

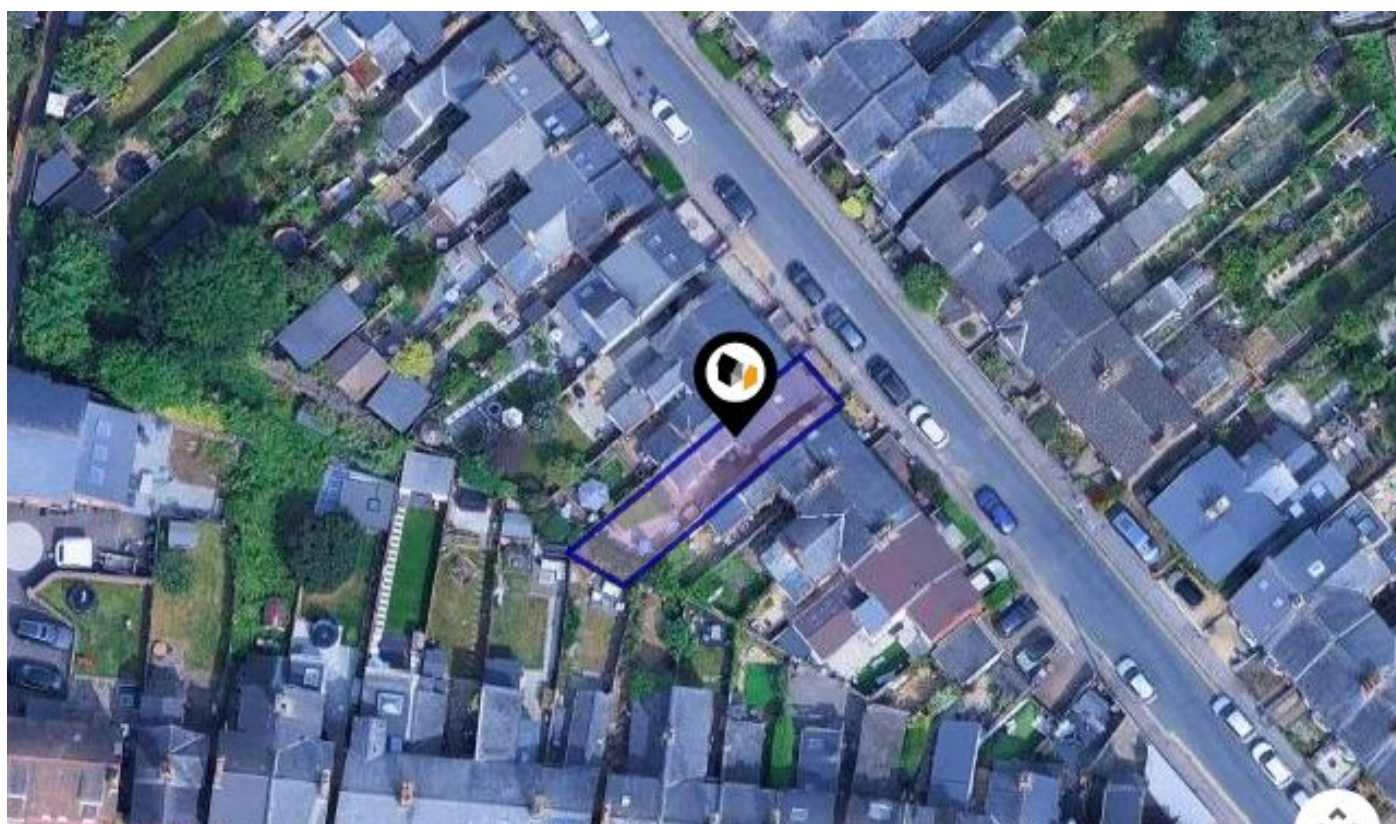


See More Online

MIR: Material Info

The Material Information Affecting this Property

Friday 19th December 2025



BUNYAN ROAD, HITCHIN, SG5

Country Properties

6 Brand Street Hitchin SG5 1HX

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



Planning records for: ***Bunyan Road, Hitchin, SG5***

Reference - 20/03063/LDCP	
Decision:	Decided
Date:	23rd December 2020
Description:	Insertion of rooflights to existing front and dormer window to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation

Planning records for: **5 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 17/04287/FPH	
Decision:	Decided
Date:	08th December 2017
Description:	Two storey side extension.

Reference - 20/00550/FPH	
Decision:	Decided
Date:	05th March 2020
Description:	Two storey side extension and single storey rear extension (as amended by plan received 1 May 2020)

Reference - 20/01440/NMA	
Decision:	Decided
Date:	07th July 2020
Description:	Amendment to ground floor store area within side extension, changing this area to be a snug complete with associated window/door fenestration amendments. Amendment to rooflights layout on rear extension. (As non material amendment to planning permission reference 20/00550/FPH granted on 05.05.2020)

Planning records for: **8 Bunyan Road Hitchin SG5 1NW**

Reference - 07/01433/1EUD	
Decision:	Decided
Date:	28th June 2007
Description:	Rear roof extension to facilitate conversion of roofspace for additional living accommodation

Planning records for: **8 Bunyan Road Hitchin SG5 1NW**

Reference - 05/00758/1HH	
Decision:	Decided
Date:	24th May 2005
Description:	Single storey rear extension following the demolition of the existing rear out building.

Planning records for: **10 Bunyan Road Hitchin SG5 1NW**

Reference - 15/03212/1PUD	
Decision:	Decided
Date:	22nd December 2015
Description:	Dormer window in rear roofslope to facilitate conversion of loft to habitable accommodation

Planning records for: **11 Bunyan Road Hitchin SG5 1NW**

Reference - 84/00854/1	
Decision:	Decided
Date:	24th May 1984
Description:	Erection of first floor side extension

Planning records for: **12 Bunyan Road Hitchin SG5 1NW**

Reference - 10/01337/1HH	
Decision:	Decided
Date:	15th June 2010
Description:	Part single, part two storey rear extension, dormer window in rear roofslope and rooflights in front roofslope to facilitate conversion of loft to habitable accommodation (as amended by plan received 8th September 2010).

Planning records for: **13 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 22/02683/FPH	
Decision:	Decided
Date:	13th October 2022
Description:	Rear roof extension, insertion of rear dormer windows and two front roof lights to existing front roofslope to facilitate conversion of loft into habitable accommodation. Single storey rear extension. Alterations to fenestration.

Planning records for: **14 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 21/02835/LDCP	
Decision:	Decided
Date:	04th October 2021
Description:	Replace existing rear projection pitched roof with a flat roof, insertion of French doors to rear and insertion of rooflights to existing front rooflights and rear dormer to existing rear roofslope to facilitate conversion of loftspace into habitable accommodation (as amended by plan received 18/11/21)

Planning records for: **16 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 21/00061/LDCP	
Decision:	Decided
Date:	08th January 2021
Description:	Raise roof ridge height to match neighbouring property, insert rooflight and dormer window to rear elevation roofslope to facilitate conversion of loftspace into habitable accommodation

Planning records for: **18 Bunyan Road Hitchin SG5 1NW**

Reference - 16/03281/1PUD	
Decision:	Decided
Date:	23rd December 2016
Description:	Proposed insertion of dormer window in rear roofslope and two velux rooflights in front roofslope to facilitate conversion of loft to habitable accommodation. Replacement of existing pitched roof to single storey element with flat roof with parapet.

Planning records for: **19 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 18/00967/FPH	
Decision:	Decided
Date:	13th April 2018
Description:	Single storey rear extension and rear dormer window to facilitate loft conversion.

Planning records for: **20 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 18/02241/FPH	
Decision:	Decided
Date:	21st August 2018
Description:	Single storey rear extension

Reference - 18/02242/LDCP	
Decision:	Decided
Date:	21st August 2018
Description:	Rear dormer extension to facilitate conversion of loft space into habitable accommodation.

Reference - 18/02227/NCS	
Decision:	Decided
Date:	17th August 2018
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house) - 5.08 metres

Planning records for: **21 Bunyan Road Hitchin SG5 1NW**

Reference - 16/01008/1HH	
Decision:	Decided
Date:	22nd April 2016
Description:	Single storey rear extension

Reference - 25/00838/LDCP	
Decision:	Decided
Date:	25th March 2025
Description:	Insertion of rear L shaped dormer and 2 no. front rooflights to facilitate loft conversion

Planning records for: **22 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 18/00930/FPH	
Decision:	Decided
Date:	04th April 2018
Description:	Roof extension to raise height of existing ground floor rear extension and rear dormer window to facilitate conversion of loft into habitable space.

Planning records for: **24 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 21/00581/FPH	
Decision:	Decided
Date:	23rd February 2021
Description:	Erection of front elevation porch, single storey rear extension and insertion of rooflights to existing front and dormer window to existing rear roofspaces to facilitate conversion of loftspace into habitable accommodation (as amended by plans received 12th May 2021).

Planning records for: **26A Bunyan Road Hitchin SG5 1NW**

Reference - 12/01841/1	
Decision:	Decided
Date:	25th January 2013
Description:	Hardstanding for 2 carparking spaces and vehicular crossover onto Bunyan Road

Planning records for: **30 Bunyan Road Hitchin SG5 1NW**

Reference - 92/00025/1	
Decision:	Decided
Date:	08th January 1992
Description:	Single storey rear extension.

Planning records for: **35 Bunyan Road Hitchin SG5 1NW**

Reference - 09/01817/1HH	
Decision:	Decided
Date:	27th October 2009
Description:	Single storey rear extension following demolition of existing (retrospective application)

Reference - 08/01200/1HH	
Decision:	Decided
Date:	28th May 2008
Description:	Part two storey and part single storey rear extension (as amended by plan nos. P3A, P4A & P5A received 14th July 2008)

Planning records for: **38 Bunyan Road Hitchin SG5 1NW**

Reference - 16/00121/1NCS	
Decision:	Decided
Date:	19th January 2016
Description:	Single storey rear extension with the following dimension: Length (measured from rear wall of original house): - 5.9 metres

Planning records for: **39 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 25/02709/FPH	
Decision:	Registered
Date:	23rd October 2025
Description:	Erection of rear outbuilding following demolition of existing outbuilding. Hard landscaping works.

Planning records for: **40 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 18/00948/LDCP	
Decision:	Decided
Date:	05th April 2018
Description:	Single storey rear extension

Planning records for: **42 Bunyan Road Hitchin SG5 1NW**

Reference - 90/00935/1	
Decision:	Decided
Date:	23rd August 1990
Description:	First floor and ground floor rear extensions

Planning records for: **43 Bunyan Road Hitchin Hertfordshire SG5 1NW**

Reference - 19/00134/LDCP	
Decision:	Decided
Date:	18th January 2019
Description:	Erection of rear dormer window and insertion of one front rooflight to facilitate loft conversion

Planning records for: **26 Bunyan Road Hitchin SG5 1NW**

Reference - 12/00605/1	
Decision:	Decided
Date:	20th March 2012
Description:	Change of use from office and retail together with external alterations including rear extension to facilitate conversion to 2 one-bed dwellings

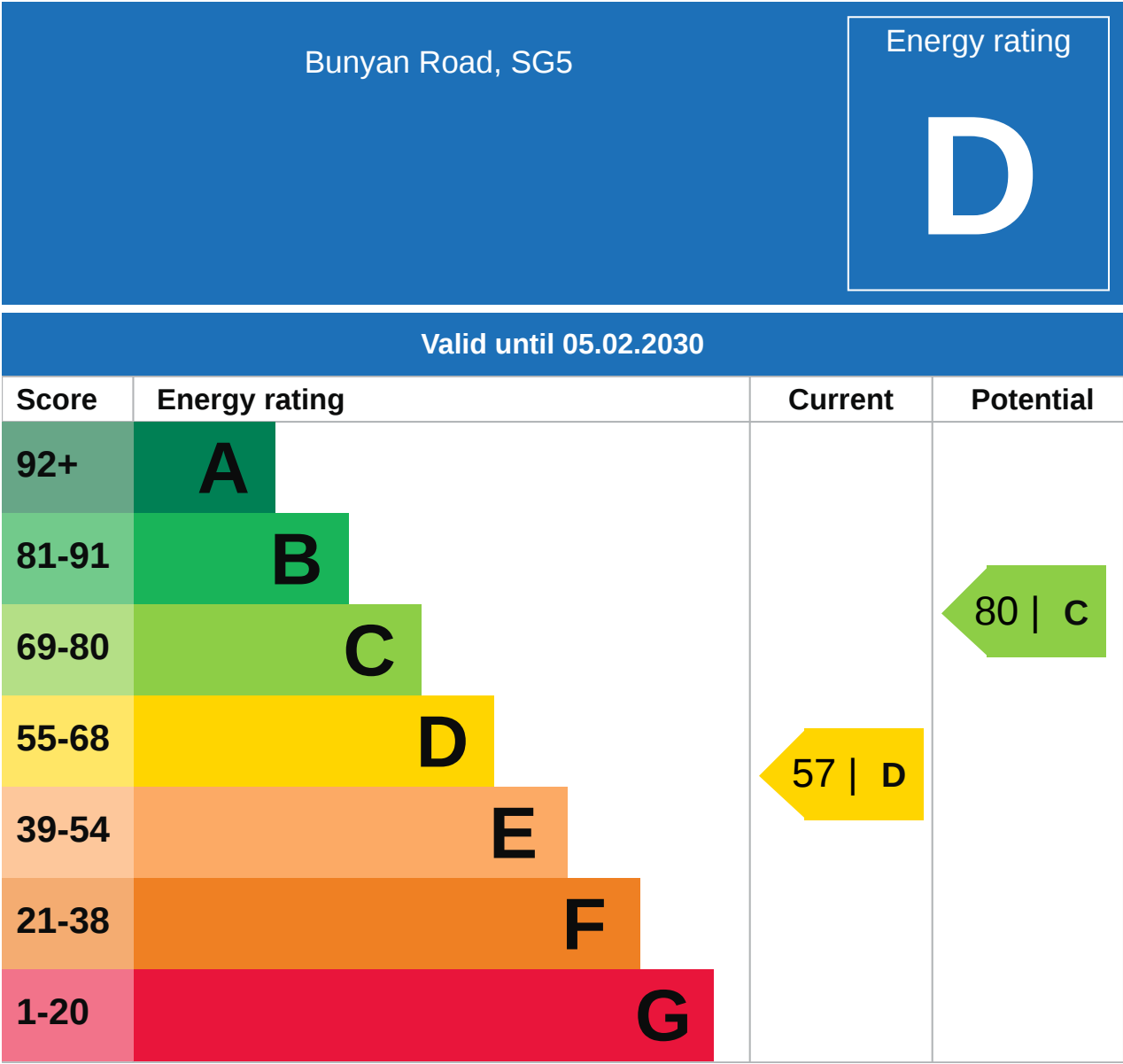






BUNYAN ROAD, HITCHIN, SG5





Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Marketed sale
Energy Tariff:	Unknown
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Flat Top Storey:	No
Top Storey:	0
Glazing Type:	Double glazing, unknown install date
Previous Extension:	2
Open Fireplace:	0
Ventilation:	Natural
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very Poor
Roof:	Pitched, no insulation (assumed)
Roof Energy:	Very Poor
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Programmer and room thermostat
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Floors:	Suspended, no insulation (assumed)
Total Floor Area:	75 m ²

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

Access / right of way must be provided to the owners of 10 Bunyan Road via a side gate for access to the alleyway that runs down the side of our property (e.g. for access to move bins onto the pavement)

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Yes

Gas Supply

Yes

Central Heating

Yes

Water Supply

Yes - mains

Drainage

Yes - mains

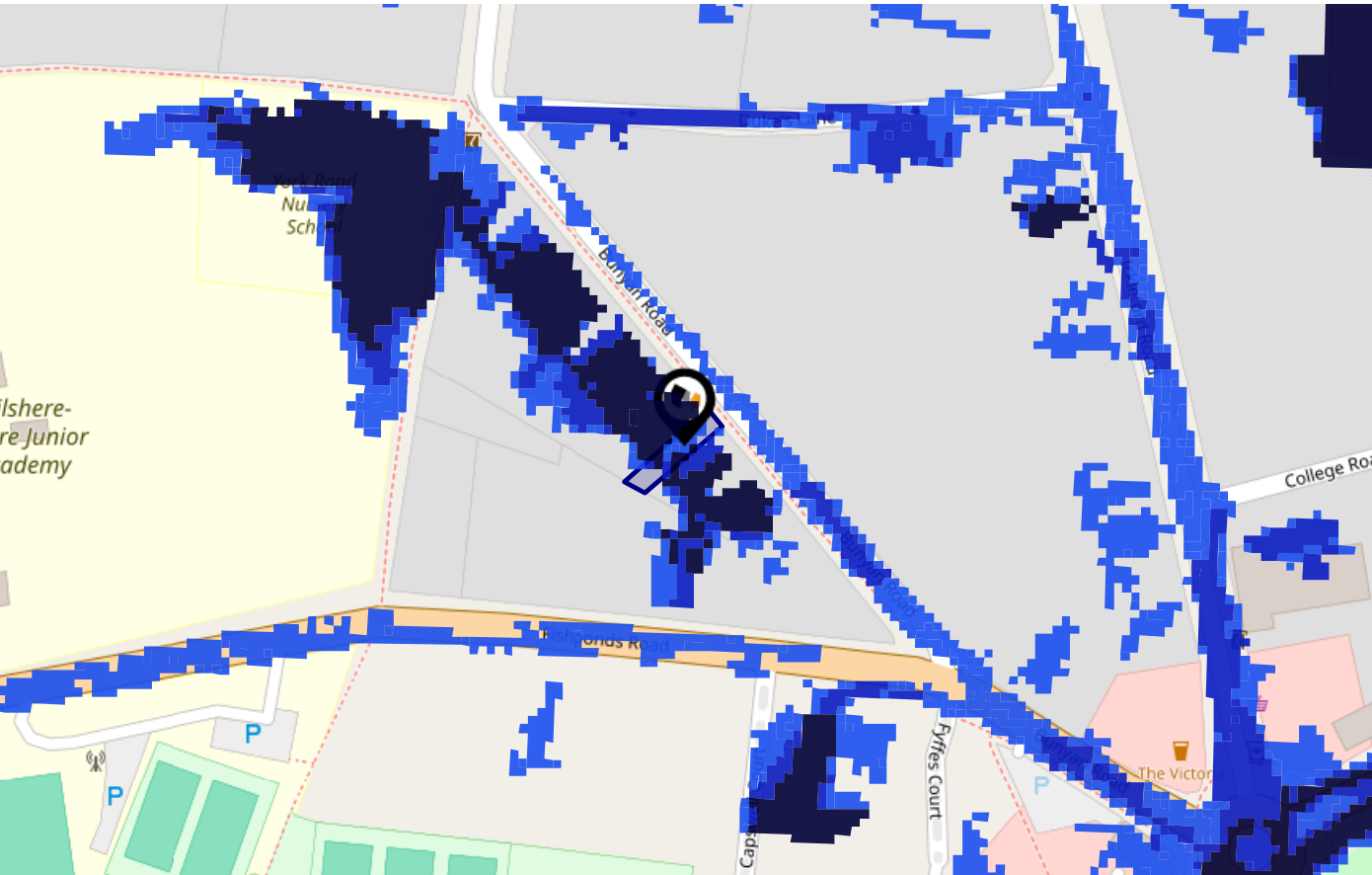
Important - Please read

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.

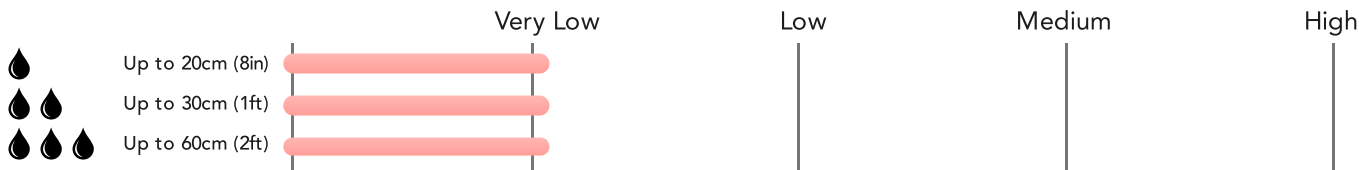


Risk Rating: Low

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.

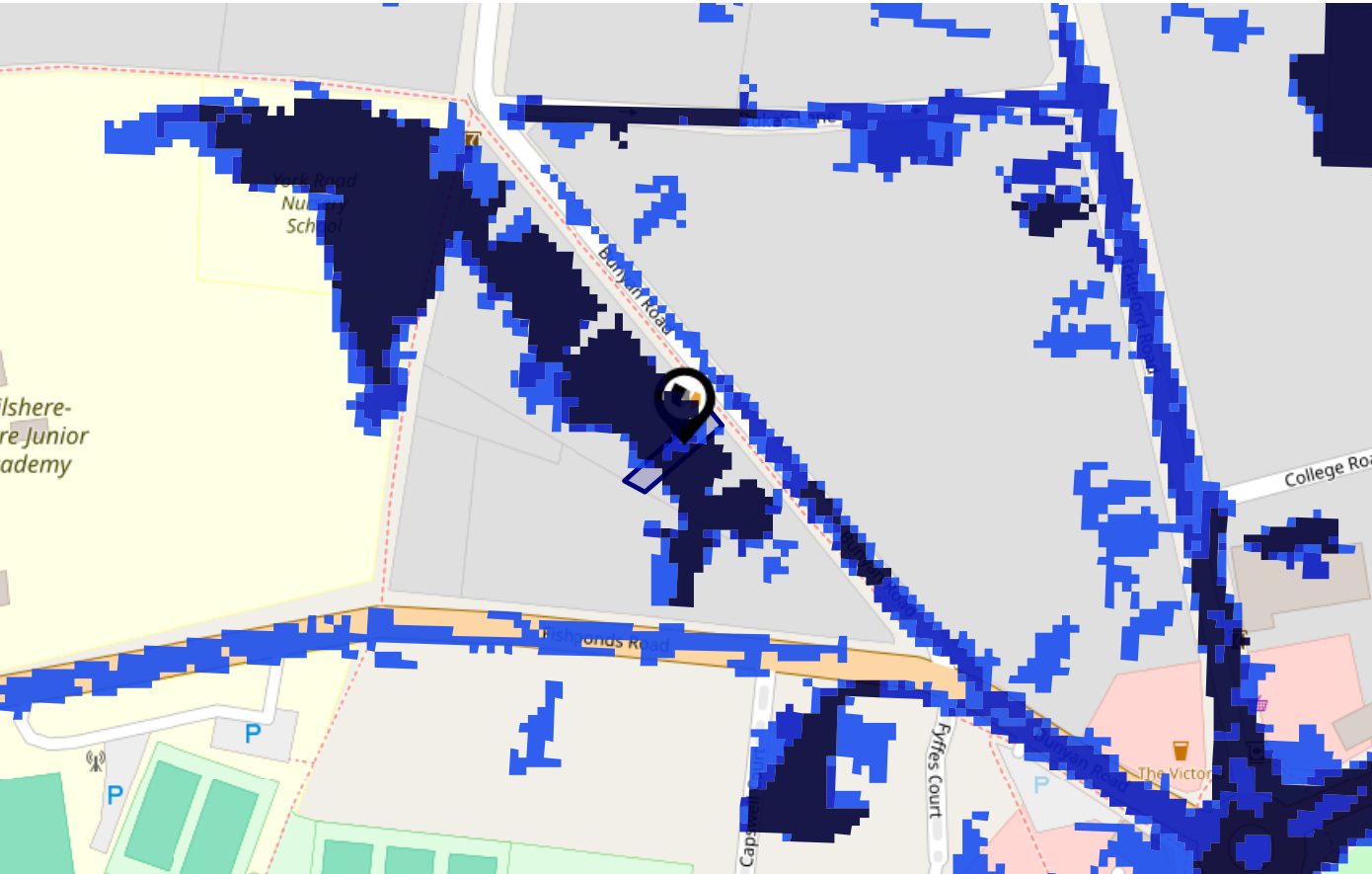
Chance of flooding to the following depths at this property:



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.

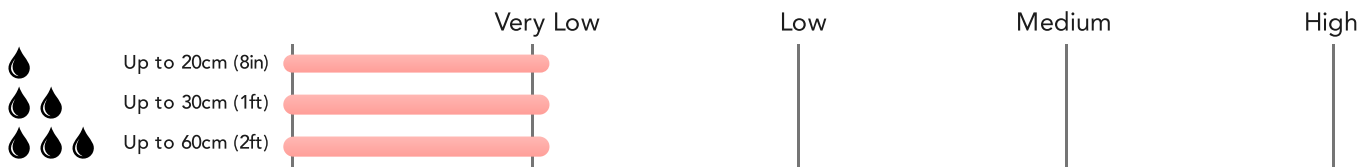


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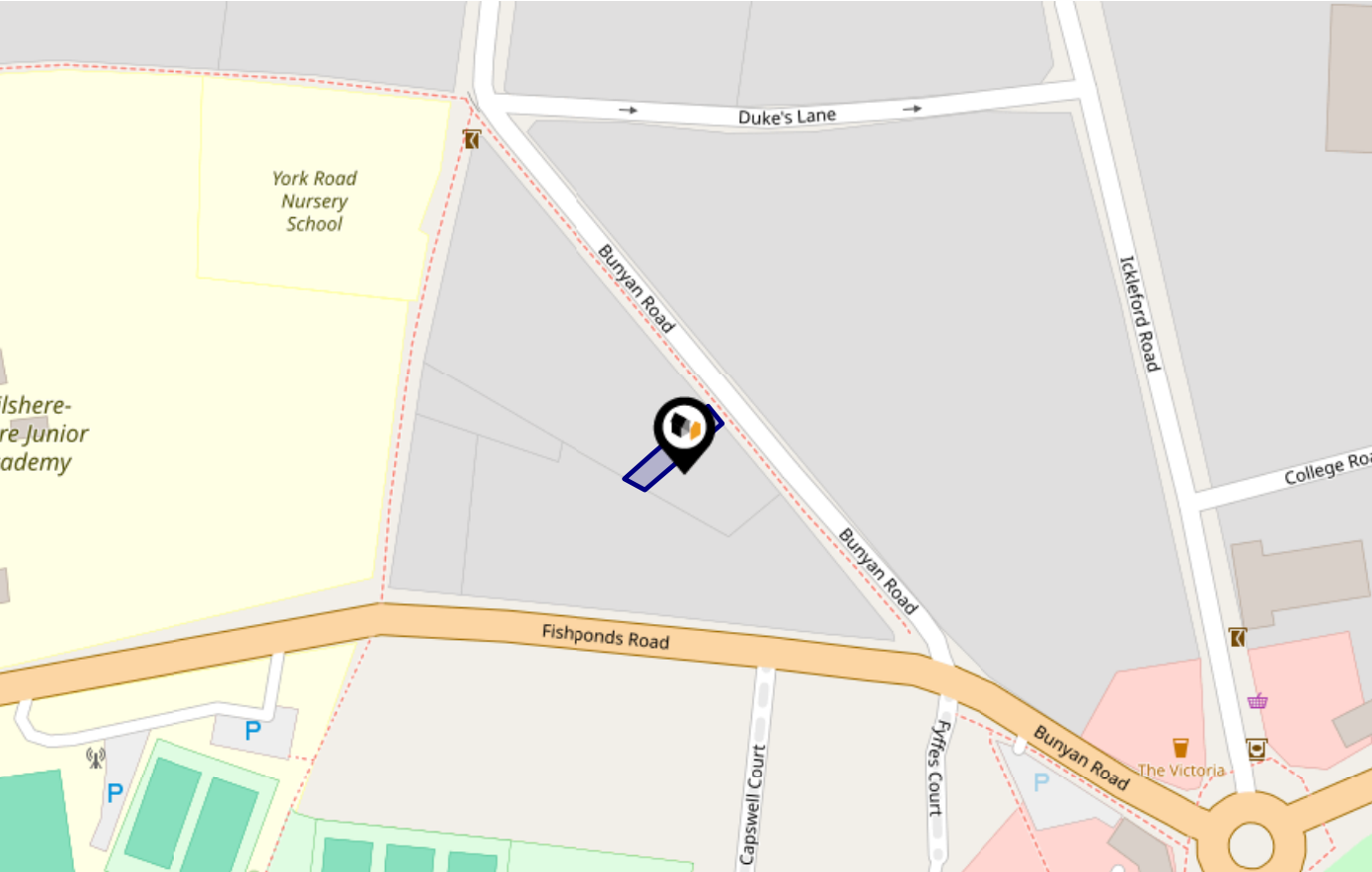
Chance of flooding to the following depths at this property:



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.

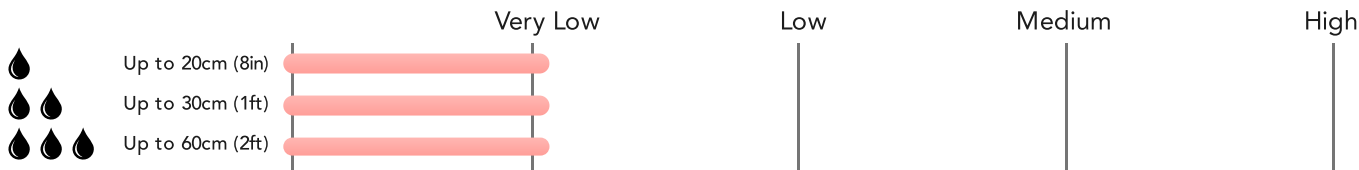


Risk Rating: Very low

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.

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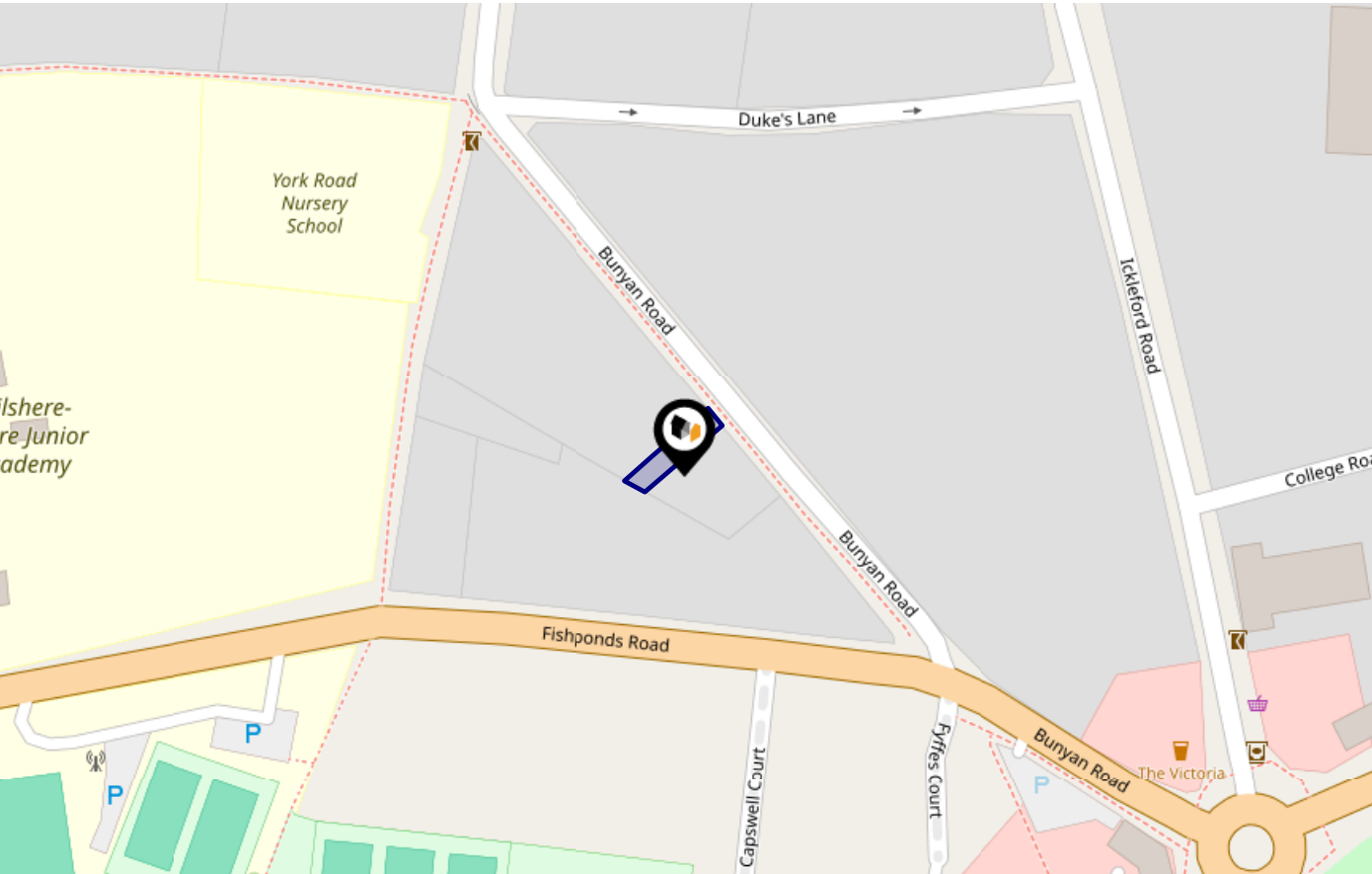
Chance of flooding to the following depths at this property:



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

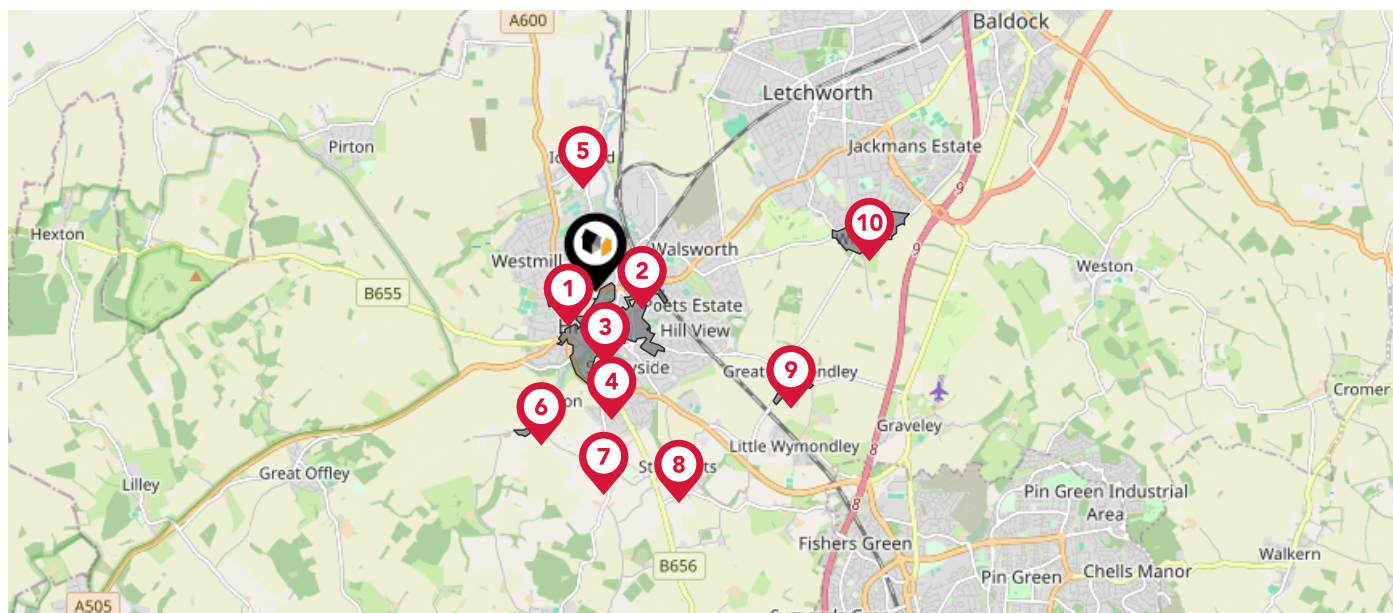
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Chance of flooding to the following depths at this property:



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



Butts Close, Hitchin



Hitchin Railway and Ransom's Recreation Ground



Hitchin



Hitchin Hill Path



Ickleford



Charlton



Gosmore



St Ippolyts

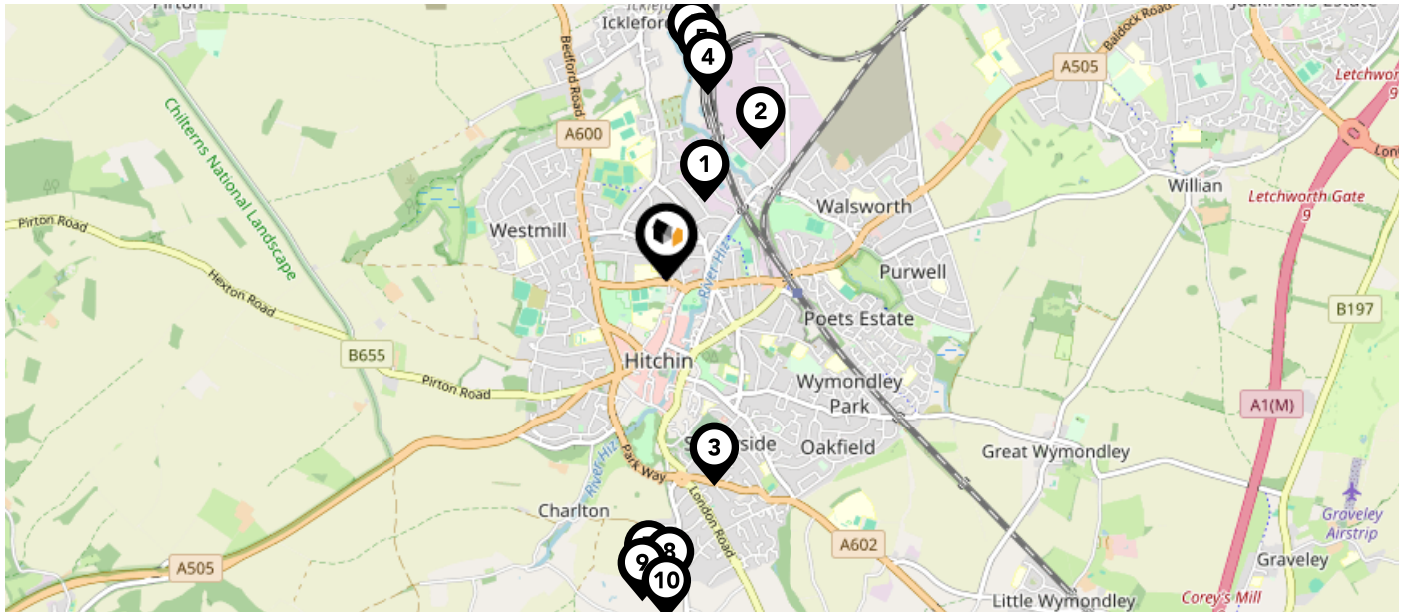


Great Wymondley



Willian

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	Eynesford Court-Hitchin, Hertfordshire	Historic Landfill	
4	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill	
5	Land off Cadwell lane-Hitchin, Hertfordshire	Historic Landfill	
6	Gerry's Hole-Ickleford, Near Hitchin, Hertfordshire	Historic Landfill	
7	Maydencroft Manor-Gosmore, Hitchin	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.



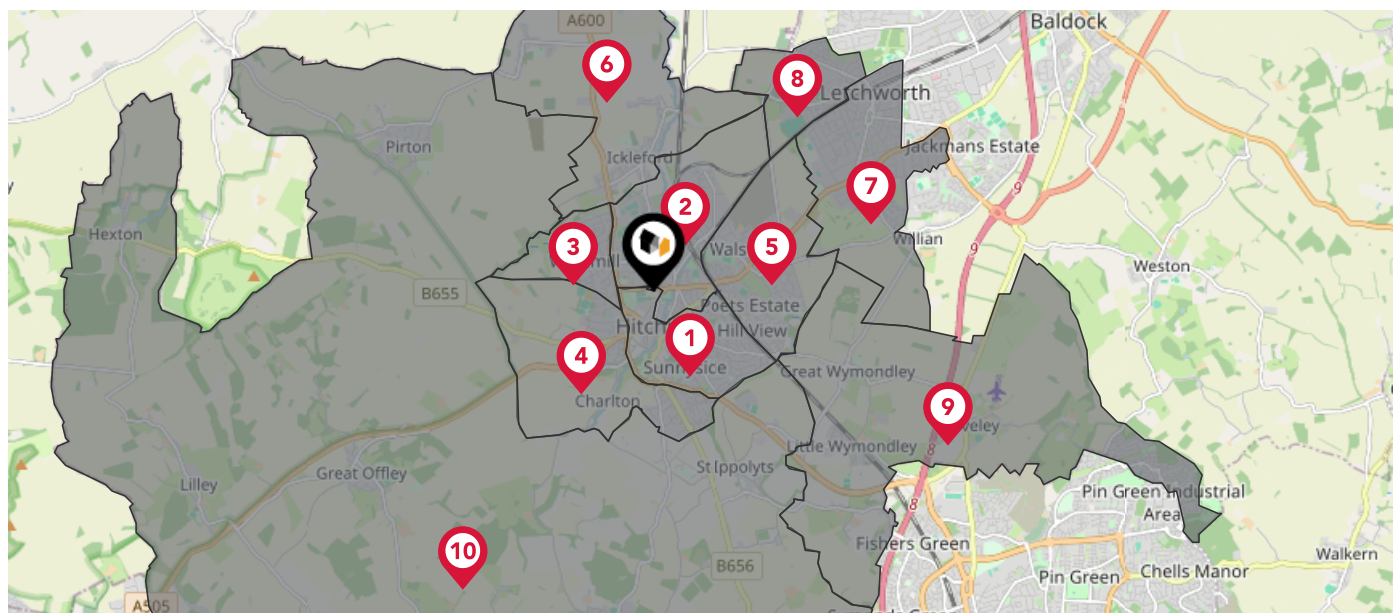
Mine Entry

- ✕ 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

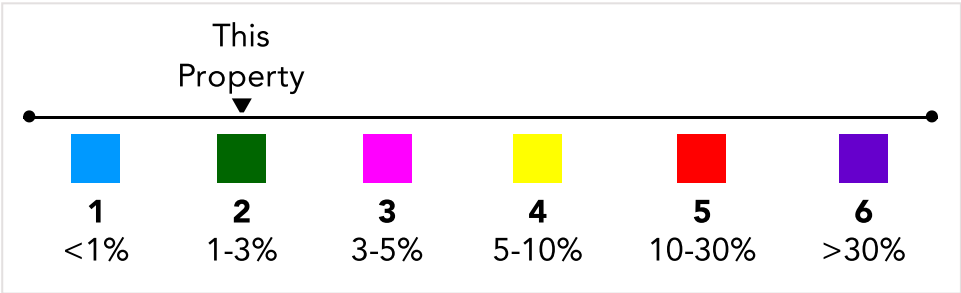
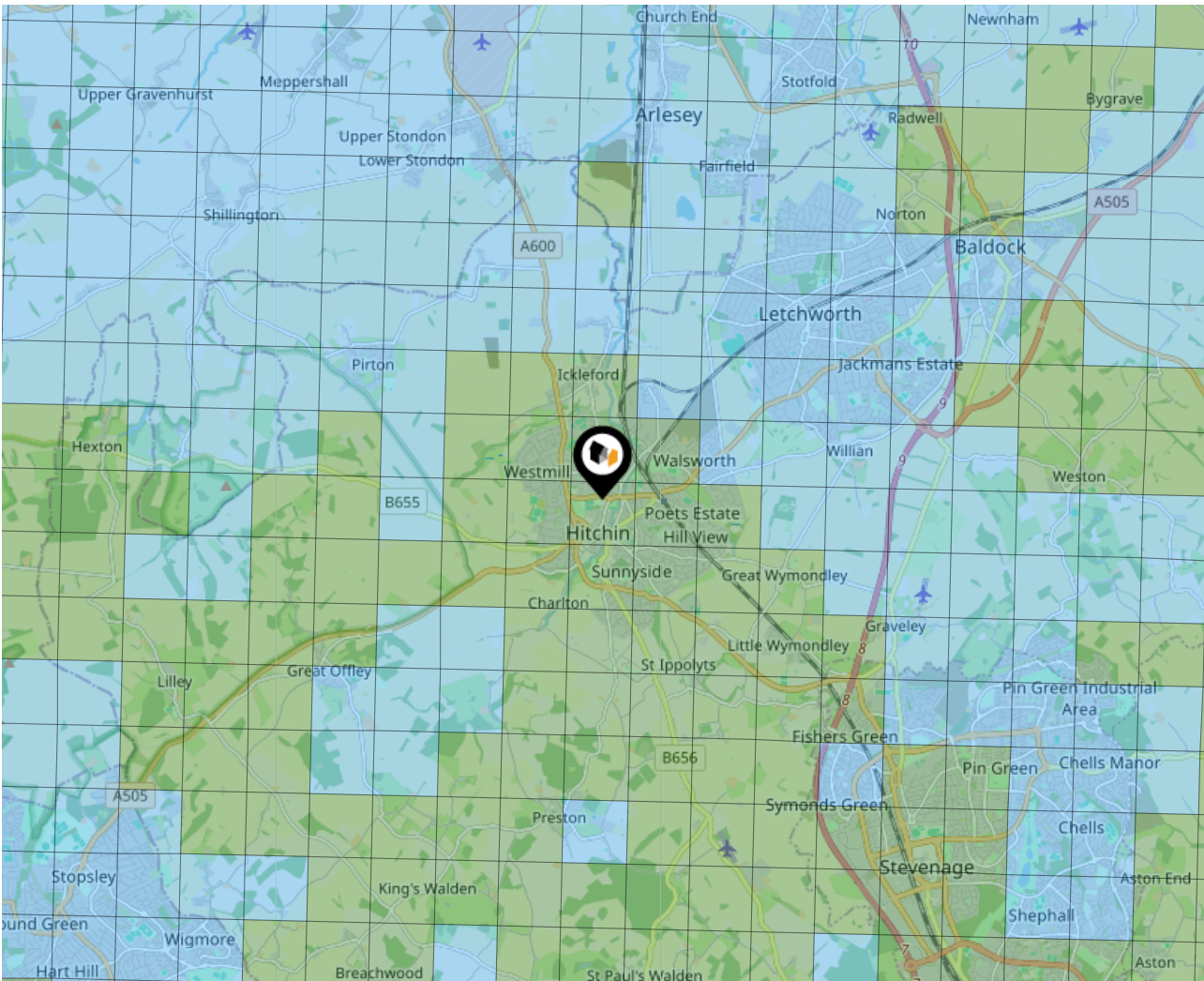


Nearby Council Wards

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

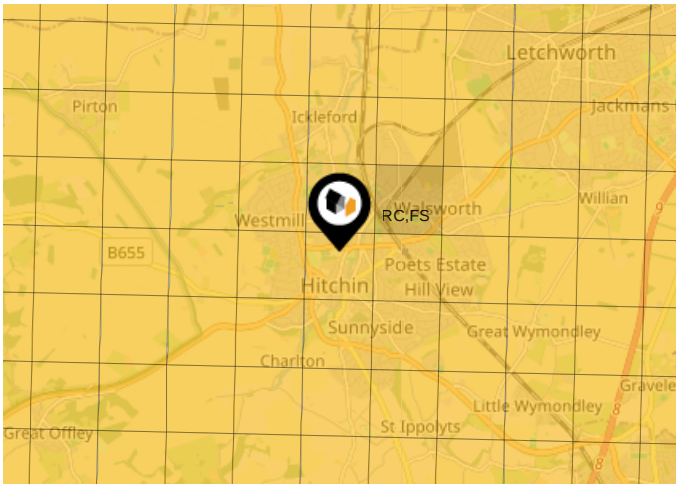
What is Radon?

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

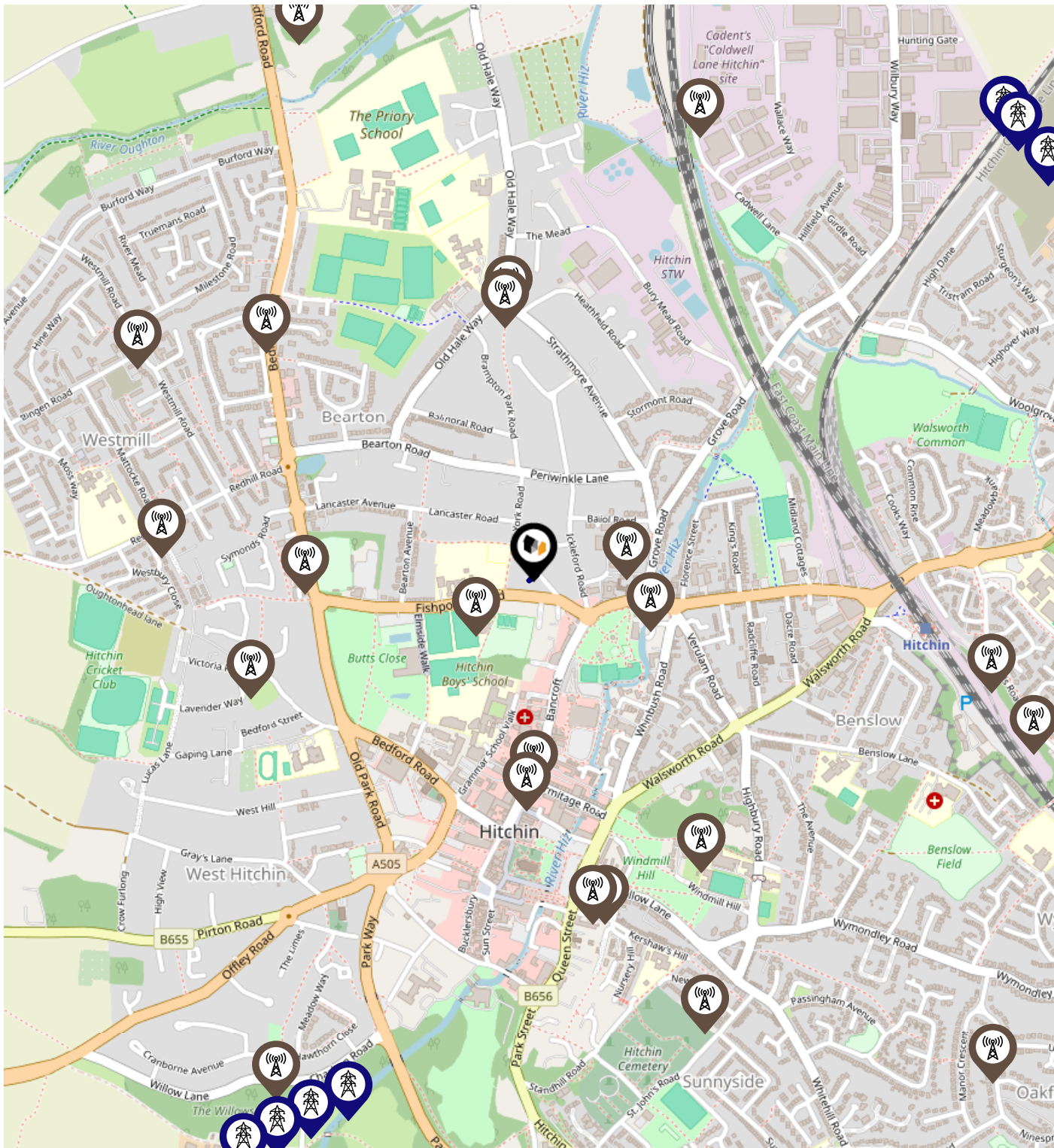


Primary Classifications (Most Common Clay Types)



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

Local Area

Masts & Pylons



Key:

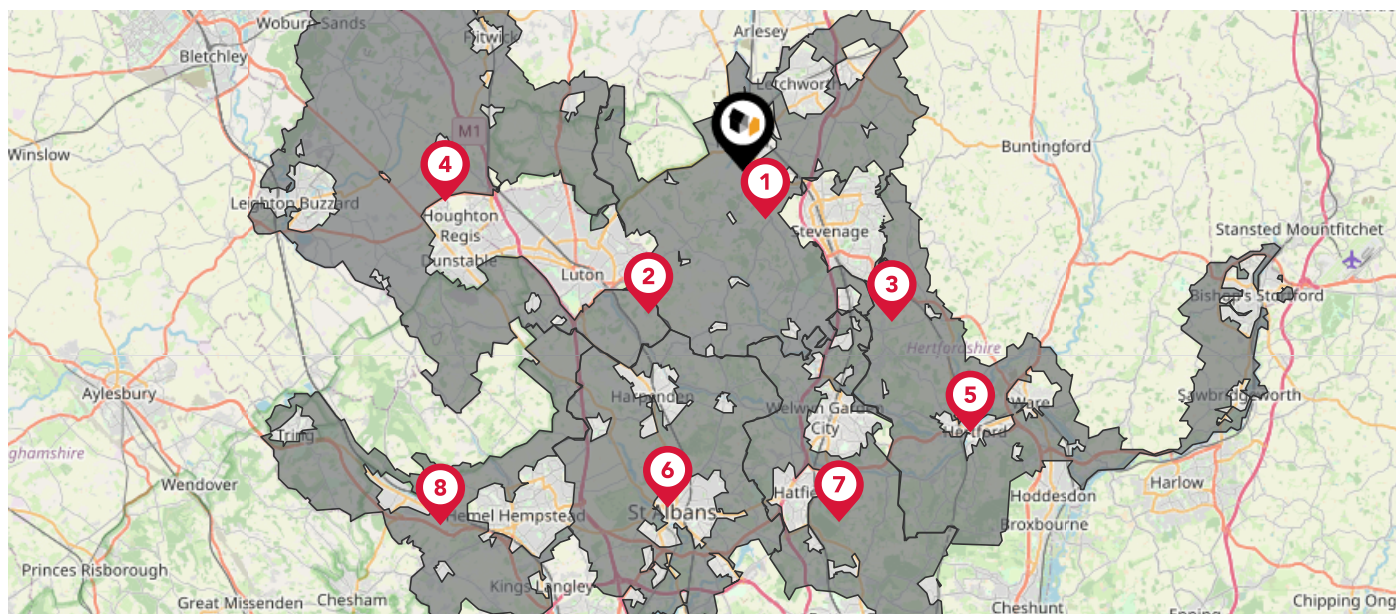
-  Power Pylons
-  Communication Masts

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	0.1 miles
	1347577 - 53, Bancroft	Grade II	0.1 miles
	1172987 - 34, Bancroft	Grade II	0.2 miles
	1173028 - 93, Bancroft	Grade II	0.2 miles
	1102222 - 86 And 87, Bancroft	Grade II	0.2 miles
	1347578 - 91 And 92, Bancroft	Grade II	0.2 miles
	1102221 - 45, 46 And 46a, Bancroft	Grade II	0.2 miles
	1102163 - Hitchin Boys Grammar School	Grade II	0.2 miles
	1296455 - 47, Bancroft	Grade II	0.2 miles
	1172978 - 30, Bancroft	Grade II	0.2 miles

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



Nearby Green Belt Land



London Green Belt - North Hertfordshire



London Green Belt - Luton



London Green Belt - Stevenage



London Green Belt - Central Bedfordshire



London Green Belt - East Hertfordshire



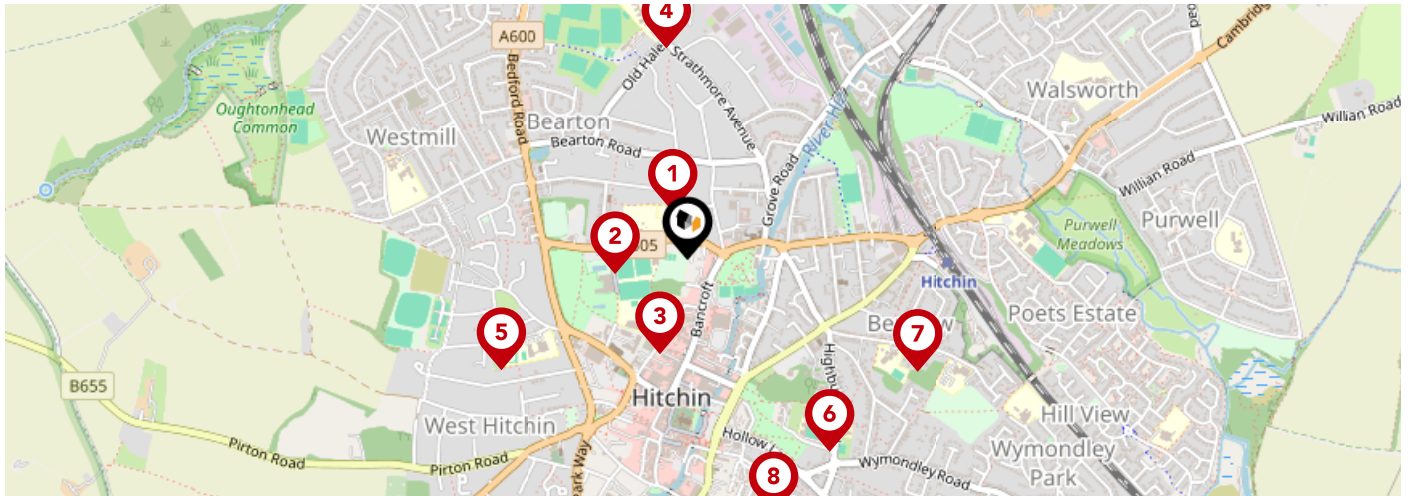
London Green Belt - St Albans



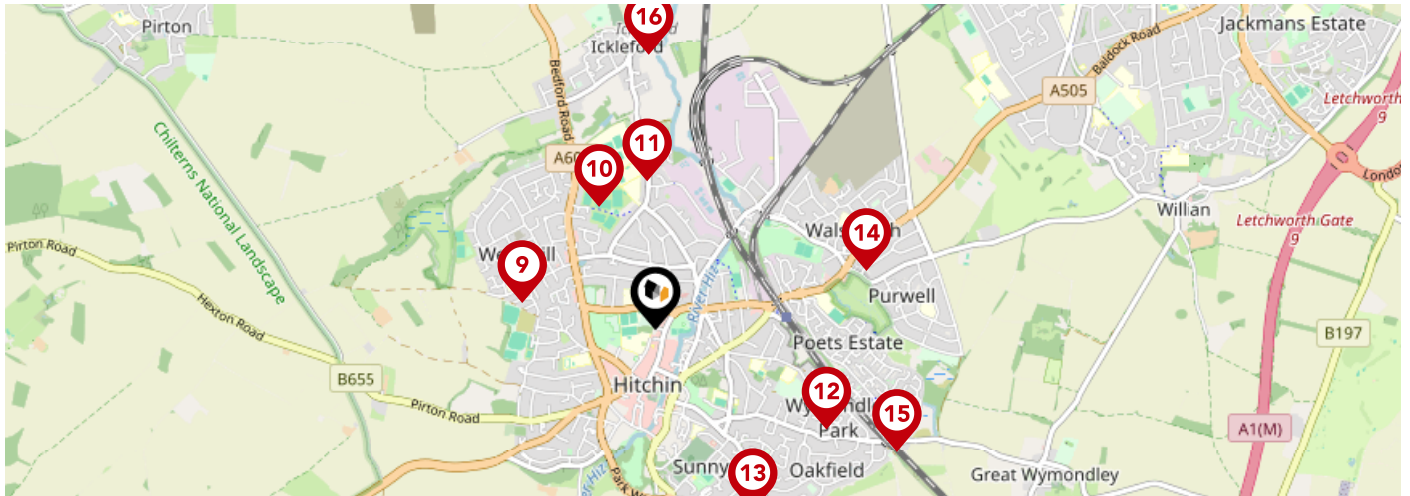
London Green Belt - Welwyn Hatfield



London Green Belt - Dacorum



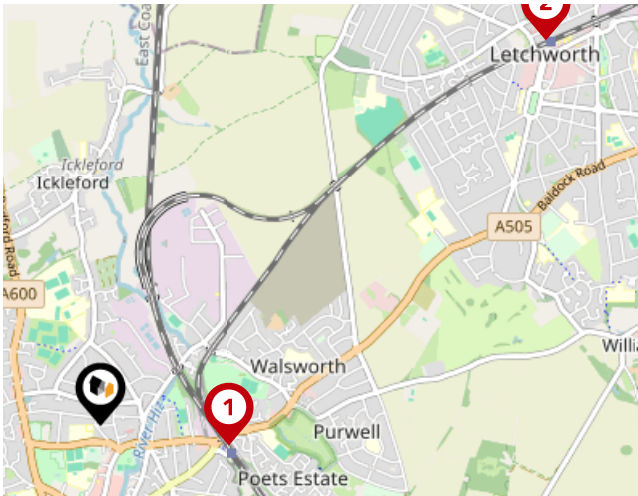
		Nursery	Primary	Secondary	College	Private
1	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.11	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.17	<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:0.23	<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:0.48	<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:0.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.55	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
9	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.62	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:0.62	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
11	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:0.68	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
12	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.91	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
13	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
14	Higover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
15	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.23	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
16	Ickleford Primary School Ofsted Rating: Good Pupils: 210 Distance:1.26	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

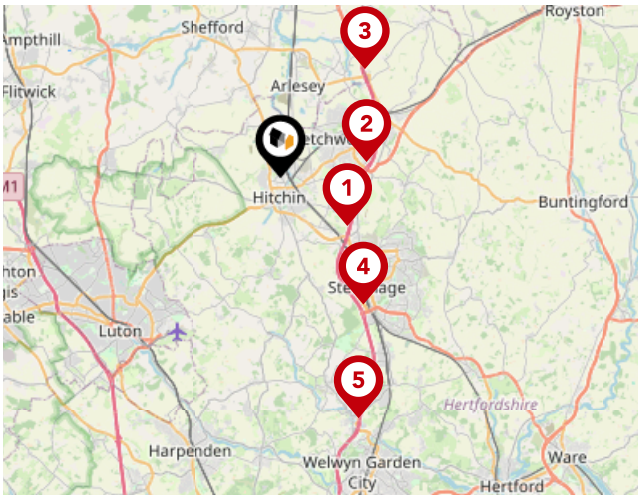
Area

Transport (National)



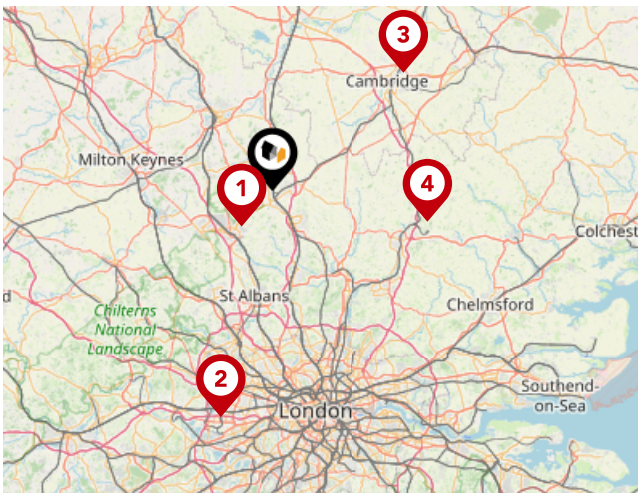
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.59 miles
2	Letchworth Rail Station	2.69 miles
3	Letchworth Rail Station	2.7 miles



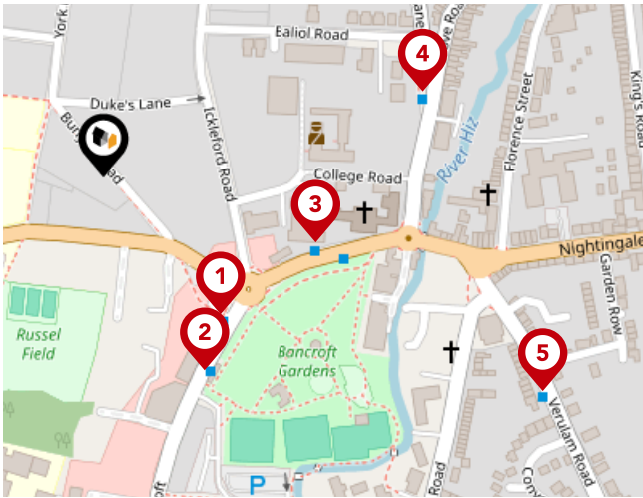
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.02 miles
2	A1(M) J9	3.18 miles
3	A1(M) J10	5.05 miles
4	A1(M) J7	5.51 miles
5	A1(M) J6	9.21 miles



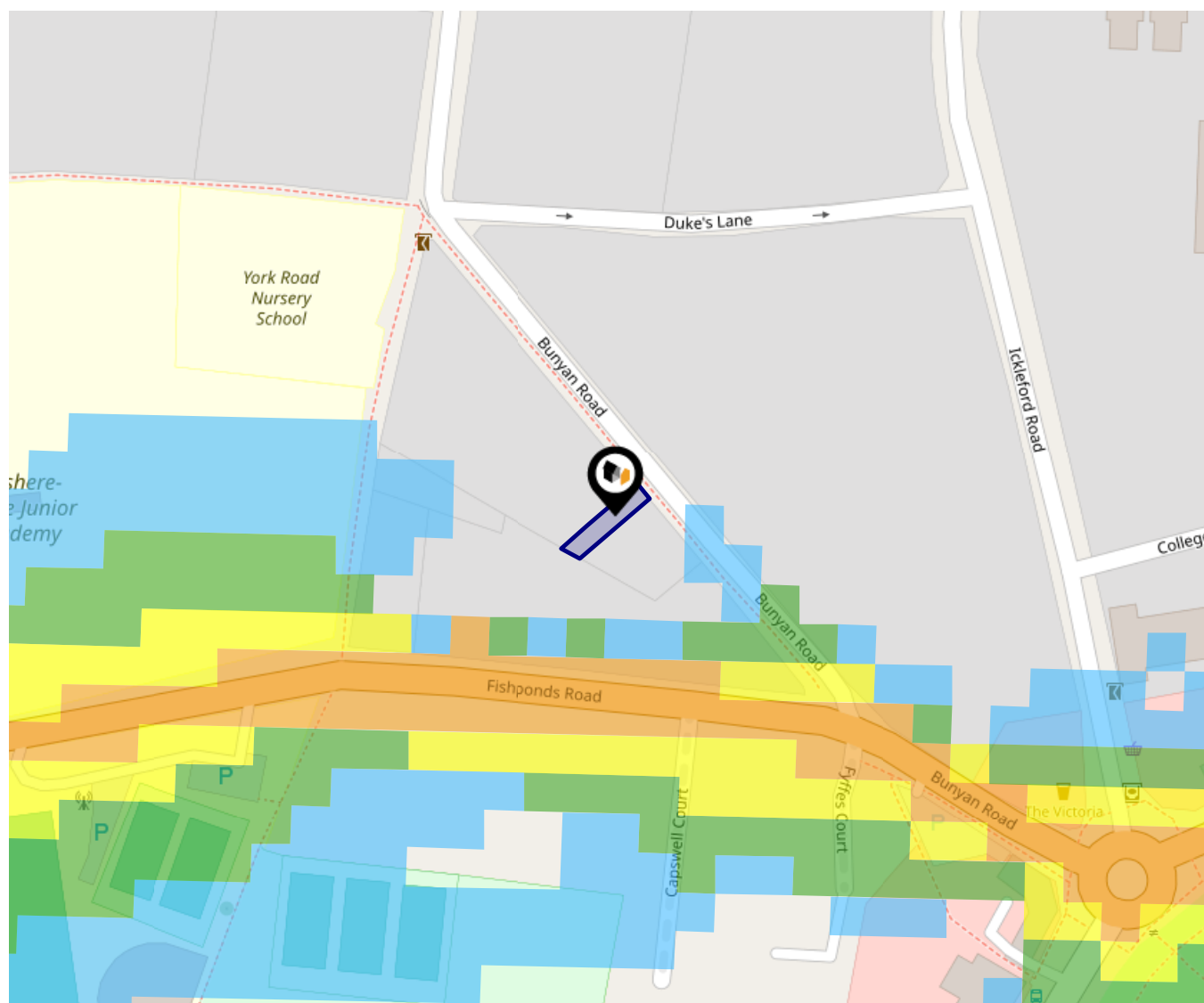
Airports/Helipads

Pin	Name	Distance
1	Luton Airport	6.7 miles
2	Heathrow Airport	34.04 miles
3	Cambridge	25.92 miles
4	Stansted Airport	23.35 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bunyan Road	0.1 miles
2	Bunyan Road	0.12 miles
3	Grove Road	0.13 miles
4	Water Lane	0.19 miles
5	Convent Close	0.28 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

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