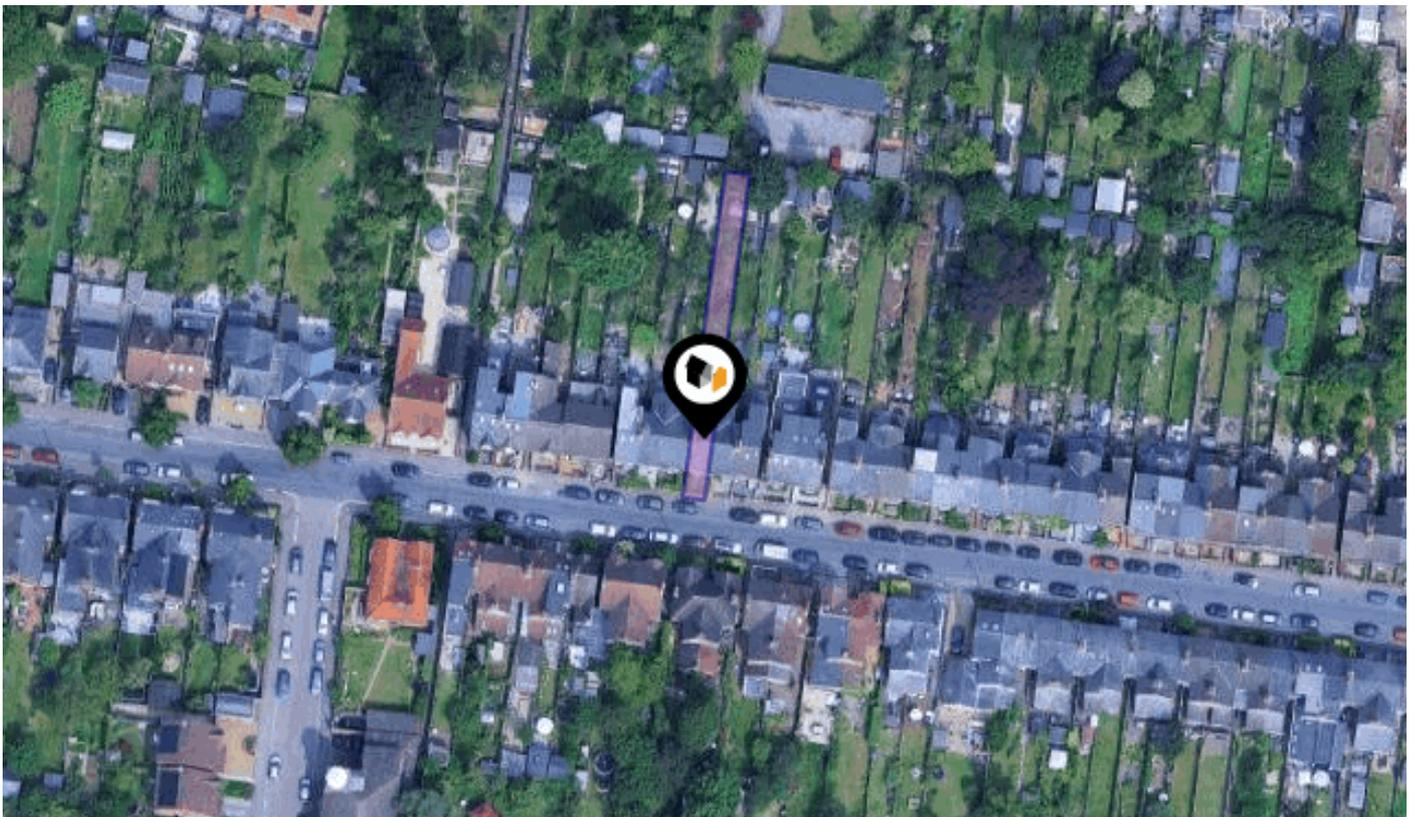




MIR: Material Info

The Material Information Affecting this Property

Tuesday 10th February 2026



LANCASTER ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

phurren@country-properties.co.uk

www.country-properties.co.uk



Planning records for: **23 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/01469/FPH
Decision: Decided
Date: 07th May 2021
Description: Single storey side/rear extension

Reference - 77/00620/1
Decision: Decided
Date: 20th June 1977
Description: Two storey rear extension

Reference - 21/01150/LDCP
Decision: Decided
Date: 12th April 2021
Description: Insertion of rooflight to existing front elevation and dormer to existing rear elevation roofslopes to facilitate conversion of loftspace into habitable accommodation and alteration to chimney breast (as a variation of lawful development certificate permission 21/00359/LDCP)

Reference - 21/00359/LDCP
Decision: Awaiting decision
Date: 02nd February 2021
Description: Single storey rear extension and roof extensions to facilitate loft conversion.

Planning records for: **29 Lancaster Road Hitchin Herts SG5 1PD**

Reference - 93/01159/1	
Decision:	Decided
Date:	24th September 1993
Description:	Change of use of existing dwelling into 4 bed sitting rooms with ancillary kitchen and bathroom facilities.

Planning records for: **31 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 18/00755/FPH	
Decision:	Decided
Date:	23rd March 2018
Description:	Roof extension comprising a rear dormer window and the insertion of two rooflights to the front elevation to facilitate the conversion of the loft to ancillary habitable accommodation.

Reference - 16/00004/1PUD	
Decision:	Decided
Date:	05th January 2016
Description:	Replacement flat roof to orangery

Planning records for: **35 Lancaster Road Hitchin SG5 1PD**

Reference - 83/01524/1	
Decision:	Decided
Date:	21st September 1982
Description:	Erection of first floor rear extension with front and rear dormer extensions

Planning records for: **36 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 18/01898/FPH	
Decision:	Decided
Date:	12th July 2018
Description:	Rear dormer window to facilitate loft conversion

Reference - 18/02461/NMA	
Decision:	Decided
Date:	14th September 2018
Description:	Change of hung tiles to brick wall to flank wall (as Non-Material Amendment to planning permission 18/01898/FPH granted 15/08/2018)

Reference - 17/01428/1HH	
Decision:	Decided
Date:	06th June 2017
Description:	Single storey rear extension.

Planning records for: **37 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 25/00722/FPH	
Decision:	Decided
Date:	17th March 2025
Description:	Single storey side/rear extension (renewal of previously approved planning permission 21/02746/FPH granted 09.11.2021)

Planning records for: **37 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/02746/FPH	
Decision:	Decided
Date:	24th September 2021
Description:	Single storey side/rear extension

Reference - 00/01752/1HH	
Decision:	Decided
Date:	15th November 2000
Description:	Single and first floor rear extensions

Reference - 21/02745/LDCP	
Decision:	Decided
Date:	27th September 2021
Description:	Insertion of rooflights to existing front and dormers to existing side/rear roofslopes to facilitate conversion of loftspace into habitable accommodation

Planning records for: **38 Lancaster Road Hitchin SG5 1PD**

Reference - 91/01373/1DC	
Decision:	Decided
Date:	15th November 1991
Description:	Internal alterations to provide five bed sitting rooms with shared kitchen and bathroom facilities with no more than 6 residents.

Planning records for: **41 Lancaster Road Hitchin SG5 1PD**

Reference - 15/03235/1PUD	
Decision:	Decided
Date:	24th December 2015
Description:	Dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **43 Lancaster Road Hitchin SG5 1PD**

Reference - 17/00570/1PUD	
Decision:	Decided
Date:	09th March 2017
Description:	Single storey rear/ side extension

Reference - 17/00872/1NCS	
Decision:	Decided
Date:	04th April 2017
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of existing property) - 4.62m

Planning records for: **46 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/03398/FPH	
Decision:	Decided
Date:	09th December 2021
Description:	Retention of outbuilding in rear garden.

Planning records for: **46 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/01050/FPH	
Decision:	Decided
Date:	31st March 2021
Description:	Erection of detached outbuilding in rear garden

Planning records for: **47 Lancaster Road Hitchin Herts SG5 1PD**

Reference - 94/00178/1HH	
Decision:	Decided
Date:	17th February 1994
Description:	Single storey rear extension.

Reference - 21/02553/LDCP	
Decision:	Registered
Date:	31st August 2021
Description:	Replace existing rear elevation window and door with French doors and replace rear elevation extension monopitch roof with GRP resin flat roof

Reference - 18/02789/LDCP	
Decision:	Decided
Date:	19th October 2018
Description:	Insertion of rear dormer windows to create additional accommodation in roof space

Planning records for: **47 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 21/03148/FPH	
Decision:	Decided
Date:	08th November 2021
Description:	Replace pitch roof of existing single storey rear extension with a flat roof and replace existing fenestration

Planning records for: **48 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 23/00362/LDCP	
Decision:	Decided
Date:	14th February 2023
Description:	Insertion of rear dormer window and 2no front rooflights to facilitate loft conversion

Reference - 23/01005/FPH	
Decision:	Decided
Date:	01st May 2023
Description:	Single storey side and rear extension

Planning records for: **52 Lancaster Road Hitchin SG5 1PD**

Reference - 14/01313/1PUD	
Decision:	Decided
Date:	13th May 2014
Description:	Lawful Development Certificate (proposed): Rear dormer window and insertion of one rooflight to front roof slope to facilitate the conversion of the loft space to ancillary habitable accommodation.

Planning records for: **53 Lancaster Road Hitchin Hertfordshire SG5 1PD**

Reference - 23/01269/FPH	
Decision:	Decided
Date:	16th June 2023
Description:	Rear roof extension above existing bathroom to create ensuite at second floor level. Insertion of two front rooflights and length doors in existing rear dormer window.

Building Safety

No building safety aspects to report

Accessibility / Adaptations

Wet room downstairs
Not suitable for wheelchair users

Restrictive Covenants

Rights of Way (Public & Private)

Required access: ACCESS BY 45 / 46 BETWEEN EDGE OF BUILDING - contact estate agents for further information

Construction Type

Standard brick construction. Slate tiled roof.

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains

Gas Supply

YES - Mains

Central Heating

YES - GCH

Water Supply

YES - Mains

Drainage

YES - Mains

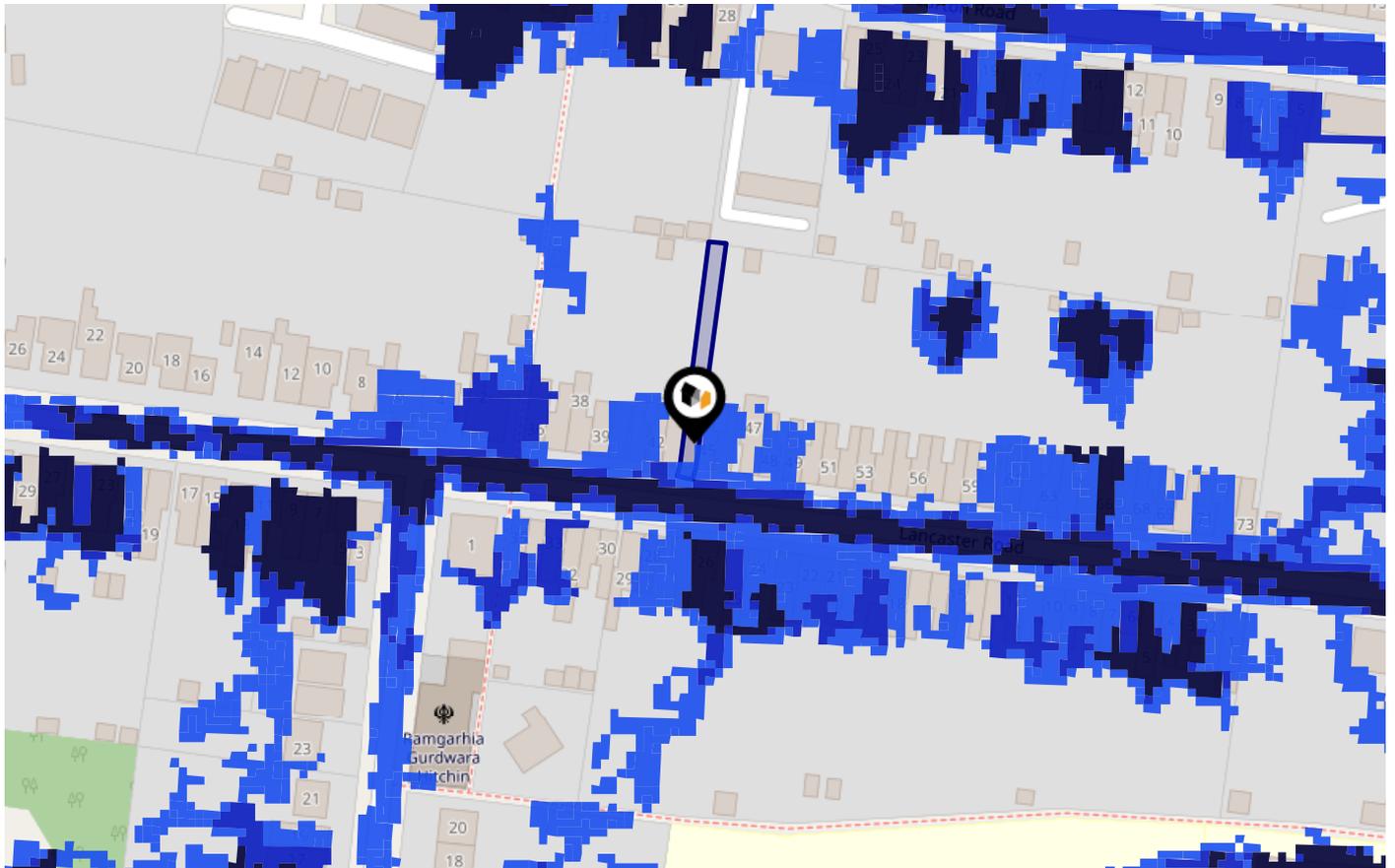
Important - Please read

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.

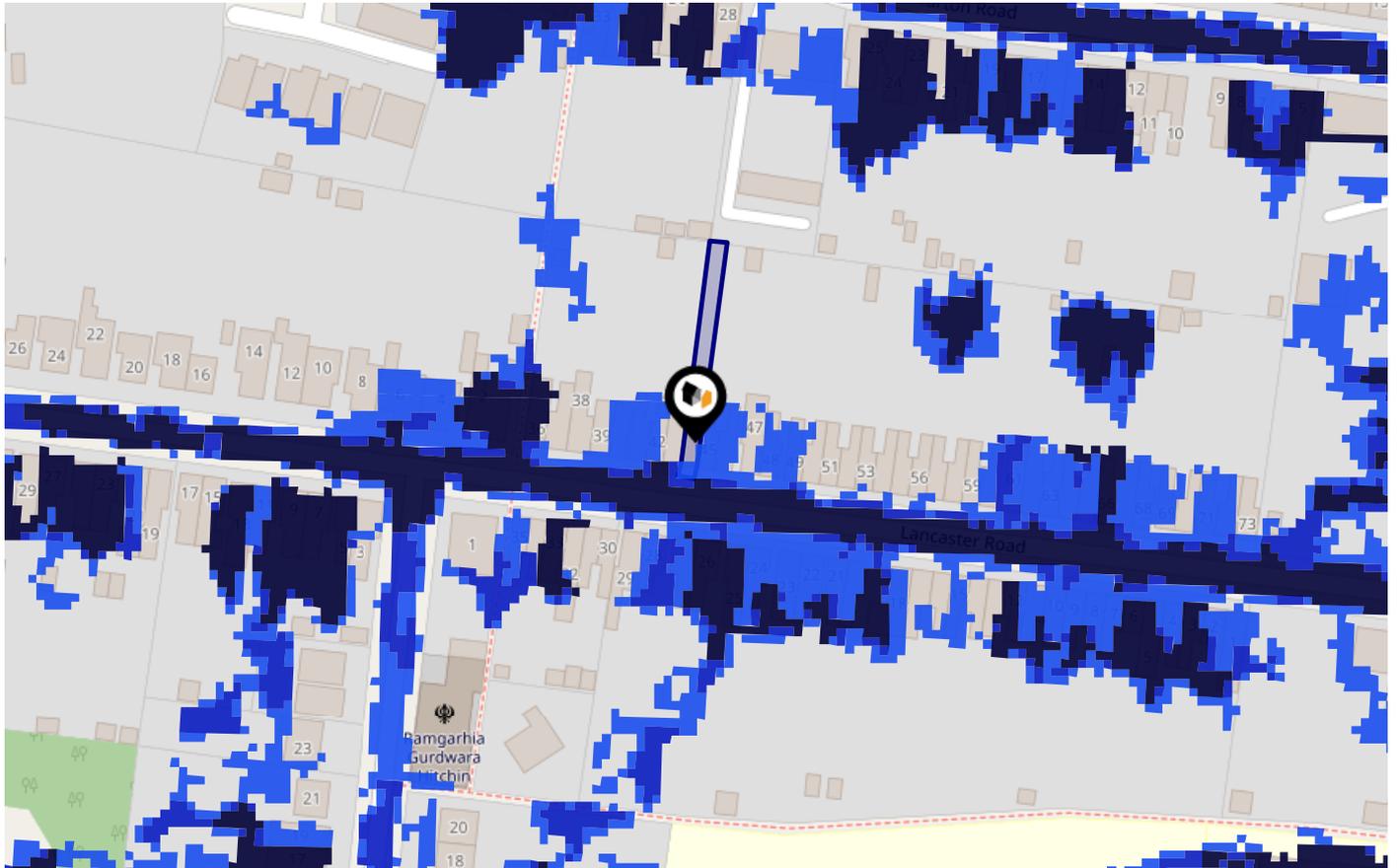
Chance of flooding to the following depths at this property:



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: 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.

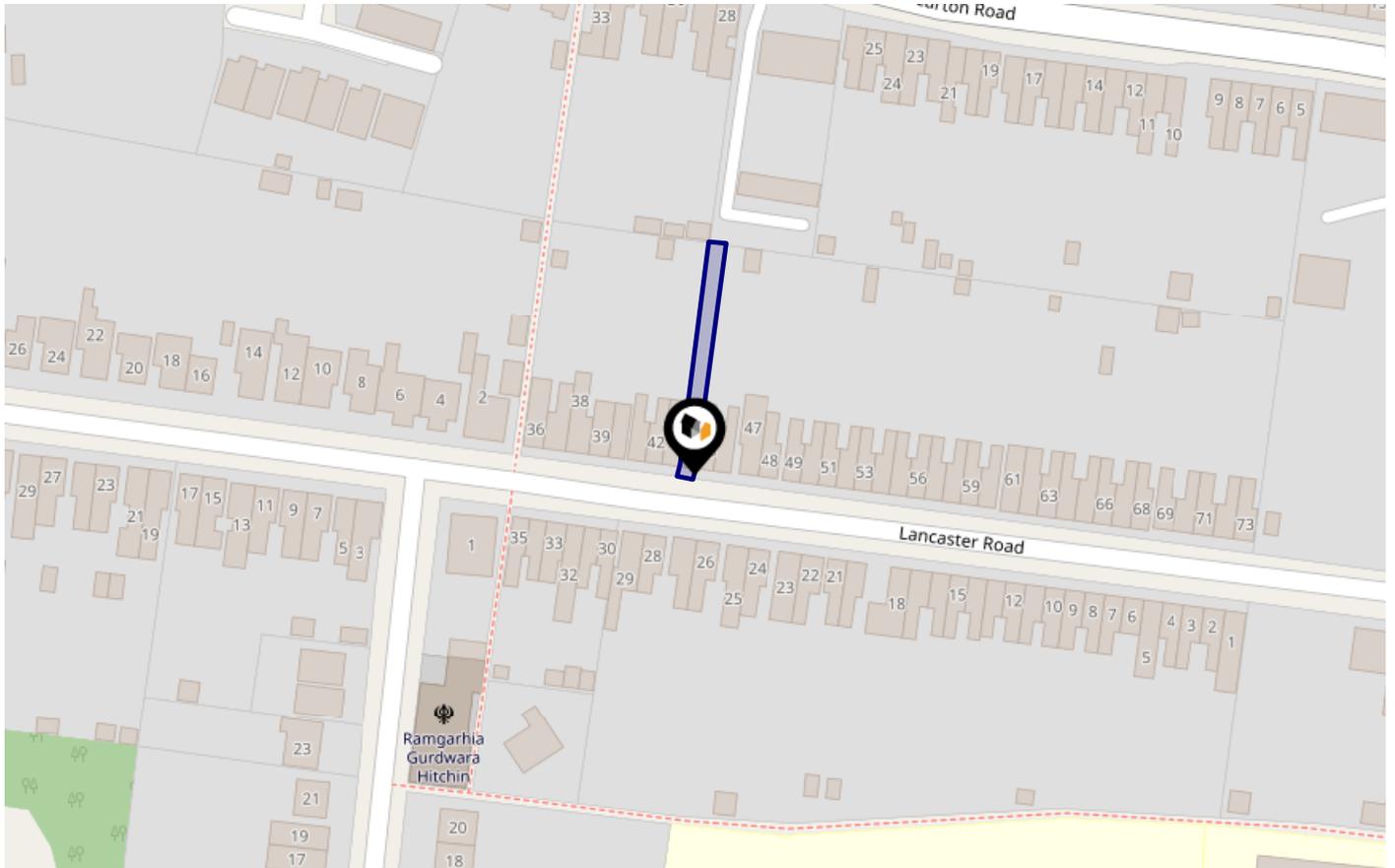
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - 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.

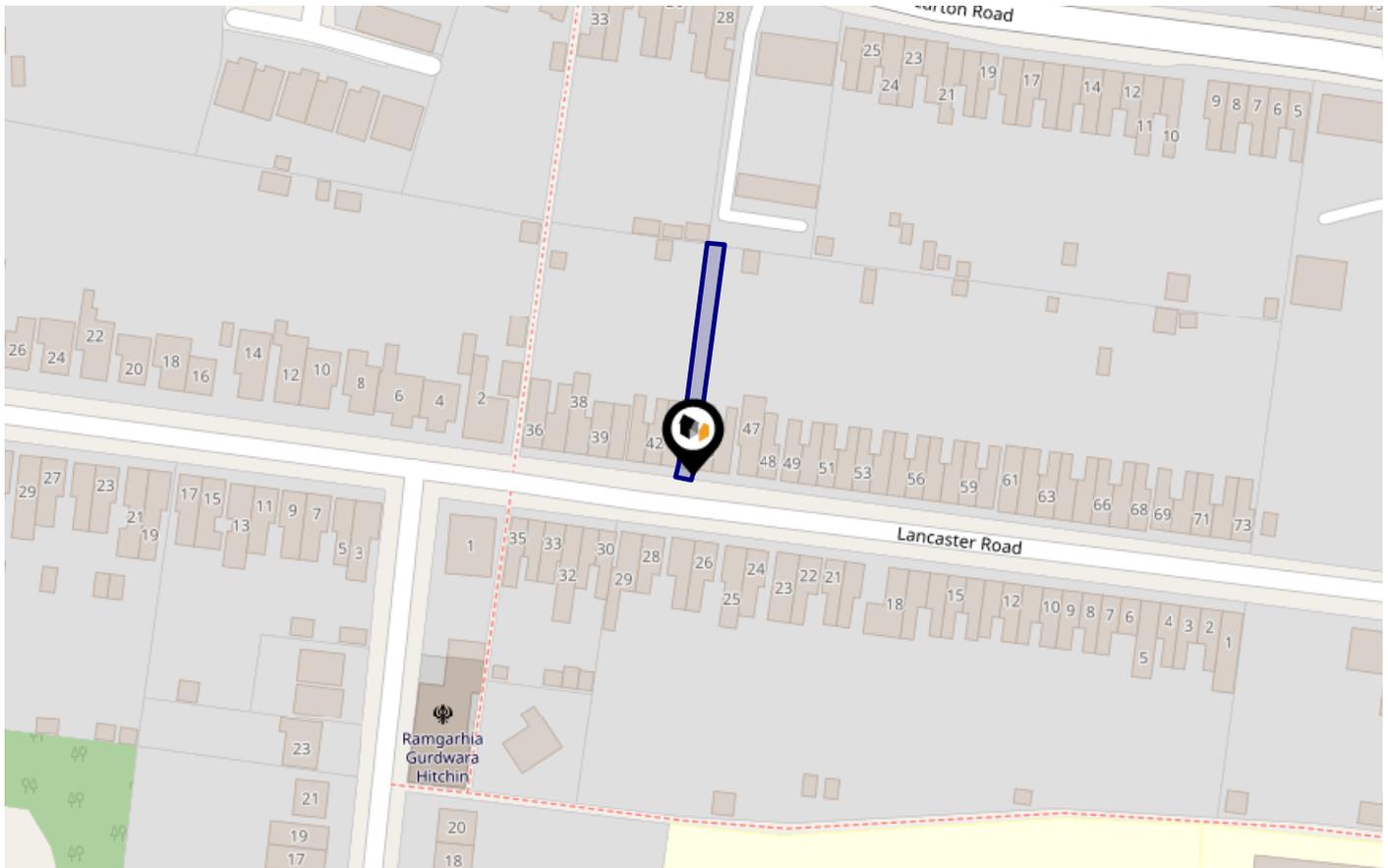
Chance of flooding to the following depths at this property:



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

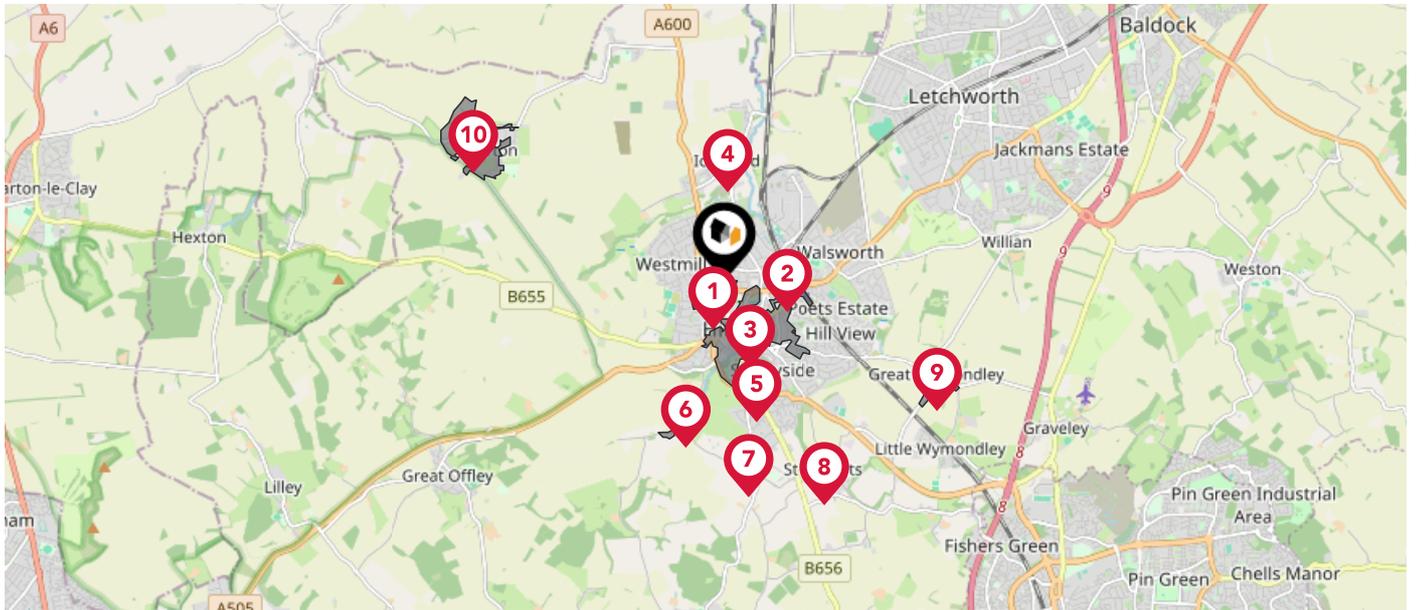
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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

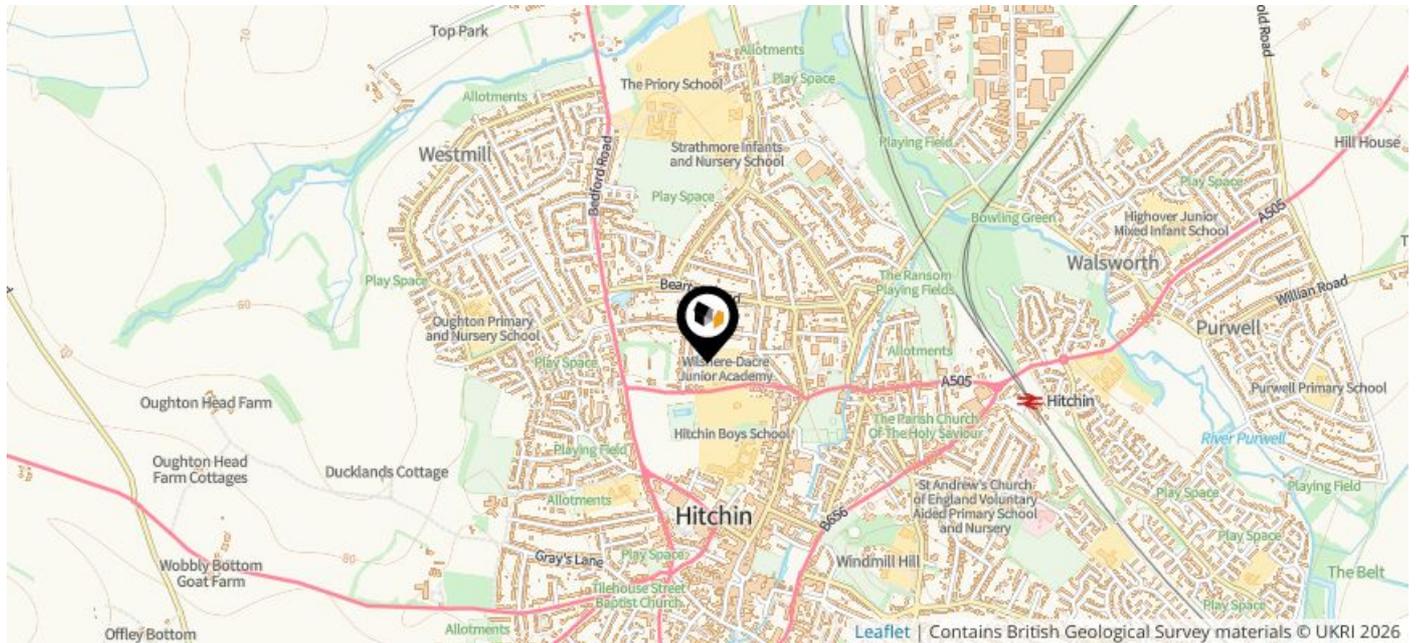
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
2	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
3	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
4	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill
7	Hambridge Way-Pirton	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.



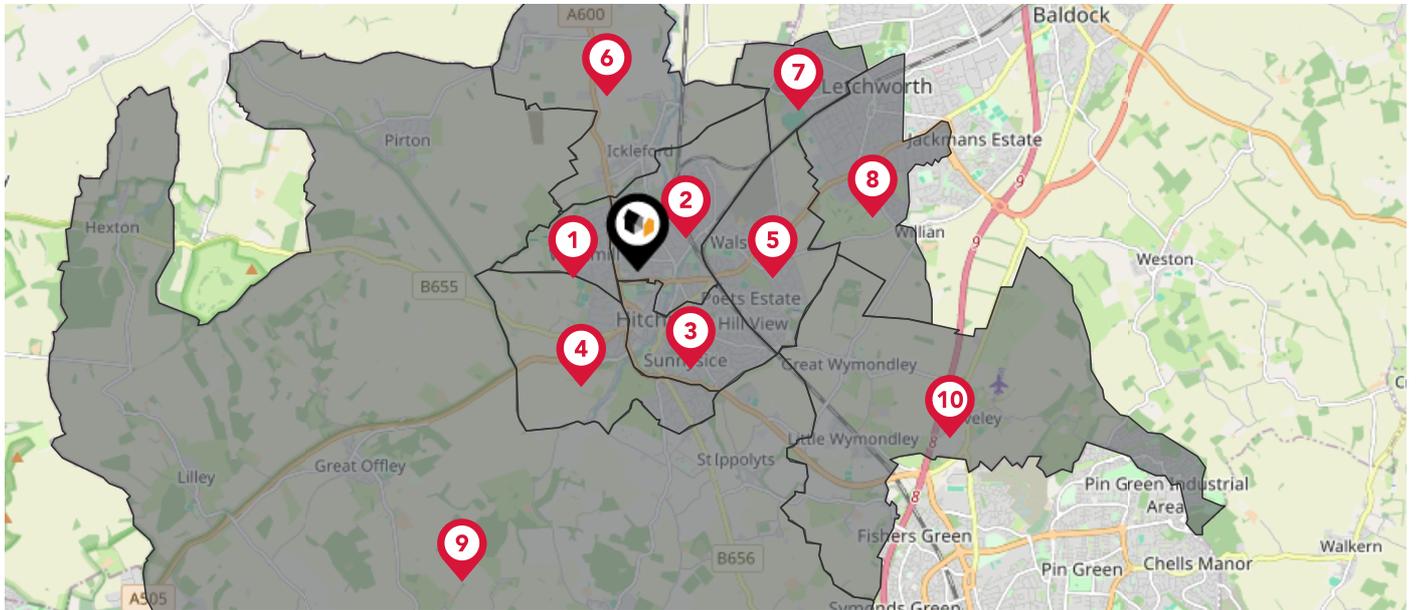
Mine Entry

- ✕ 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

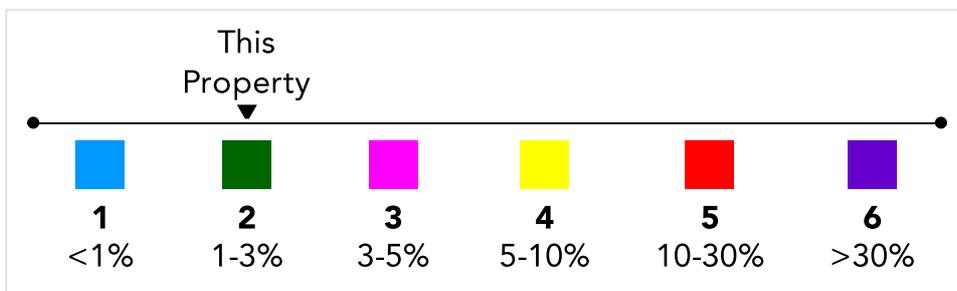
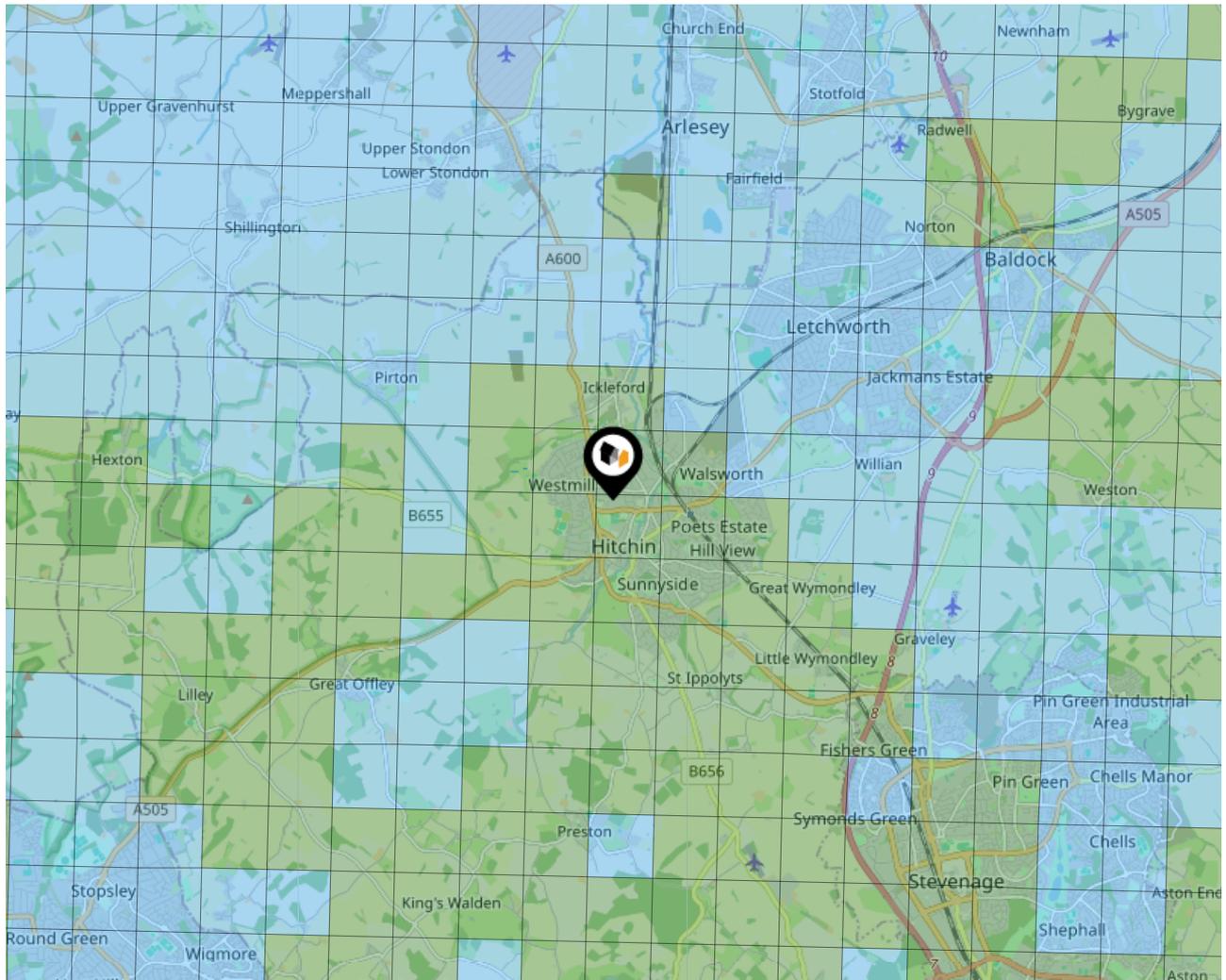


Nearby Council Wards

- 1 Hitchin Oughton Ward
- 2 Hitchin Bearton Ward
- 3 Hitchin Highbury Ward
- 4 Hitchin Priory Ward
- 5 Hitchin Walsworth Ward
- 6 Cadwell Ward
- 7 Letchworth Wilbury Ward
- 8 Letchworth South West Ward
- 9 Hitchwood, Offa and Hoo Ward
- 10 Chesfield Ward

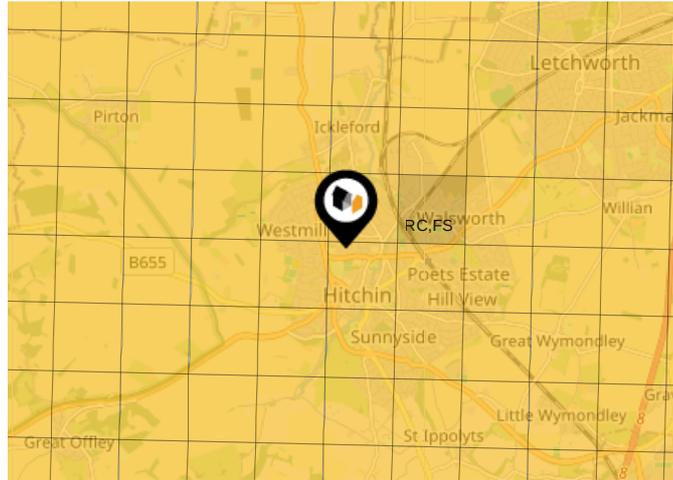
What is Radon?

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)

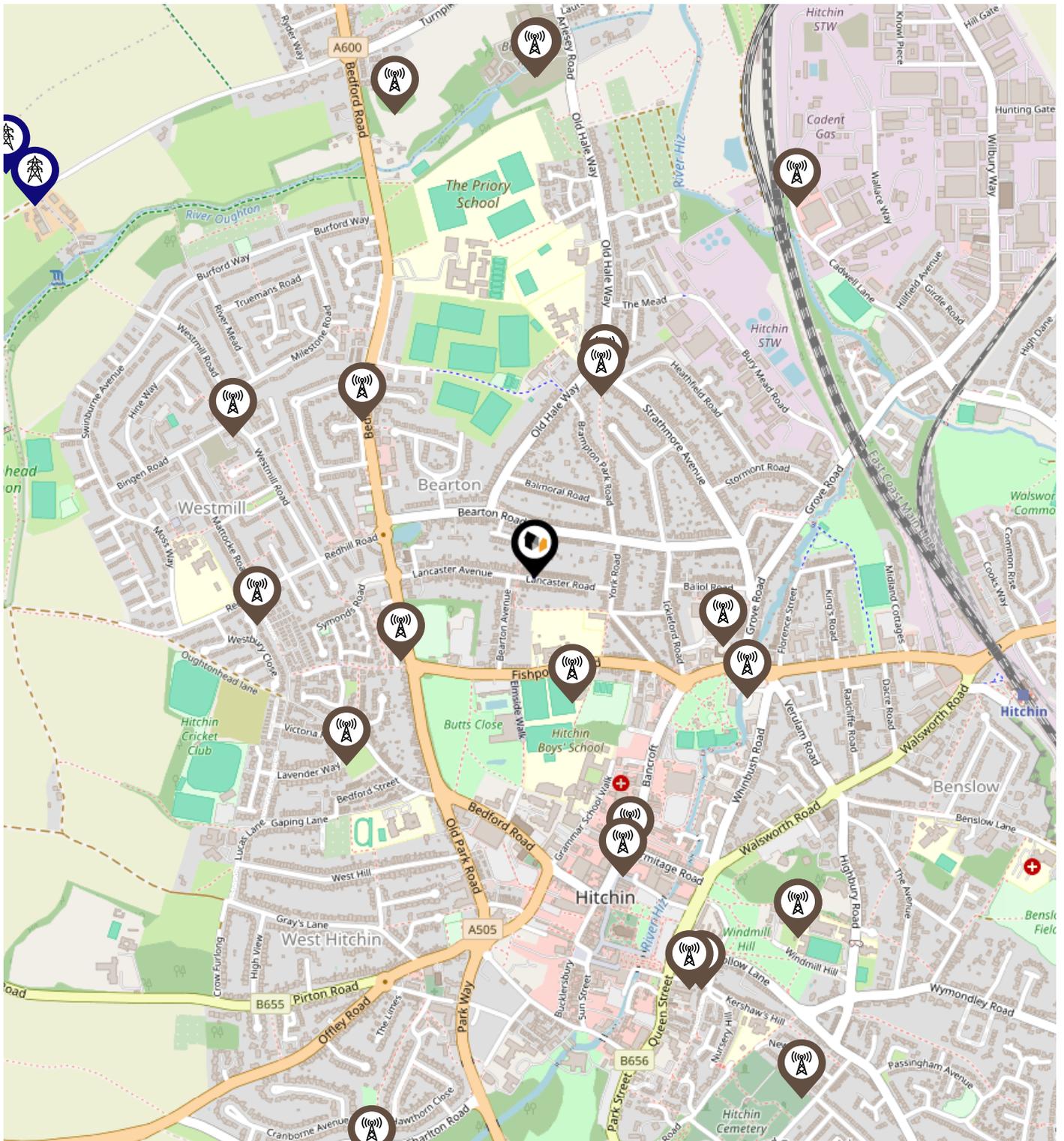
Carbon Content:	HIGH	Soil Texture:	CHALKY CLAY TO CHALKY
Parent Material Grain:	ARGILLIC		LOAM
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY	Soil Depth:	DEEP-INTERMEDIATE



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

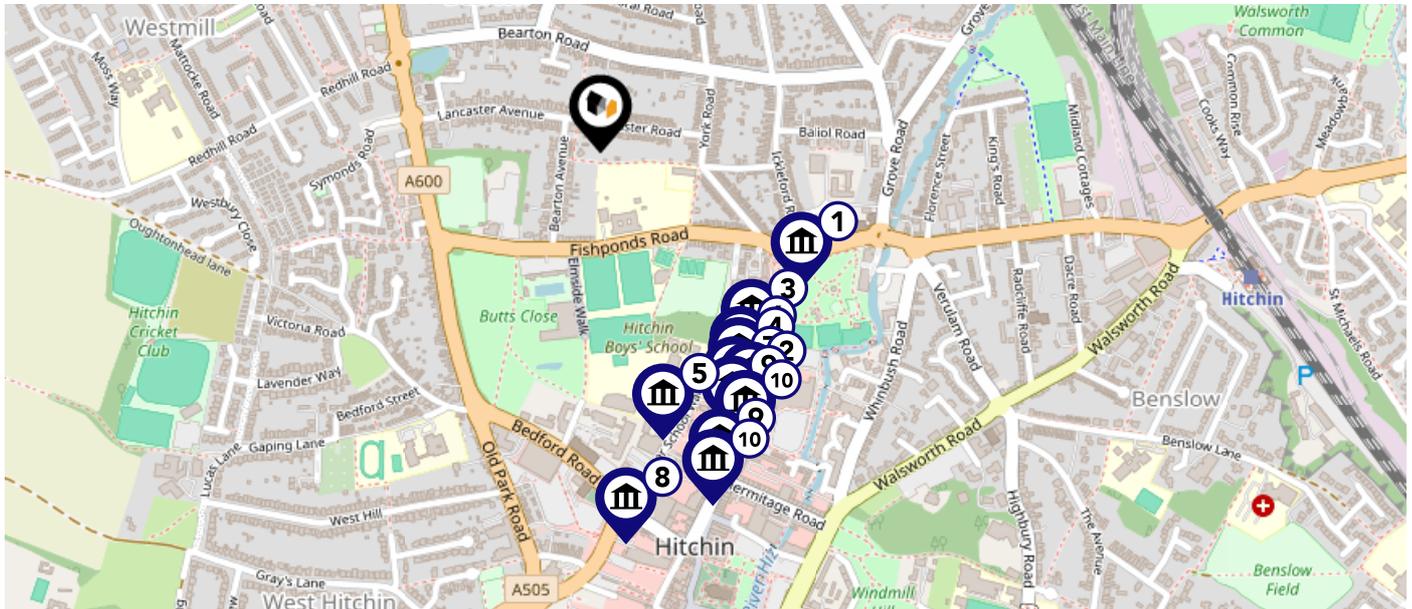
Local Area Masts & Pylons



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...



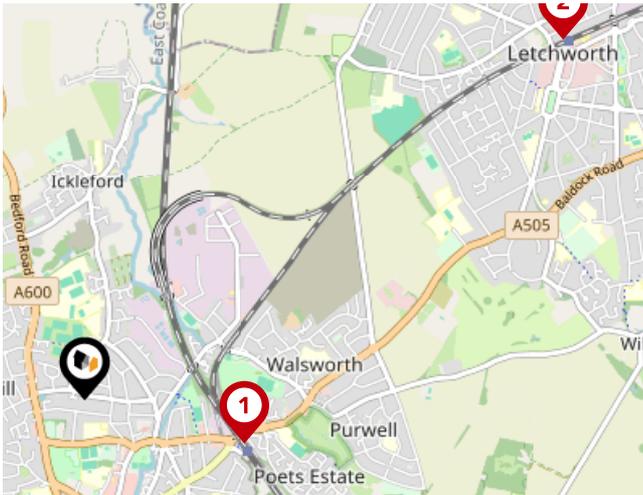
Listed Buildings in the local district	Grade	Distance
1347594 - Frythe Cottages	Grade II	0.3 miles
1102222 - 86 And 87, Bancroft	Grade II	0.3 miles
1347577 - 53, Bancroft	Grade II	0.3 miles
1102221 - 45, 46 And 46a, Bancroft	Grade II	0.3 miles
1102163 - Hitchin Boys Grammar School	Grade II	0.3 miles
1296455 - 47, Bancroft	Grade II	0.3 miles
1102220 - 38-40, Bancroft	Grade II	0.3 miles
1394494 - Town Hall	Grade II	0.4 miles
1102218 - 23 And 24, Bancroft	Grade II	0.4 miles
1173028 - 93, Bancroft	Grade II	0.4 miles
1172987 - 34, Bancroft	Grade II	0.4 miles
1347574 - 21a, Bancroft	Grade II	0.4 miles



		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wilshere-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.14	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:0.39	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.46	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.47	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.72	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.76	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.77	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.1	<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:1.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.16	<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:1.41	<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	0.75 miles
2	Letchworth Rail Station	2.74 miles
3	Letchworth Rail Station	2.74 miles



Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.2 miles
2	A1(M) J9	3.3 miles
3	A1(M) J10	5.06 miles
4	A1(M) J7	5.68 miles
5	A1(M) J6	9.36 miles

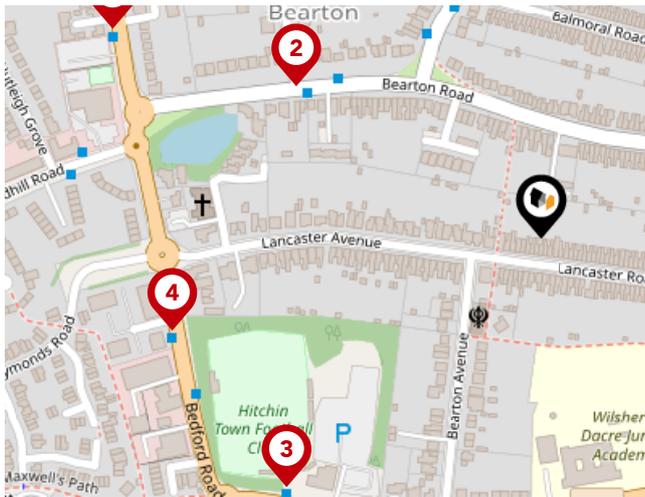


Airports/HELIPADS

Pin	Name	Distance
1	Luton Airport	6.7 miles
2	Heathrow Airport	34.11 miles
3	Cambridge	25.95 miles
4	Stansted Airport	23.51 miles

Area

Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Balmoral Road	0.15 miles
2	Bearton Green	0.16 miles
3	Football Club	0.2 miles
4	Fishponds Road	0.22 miles
5	Angel's Reply PH	0.27 miles

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

phurren@country-properties.co.uk

www.country-properties.co.uk

