

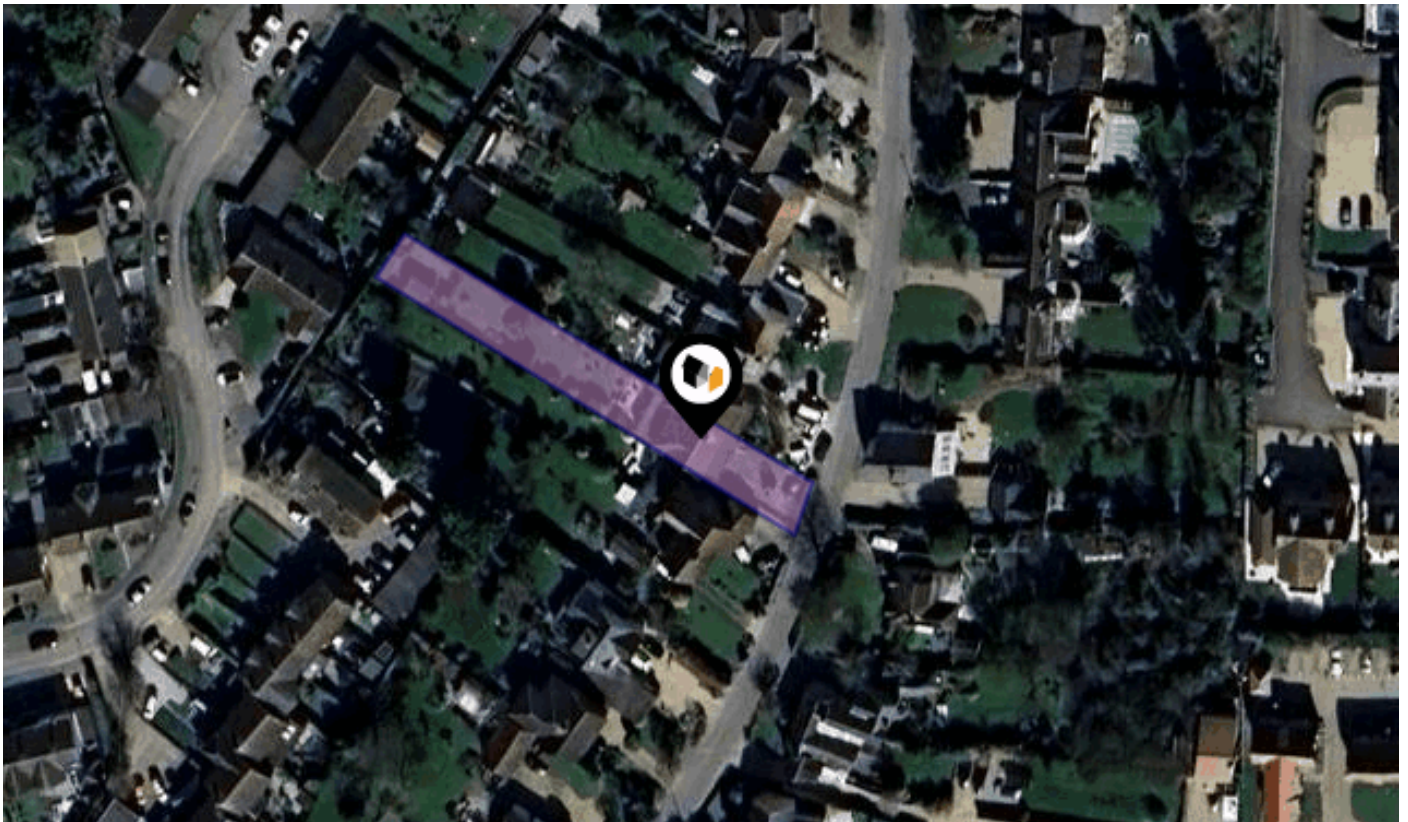


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 13th August 2025



ROYAL OAK LANE, PIRTON, HITCHIN, SG5

Country Properties

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Planning records for: **Royal Oak Lane, Pirton, Hitchin, SG5**

Reference - 03/00576/1HH
Decision: Decided
Date: 04th April 2003
Description: Rear conservatory following demolition of existing conservatory. Garden shed

Reference - 94/00959/1HH
Decision: Decided
Date: 31st August 1994
Description: Single storey side extension (as amended by plan received 21.10.94)

Reference - 86/01853/1
Decision: Decided
Date: 03rd November 1986
Description: Erection of single storey front and side extension following demolition of existing garage.

Reference - 89/00174/1
Decision: Decided
Date: 01st March 1989
Description: First floor rear and conservatory extensions, single storey front extension.

Planning records for: *Royal Oak Lane, Pirton, Hitchin, SG5*

Reference - 89/00624/1	
Decision:	Decided
Date:	19th April 1989
Description:	Rear first floor and conservatory extensions and front single-storey extension.

Planning records for: *Walnut House 36 Royal Oak Lane Pirton Hitchin SG5 3QT*

Reference - 11/02203/1TPO
<p>Decision: Decided</p>
<p>Date: 16th September 2011</p>
<p>Description: Crown reduce and height by 33.33% to 2 Alder trees. Prune back overhanging branches over road.</p>
Reference - 08/01821/1PUD
<p>Decision: Decided</p>
<p>Date: 14th August 2008</p>
<p>Description: Certificate of Lawful Development: Proposed single storey side extension to garage. Internal alterations to roofspace.</p>
Reference - 08/02949/1HH
<p>Decision: Decided</p>
<p>Date: 05th December 2008</p>
<p>Description: Single storey side extension to garage.</p>
Reference - 12/00621/1TPO
<p>Decision: Decided</p>
<p>Date: 16th March 2012</p>
<p>Description: Fell 4 Wild Cherry trees (G1)</p>

Planning records for: **Walnut House 36 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 11/02237/1TPO	
Decision:	Decided
Date:	11th October 2011
Description:	Reduce the crown and height by a third to 4 Wild Cherry trees (G1) and one Walnut tree (T1). Remove dead branches to all trees.

Planning records for: **Land South Of 40 Royal Oak Lane Pirton SG5 3QT**

Reference - 15/02126/1	
Decision:	Decided
Date:	12th August 2015
Description:	Erection of 3 dwellings comprising 1 x 3 bedroom, 1 x 4 bedroom and 1 x 5 bedroom dwelling with associated garaging, car parking spaces, landscaping and ancillary works (as amended by plans received 30/10/15, 02/12/15 & 08/12/15).

Reference - 17/00806/1NMA	
Decision:	Decided
Date:	04th April 2017
Description:	Change to front elevation, provision of 8 windows as opposed to the approved 7, (as non-material amendment to planning ref 15/02126/1 granted permission 03/02/2016 for an erection of 3 dwellings comprising 1 x 3 bedroom, 1 x 4 bedroom and 1 x 5 bedroom dwelling with associated garaging, car parking spaces, landscaping and ancillary works).

Reference - 15/02615/1TPO	
Decision:	Decided
Date:	08th October 2015
Description:	Remove secondary stem from trunk, crown reduce by 30% and shape one Ash tree

Planning records for: *Land South Of 40 Royal Oak Lane Pirton Hertfordshire SG5 3QT*

Reference - 17/04370/S73
<p>Decision: Decided</p>
<p>Date: 18th December 2017</p>
<p>Description: Section 73 Application: Variation to condition 2 (Approved plans) of Planning permission ref. 15/02126/1 for the erection of 3 dwellings with associated garaging, parking, landscaping and ancillary works granted 03/02/2016).</p>
Reference - 19/00543/S73
<p>Decision: Decided</p>
<p>Date: 07th March 2019</p>
<p>Description: Variation of Condition 2 (Approved Plans) relating to application 18/00516/FP granted on 11/05/2018, to facilitate changes to Plot 3 garage drawings.</p>
Reference - 18/01790/TPO
<p>Decision: Decided</p>
<p>Date: 04th July 2018</p>
<p>Description: G2 4x Elm, 2x Ash, 1 Field Maple , T3 Ash, T2 Lime - Reduce up to approx 20%</p>
Reference - 18/00516/FP
<p>Decision: Decided</p>
<p>Date: 21st February 2018</p>
<p>Description: Erection of two 4-bed dwellings with associated landscaping and garaging to plot 3 (as amended by drawings 22435D/01H, 02D & 03C and amplified by drawings 22435/05A and 06A received 25/04/2018).</p>

Planning records for: *Land South Of 40 Royal Oak Lane Pirton SG5 3QT*

Reference - 16/00646/1DOC
<p>Decision: Decided</p>
<p>Date: 11th March 2016</p>
<p>Description: Discharge of Condition 3 (Plots 1 and 2) - Samples and/or details of materials for planning application 15/02126/1 granted 03.02.2016.</p>
Reference - 17/04033/DOC
<p>Decision: Decided</p>
<p>Date: 14th November 2017</p>
<p>Description: Details and/or samples of materials to be used on all external elevations and the roof of the development (as Discharge of Condition 3 of Planning permission 17/00765/1 granted 07/06/2017)</p>
Reference - 25/01076/TPO
<p>Decision: Decided</p>
<p>Date: 22nd April 2025</p>
<p>Description: T1: Lime - Reduce by approx. 25-30% to suitable growth points. T2: Silver Birch - Reduce by approx. 20-25% to suitable growth points. T3: Elm/Acer - Shorten back of lateral limbs approx. 1-3m to suitable growth points. T4: Field Maple - Reduce by approx. 25-30% to suitable growth points.</p>
Reference - 18/01576/DOC
<p>Decision: Decided</p>
<p>Date: 01st June 2018</p>
<p>Description: Discharge of Condition 6: The materials approved for use on the development are those contained within the Material Schedule for Planning Approval dated 15/02/2018 unless otherwise approved in writing by the Local Planning Authority. The approved materials will be implemented as approved (as attached to planning permission 18/00516/FP granted 11/05/2018)</p>

Planning records for: *Land South Of 40 Royal Oak Lane Pirton SG5 3QT*

Reference - 16/00765/1DOC
<p>Decision: Decided</p>
<p>Date: 24th March 2016</p>
<p>Description: Discharge of Condition 4: Before any development commences on site, a detailed landscaping scheme for the development is to be submitted to, and approved in writing by, the Local Planning Authority. (as attached to planning permission reference 15/02126/1 granted 03/02/2016)</p>
Reference - 16/02608/1NMA
<p>Decision: Decided</p>
<p>Date: 13th October 2016</p>
<p>Description: Relocation and re-sizing of the approved garage (as Non - Material Amendment of planning permission 16/00492/1 granted 23/05/2016)</p>
Reference - 16/00492/1
<p>Decision: Decided</p>
<p>Date: 26th February 2016</p>
<p>Description: Amendment to layout of plot 1. Amended plans received 13/04/16 & 26/04/16 (as Minor Material Amendment to Planning Permission 15/02126/1 granted 03/02/2016 and as amended by plan received 13 April 2016)</p>
Reference - 18/02424/FP
<p>Decision: Decided</p>
<p>Date: 11th September 2018</p>
<p>Description: Single storey rear extension and detached garage to Plot 4 of approved planning permission 18/00516/FP granted 11.05.2018</p>

Planning records for: *Land South Of 40 Royal Oak Lane Pirton SG5 3QT*

Reference - 16/03010/1
<p>Decision: Decided</p>
<p>Date: 29th November 2016</p>
<p>Description: Relocation of detached garage to Plot 1 (as a variation of planning permission reference 15/02126/1 and planning permission 16/00492/1)</p>
Reference - 17/00765/1
<p>Decision: Decided</p>
<p>Date: 12th April 2017</p>
<p>Description: Relocation of unit 3 and garage and amendments to chimneys and fenestration as a variation of Condition 2 of planning permission 15/02161/1 granted 03 February 2016 for the erection of 3 dwellings comprising 1 x 3 bedroom, 1 x 4 bedroom and 1 x 5 bedroom dwelling with associated garaging, car parking spaces, landscaping and ancillary works</p>
Reference - 18/01459/DOC
<p>Decision: Decided</p>
<p>Date: 30th May 2018</p>
<p>Description: Discharge of Condition 3; The development shall not begin until full details of all proposed construction vehicle access, movements, parking arrangements and wheel washing facilities have been submitted to and approved in writing by the Local Planning Authority. The relevant details should be submitted in the form of a Construction Management Plan and the approved details are to be implemented throughout the construction programme. (as attached to planning permission 18/00516/FP granted 11/05/2018)</p>
Reference - 23/01703/TPO
<p>Decision: Decided</p>
<p>Date: 21st July 2023</p>
<p>Description: T1 Lime, T2 Maple, T3 Ash - Reduce by approx. 25-30%.</p>

Planning records for: **3 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 15/02578/1HH	
Decision:	Decided
Date:	05th October 2015
Description:	Installation of front porch canopy, removal of front bay window and installation of new front door and window and rearrangement of doors and windows on the rear elevation.

Planning records for: **The Georgian House 42 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 22/02074/FPH	
Decision:	Decided
Date:	03rd August 2022
Description:	Single storey rear extension.

Planning records for: **Part Of Garden Royal Oak Lane Pirton SG5 3QT**

Reference - 90/00905/1	
Decision:	Decided
Date:	19th June 1990
Description:	Detached dwelling with single garage, parking and new vehicular access (amended plan received 6th August 1990)

Reference - 03/00907/1TCA	
Decision:	Decided
Date:	30th May 2003
Description:	Remove one Ash tree. Remove one Malus tree. Remove one Willow tree. Remove one Cherry tree (located at the south west corner of the land). Reduce height of mixed species trees (located along the southern boundary).

Planning records for: **13 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 22/01977/FPH	
Decision:	Decided
Date:	03rd August 2022
Description:	Erection of detached timber clad garden office/shed.

Reference - 22/03021/FPH	
Decision:	Decided
Date:	30th November 2022
Description:	Erection of green house in rear garden.

Reference - 22/02066/FP	
Decision:	Decided
Date:	03rd August 2022
Description:	Installation of external fire escape on side elevation

Planning records for: **14 Royal Oak Lane Pirton SG5 3QT**

Reference - 85/01432/1	
Decision:	Decided
Date:	23rd September 1985
Description:	Erection of two storey extension.

Planning records for: **2 Royal Oak Lane Pirton SG5 3QT**

Reference - 84/01278/1	
Decision:	Decided
Date:	10th August 1984
Description:	Erection of two storey side extension

Reference - 00/00970/1HH	
Decision:	Decided
Date:	26th June 2000
Description:	Single storey side extension

Reference - 78/01538/1	
Decision:	Decided
Date:	03rd October 1978
Description:	Formation of new vehicular access

Reference - 00/01518/1HH	
Decision:	Decided
Date:	04th October 2000
Description:	Single storey rear extension to existing WC, conversion of garage to family room

Planning records for: **2 Royal Oak Lane Pirton SG5 3QT**

Reference - 06/00462/1HH	
Decision:	Decided
Date:	20th March 2006
Description:	Single storey rear extension (as amended by plans received 31st May 2006).

Reference - 84/01698/1	
Decision:	Decided
Date:	13th November 1984
Description:	Erection of two storey side extension and front entrance porch

Planning records for: **4A Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 24/00937/FPH	
Decision:	Registered
Date:	13th May 2024
Description:	Installation of vehicular crossover

Planning records for: **4B Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 13/02624/1NMA	
Decision:	Decided
Date:	29th October 2013
Description:	Reduce number and reposition velux window to front elevation (non-material amendment to planning application 13/00843/1HH granted 04.06.13)

Planning records for: **4B Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 15/01143/1HH
Decision: Decided
Date: 28th April 2015
Description: Rear dormer window to facilitate loft conversion.
Reference - 06/02826/1HH
Decision: Decided
Date: 20th December 2006
Description: Second floor rear dormer window.
Reference - 13/00843/1HH
Decision: Decided
Date: 11th April 2013
Description: First floor rear roof extension
Reference - 07/02264/1PUD
Decision: Decided
Date: 17th September 2007
Description: Lawful Development Certificate: Proposed installation of two rooflights to front, one rooflight to rear and one window in north east gable end to facilitate loft conversion.

Planning records for: **4B Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 12/02170/1HH	
Decision:	Decided
Date:	21st September 2012
Description:	Extension of rear conservatory

Reference - 04/01234/1HH	
Decision:	Decided
Date:	28th July 2004
Description:	Front porch and rear conservatory

Reference - 15/02792/1HH	
Decision:	Decided
Date:	30th October 2015
Description:	Extension to existing detached garage to facilitate office/garden room

Planning records for: **4C Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 13/03082/1HH	
Decision:	Decided
Date:	09th January 2014
Description:	Two storey side extension with basement, three front dormer windows and two rear dormer windows following demolition of existing detached double garage (as amended by plans CAL-A1.6 rev B and CAL-A1.8 rev B received 19/02/2014)

Planning records for: **4C Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 13/01135/1HH	
Decision:	Decided
Date:	24th May 2013
Description:	First floor front extension. Insertion of one rooflight to front and two rooflights to rear.

Planning records for: **4 Royal Oak Lane Pirton SG5 3QT**

Reference - 80/00597/1	
Decision:	Decided
Date:	14th March 1980
Description:	Erection of single storey side extension.

Reference - 00/00604/1HH	
Decision:	Decided
Date:	18th April 2000
Description:	Two storey side extension and front entrance porch. Detached garage (as amended by drawing no HM00-47-01A received 28.6.00)

Planning records for: **5 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 07/01877/1HH	
Decision:	Decided
Date:	31st July 2007
Description:	Two storey side extension and single storey rear extension.

Planning records for: **6 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 04/01082/1HH
<p>Decision: Decided</p>
<p>Date: 01st July 2004</p>
<p>Description: Detached two storey building, to provide double garage and additional residential accommodation, as replacement for existing double garage and store.</p>
Reference - 96/00196/1TCA
<p>Decision: Decided</p>
<p>Date: 20th February 1996</p>
<p>Description: Removal of Ash tree</p>
Reference - 06/00495/1HH
<p>Decision: Decided</p>
<p>Date: 24th March 2006</p>
<p>Description: Two storey side extension, front porch extension and pitched roof over existing rear extension (as variation of permission ref no. 05/00897/1HH granted 07 September 2005).</p>
Reference - 07/00235/1TCA
<p>Decision: Decided</p>
<p>Date: 29th January 2007</p>
<p>Description: Remove one Norwegian Spruce tree.</p>

Planning records for: **6 Royal Oak Lane Pirton SG5 3QT**

Reference - 05/00897/1HH	
Decision:	Decided
Date:	13th July 2005
Description:	Two storey side extension, front porch extension and pitched roof over existing rear extension.

Planning records for: **7 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 21/03253/NMA	
Decision:	Decided
Date:	19th November 2021
Description:	Change the type of driveway, roof tiles, cladding, render, bricks and windows (as non-material amendment to planning permission 20/00924/FP granted on 25.06.2020)

Reference - 22/02632/NMA	
Decision:	Decided
Date:	06th October 2022
Description:	Amendment to external cladding colour type from yellow to anthracite grey (as Non-Material Amendment to planning permission 20/00924/FP granted 25.06.2020)

Reference - 21/03482/DOC	
Decision:	Decided
Date:	17th December 2021
Description:	Discharge of Condition 4 (Landscaping) as attached to Planning Application 20/00924/FP granted on 25.06.2020

Planning records for: **7 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 22/02609/DOC
<p>Decision: Decided</p>
<p>Date: 06th October 2022</p>
<p>Description: Discharge of Condition 3 (Joinery details of the new single-glazed window) as attached to Listed Building Consent 22/01127/LBC granted on 06.09.2022</p>
Reference - 20/00924/FP
<p>Decision: Decided</p>
<p>Date: 01st May 2020</p>
<p>Description: Erection of one single storey 3-bed dwelling including creation of access driveway (amended plans received 17/06/20 and 18/06/20)</p>
Reference - 21/00753/NMA
<p>Decision: Decided</p>
<p>Date: 17th March 2021</p>
<p>Description: Move building off the north boundary by 300mm(as non material amendment to planning permission 20/00924/FP granted on 25.06.2020) (as amended by plans received 09/04/21)</p>
Reference - 21/03462/DOC
<p>Decision: Decided</p>
<p>Date: 17th December 2021</p>
<p>Description: Discharge of Condition 3 (Materials list) as attached to Planning Application 20/00924/FP granted on 25.06.2020</p>

Planning records for: **8 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 74/00455/1
<p>Decision: Decided</p>
<p>Date: 14th May 1974</p>
<p>Description: Extension to existing dwellinghouse to form utility room</p>
Reference - 07/00202/1TCA
<p>Decision: Decided</p>
<p>Date: 24th January 2007</p>
<p>Description: Remove two conifer trees.</p>
Reference - 77/00839/1
<p>Decision: Decided</p>
<p>Date: 14th June 1977</p>
<p>Description: Single storey side extension for garage</p>
Reference - 05/00478/1HH
<p>Decision: Decided</p>
<p>Date: 29th March 2005</p>
<p>Description: First floor side extension incorporating rear balcony, erection of front entrance porch and pitched roof over existing rear extension</p>

Planning records for: **9 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 03/01325/1HH	
Decision:	Decided
Date:	14th August 2003
Description:	One side and one rear dormer window to facilitate loft conversion

Reference - 04/00044/1HH	
Decision:	Decided
Date:	15th January 2004
Description:	Two storey side and single storey rear extension (as amended by plans received 24th April 2004, drawing no 040-1A)

Planning records for: **10 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 05/00183/1HH	
Decision:	Decided
Date:	04th February 2005
Description:	First floor rear/side extension following removal of existing lean to pitched roof

Reference - 05/00184/1LB	
Decision:	Decided
Date:	04th February 2005
Description:	Listed Building Consent: First floor rear/side extension following removal of existing lean to pitched roof

Planning records for: *10 Royal Oak Lane Pirton SG5 3QT*

Reference - 88/00993/1
<p>Decision: Decided</p>
<p>Date: 02nd June 1988</p>
<p>Description: Erection of two storey rear extension.</p>
Reference - 88/01900/1LB
<p>Decision: Decided</p>
<p>Date: 09th November 1988</p>
<p>Description: Listed building consent:- two storey rear extension, conservatory and front porch.</p>
Reference - 99/00130/1LB
<p>Decision: Decided</p>
<p>Date: 03rd February 1999</p>
<p>Description: Single storey infill extension</p>
Reference - 85/01620/1
<p>Decision: Decided</p>
<p>Date: 30th October 1985</p>
<p>Description: Erection of two storey rear extension.</p>

Planning records for: **11 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 21/01623/DOC
<p>Decision: Decided</p>
<p>Date: 28th May 2021</p>
<p>Description: Condition 8 - Fire Access (as discharge of condition of planning permission 20/01151/FP granted 21.07.2020)</p>
Reference - 20/02959/NMA
<p>Decision: Decided</p>
<p>Date: 18th December 2020</p>
<p>Description: Amendments to roof, door and windows (as non material amendment to planning permission reference 20/01151/FP granted on 21.07.2020)</p>
Reference - 23/01658/FPH
<p>Decision: Decided</p>
<p>Date: 18th July 2023</p>
<p>Description: Single storey rear extension. Insertion of dormer window to existing rear roofslope following removal of rear chimney</p>
Reference - 20/01151/FP
<p>Decision: Decided</p>
<p>Date: 03rd June 2020</p>
<p>Description: Erection of one 3-bed dwelling; partial demolition and reconfiguration of existing dwelling to facilitate new vehicular access and driveway to serve detached 3-bed dwelling in rear garden and closing of existing access</p>

Planning records for: **11 Royal Oak Lane Pirton Hitchin Herts SG5 3QT**

Reference - 93/00474/1HH
<p>Decision: Decided</p>
<p>Date: 29th April 1993</p>
<p>Description: Single storey rear extension.</p>
Reference - 21/00664/NMA
<p>Decision: Decided</p>
<p>Date: 05th March 2021</p>
<p>Description: To amend the roof to the front elevation to keep the existing gable (as non material amendment to planning permission reference 20/01151/FP granted on 21.07.2020)</p>
Reference - 19/00317/FP
<p>Decision: Decided</p>
<p>Date: 18th February 2019</p>
<p>Description: Erection of one 3-bed dwelling; partial demolition and reconfiguration of existing dwelling to facilitate new vehicular access and driveway to serve detached 3-bed dwelling in rear garden and closing of existing access (as amended by plans received 6th and 17th June 2019)</p>
Reference - 21/00686/DOC
<p>Decision: Decided</p>
<p>Date: 15th March 2021</p>
<p>Description: Discharge of Condition 9 (Written Scheme of Investigation) as attached to Planning Application 20/01151/FP granted on 21.07.2020</p>

Planning records for: **11 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 21/01413/NMA	
Decision:	Decided
Date:	19th May 2021
Description:	Driveway material changed from grasscrete to paving slabs (as non material amendment to planning permission 20/01151/FP granted on 21.07.2020)

Reference - 21/00170/NMA	
Decision:	Decided
Date:	25th January 2021
Description:	Full hipped roof to half hipped roof (as non material amendment to planning permission reference 20/01151/FP granted on 21.07.2020)

Reference - 21/00101/S73	
Decision:	Decided
Date:	15th January 2021
Description:	Erection of one 3-bed dwelling; partial demolition and reconfiguration of existing dwelling to facilitate new vehicular access and driveway to serve detached 3-bed dwelling in rear garden and closing of existing access. Section 73 application variation of Condition 5 of Planning permission 20/01151/FP granted 21.07.2020 to amend access arrangements.

Planning records for: **12 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 21/00888/LBC	
Decision:	Decided
Date:	19th March 2021
Description:	Single storey side extension and internal alterations.

Planning records for: *12 Royal Oak Lane Pirton Hitchin SG5 3QT*

Reference - 92/00718/1
<p>Decision: Decided</p>
<p>Date: 22nd June 1992</p>
<p>Description: Detached double garage following demolition of existing single garage and sheds.</p>
Reference - 81/00403/1
<p>Decision: Decided</p>
<p>Date: 11th March 1981</p>
<p>Description: Erection of two storey front extension.</p>
Reference - 98/00113/1LB
<p>Decision: Decided</p>
<p>Date: 23rd January 1998</p>
<p>Description: Replace existing monopitch roof by pitch roof over entrance hall (as amended by drawing No AP97/01 received 24.2.98)</p>
Reference - 21/00887/FPH
<p>Decision: Decided</p>
<p>Date: 19th March 2021</p>
<p>Description: Single storey side extension.</p>

Planning records for: **12 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 92/00724/1CAC	
Decision:	Decided
Date:	24th July 1992
Description:	Demolition of unlisted garage and shed

Planning records for: **16 Royal Oak Lane Pirton Hitchin Herts SG5 3QT**

Reference - 94/00830/1HH	
Decision:	Decided
Date:	26th July 1994
Description:	Side elevation, double dormer window and rooflight in north elevation

Reference - 81/00312/1	
Decision:	Decided
Date:	27th February 1981
Description:	Erection of two storey and first floor rear extension.

Planning records for: **20 Royal Oak Lane Pirton SG5 3QT**

Reference - 89/00621/1	
Decision:	Decided
Date:	19th April 1989
Description:	Conversion of existing bakery and erection of a two storey side extension to create a two storey detached dwelling and construction of new joint vehicular access, together with the erection of a single garage (outline - design siting, external appearance and landscaping reserved).

Planning records for: **20 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 05/00754/1HH	
Decision:	Decided
Date:	23rd May 2005
Description:	Rear conservatory

Planning records for: **21 Royal Oak Lane Pirton SG5 3QT**

Reference - 77/00840/1	
Decision:	Decided
Date:	10th June 1977
Description:	Single storey rear extension

Reference - 23/02096/TCA	
Decision:	Decided
Date:	07th September 2023
Description:	T1, T2, T4 Conifers - Remove. T3, T5 Conifer - Remove limbs.

Reference - 22/01215/FP	
Decision:	Registered
Date:	13th May 2022
Description:	Erection of one detached 3-bed dwelling following demolition of existing garage/workshop. Installation of vehicular crossover to serve existing dwelling - No.21 Royal Oak Lane.

Planning records for: **21 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 91/00167/1LB	
Decision:	Decided
Date:	15th February 1991
Description:	Rear conservatory

Planning records for: **22 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 00/00702/1HH	
Decision:	Decided
Date:	27th April 2000
Description:	Two storey side and rear extension, attached single garage, rear conservatory

Planning records for: **23 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 01/01724/1HH	
Decision:	Decided
Date:	07th November 2001
Description:	Two and single storey rear extension

Planning records for: **24 Royal Oak Lane Pirton SG5 3QT**

Reference - 07/00080/1TCA	
Decision:	Decided
Date:	11th January 2007
Description:	Reduce canopy of one Beech tree by 25%.

Planning records for: **24 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 13/02857/1TCA	
Decision:	Decided
Date:	25th November 2013
Description:	Reduce crown of Beech tree by 20%

Planning records for: **25 Royal Oak Lane Pirton SG5 3QT**

Reference - 75/01970/1	
Decision:	Decided
Date:	01st December 1975
Description:	Single storey extension.

Reference - 90/01202/1	
Decision:	Decided
Date:	24th August 1990
Description:	First floor rear extension

Reference - 18/00950/FPH	
Decision:	Decided
Date:	05th April 2018
Description:	Part two storey, part single storey front extension. Single storey rear extension following demolition of existing conservatory. Roof pitch increased, rear dormer window and front roof light windows to facilitate conversion of loft into habitable space. Pitched roof with roof light windows to existing side extension. (as amended by drawings HM/17478/03B and 04B received 18/05/2018).

Planning records for: **25 Royal Oak Lane Pirton SG5 3QT**

Reference - 79/00863/1	
Decision:	Decided
Date:	25th March 1979
Description:	Erection of single storey rear extension

Planning records for: **26 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 19/01903/FPH	
Decision:	Decided
Date:	07th August 2019
Description:	Two storey side extension and single storey front porch. Installation of two roof windows and change to fenestration.

Reference - 06/02803/1TCA	
Decision:	Decided
Date:	15th December 2006
Description:	Reduce 2 x Ash by 30%.

Reference - 19/01664/FPH	
Decision:	Decided
Date:	09th July 2019
Description:	Erection of an oak framed garage/ storage facility following demolition of existing barn

Planning records for: **26 Royal Oak Lane Pirton Hitchin Herts SG5 3QT**

Reference - 97/01074/1TCA	
Decision:	Decided
Date:	04th September 1997
Description:	Pruning of Ash tree

Reference - 19/02991/FPH	
Decision:	Decided
Date:	16th December 2019
Description:	Erection of oak framed garage /storage facility following demolition of existing barn (as a variation of planning application reference 19/01664/FPH granted on 22.10.2019).

Reference - 23/01994/TCA	
Decision:	Decided
Date:	22nd August 2023
Description:	T1. Thorn Spices - Lift to 2.4m, dead wood and a light thin. (20m back opposite patio doors in rear garden.

Planning records for: **28 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 11/01506/1TCA	
Decision:	Decided
Date:	15th June 2011
Description:	Cut back two overhanging Beech Trees and one Ash Tree to fence line

Planning records for: **28 Royal Oak Lane Pirton SG5 3QT**

Reference - 89/01163/1	
Decision:	Decided
Date:	19th July 1989
Description:	Single detached garage

Planning records for: **29 Royal Oak Lane Pirton SG5 3QT**

Reference - 89/01680/1	
Decision:	Decided
Date:	18th December 1989
Description:	Two storey rear extension and single storey front and side extension incorporating porch and garage.

Reference - 03/01255/1HH	
Decision:	Decided
Date:	30th July 2003
Description:	Rear conservatory

Planning records for: **30 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 74/00467/1	
Decision:	Decided
Date:	20th May 1974
Description:	Extension to provide additional bedrooms

Planning records for: **30 Royal Oak Lane Pirton SG5 3QT**

Reference - 88/00687/1	
Decision:	Decided
Date:	20th April 1988
Description:	Erection of two storey front extension

Planning records for: **32 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 01/00303/1HH	
Decision:	Decided
Date:	28th February 2001
Description:	Two storey rear extension, rear conservatory

Reference - 07/01108/1HH	
Decision:	Decided
Date:	27th April 2007
Description:	Two storey side and single storey rear extension

Planning records for: **33 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 24/00257/FPH	
Decision:	Decided
Date:	07th February 2024
Description:	Single storey side and rear extensions following demolition of existing conservatory and attached single garage.

Planning records for: **34 Royal Oak Lane Pirton Hertfordshire SG5 3QT**

Reference - 24/02151/NMA
<p>Decision: Decided</p>
<p>Date: 25th September 2024</p>
<p>Description: Omit basement (as Non-Material Amendment to planning permission 23/02622/FPH granted 22.01.2024)</p>
Reference - 25/00660/DOC
<p>Decision: Decided</p>
<p>Date: 21st February 2025</p>
<p>Description: Details reserved by condition 10 (Tree Retention) of planning permission reference no 23/02622/FPH granted 22.01.2024.</p>
Reference - 74/00230/1
<p>Decision: Decided</p>
<p>Date: 03rd March 1974</p>
<p>Description: Ground floor rear extension</p>
Reference - 23/02622/FPH
<p>Decision: Decided</p>
<p>Date: 16th November 2023</p>
<p>Description: Increase in height to create larger first floor with roof accommodation; two and single storey front, side and rear extensions; front and rear dormer windows; new basement, alterations to openings; erection of outbuilding to facilitate pool house/changing room/shower, erection of pergola and installation of pool, new gates to side and front of dwelling (amended by plans received 05/12/23 and 09/01/24)</p>

Planning records for: **34 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 25/00614/DOC
<p>Decision: Decided</p>
<p>Date: 21st February 2025</p>
<p>Description: Details reserved by condition 8 (Front Gates) of planning permission reference no 23/02622/FPH granted 22.01.2024.</p>
Reference - 22/01990/PNAA
<p>Decision: Decided</p>
<p>Date: 27th July 2022</p>
<p>Description: Enlargement of detached bungalow by the construction of an additional storey to result in an overall height of 8.48 metres (overall height reduced from 9.48 metres as amended by plan received 07/09/22)</p>
Reference - 80/01645/1
<p>Decision: Decided</p>
<p>Date: 18th October 1980</p>
<p>Description: Erection of front extension to garages.</p>
Reference - 25/00516/DOC
<p>Decision: Awaiting decision</p>
<p>Date: 21st February 2025</p>
<p>Description: Details reserved by condition 5 (Archaeological Written Scheme of Investigation) of planning permission reference no 23/02622/FPH granted 22.01.2024.</p>

Planning records for: **34 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 25/00662/DOC	
Decision:	Decided
Date:	21st February 2025
Description:	Details reserved by condition 11(Tree Protection) of planning permission reference no 23/02622/FPH granted 22.01.2024.

Reference - 24/01953/NMA	
Decision:	Decided
Date:	02nd September 2024
Description:	Omit pool house, pool and pergola (as Non-Material Amendment to planning permission 23/02622/FPH granted 22.01.2024)

Planning records for: **35 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 19/00295/FPH	
Decision:	Decided
Date:	06th February 2019
Description:	Single storey front extension.

Reference - 07/01356/1HH	
Decision:	Decided
Date:	24th May 2007
Description:	Front dormer window

Planning records for: **35 Royal Oak Lane Pirton SG5 3QT**

Reference - 07/01358/1HH	
Decision:	Decided
Date:	24th May 2007
Description:	Single storey side and rear extension, rear dormer window and new front porch.

Reference - 16/02165/1HH	
Decision:	Decided
Date:	12th August 2016
Description:	Single storey rear extension with parapet wall.

Planning records for: **37 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 20/01030/FPH	
Decision:	Decided
Date:	18th May 2020
Description:	Single storey side extension and single storey front porch

Reference - 85/00146/1	
Decision:	Decided
Date:	12th December 1984
Description:	Erection of a single storey rear extension.

Planning records for: **37 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 18/02576/FPH	
Decision:	Decided
Date:	26th September 2018
Description:	Two storey side and part two storey and part single storey rear extension.

Planning records for: **39 Royal Oak Lane Pirton SG5 3QT**

Reference - 06/00930/1HH	
Decision:	Decided
Date:	02nd June 2006
Description:	Chimney stack to side elevation

Reference - 90/01154/1	
Decision:	Decided
Date:	15th August 1990
Description:	Two storey side extension and single storey

Reference - 87/00631/1	
Decision:	Decided
Date:	23rd April 1987
Description:	Erection of single storey rear extension.

Planning records for: **39 Royal Oak Lane Pirton SG5 3QT**

Reference - 79/01146/1	
Decision:	Decided
Date:	12th May 1979
Description:	Erection of detached garage single storey rear extension and front entrance porch

Planning records for: **41 Royal Oak Lane Pirton SG5 3QT**

Reference - 88/01744/1	
Decision:	Decided
Date:	07th October 1988
Description:	Two storey rear extension

Reference - 20/01391/FPH	
Decision:	Decided
Date:	01st July 2020
Description:	Two storey side extension and single storey front porch following demolition of existing front porch

Reference - 13/01870/1HH	
Decision:	Decided
Date:	05th August 2013
Description:	Single storey side and rear extension with attached car port to side following demolition of existing garage (as amended by plans 2609 01D, 02D and 03B received 26/09/2013)

Planning records for: **43 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 17/04018/FPH	
Decision:	Decided
Date:	13th November 2017
Description:	Two storey side extension

Reference - 83/01548/1	
Decision:	Decided
Date:	23rd September 1983
Description:	Erection of single storey rear extension

Planning records for: **45 Royal Oak Lane Pirton SG5 3QT**

Reference - 85/01528/1	
Decision:	Decided
Date:	14th October 1985
Description:	Erection of single storey rear extension.

Planning records for: **47 Royal Oak Lane Pirton SG5 3QT**

Reference - 80/00223/1	
Decision:	Decided
Date:	11th February 1980
Description:	Erection of single storey rear extension.

Planning records for: **47 Royal Oak Lane Pirton SG5 3QT**

Reference - 90/00764/1	
Decision:	Decided
Date:	23rd May 1990
Description:	New vehicular access

Reference - 85/00867/1	
Decision:	Decided
Date:	03rd June 1985
Description:	Erection of first floor rear extension.

Planning records for: **55 Royal Oak Lane Pirton Hitchin Hertfordshire SG5 3QT**

Reference - 18/00965/FPH	
Decision:	Decided
Date:	11th April 2018
Description:	Part single and part two storey side extension and insertion of velux roof windows to rear roofslope

Planning records for: **57 Royal Oak Lane Pirton SG5 3QT**

Reference - 82/00700/1	
Decision:	Decided
Date:	27th May 1982
Description:	Section 53: Erection of front and rear dormer extensions and garage extension.

Planning records for: **59 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 03/00161/1HH
<p>Decision: Decided</p>
<p>Date: 05th February 2003</p>
<p>Description: Two storey side extension and front and rear dormer windows</p>
Reference - 03/00943/1HH
<p>Decision: Decided</p>
<p>Date: 04th June 2003</p>
<p>Description: Front dormer window.</p>
Reference - 88/00397/1
<p>Decision: Decided</p>
<p>Date: 08th March 1988</p>
<p>Description: Erection of replacement single storey side extension for garage and side porch.</p>
Reference - 02/00602/1HH
<p>Decision: Decided</p>
<p>Date: 15th April 2002</p>
<p>Description: Two storey side extension. Replacement rear conservatory. Front and rear dormer windows (as amended by plan received 05/08/2002)</p>

Planning records for: **61 Royal Oak Lane Pirton SG5 3QT**

Reference - 82/00179/1	
Decision:	Decided
Date:	15th February 1982
Description:	Formation of new vehicular access.

Reference - 04/00473/1HH	
Decision:	Decided
Date:	24th March 2004
Description:	Replacement pitched roof to front entrance porch and installation of dormer window in front roofscope of existing single storey side addition

Reference - 05/01098/1HH	
Decision:	Decided
Date:	25th July 2005
Description:	Retention of garden shed to side of dwelling

Planning records for: **46 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 15/00484/1HH	
Decision:	Decided
Date:	19th February 2015
Description:	Part two storey and part first floor rear extension

Planning records for: **46 Royal Oak Lane Pirton Hitchin SG5 3QT**

Reference - 11/03123/1HH	
Decision:	Decided
Date:	03rd January 2012
Description:	Two storey side extension and front porch

Building Safety

Reported asbestos in garage roof

Accessibility / Adaptations

Not suitable for wheelchair users

Restrictive Covenants

No specified

Rights of Way (Public & Private)

None specified

Construction Type

Standard Brick construction

Property Lease Information

Freehold

Listed Building Information

Not listed

Stamp Duty

Not specified

Other

None specified

Other

None specified

Electricity Supply

YES - Mains supply

Gas Supply

YES - Mains supply

Central Heating

YES - GCH

Water Supply

YES - Mains supply

Drainage

YES - Mains

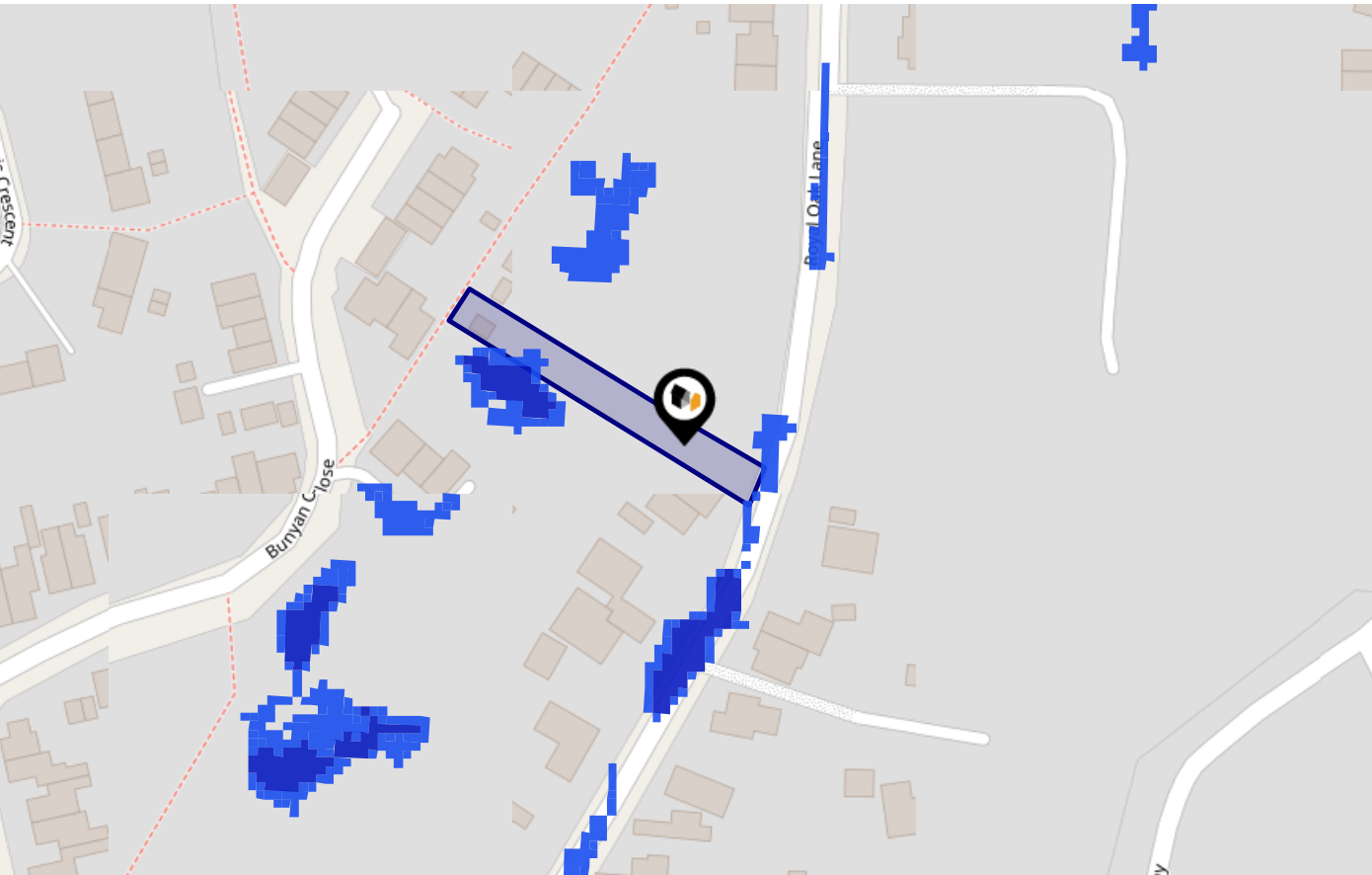
Important - Please read

YES - Mains supply

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.

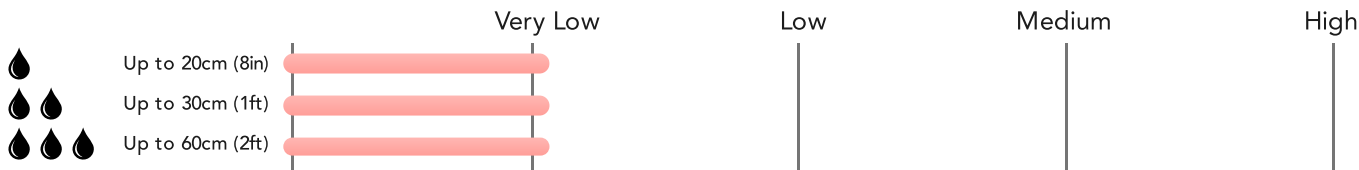


Risk Rating: Very low

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.

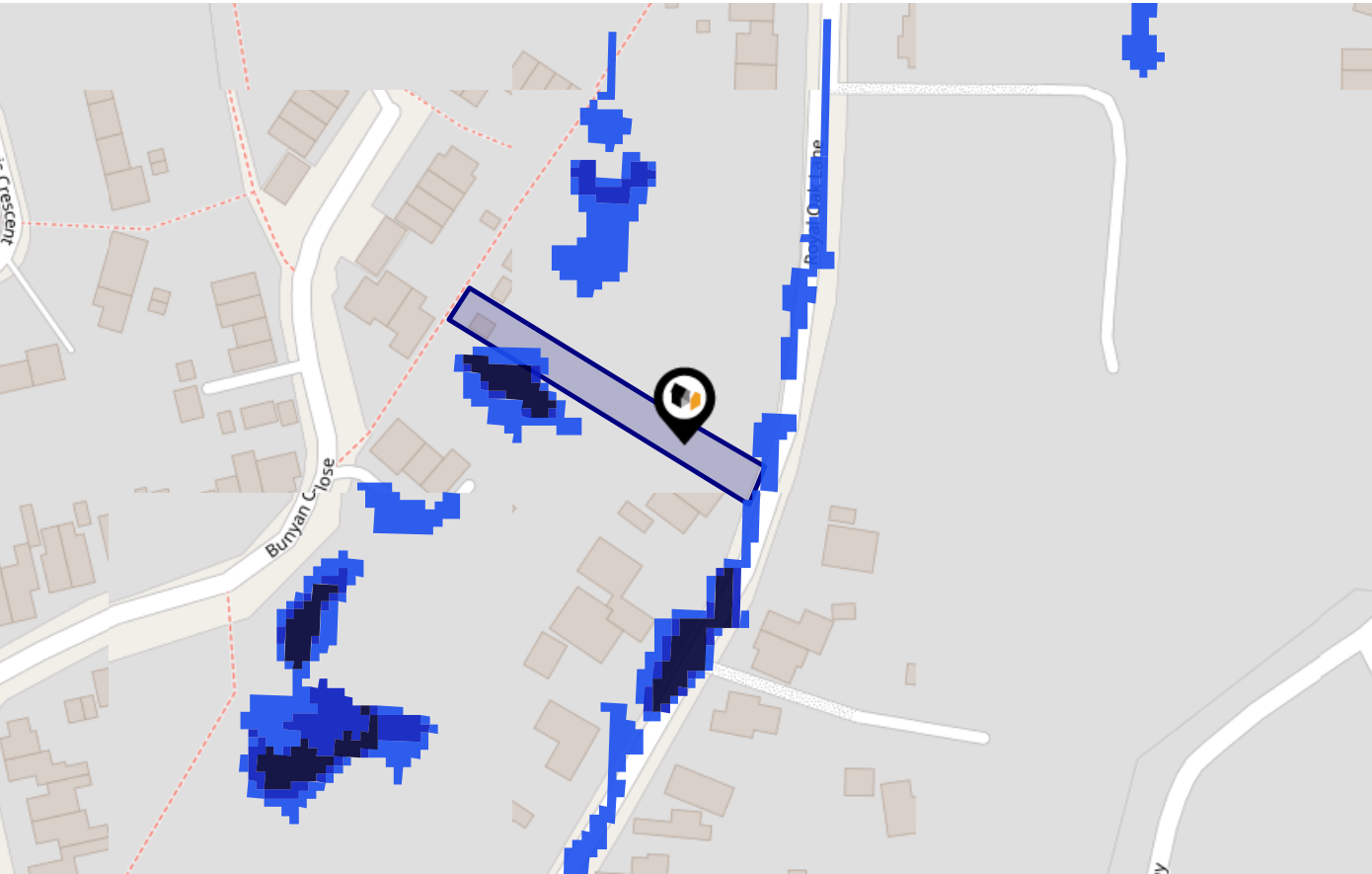
Chance of flooding to the following depths at this property:



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.

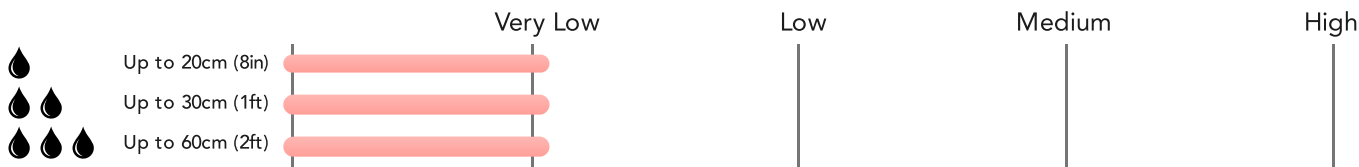


Risk Rating: Very low

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.

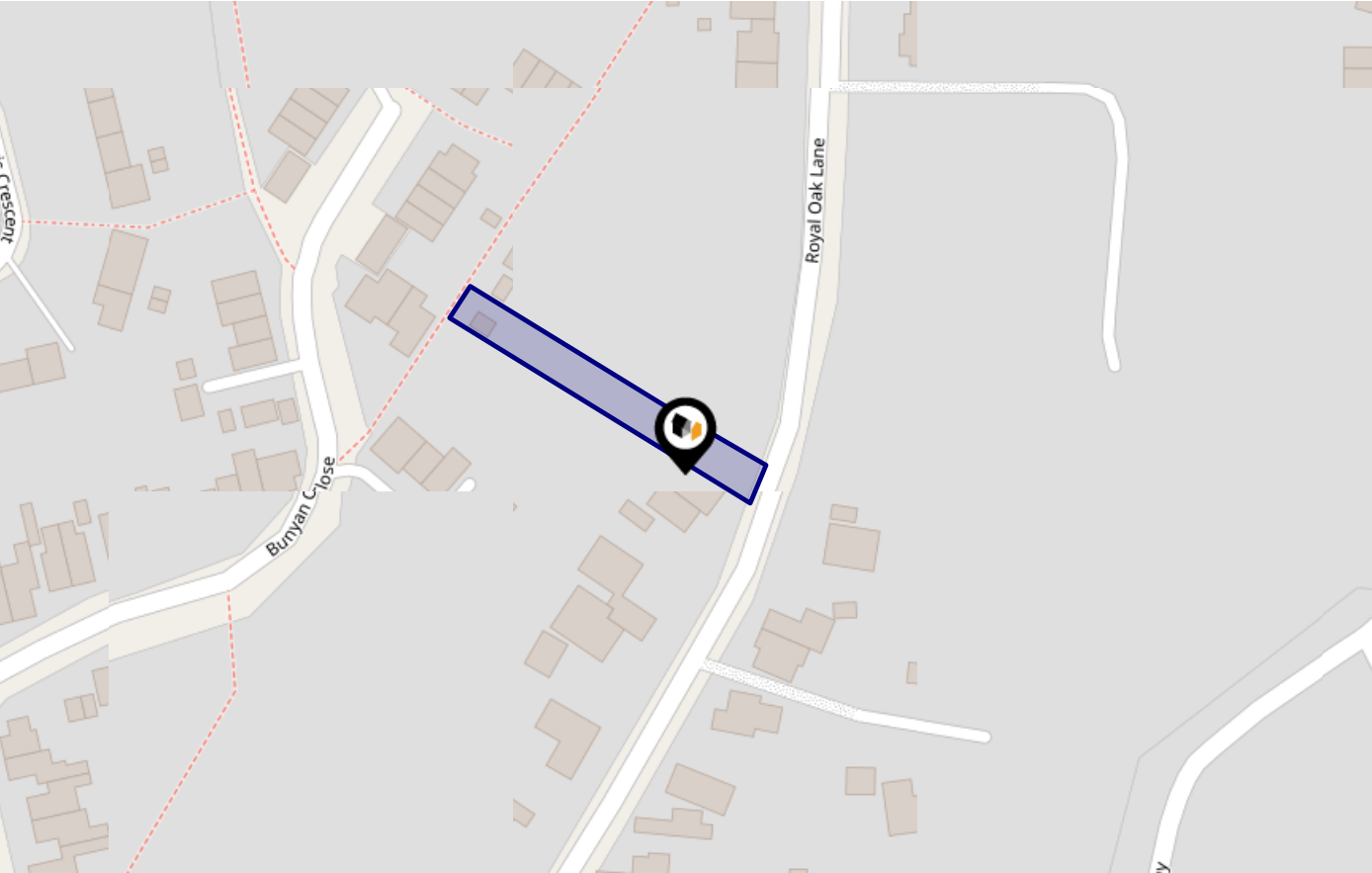
Chance of flooding to the following depths at this property:



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.

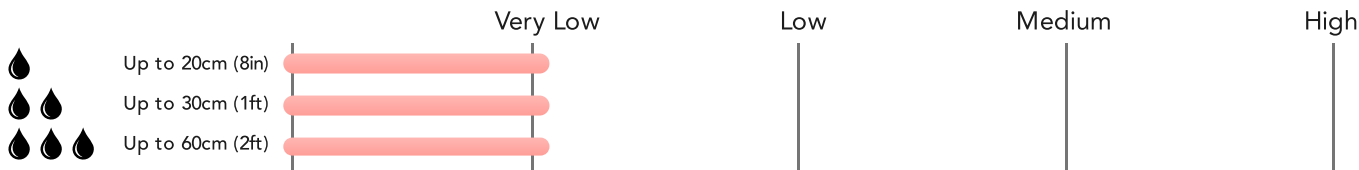


Risk Rating: Very low

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.

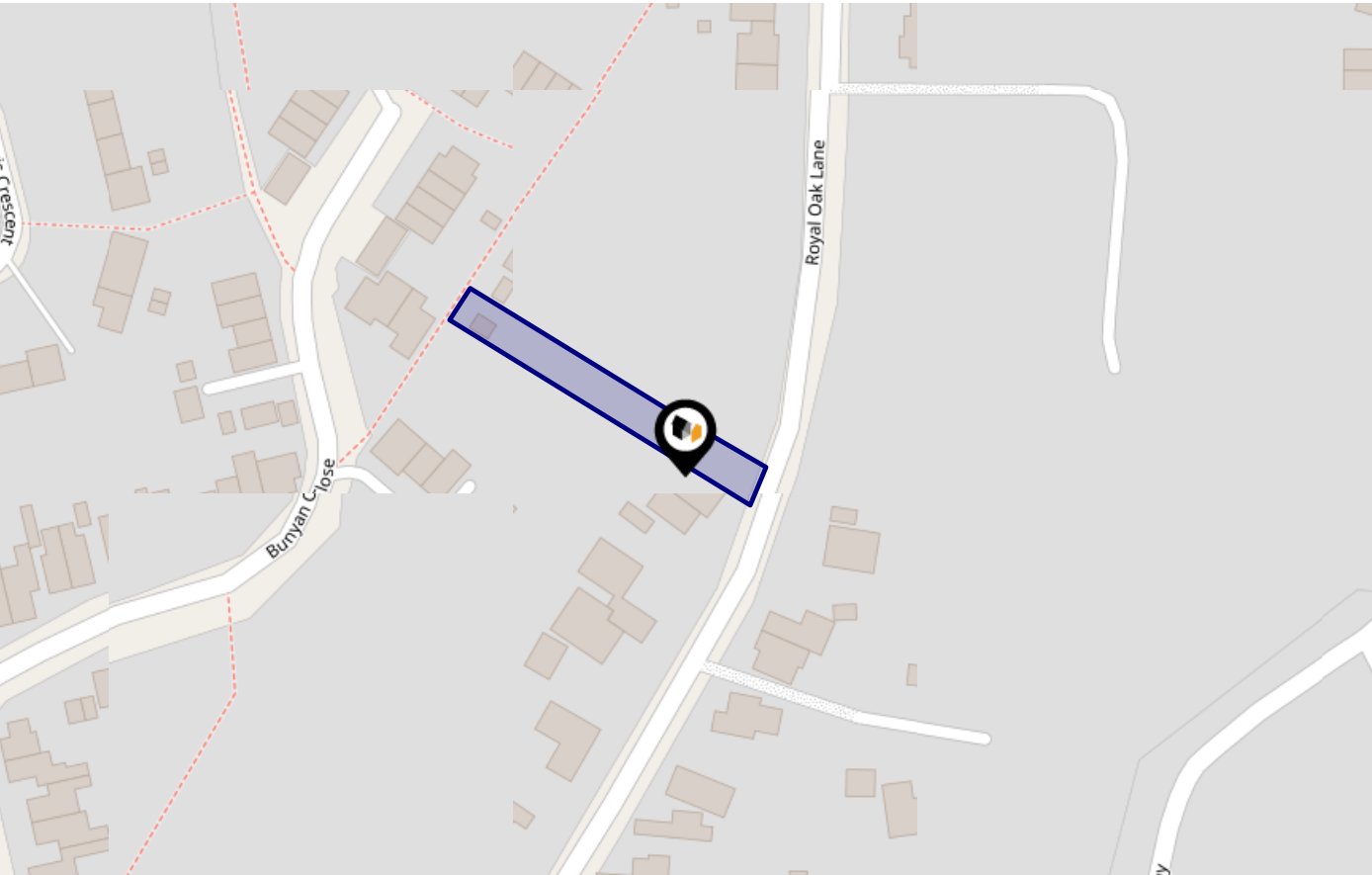
Chance of flooding to the following depths at this property:



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.

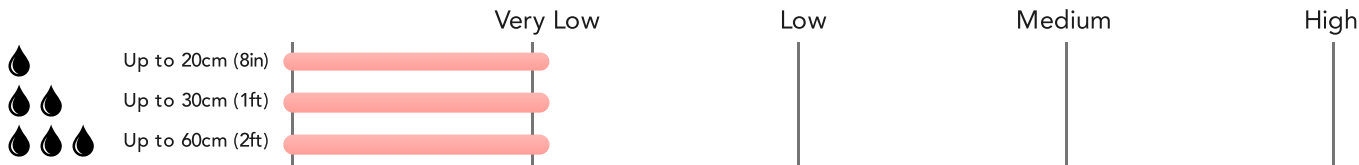


Risk Rating: Very low

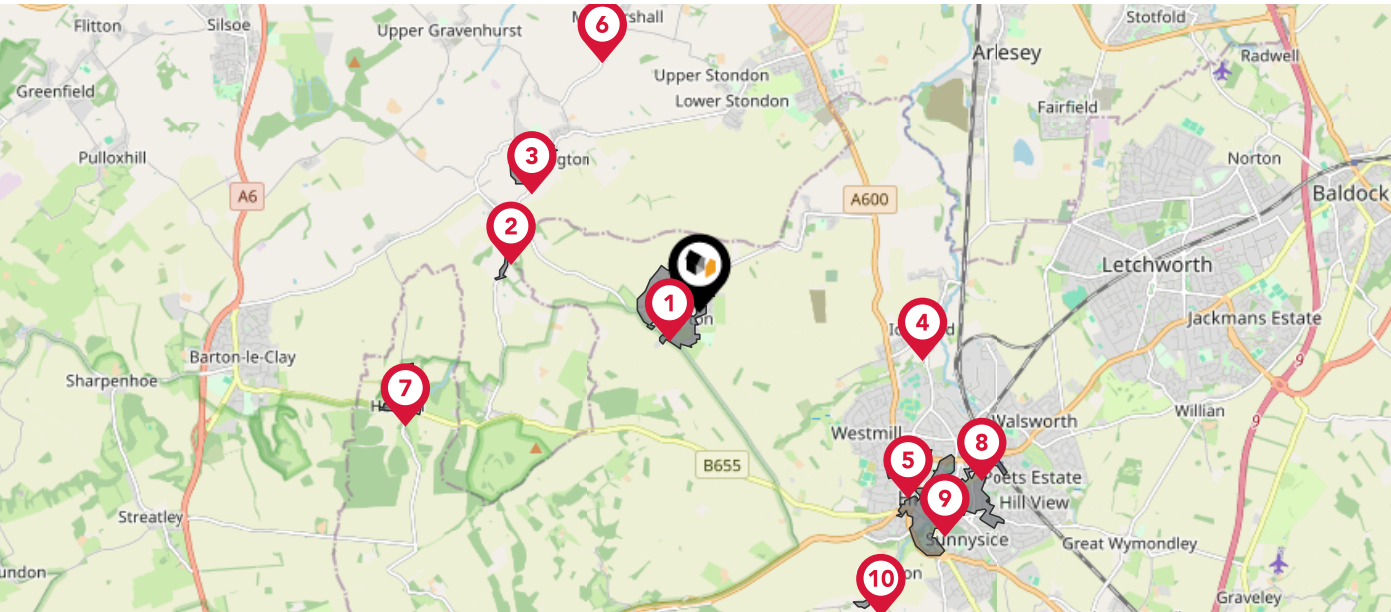
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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Chance of flooding to the following depths at this property:

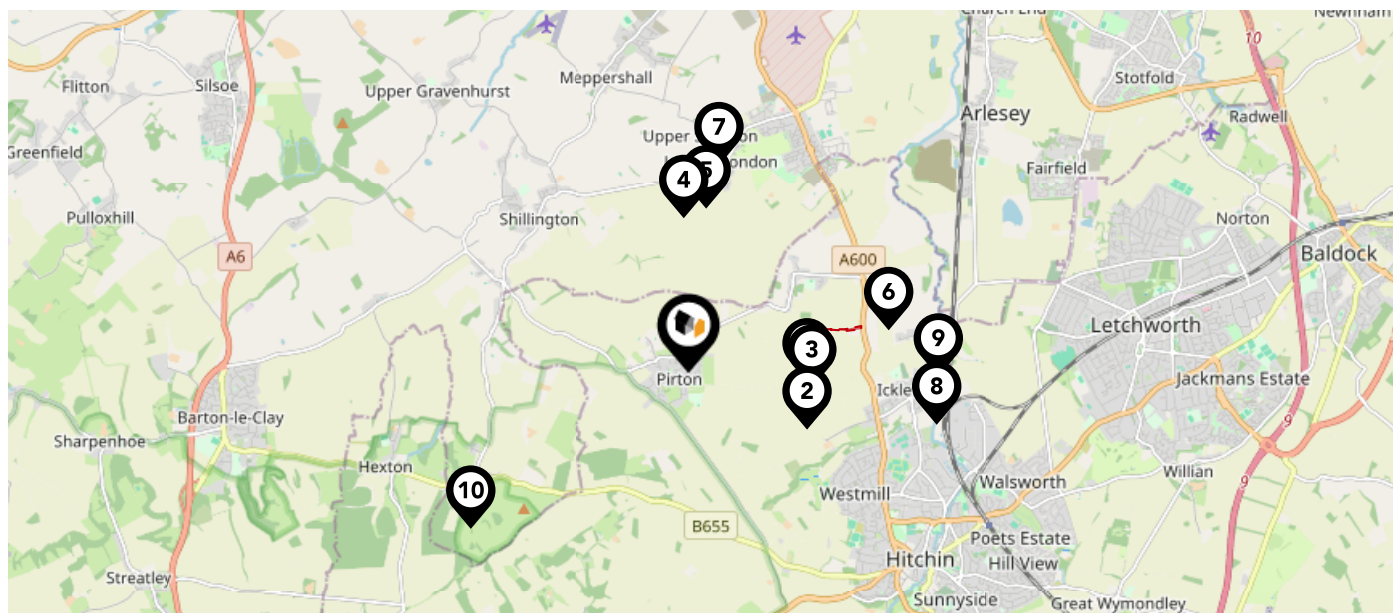


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Pirton
2	Shillington (Aspley End) Conservation Area
3	Shillington Conservation Area
4	Ickleford
5	Butts Close, Hitchin
6	Meppershall Conservation Area
7	Hexton
8	Hitchin Railway and Ransom's Recreation Ground
9	Hitchin
10	Charlton

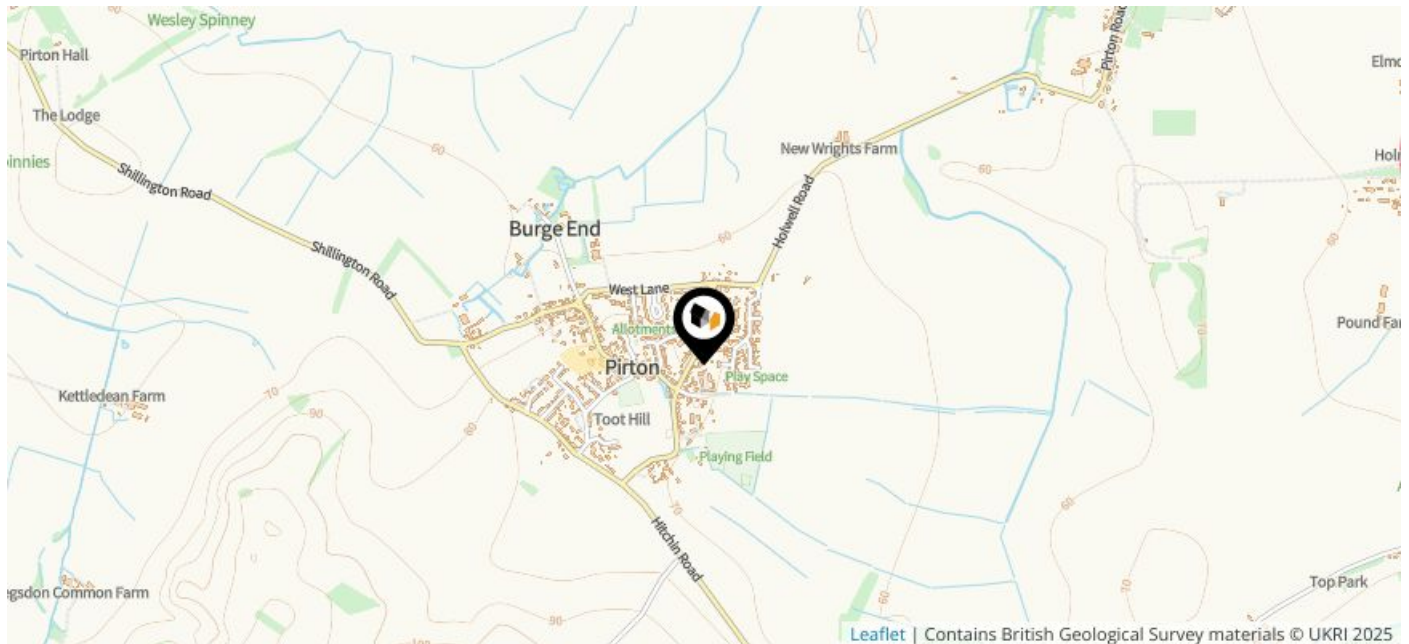
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

1	Pit At Holwell-Hitchin, Hertfordshire	Historic Landfill	
2	Hambridge Way-Pirton	Historic Landfill	
3	No name provided by source	Active Landfill	
4	Opposite Tyne Hill Farm-Lower Stondon, Bedfordshire	Historic Landfill	
5	Lower Stondon-Bedfordshire	Historic Landfill	
6	Ickleford Railway Cutting-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Disused Sand Pit-Stondon Manor, Upper Stondon, Bedfordshire	Historic Landfill	
8	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
9	Lower Green-Ickleford, Hitchin, Surrey	Historic Landfill	
10	Clark's Hill-Pegsdon, Bedfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



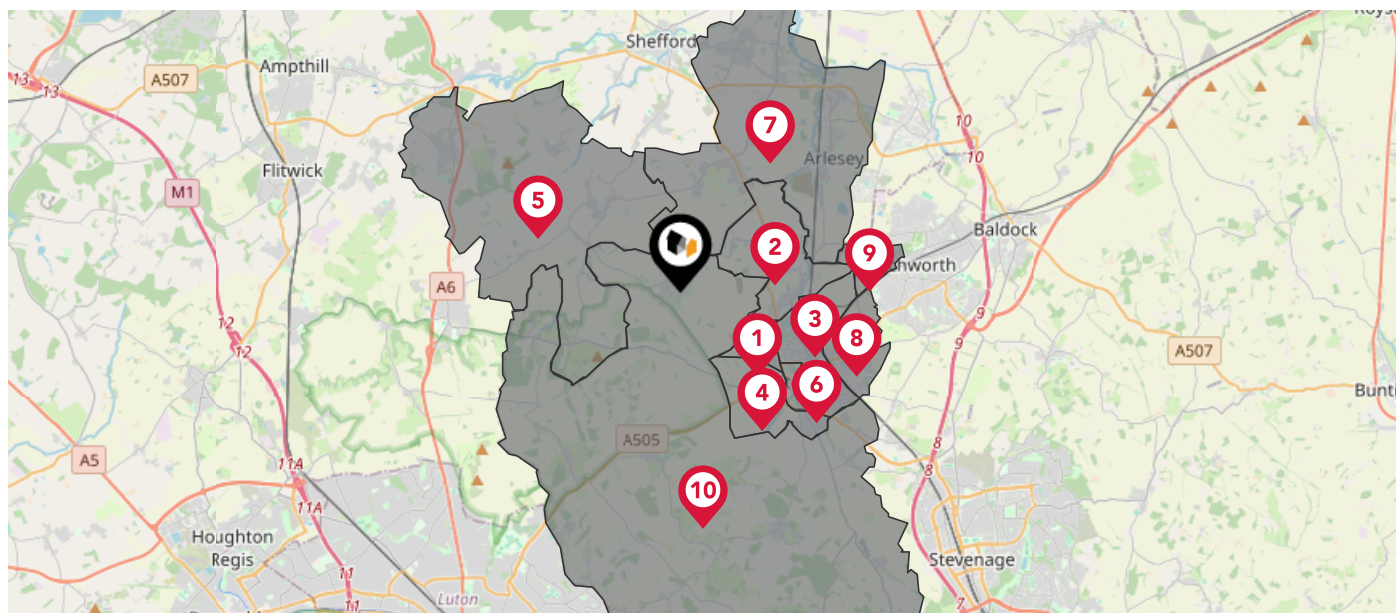
Mine Entry

- ✕ 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

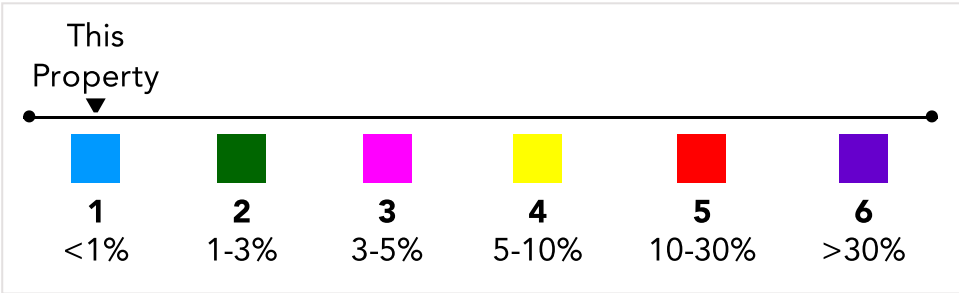
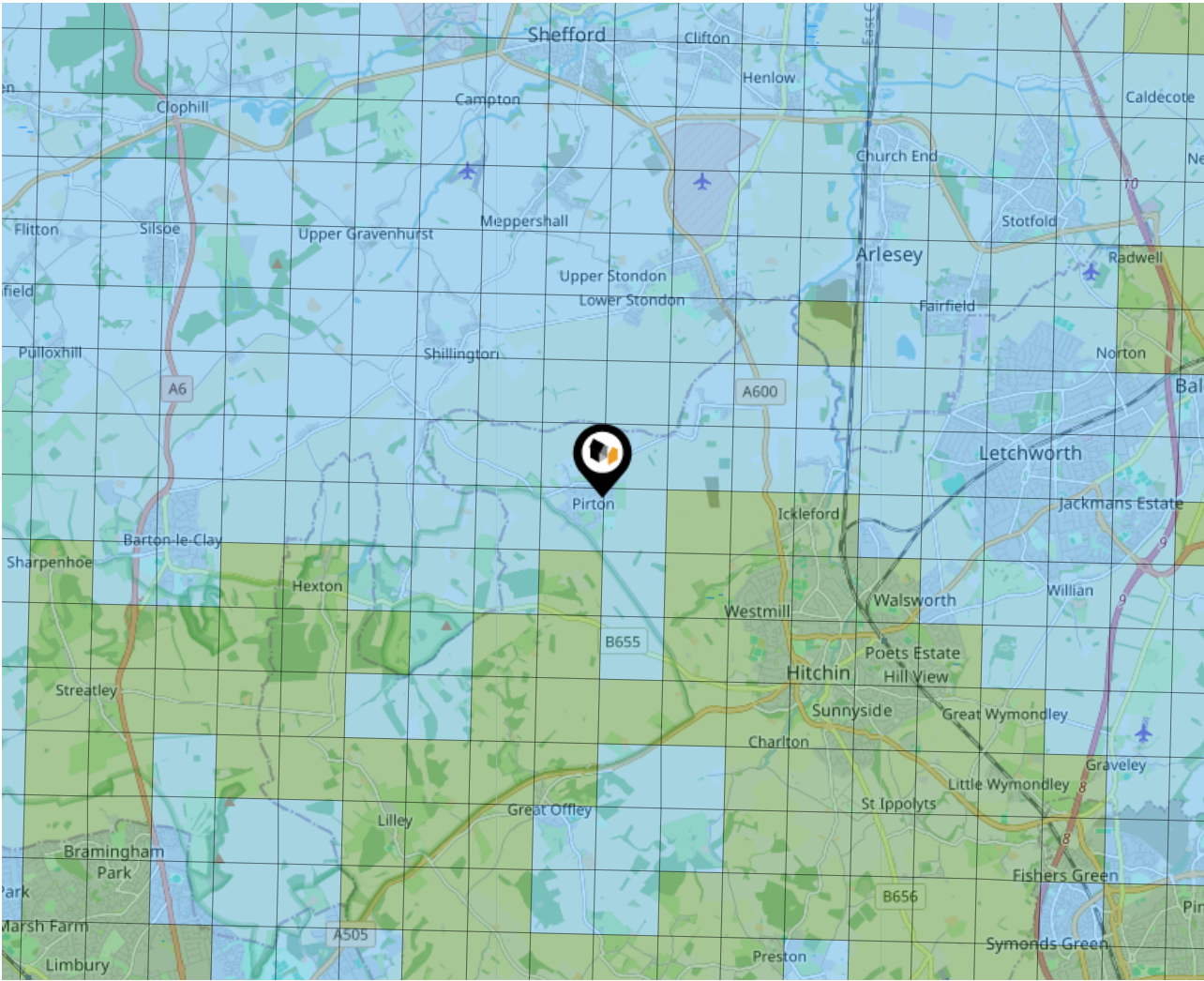


Nearby Council Wards

-  Hitchin Oughton Ward
-  Cadwell Ward
-  Hitchin Bearton Ward
-  Hitchin Priory Ward
-  Silsoe and Shillington Ward
-  Hitchin Highbury Ward
-  Arlesey Ward
-  Hitchin Walsworth Ward
-  Letchworth Wilbury Ward
-  Hitchwood, Offa and Hoo Ward

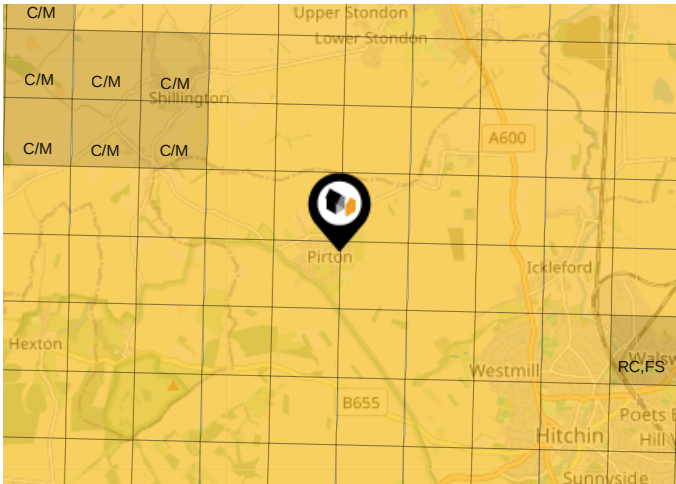
What is Radon?

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).



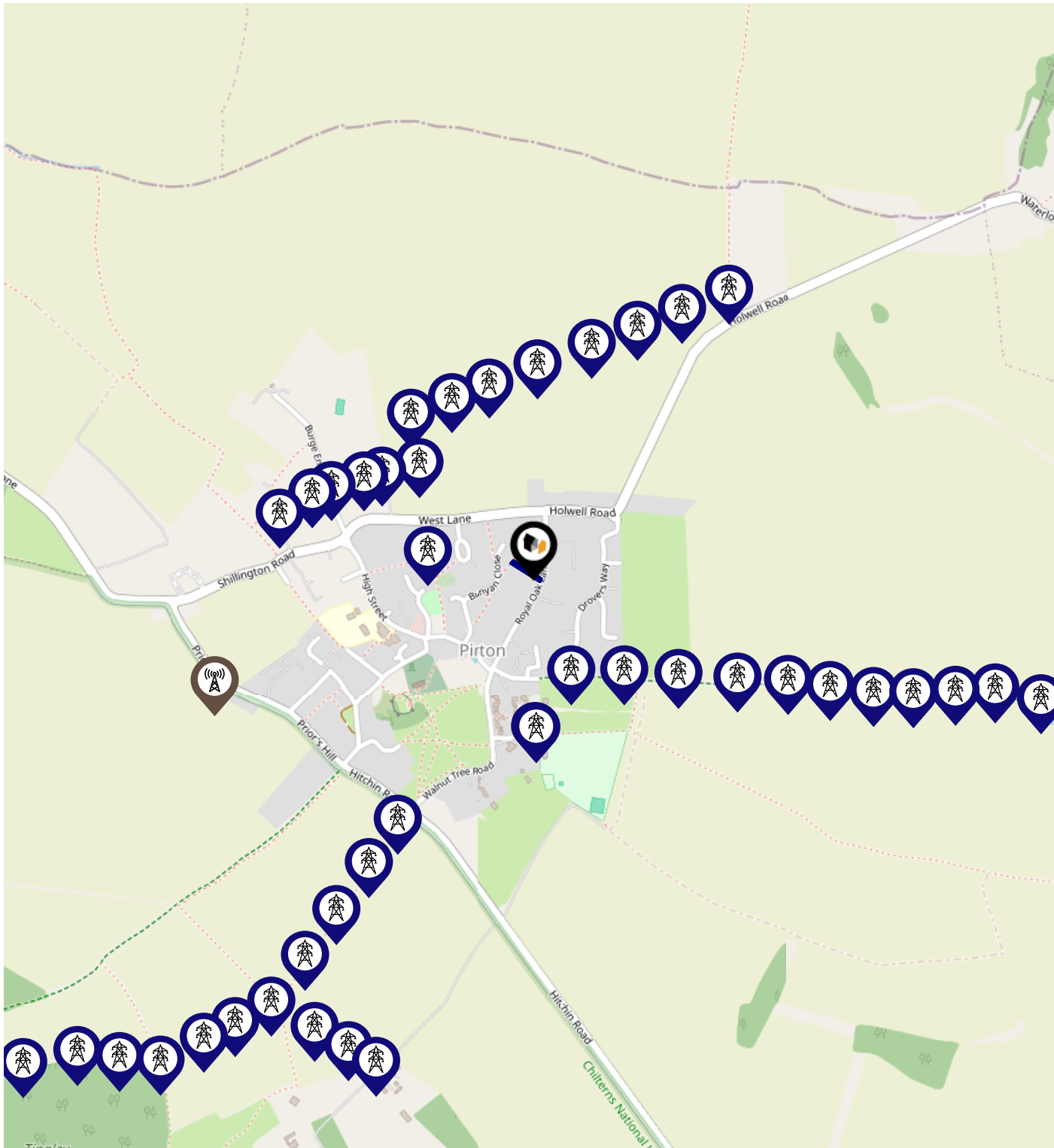
Ground Composition for this Address (Surrounding square kilometer zone around property)

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)

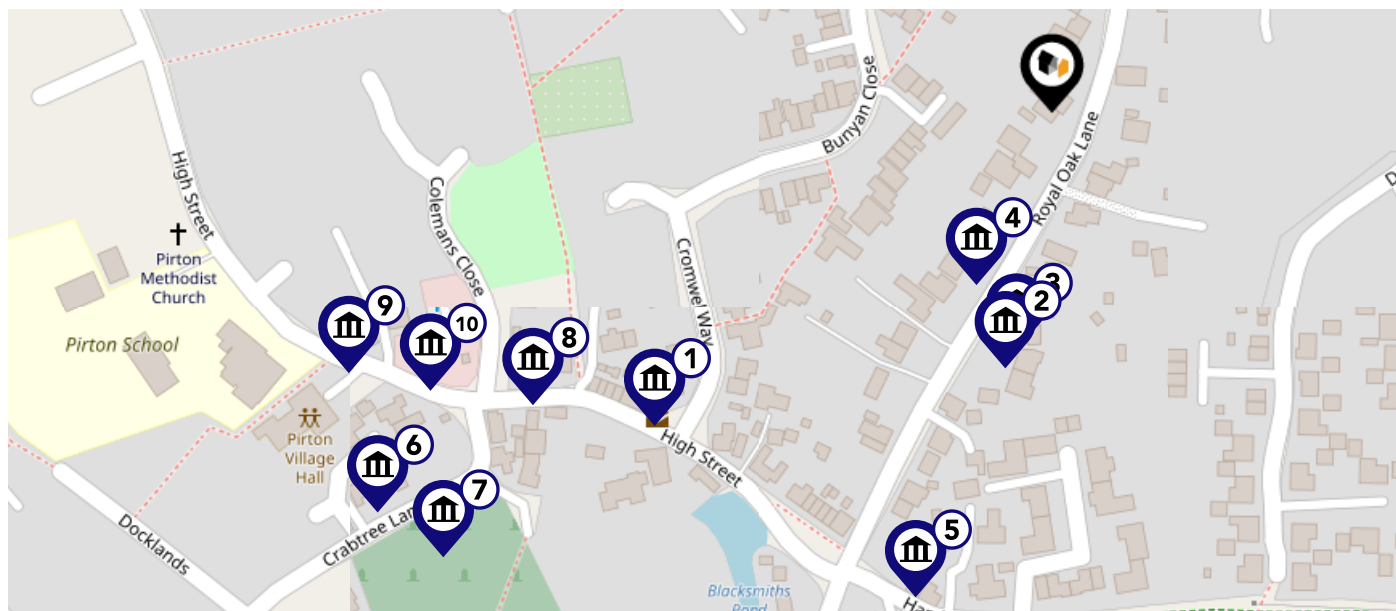
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay &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













Key:

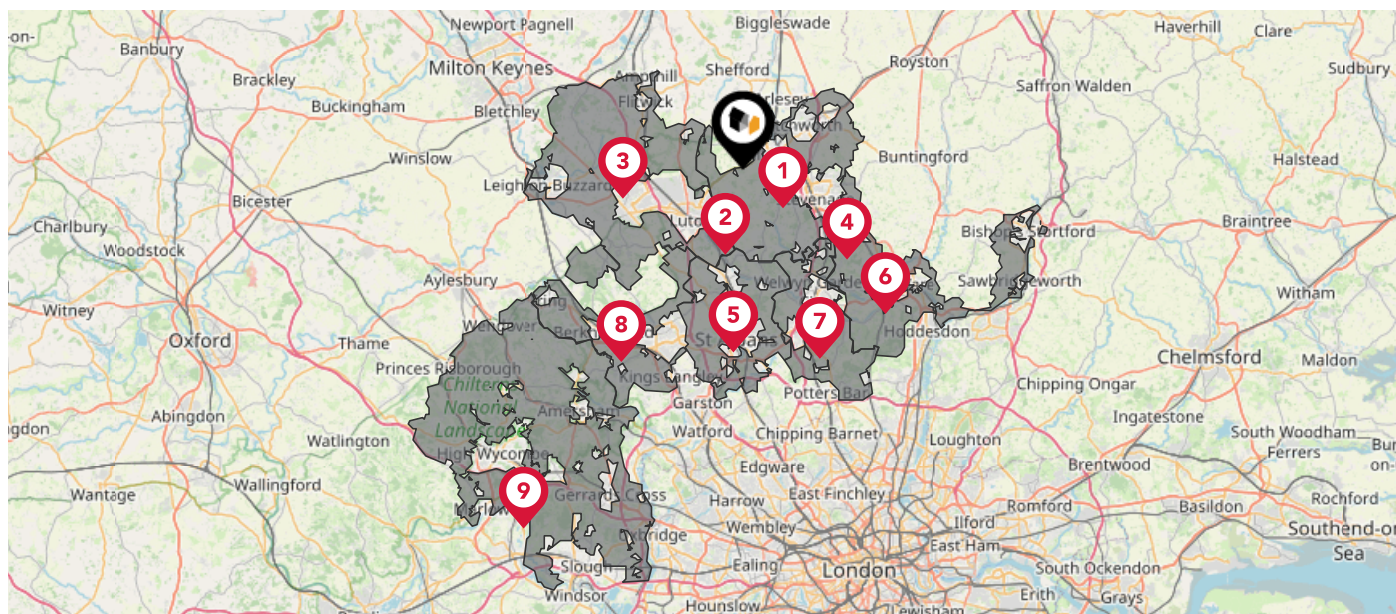
-  Power Pylons
-  Communication Masts

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



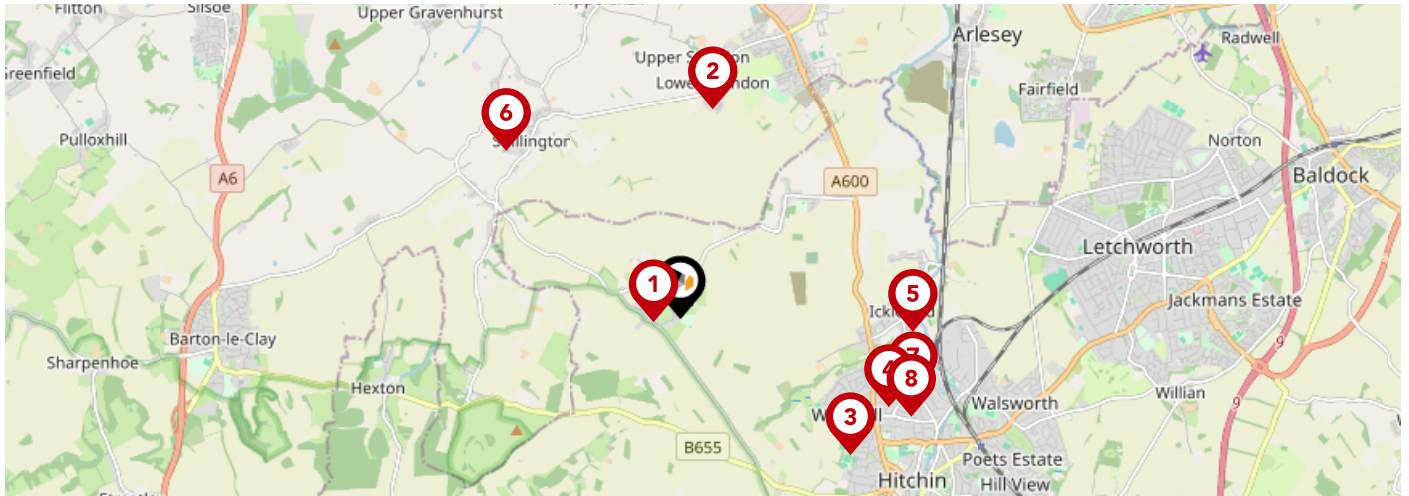
Listed Buildings in the local district		Grade	Distance
	1103192 - Cromwell Cottage	Grade II	0.1 miles
	1347077 - Primrose Cottage	Grade II	0.1 miles
	1175517 - 14, Royal Oak Lane	Grade II	0.1 miles
	1103194 - 19-21, Royal Oak Lane	Grade II	0.1 miles
	1308350 - Elm Tree Farmhouse	Grade II	0.1 miles
	1347109 - Crabtree House	Grade II	0.2 miles
	1430264 - Pirton War Memorial	Grade II	0.2 miles
	1347076 - 41-45, High Street	Grade II	0.2 miles
	1103191 - 31, High Street	Grade II	0.2 miles
	1175478 - The Fox Inn	Grade II	0.2 miles

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

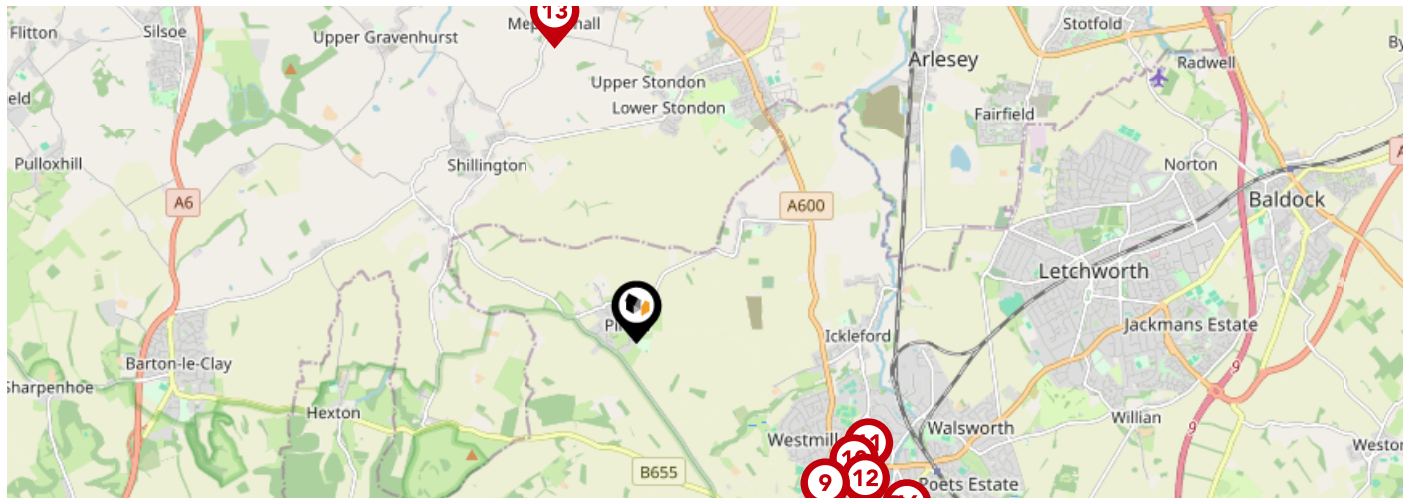


Nearby Green Belt Land

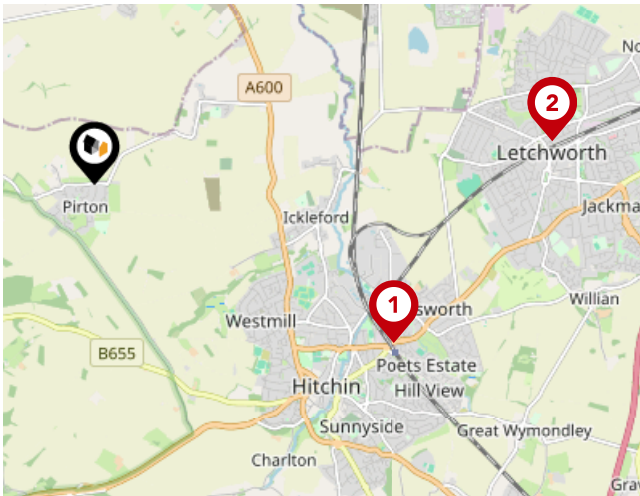
- 1 London Green Belt - North Hertfordshire
- 2 London Green Belt - Luton
- 3 London Green Belt - Central Bedfordshire
- 4 London Green Belt - Stevenage
- 5 London Green Belt - St Albans
- 6 London Green Belt - East Hertfordshire
- 7 London Green Belt - Welwyn Hatfield
- 8 London Green Belt - Dacorum
- 9 London Green Belt - Buckinghamshire



		Nursery	Primary	Secondary	College	Private
1	Pirton School Ofsted Rating: Requires improvement Pupils: 150 Distance:0.24	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Stondon Lower School Ofsted Rating: Good Pupils: 147 Distance:1.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.98	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:2.06	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:2.13	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Shillington Lower School Ofsted Rating: Good Pupils: 126 Distance:2.22	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:2.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:2.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

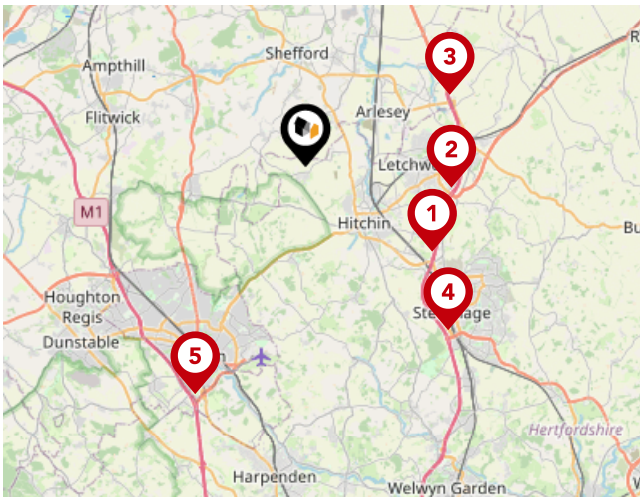


		Nursery	Primary	Secondary	College	Private
9	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:2.37	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:2.43	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:2.47	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:2.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Meppershall Church of England Academy Ofsted Rating: Good Pupils: 212 Distance:2.8	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Offley Endowed Primary School and Nursery Ofsted Rating: Good Pupils: 165 Distance:3.01	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:3.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:3.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



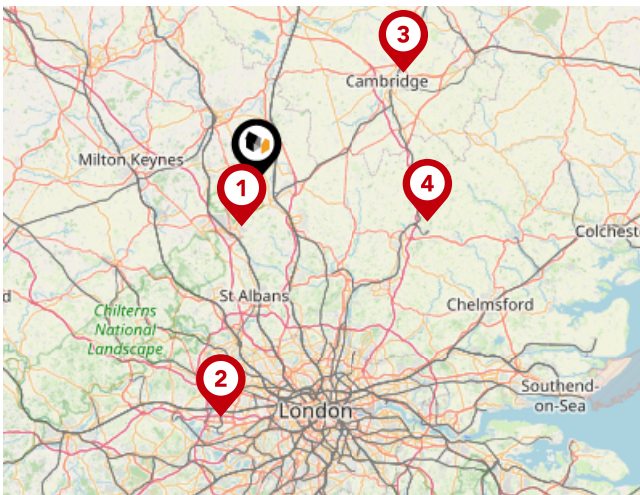
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	3.1 miles
2	Letchworth Rail Station	4.21 miles
3	Letchworth Rail Station	4.21 miles



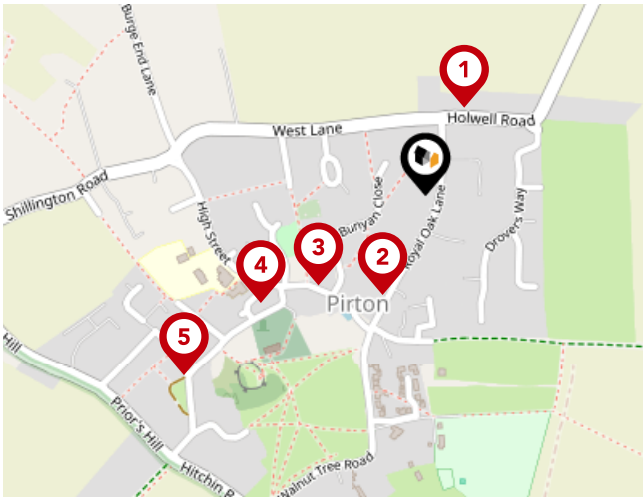
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	5.57 miles
2	A1(M) J9	5.33 miles
3	A1(M) J10	5.88 miles
4	A1(M) J7	7.9 miles
5	M1 J10	9.27 miles



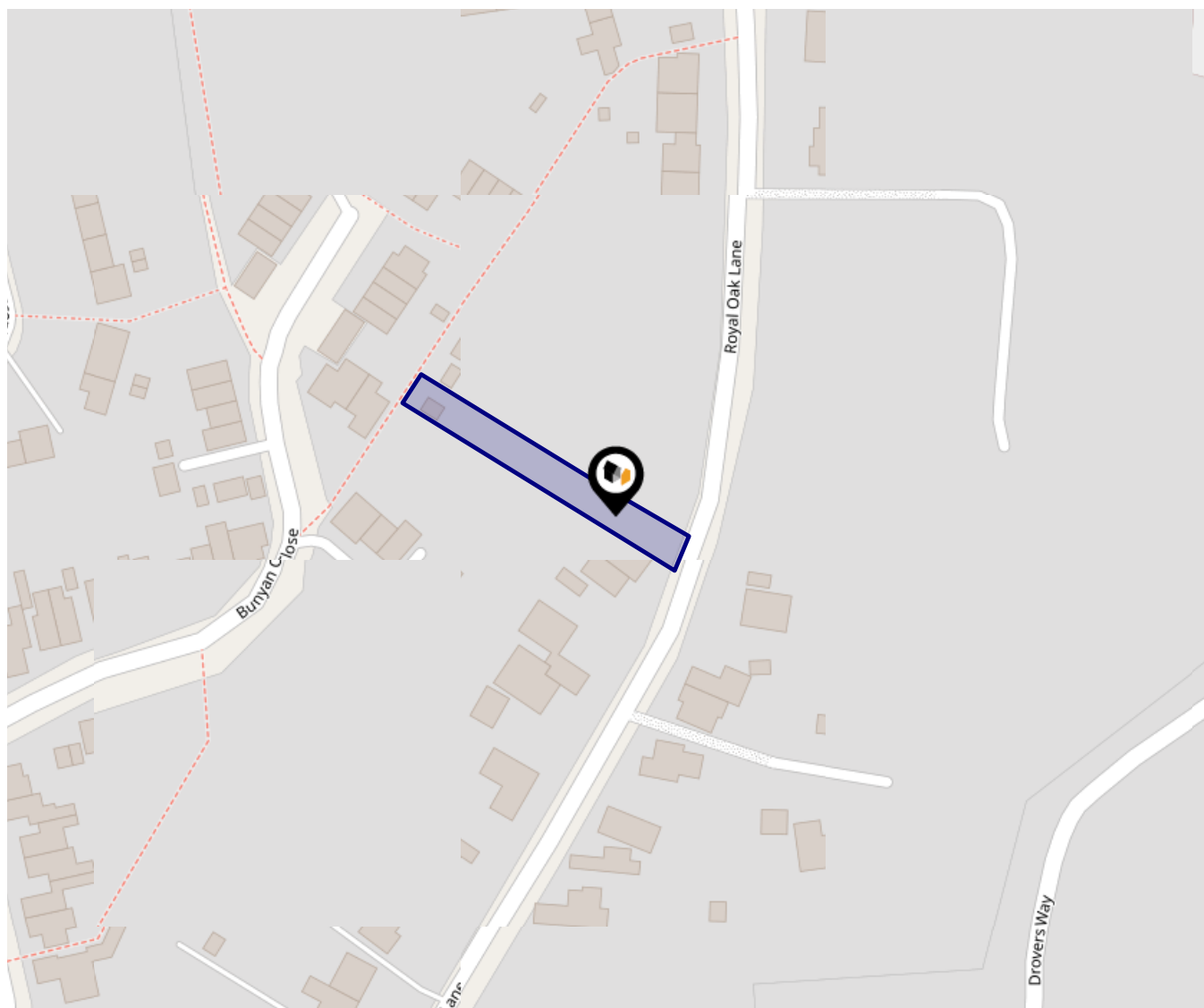
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.86 miles
2	Heathrow Airport	34.97 miles
3	Cambridge	26.71 miles
4	Stansted Airport	25.74 miles



Bus Stops/Stations

Pin	Name	Distance
1	Royal Oak Lane	0.11 miles
2	High Street	0.12 miles
3	Post Office	0.16 miles
4	War Memorial	0.22 miles
5	Motte & Bailey PH	0.34 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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Valuation Office
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