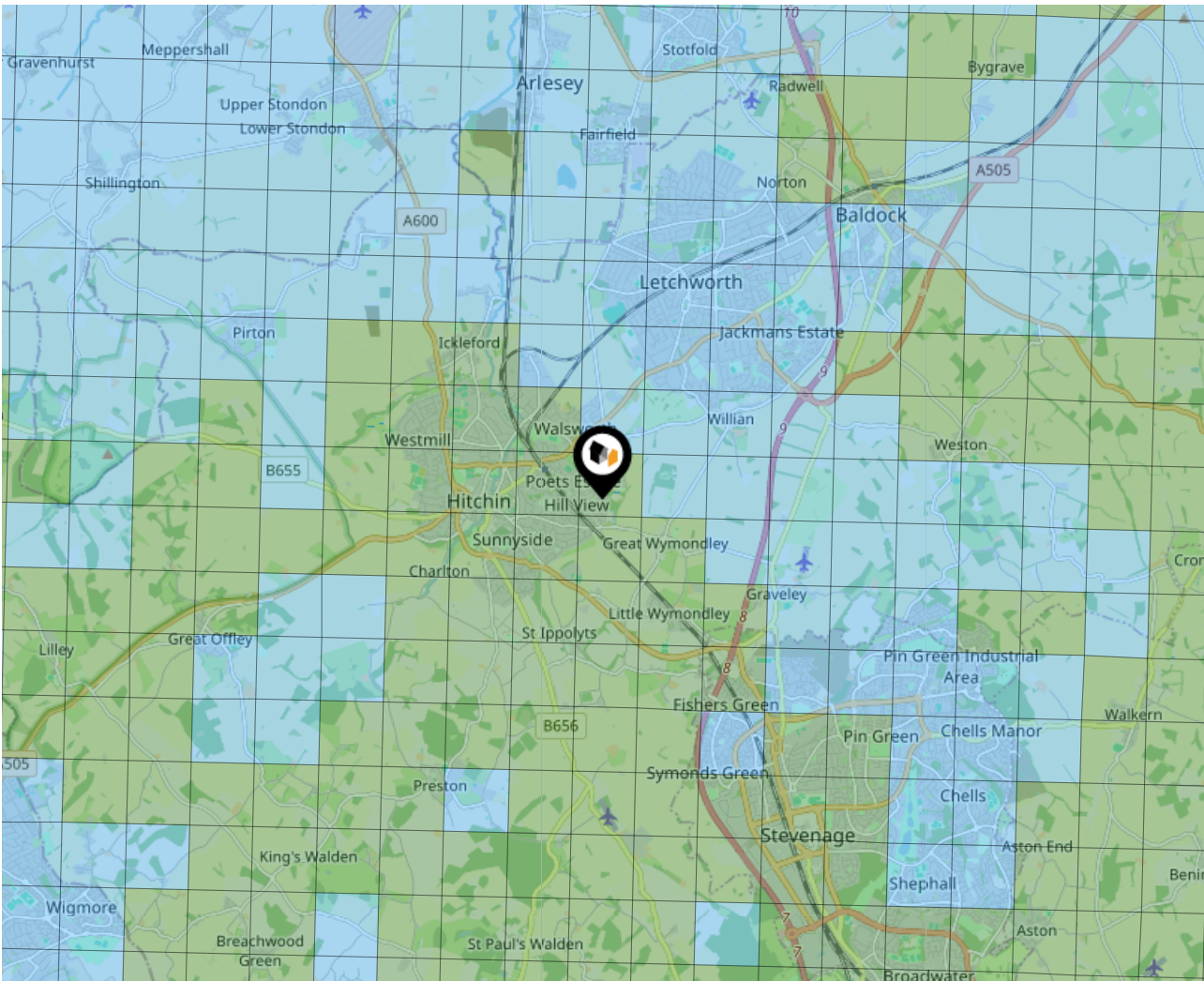
Letchworth Wilbury Ward

10

Woodfield Ward

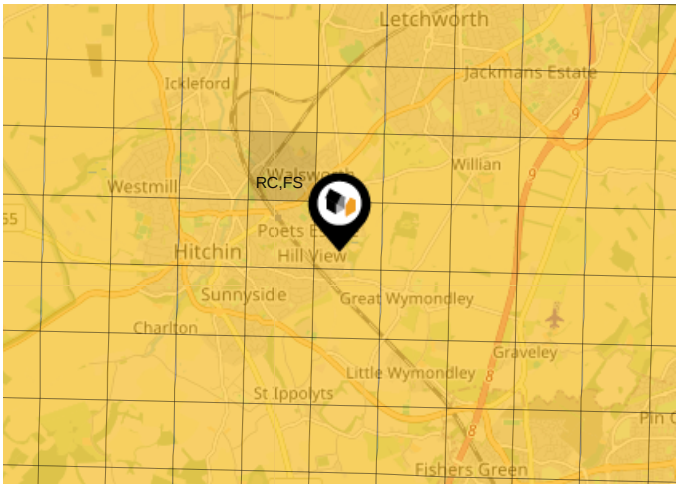
What is Radon?

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		

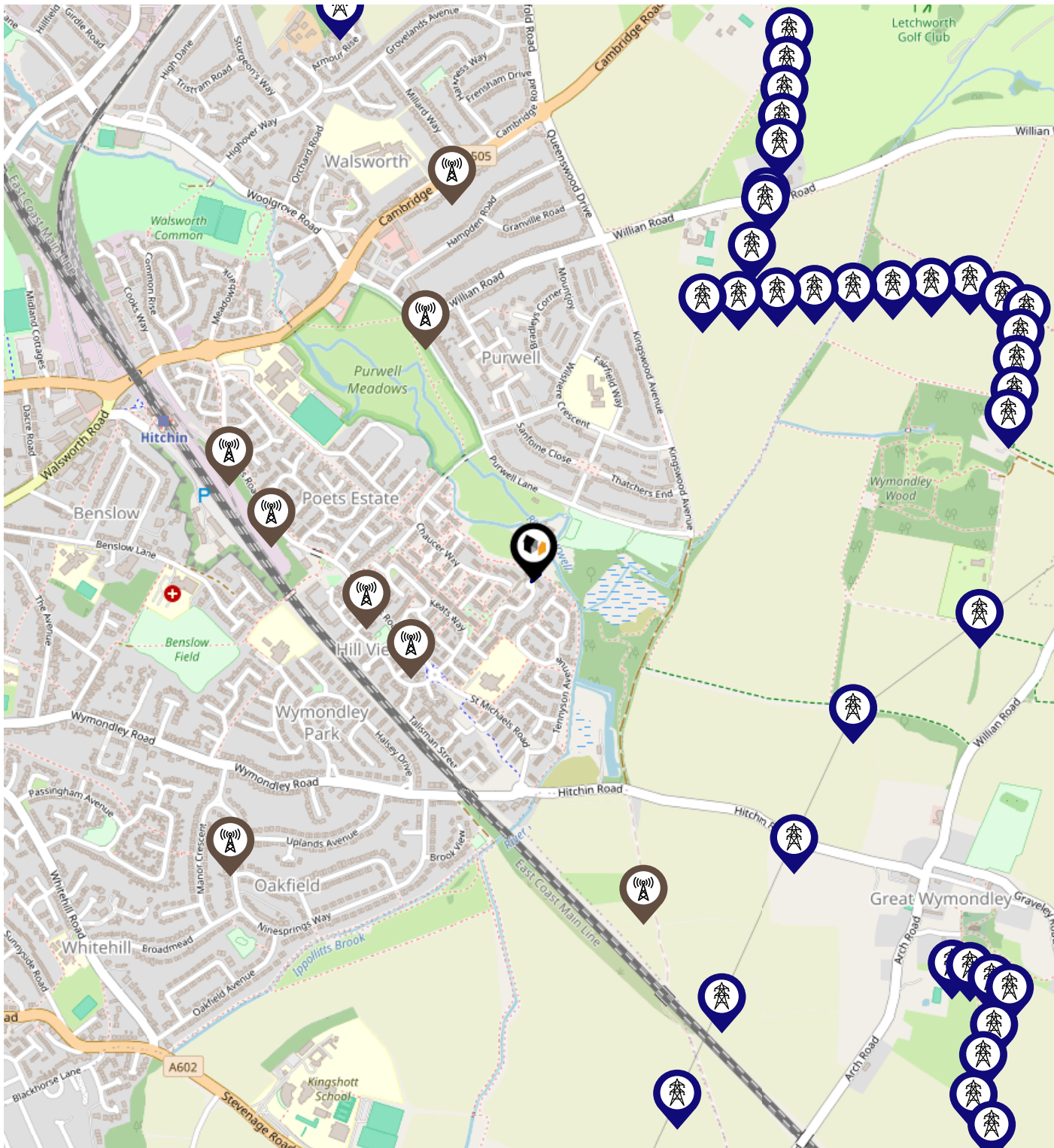


Primary Classifications (Most Common Clay Types)



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

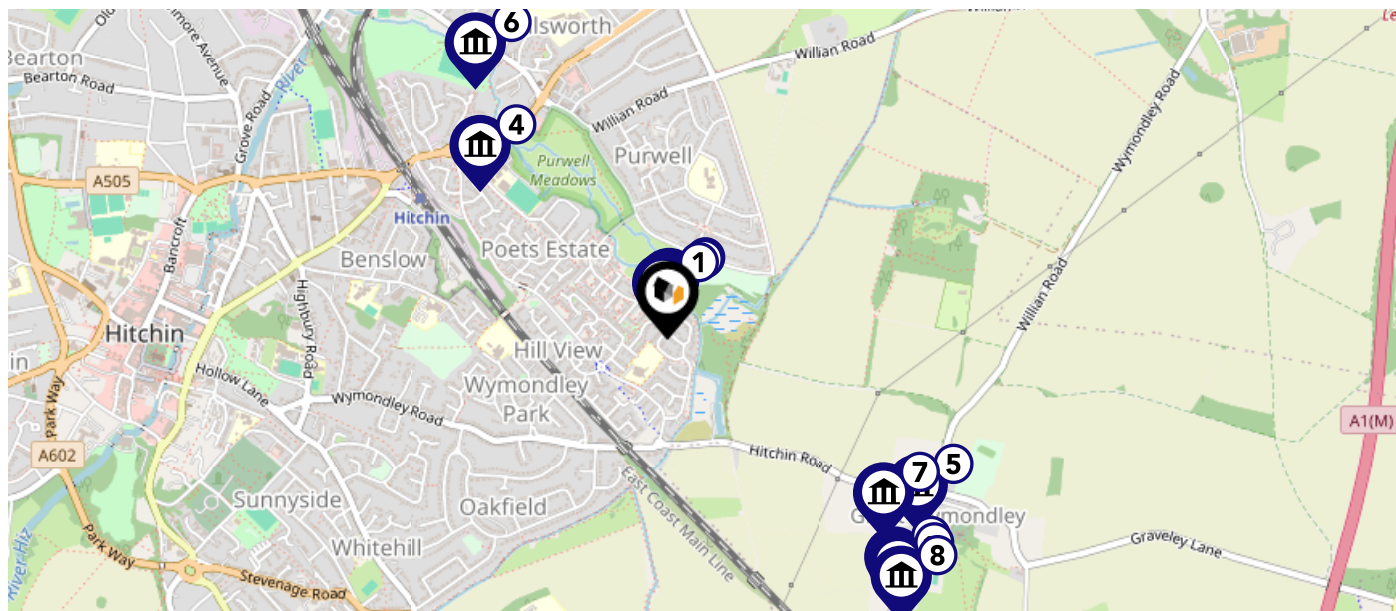
Masts & Pylons













Key:

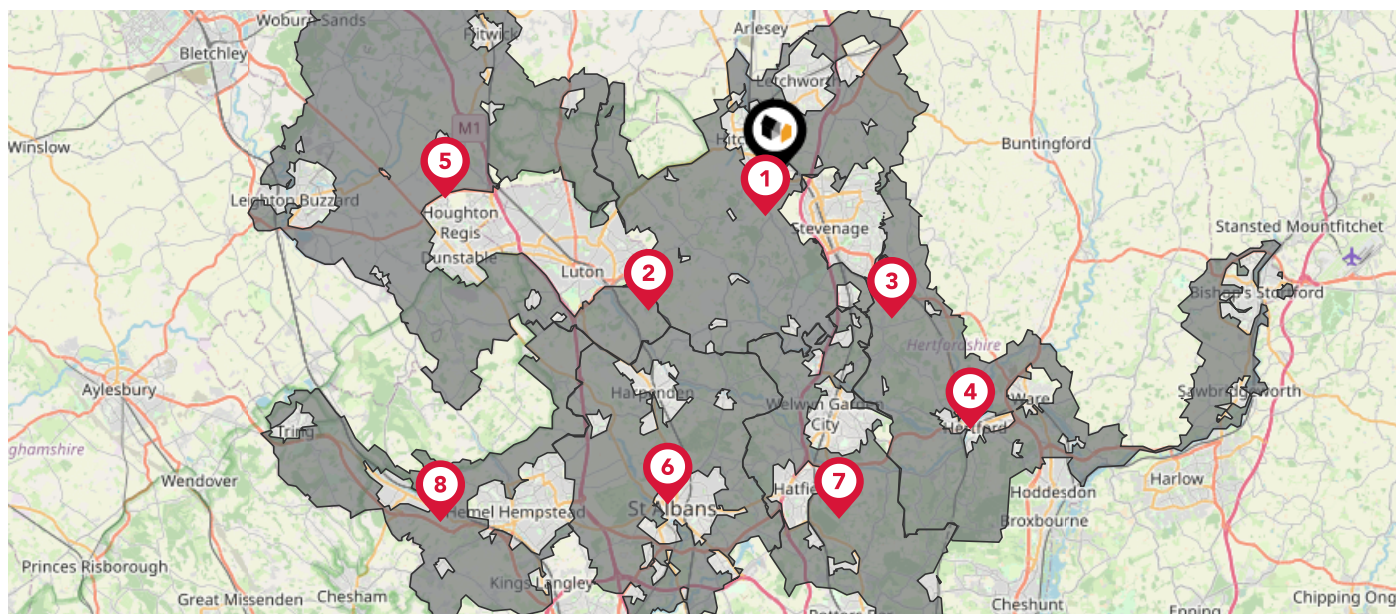
-  Power Pylons
-  Communication Masts

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
	1296130 - Mill Cottage At Purwell Farm	Grade II	0.0 miles
	1102180 - Mill House	Grade II	0.0 miles
	1347596 - Purwell Mill	Grade II	0.1 miles
	1296215 - Walsworth House	Grade II	0.5 miles
	1347429 - The Manor House	Grade II	0.7 miles
	1347608 - 91, Woolgrove Road	Grade II	0.7 miles
	1102473 - The Grange	Grade II	0.7 miles
	1102496 - Granary At Delamere House On Roadside To West Of House	Grade II	0.8 miles
	1175700 - Lavender Cottage	Grade II	0.8 miles
	1347443 - 1, 2, 3, 4 And 5 Hornbeam Court, (howard Cottage, Seymour Cottage, Boleyn Cottage, Aragon Cottage, Cleeves Cottage)	Grade II	0.8 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 - East Hertfordshire



London Green Belt - Central Bedfordshire



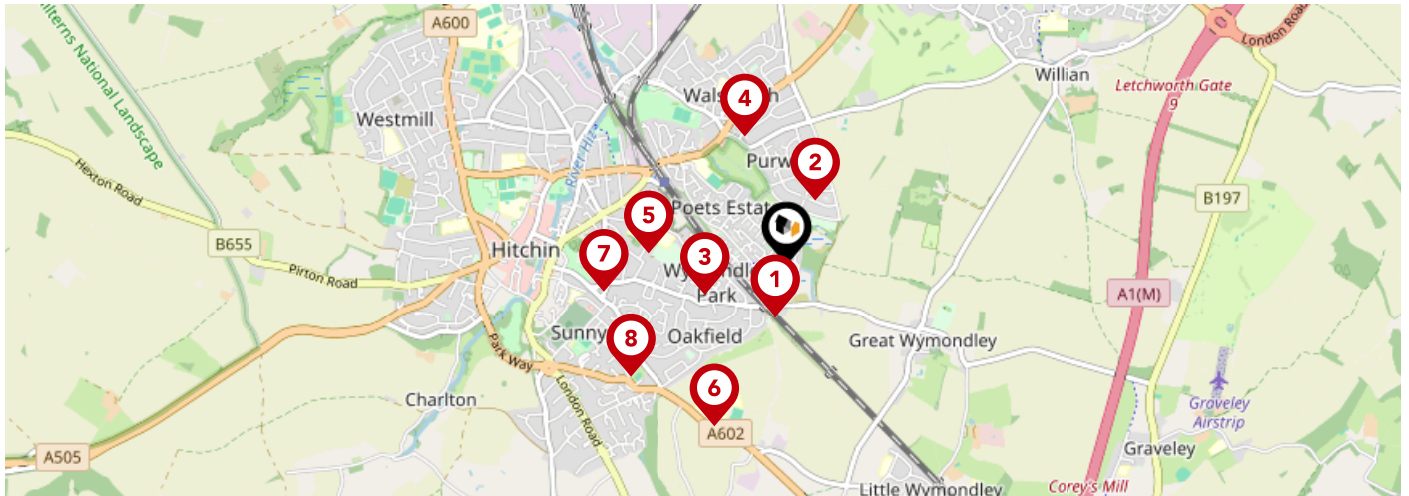
London Green Belt - St Albans



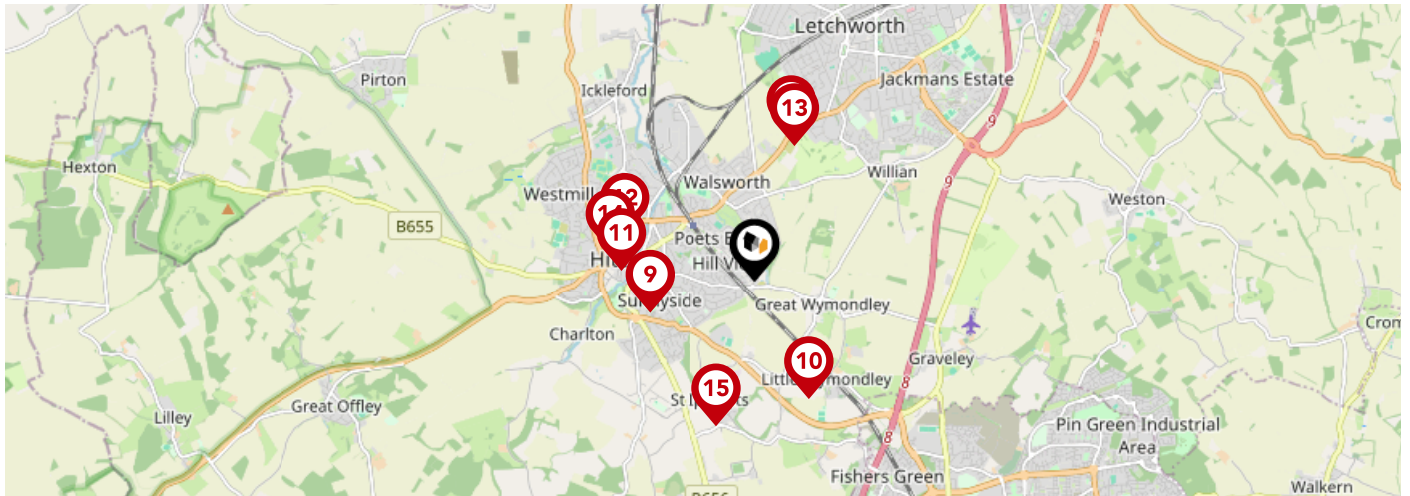
London Green Belt - Welwyn Hatfield











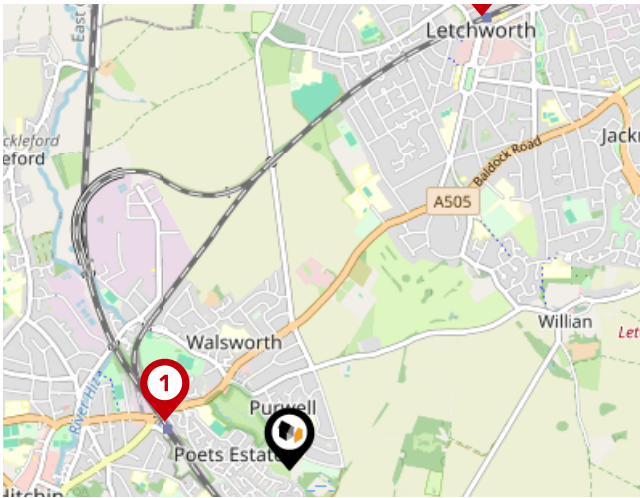
London Green Belt - Dacorum



		Nursery	Primary	Secondary	College	Private
1	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.4	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.81	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.84	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

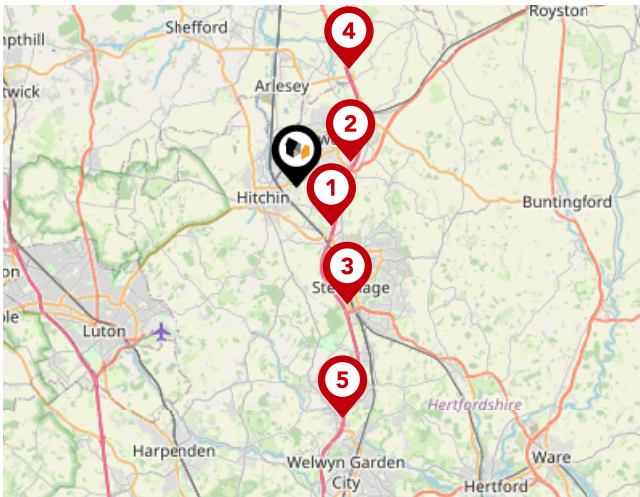


		Nursery	Primary	Secondary	College	Private
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.18	<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:1.23	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.26	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.3	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.36	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:1.37	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



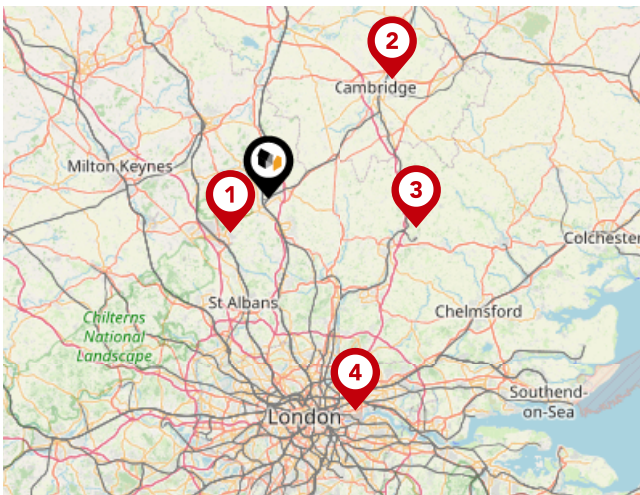
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.62 miles
2	Letchworth Rail Station	2.26 miles
3	Letchworth Rail Station	2.27 miles



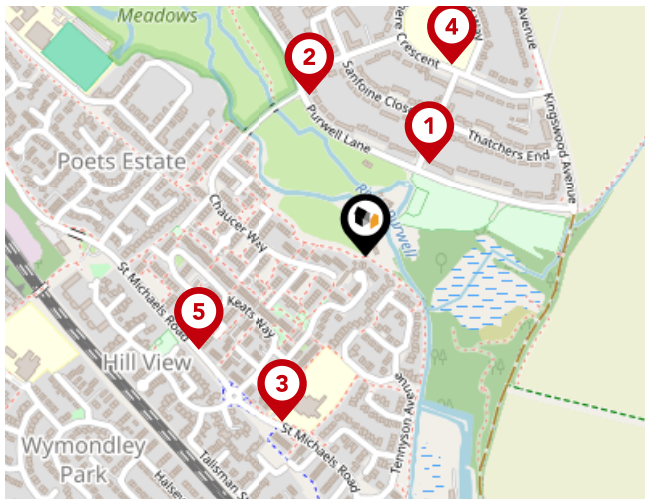
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	1.94 miles
2	A1(M) J9	2.17 miles
3	A1(M) J7	4.68 miles
4	A1(M) J10	4.72 miles
5	A1(M) J6	8.61 miles



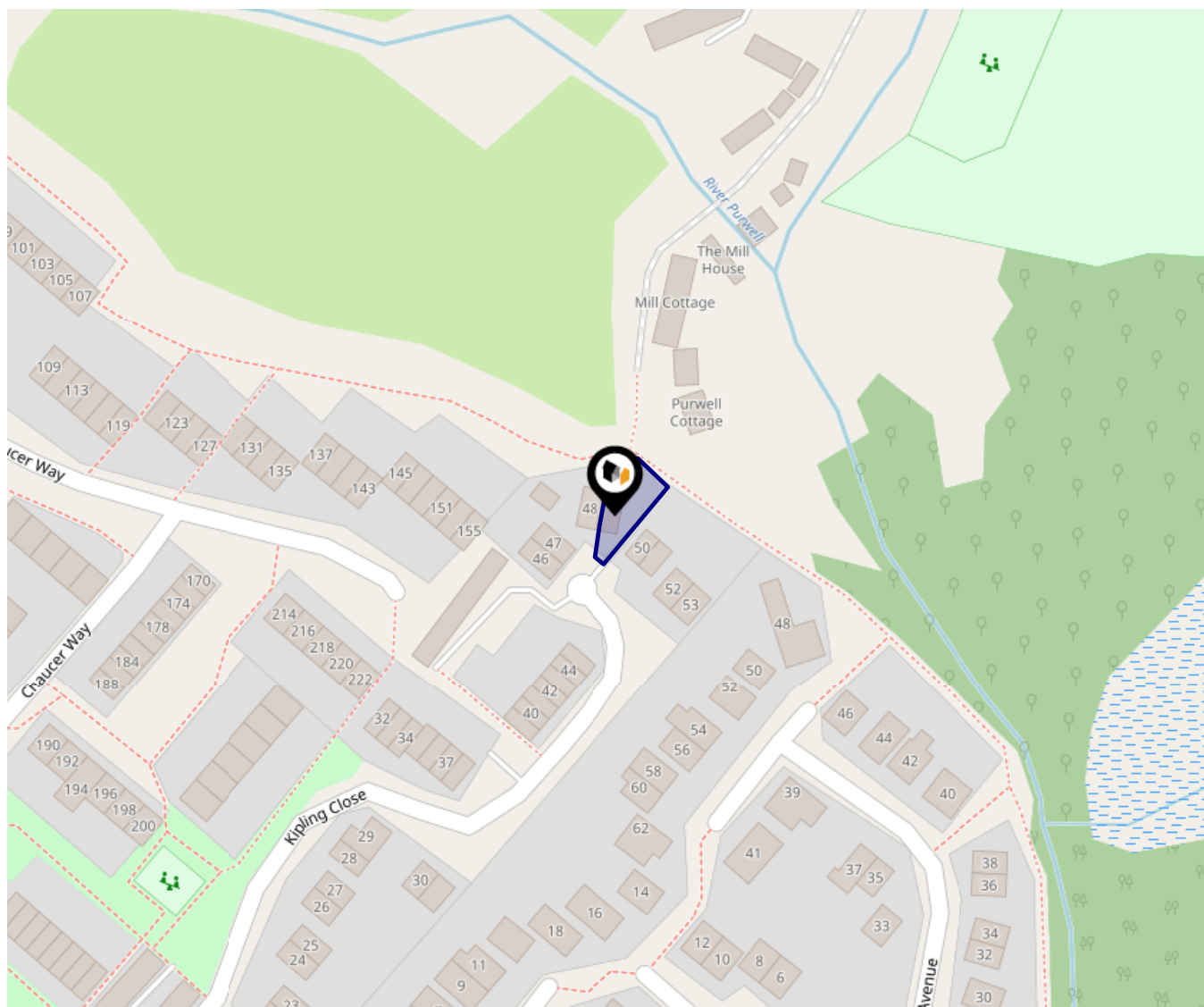
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	7.28 miles
2	Cambridge	25.3 miles
3	Stansted Airport	22.15 miles
4	Silvertown	33.44 miles



Bus Stops/Stations

Pin	Name	Distance
1	Mill Close	0.13 miles
2	Chaucer Way	0.19 miles
3	Mary Exton School	0.21 miles
4	Fairfield Way	0.24 miles
5	Hardy Close	0.22 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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