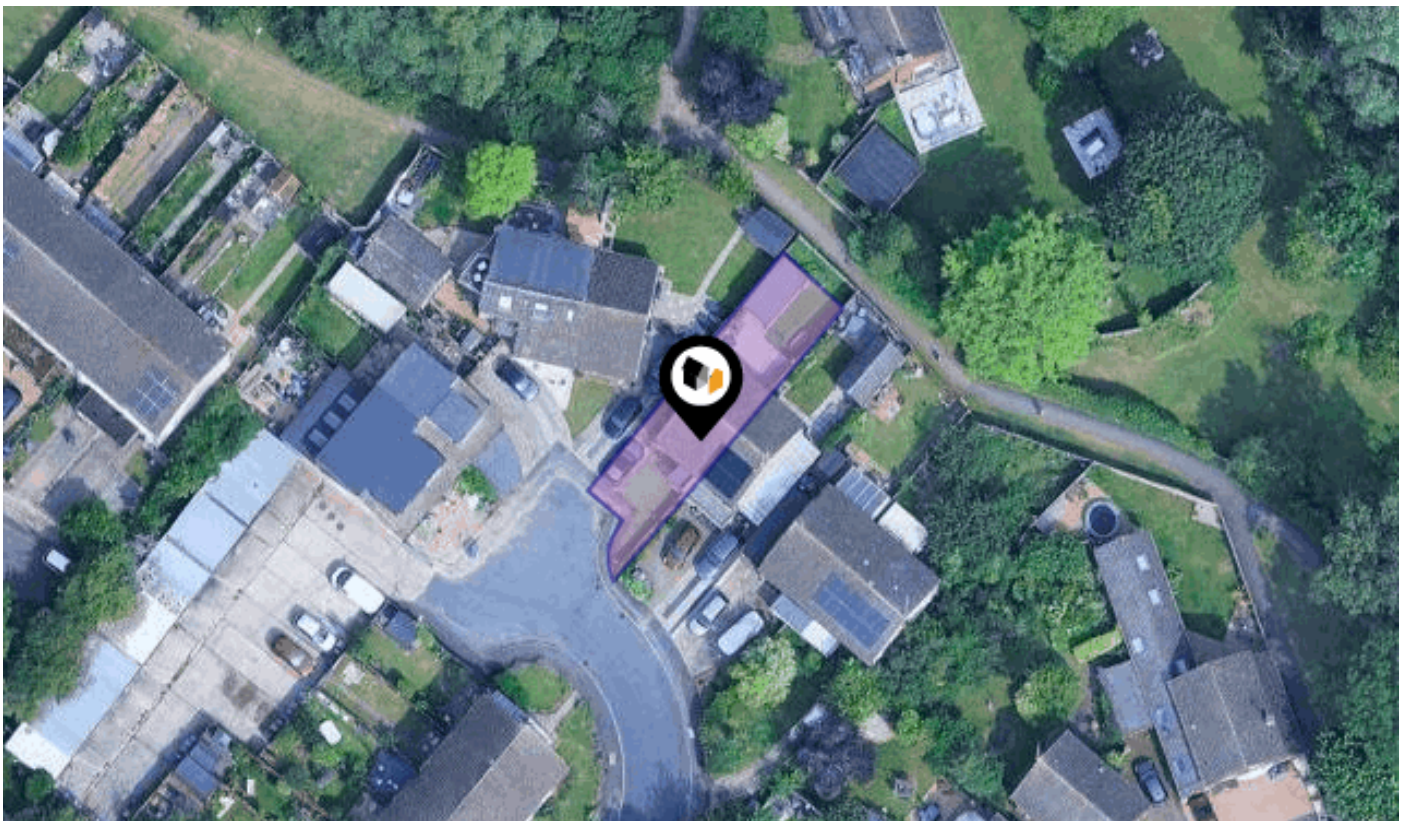




See More Online

MIR: Material Info

The Material Information Affecting this Property
Thursday 30th July 2026



KIPLING CLOSE, HITCHIN, SG4

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk



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

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

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

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

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

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

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

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

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

Planning records for: **23 Kipling Close Hitchin Hertfordshire SG4 0DU**

Reference - 26/00963/FPH	
Decision:	Decided
Date:	14th April 2026
Description:	Erection of a rear dormer roof extension, with associated alterations

Reference - 26/00060/FPH	
Decision:	Decided
Date:	22nd January 2026
Description:	Single storey side extension. Insertion of front dormer window and no.3 rear rooflights to facilitate creation of first floor accommodation following demolition of existing carport. Re-location of main entrance door to front elevation.

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

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

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

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

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

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

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

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

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

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

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

Reference - 18/01257/FPH	
Decision:	Decided
Date:	28th June 2018
Description:	Side extension to existing garage to facilitate conversion to habitable accommodation ancillary to main dwelling and erection of 1.8m boundary fence

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

Reference - 10/01496/1HH	
Decision:	Decided
Date:	07th July 2010
Description:	Two storey side extension (as amended by plan no. DD789A received on 3/8/10)

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

Reference - 18/00599/LDCP	
Decision:	-
Date:	07th March 2018
Description:	Extension and conversion of existing detached garage to habitable accommodation ancillary to main dwelling together with erection of 1.8m high boundary fence

Reference - 14/02767/1HH	
Decision:	Decided
Date:	16th October 2014
Description:	Single storey front extension and single storey side/rear extension.

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

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

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

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

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

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

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

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

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

Reference - 05/00227/1HH	
Decision:	Decided
Date:	15th February 2005
Description:	Single storey side extension and rear dormer window to facilitate loft conversion

Reference - 13/02555/1HH	
Decision:	Decided
Date:	22nd October 2013
Description:	Side and rear extension comprising part two storey, part first floor and part single storey. Balcony above side extension. Canopy porch to front entrance. Insertion of rooflight in front roofslope.

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

Reference - 14/01487/1DOC
Decision: Decided
Date: 02nd June 2014
Description: Condition 3 - Sample Materials (as discharge of condition attached to planning reference 14/00036/1HH granted permission 19/03/2014)
Reference - 14/00036/1HH
Decision: Decided
Date: 28th January 2014
Description: Part two storey, part first floor and part single storey side and rear extension. Balcony above side extension. Canopy porch to front entrance. Insertion of two velux windows in front roofslope.
Reference - 14/02029/1NMA
Decision: Decided
Date: 31st July 2014
Description: Extension in height of the proposed first floor rear extension together with the insertion of additional velux window in existing front roof slope and insertion of a window in south east elevation of detached single storey annex (non-material amendment to planning permission reference no. 14/00036/1HH granted on 13 March 2014 for part two storey, part first floor and part single storey side and rear extension. Balcony above side extension. Canopy porch to front entrance. Insertion of two velux windows in front roofslope).
Reference - 00/00107/1HH
Decision: Decided
Date: 20th January 2000
Description: Single storey side extension (as amended by plan received 25th February 2000)

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

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

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

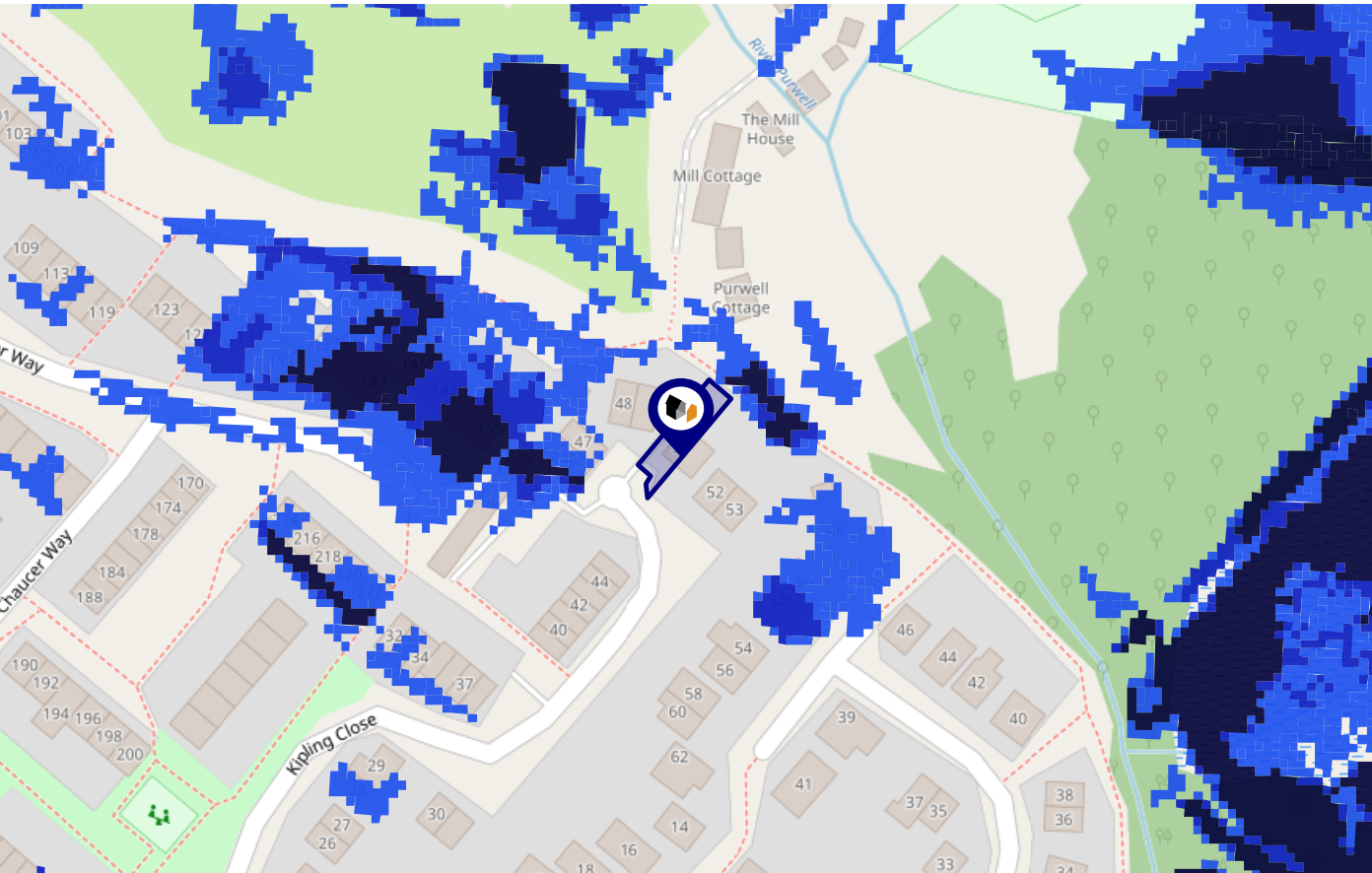
Reference - 11/02853/1	
Decision:	Decided
Date:	17th November 2011
Description:	Retrospective change of use of amenity land to residential curtilage. Erection of fencing to north boundary

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

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.

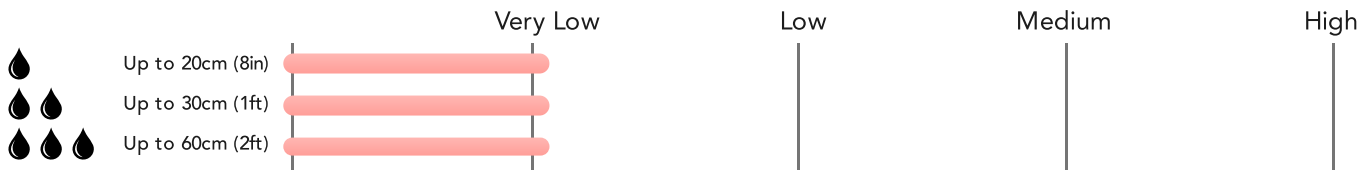


Risk Rating: Very low

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.

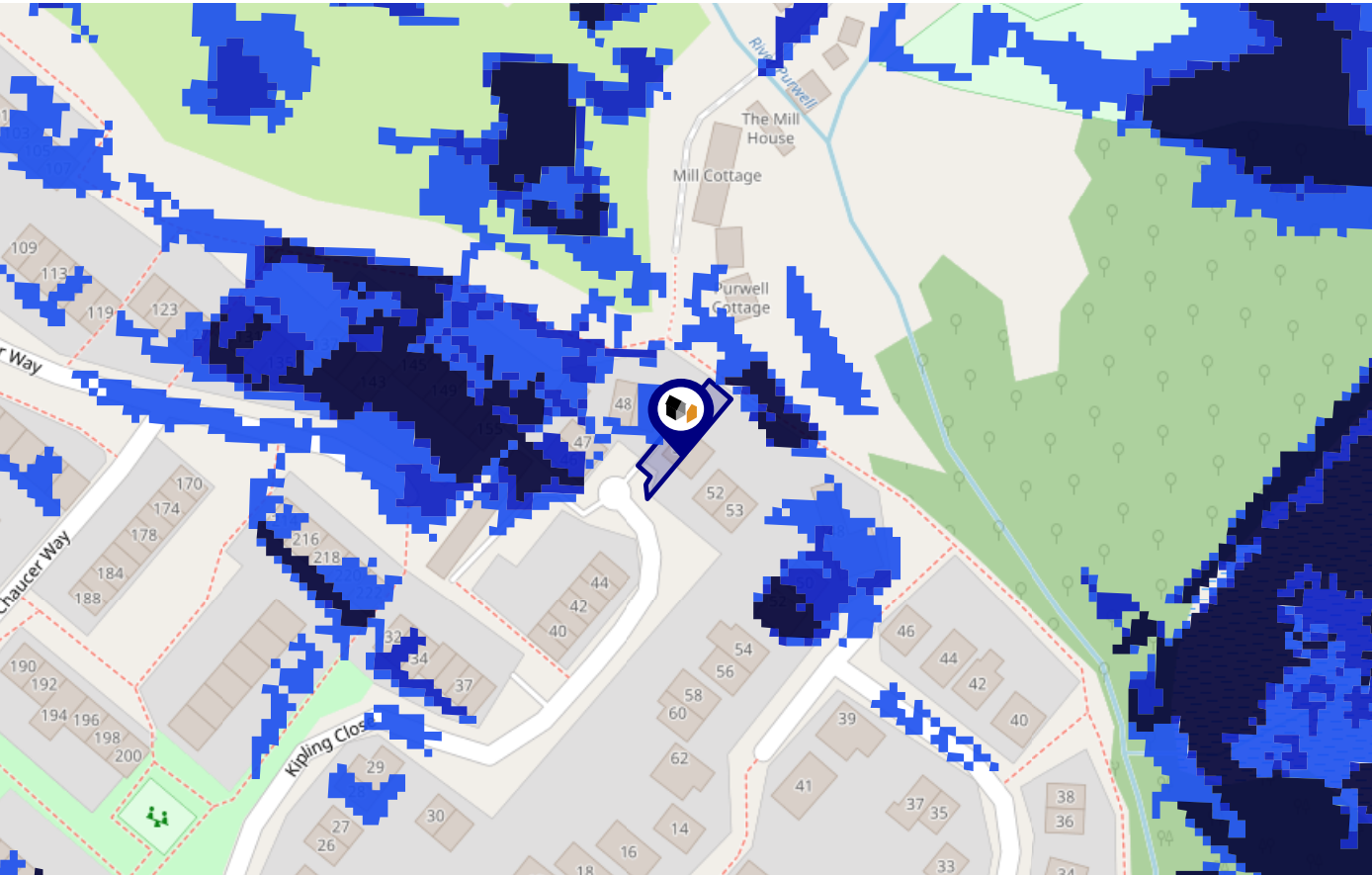
Chance of flooding to the following depths at this property:



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.

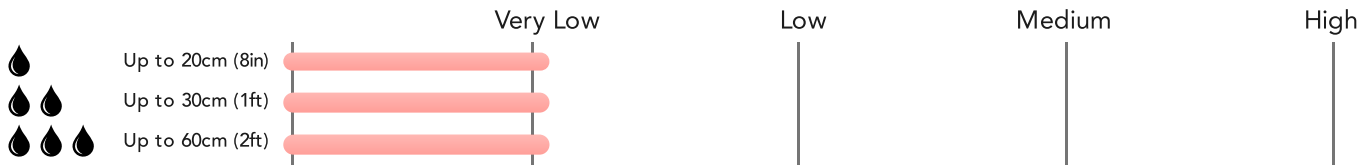


Risk Rating: Very low

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.

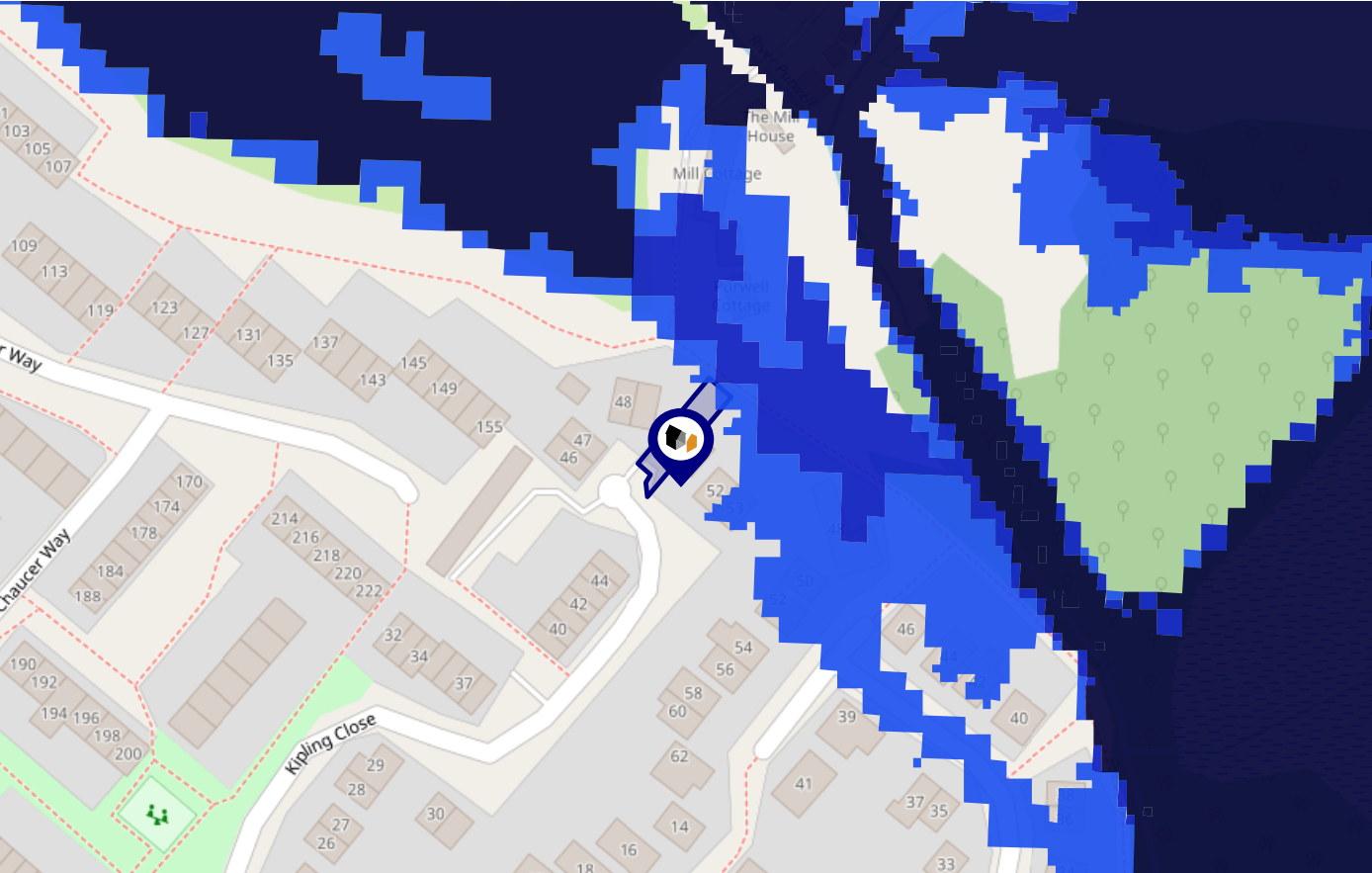
Chance of flooding to the following depths at this property:



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.

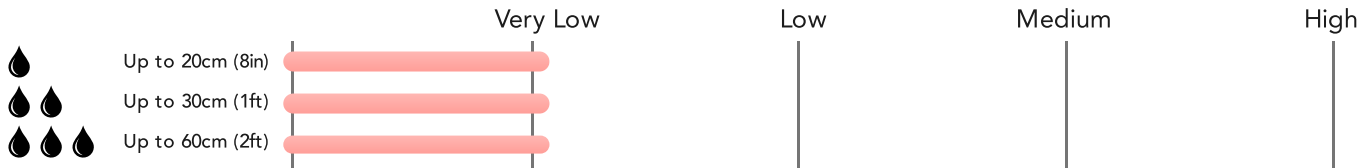


Risk Rating: Very low

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.

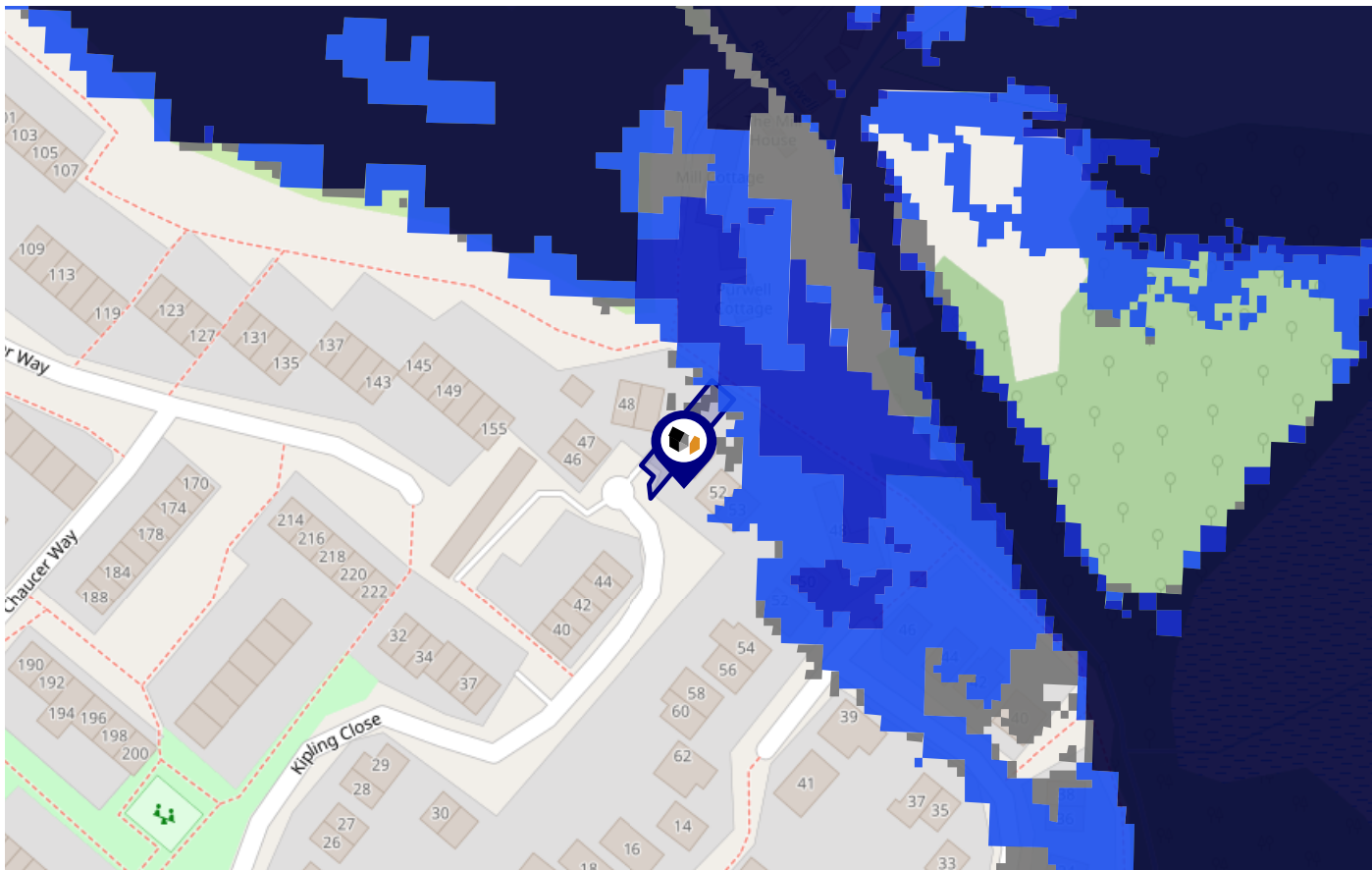
Chance of flooding to the following depths at this property:



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.

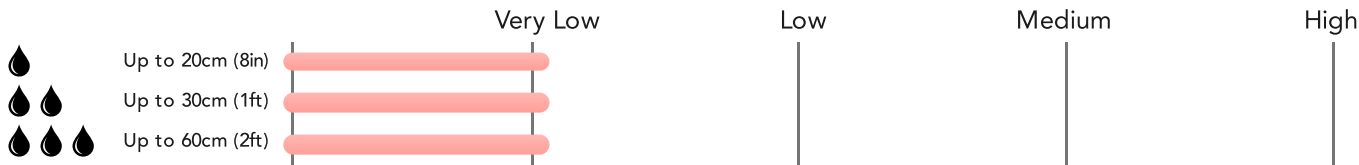


Risk Rating: Very low

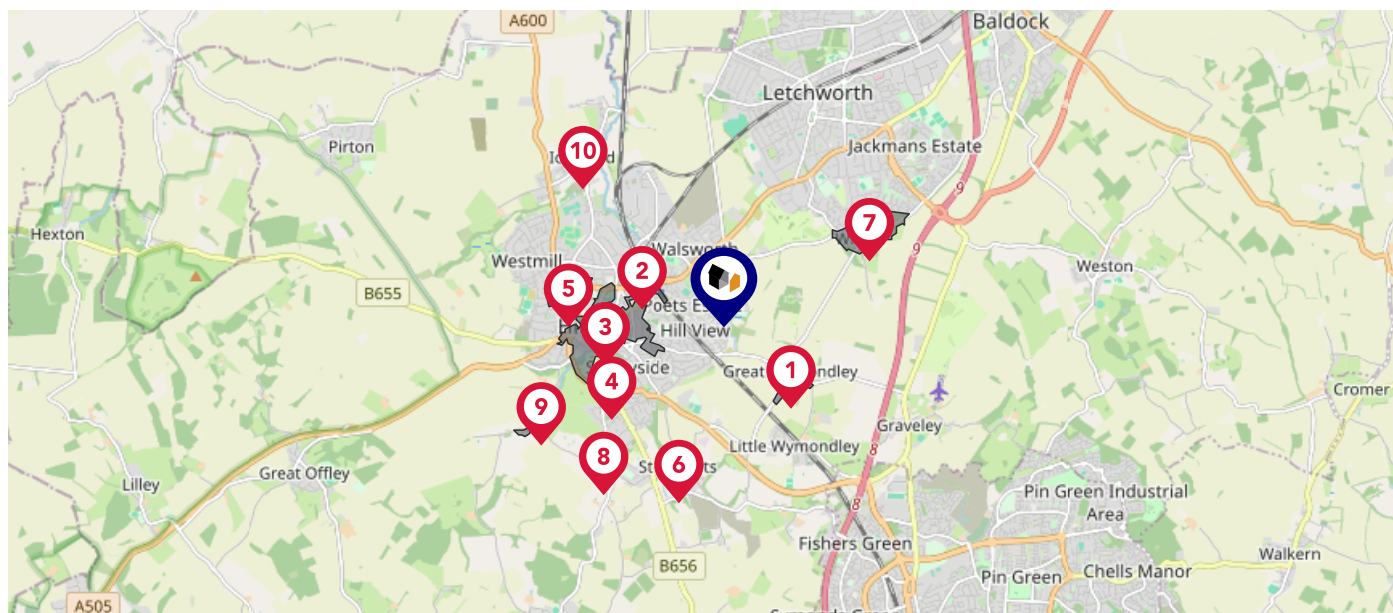
The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- 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



Great Wymondley



Hitchin Railway and Ransom's Recreation Ground



Hitchin



Hitchin Hill Path



Butts Close, Hitchin



St Ippolyts



Willian



Gosmore

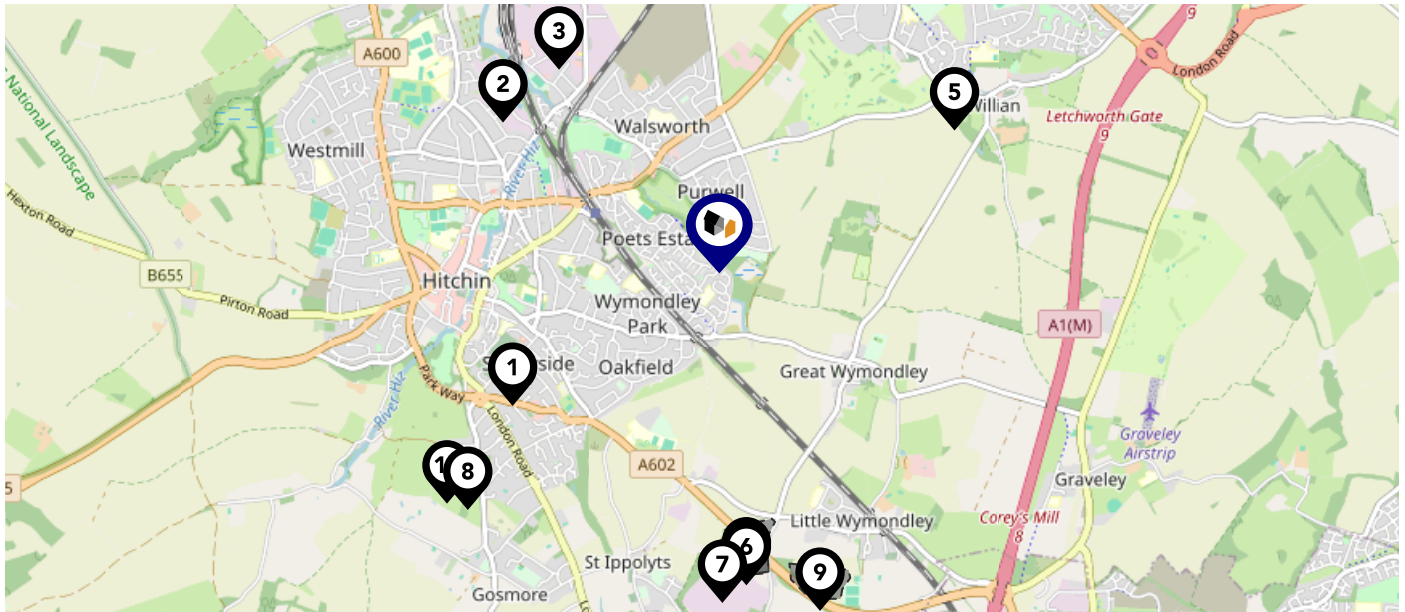


Charlton



Ickleford

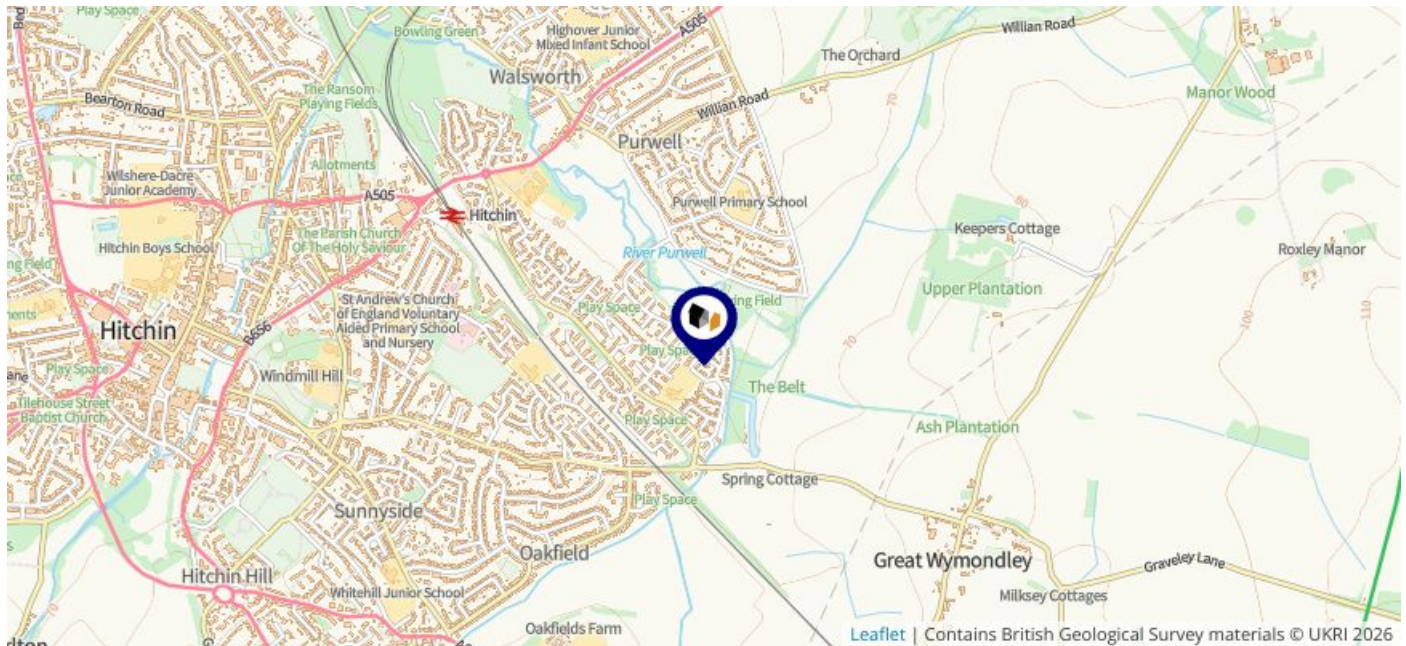
This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



Nearby Landfill Sites

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

This map displays nearby coal mine entrances and their classifications.



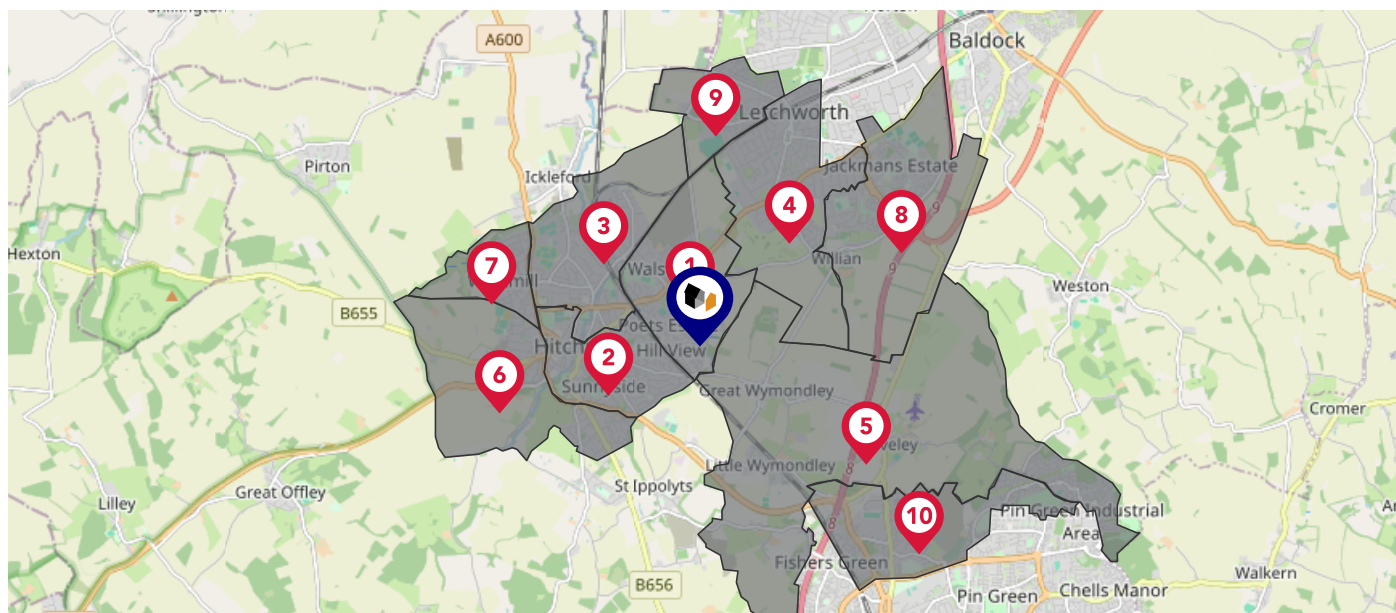
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



Nearby Council Wards



Hitchin Walsworth Ward



Hitchin Highbury Ward



Hitchin Bearton Ward



Letchworth South West Ward



Chesfield Ward



Hitchin Priory Ward



Hitchin Oughton Ward



Letchworth South East Ward



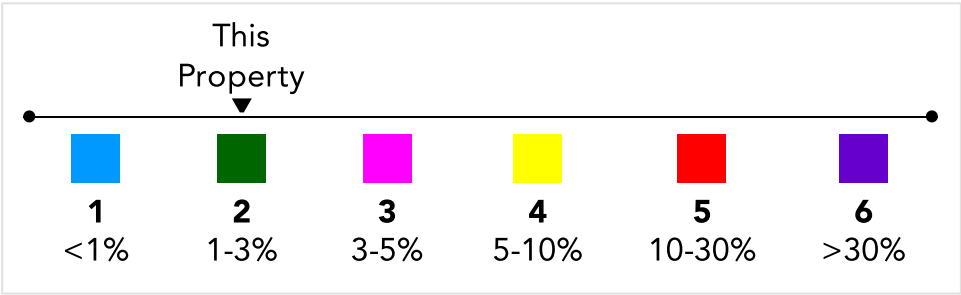
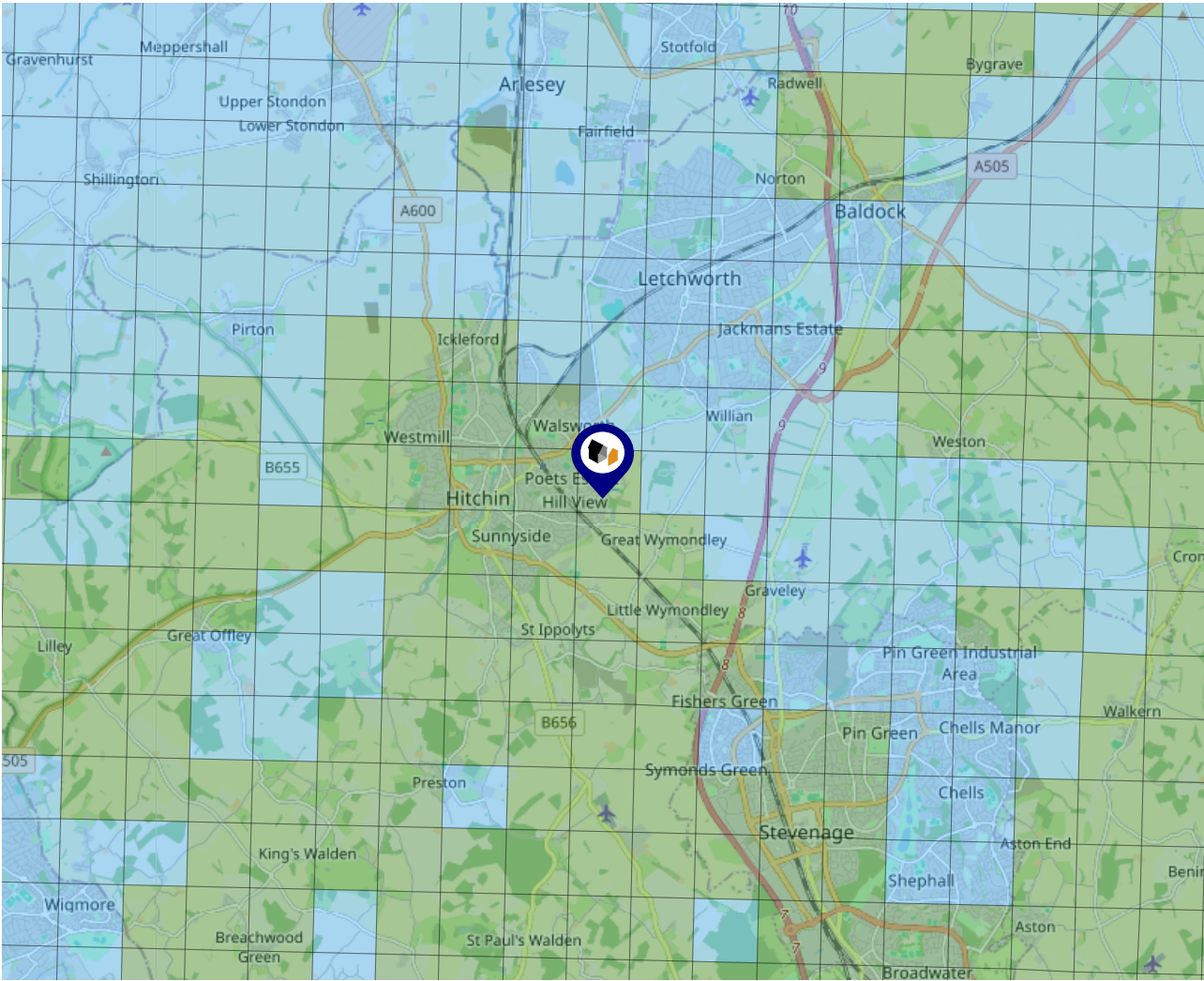
Letchworth Wilbury Ward



Woodfield Ward

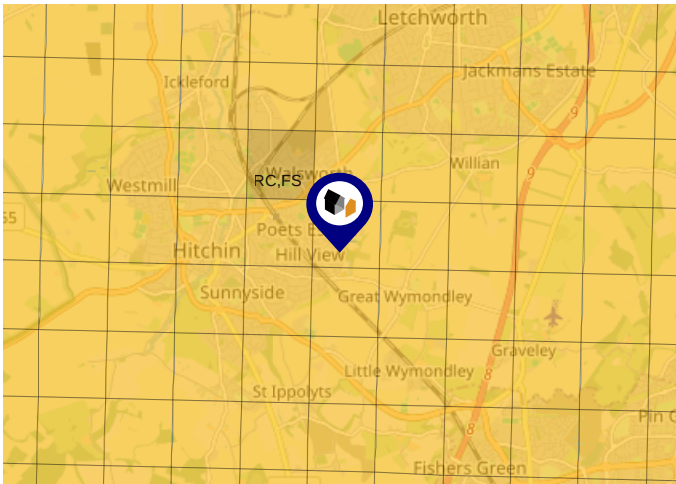
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m3).



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

Carbon Content:	NONE	Soil Texture:	CLAY TO SANDY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	DEEP
Soil Group:	ALL		

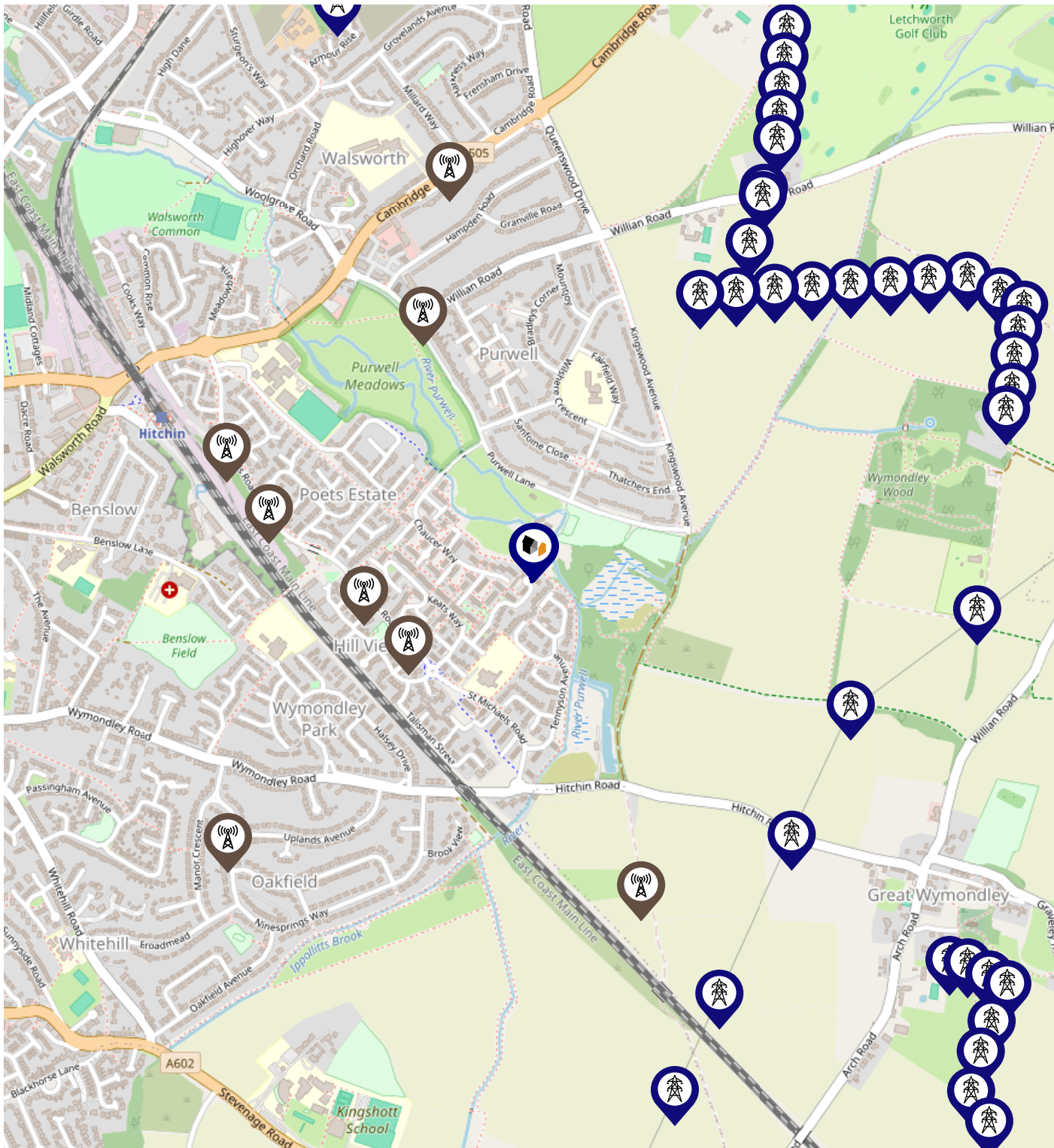


Primary Classifications (Most Common Clay Types)

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

Local Area

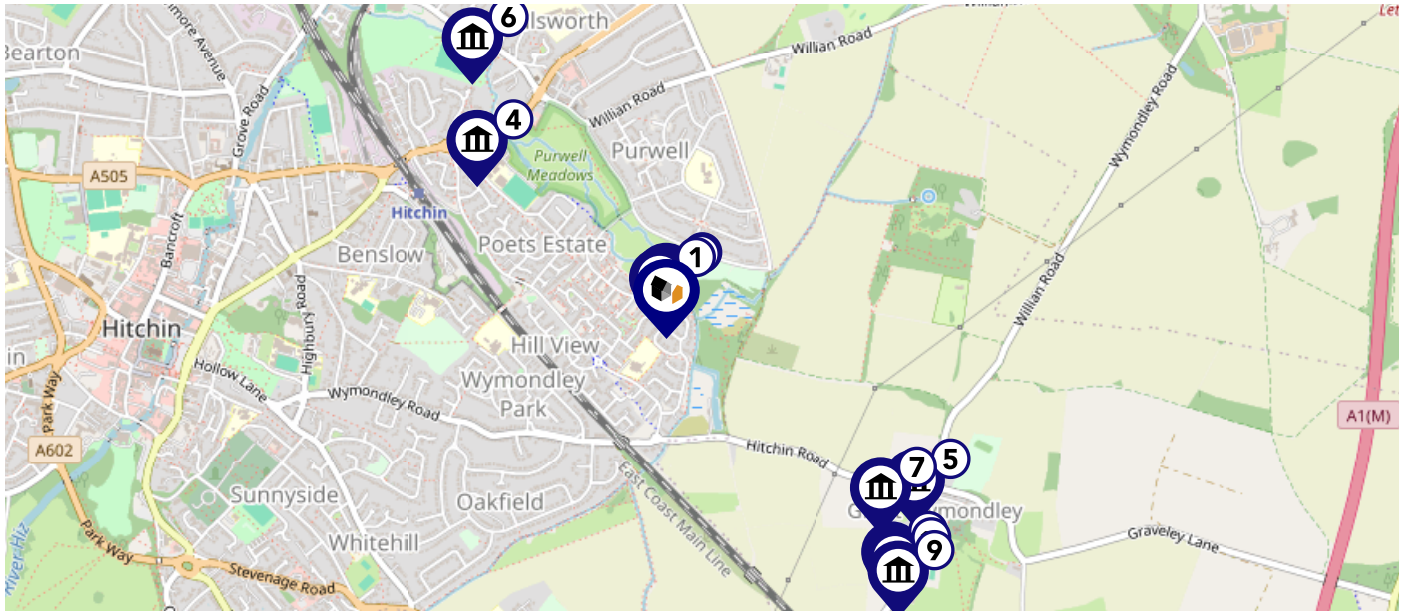
Masts & Pylons



Key:

-  Power Pylons
-  Communication Masts

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



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

Building Safety

None specified

Accessibility / Adaptations

Not suitable for wheel chair users

Restrictive Covenants

None specified

Rights of Way (Public & Private)

None specified

Construction Type

Brick

Property Lease Information

Not applicable

Listed Building Information

Not applicable

Stamp Duty

Ask agent

Other

Other

Electricity Supply

Mains supply

Gas Supply

Yes

Central Heating

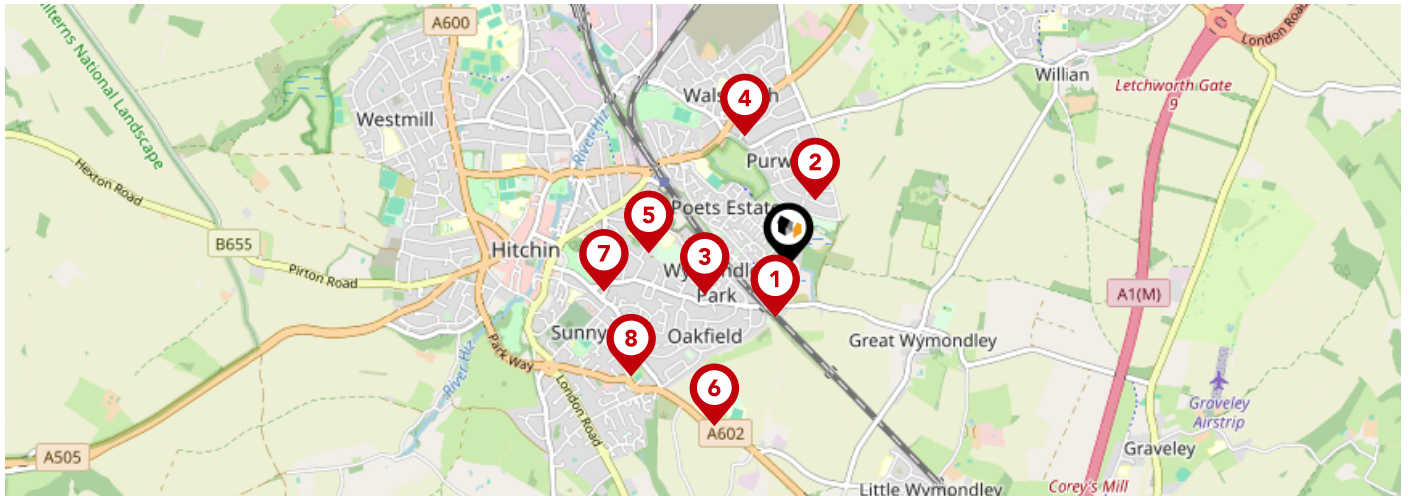
Yes

Water Supply

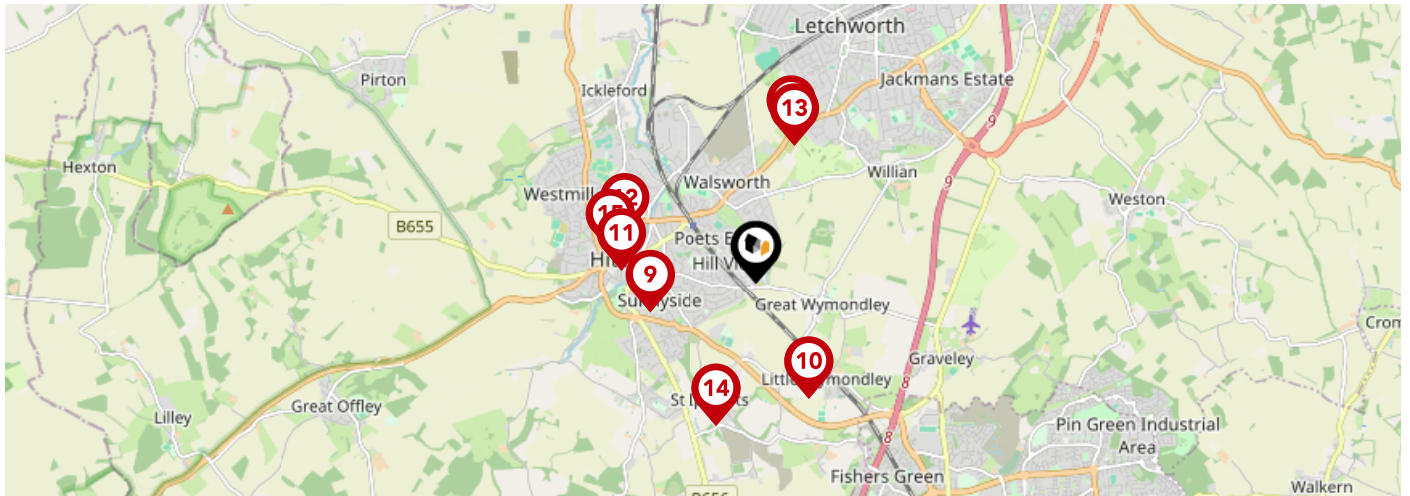
Mains supply

Drainage

Mains supply



		Nursery	Primary	Secondary	College	Private
1	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.24	☐	☒	☐	☐	☐
2	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:0.32	☐	☒	☐	☐	☐
3	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.4	☐	☒	☐	☐	☐
4	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:0.62	☐	☒	☐	☐	☐
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.64	☐	☒	☐	☐	☐
6	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.81	☐	☐	☒	☐	☐
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.85	☐	☐	☒	☐	☐
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.88	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:1	☐	☒	☐	☐	☐
	Wymondley Junior Mixed and Infant School Ofsted Rating: Good Pupils: 102 Distance:1.17	☐	☒	☐	☐	☐
	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:1.23	☐	☐	☒	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:1.27	☒	☐	☐	☐	☐
	North Herts Education Support Centre Ofsted Rating: Outstanding Pupils: 1 Distance:1.3	☐	☐	☒	☐	☐
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.35	☐	☒	☐	☐	☐
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:1.36	☐	☒	☐	☐	☐
	The Highfield School Ofsted Rating: Good Pupils: 998 Distance:1.37	☐	☐	☒	☐	☐

Important - Please read

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

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

81 Hermitage Road Hitchin Herts SG5 1DB

01462 452951

NKearney@country-properties.co.uk

www.country-properties.co.uk

