



MIR: Material Info

The Material Information Affecting this Property

Friday 04th September 2026



HIGH VIEW, HITCHIN, SG5

Country Properties

81 Hermitage Road Hitchin Herts SG5 1DB

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Planning records for: *High View, Hitchin, SG5*

Reference - 12/00051/1PUD	
Decision:	Decided
Date:	10th January 2012
Description:	Certificate of Lawful Development: Proposed single storey side extension following part removal of existing garage. Raising of roof of existing garage to match proposed extension.

Planning records for: **2 High View Hitchin Hertfordshire SG5 2HL**

Reference - 21/00960/FPH	
Decision:	Decided
Date:	29th March 2021
Description:	Two storey front and rear elevation extensions, insertion of rooflights to existing front and rear elevation roofslopes to facilitate conversion of loftspace into habitable accommodation, erection of a single storey detached outhouse in garden for use as a gym and widening of vehicular crossover onto highway

Reference - 23/00707/FPH	
Decision:	Decided
Date:	28th March 2023
Description:	Retention of front porch; alterations to single storey rear extension roof from flat to pitch roof; detached outbuilding; front boundary wall and external rendering.

Planning records for: **3 High View Hitchin SG5 2HL**

Reference - 87/00765/1	
Decision:	Decided
Date:	13th May 1987
Description:	Erection of single storey front and two storey side extension together with new roof on existing rear extension.

Planning records for: **4 High View Hitchin SG5 2HL**

Reference - 12/00103/1PUD	
Decision:	Decided
Date:	20th January 2012
Description:	Hip to gable roof conversion. Insertion of windows in side roof elevation. Insertion of rooflights to front and rear roofslopes.

Planning records for: **6 High View Hitchin SG5 2HL**

Reference - 03/01676/1HH	
Decision:	Decided
Date:	22nd October 2003
Description:	Single storey side and rear extension. Pitched roof to garage. Roof extension and rear dormer to provide additional bedroom (as amplified by parking layout drawing DN/2003/201A received 01/12/03)

Reference - 74/00909/1	
Decision:	Decided
Date:	21st October 1974
Description:	Extension to dwelling to form covered way.

Planning records for: **7 High View Hitchin SG5 2HL**

Reference - 87/01171/1	
Decision:	Decided
Date:	21st July 1987
Description:	Erection of two storey rear and single storey front extensions

Reference - 86/00590/1	
Decision:	Decided
Date:	21st April 1986
Description:	Erection of single storey front and rear extensions.

Planning records for: **8 High View Hitchin SG5 2HL**

Reference - 05/01817/1HH	
Decision:	Decided
Date:	05th December 2005
Description:	Two and single storey side extensions (as amplified by drawing no:- HV/TB/05/1A received 23/01/06)

Planning records for: **10 High View Hitchin SG5 2HL**

Reference - 11/02545/1HH	
Decision:	Decided
Date:	18th October 2011
Description:	Part two storey and single storey side extension. Two storey rear extension.

Planning records for: **12 High View Hitchin Hertfordshire SG5 2HL**

Reference - 26/01921/FPH	
Decision:	Registered
Date:	14th August 2026
Description:	Single storey rear extension. Replacement rear dormer windows, replacement roof to existing front dormer window, insertion of front rooflights and installation of rear and side solar panels. Alterations to fenestration, external render and removal of chimneys.

Planning records for: **13 High View Hitchin Hertfordshire SG5 2HL**

Reference - 25/01448/FPH	
Decision:	Decided
Date:	02nd June 2025
Description:	Hip to gable side roof extension to existing hipped roof, replacement front dormers and insertion of rear box dormer.

Planning records for: **13 High View Hitchin SG5 2HL**

Reference - 11/02455/1HH	
Decision:	Decided
Date:	17th October 2011
Description:	Side and rear extension to provide additional ground floor accommodation together with roof extension and dormer windows in front and rear roofslopes to facilitate conversion of loft to habitable accommodation

Planning records for: **14 High View Hitchin Hertfordshire SG5 2HL**

Reference - 25/00689/S73	
Decision:	Decided
Date:	12th March 2025
Description:	Variation of Condition Number(s): 2 (amended plan) of planning application reference 24/00885/FPH granted on 03.06.2024 for Two storey rear extension including Juliet balcony and raised rear patio area (as amended by plan no. 3868 04F received 1/05/2025).

Reference - 24/0535/FUL	
Decision:	Registered
Date:	22nd April 2024
Description:	Retrospective application for installation of 2 x single storey modular classroom units and associated landscaping.

Reference - 24/00885/FPH	
Decision:	Decided
Date:	22nd April 2024
Description:	Two storey rear extension including Juliet balcony and raised rear patio area

Planning records for: **16 High View Hitchin Hertfordshire SG5 2HL**

Reference - 21/00549/FPH	
Decision:	Decided
Date:	16th March 2021
Description:	Renewal of planning permission 17/00309/1HH (granted 05.04.2017) for single storey rear extension

Reference - 17/00309/1HH	
Decision:	Decided
Date:	20th February 2017
Description:	Single storey rear extension.

Reference - 08/02262/1PUD	
Decision:	Decided
Date:	17th October 2008
Description:	Certificate of Lawful Development: Proposed single storey side extension.

Planning records for: **17 High View Hitchin SG5 2HL**

Reference - 12/02374/1HH	
Decision:	Decided
Date:	18th October 2012
Description:	Extension of roof following removal of chimney together with insertion of replacement dormer window and 2 rooflights in front roofslope and extension of rear dormer window.

Planning records for: **17 High View Hitchin SG5 2HL**

Reference - 75/01070/1	
Decision:	Decided
Date:	21st August 1975
Description:	Single storey rear extension and two storey side extension to existing dwellinghouse.

Reference - 10/03020/1PUD	
Decision:	Decided
Date:	08th December 2010
Description:	Single storey rear extension

Planning records for: **18 High View Hitchin SG5 2HL**

Reference - 15/02697/1NMA	
Decision:	Decided
Date:	20th October 2015
Description:	Pitch roof to front dormer window (as non-material amendment to planning ref 15/01515/1HH granted permission 29/07/2015 for Two storey side and single storey rear extensions together with installation of solar panels on existing rear roofslope and sun tubes on existing side roofslope, all following demolition of existing garage

Reference - 15/01515/1HH	
Decision:	Decided
Date:	12th June 2015
Description:	Two storey side and single storey rear extensions together with installation of solar panels on existing rear roofslope and sun tubes on existing side roofslope, all following demolition of existing garage (as amended by plans received 27/7/15).

Planning records for: **19 High View Hitchin Hertfordshire SG5 2HL**

Reference - 19/02018/FPH
Decision: Decided
Date: 27th August 2019
Description: Half hip to gable roof extension to both North and South elevations, enlargement of existing rear box dormer, new windows to existing front dormers, and ancillary works
Reference - 19/01544/LDCP
Decision: -
Date: 25th June 2019
Description: Proposed half hip to full gable of the main roof and rear full length box dormer
Reference - 19/02381/NMA
Decision: Decided
Date: 02nd October 2019
Description: Change the rear and front box dormers to tile hung to the vertical faces and to have GRP resin flat roofs to the front dormers (as Non-Material Amendment of Planning Permission 19/02018/FPH 23/09/2019).
Reference - 79/00737/1
Decision: Decided
Date: 05th February 1979
Description: Erection of single storey rear extension behind existing garage and construction of new roof to bungalow to provide first floor accommodation

Planning records for: **20 High View Hitchin Hertfordshire SG5 2HL**

Reference - 19/02162/FPH	
Decision:	Decided
Date:	09th September 2019
Description:	Part two storey and part first floor rear extension, insertion of two first floor windows to the existing side (South) elevation and insertion of one first floor window to the existing side (North) elevation and ancillary works (as amended by plans recieved 30.10.19).

Reference - 12/00183/1HH	
Decision:	Decided
Date:	26th January 2012
Description:	Single storey rear extension

Planning records for: **21 High View Hitchin Herts SG5 2HL**

Reference - 96/01213/1HH	
Decision:	Decided
Date:	10th October 1996
Description:	Single storey side and rear extensions with 2 dormer windows to facilitate roof conversion (as amended by drawing received on 5th November 1996)

Reference - 11/01479/1HH	
Decision:	Decided
Date:	10th June 2011
Description:	First floor rear extension (as amended by plan received 18 August 2011)

Planning records for: **23 High View Hitchin Hertfordshire SG5 2HL**

Reference - 20/00612/FPH	
Decision:	Decided
Date:	13th March 2020
Description:	Two storey rear extension, erection of attached single side garage and front porch, new front dormer and pitched roof to existing front dormer

Planning records for: **24 High View Hitchin SG5 2HL**

Reference - 15/03124/1HH	
Decision:	Decided
Date:	14th December 2015
Description:	Single storey side and rear extensions

Reference - 15/00725/1HH	
Decision:	Decided
Date:	18th March 2015
Description:	Two storey side extension and single storey rear extension following demolition of existing conservatory.

Planning records for: **26 High View Hitchin SG5 2HL**

Reference - 11/01382/1HH	
Decision:	Decided
Date:	25th July 2011
Description:	Replacement garage

Planning records for: **26 High View Hitchin Hertfordshire SG5 2HL**

Reference - 22/00256/FPH	
Decision:	Decided
Date:	27th January 2022
Description:	Single storey rear extension following demolition of existing rear conservatory

Reference - 92/00350/1	
Decision:	Decided
Date:	23rd March 1992
Description:	Single storey side and rear extension and rear conservatory. (Amended by plans recieved 30th April 1992)

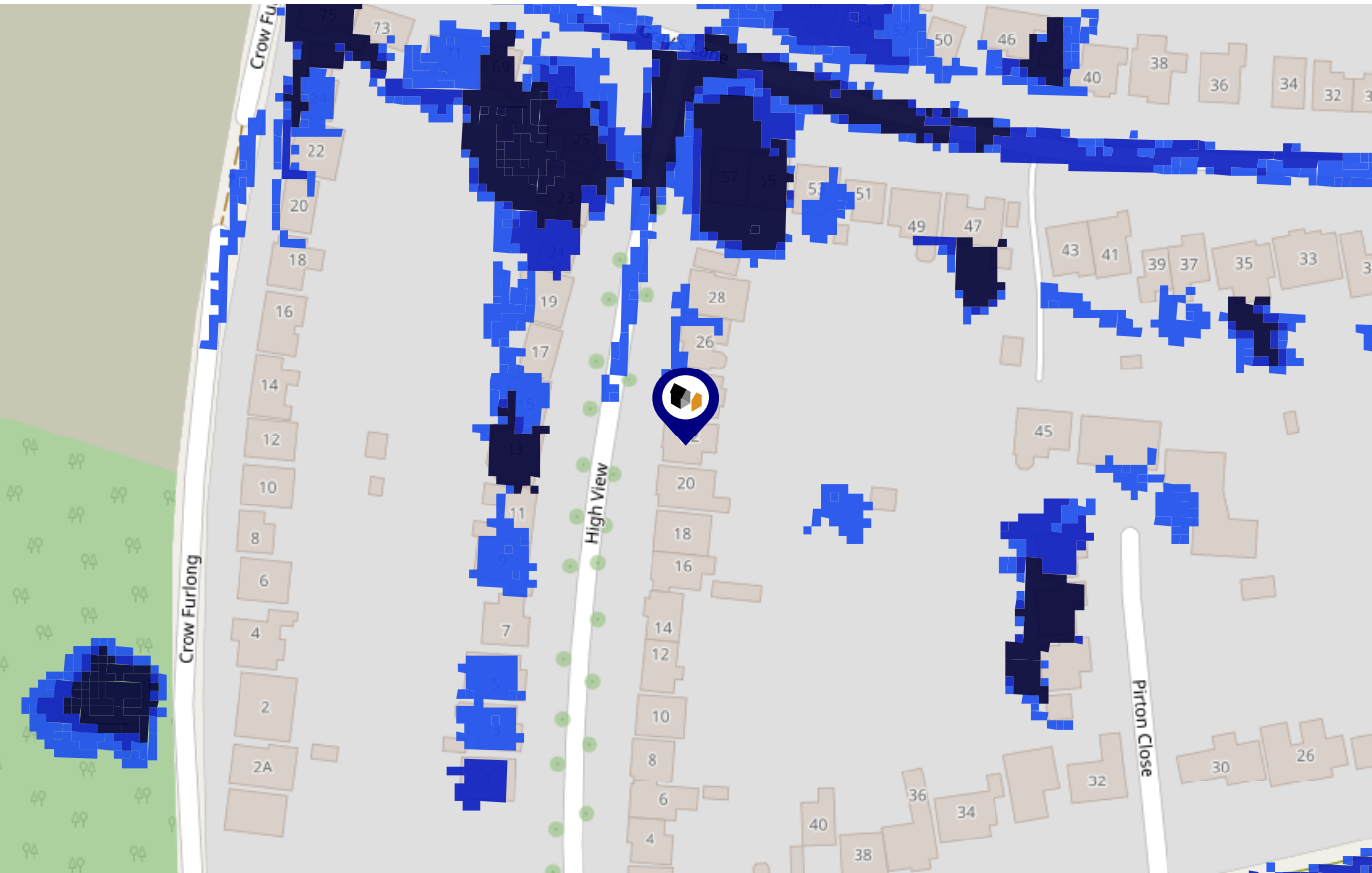
Planning records for: **28 High View Hitchin SG5 2HL**

Reference - 16/00640/1HH	
Decision:	Decided
Date:	16th March 2016
Description:	Two storey side extension and single storey rear extension

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.

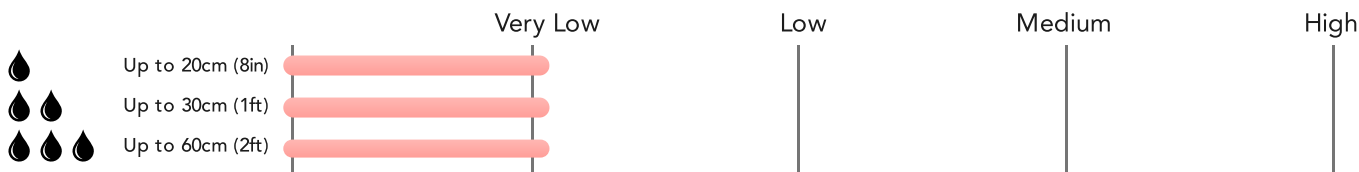


Risk Rating: Very low

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.

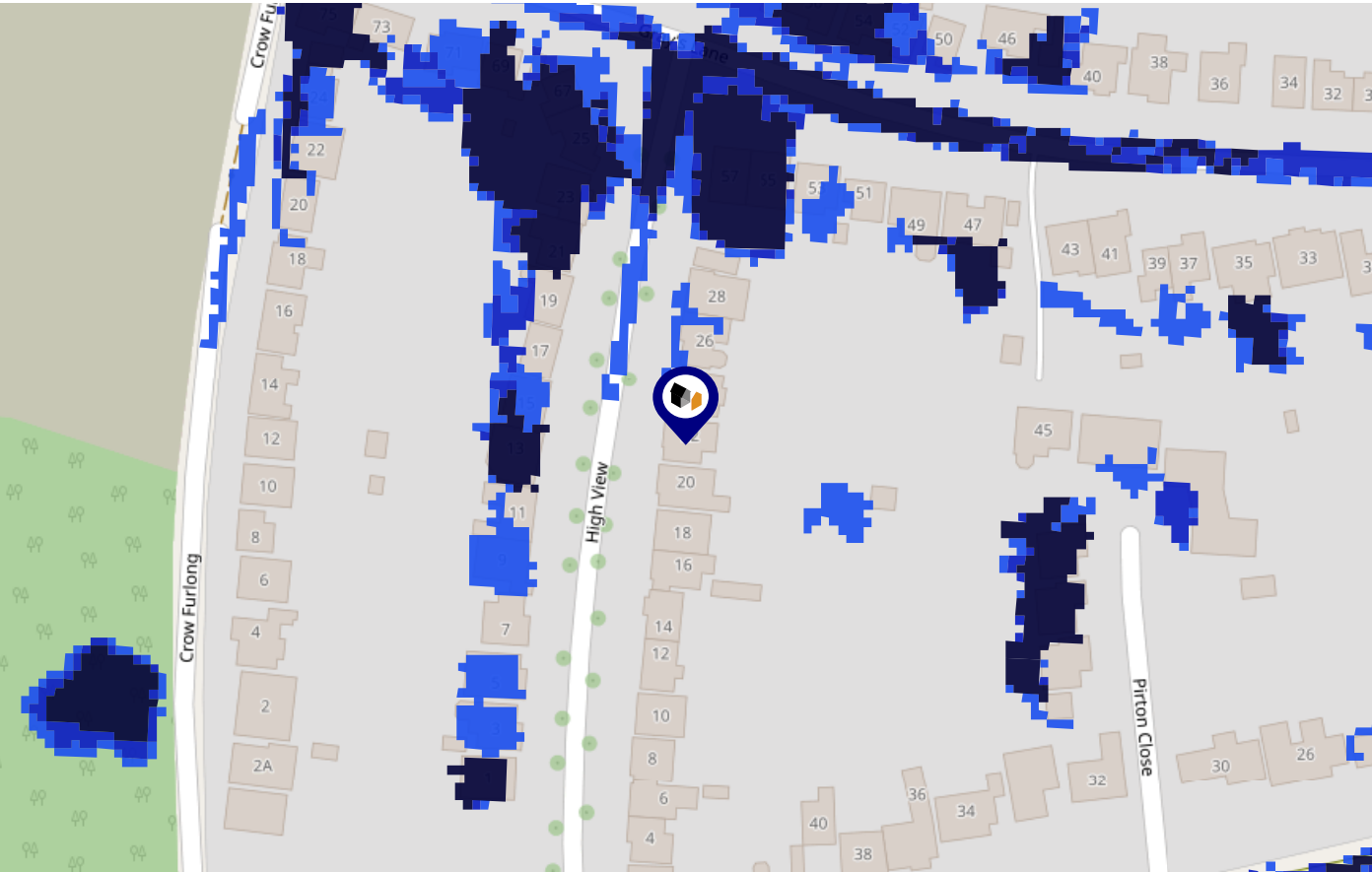
Chance of flooding to the following depths at this property:



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.

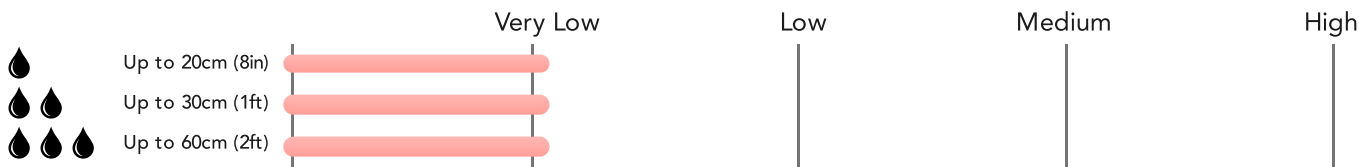


Risk Rating: Very low

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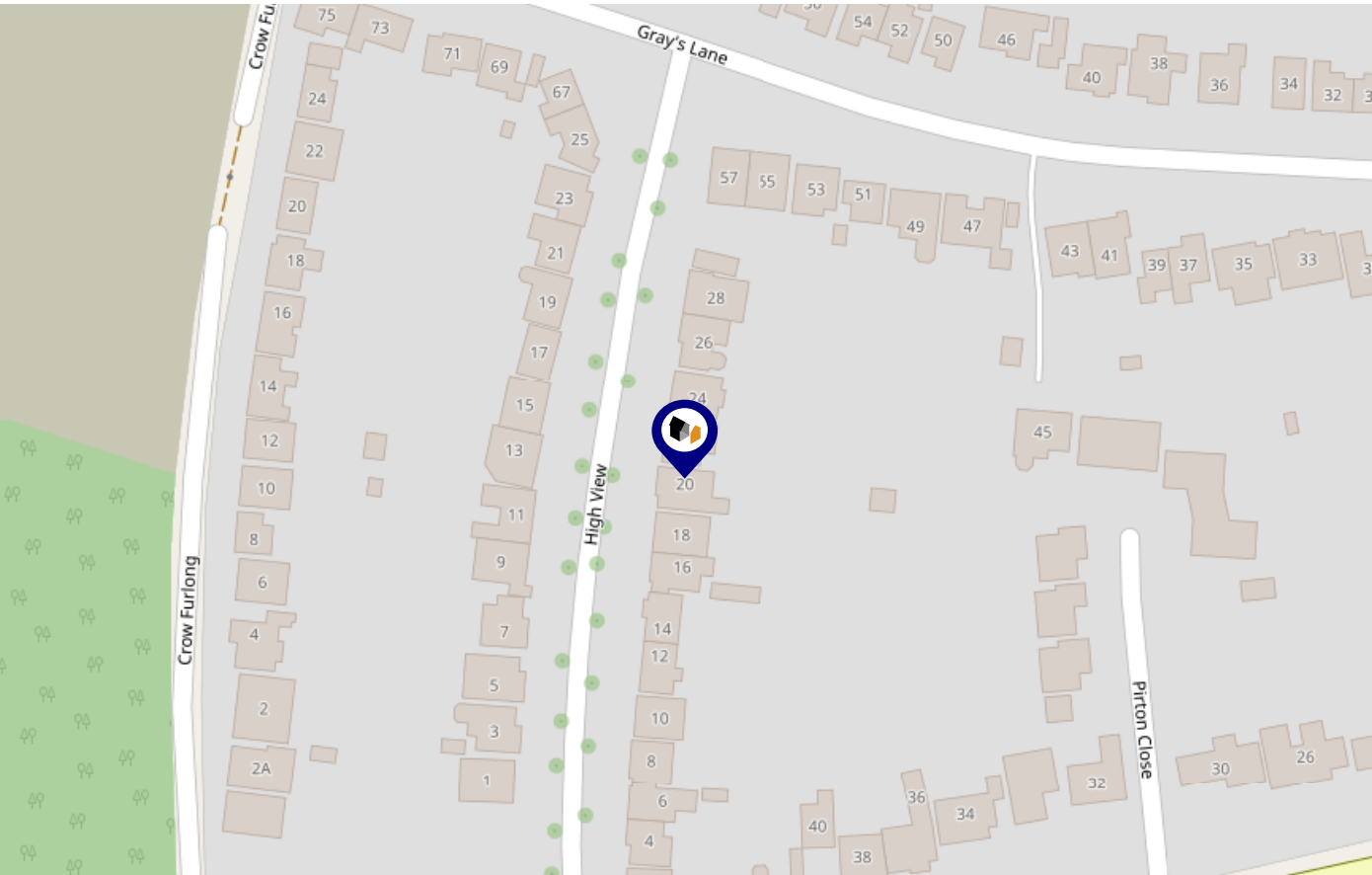
Chance of flooding to the following depths at this property:



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.

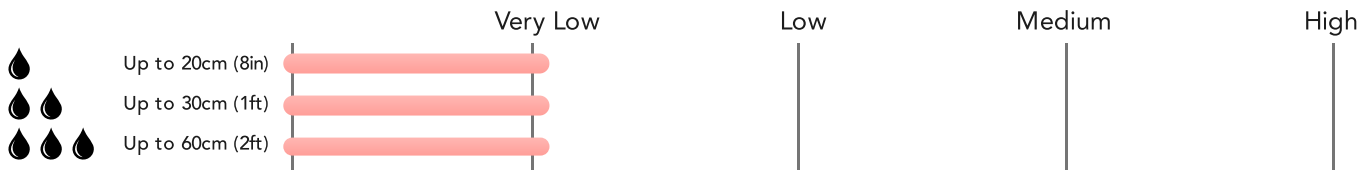


Risk Rating: Very low

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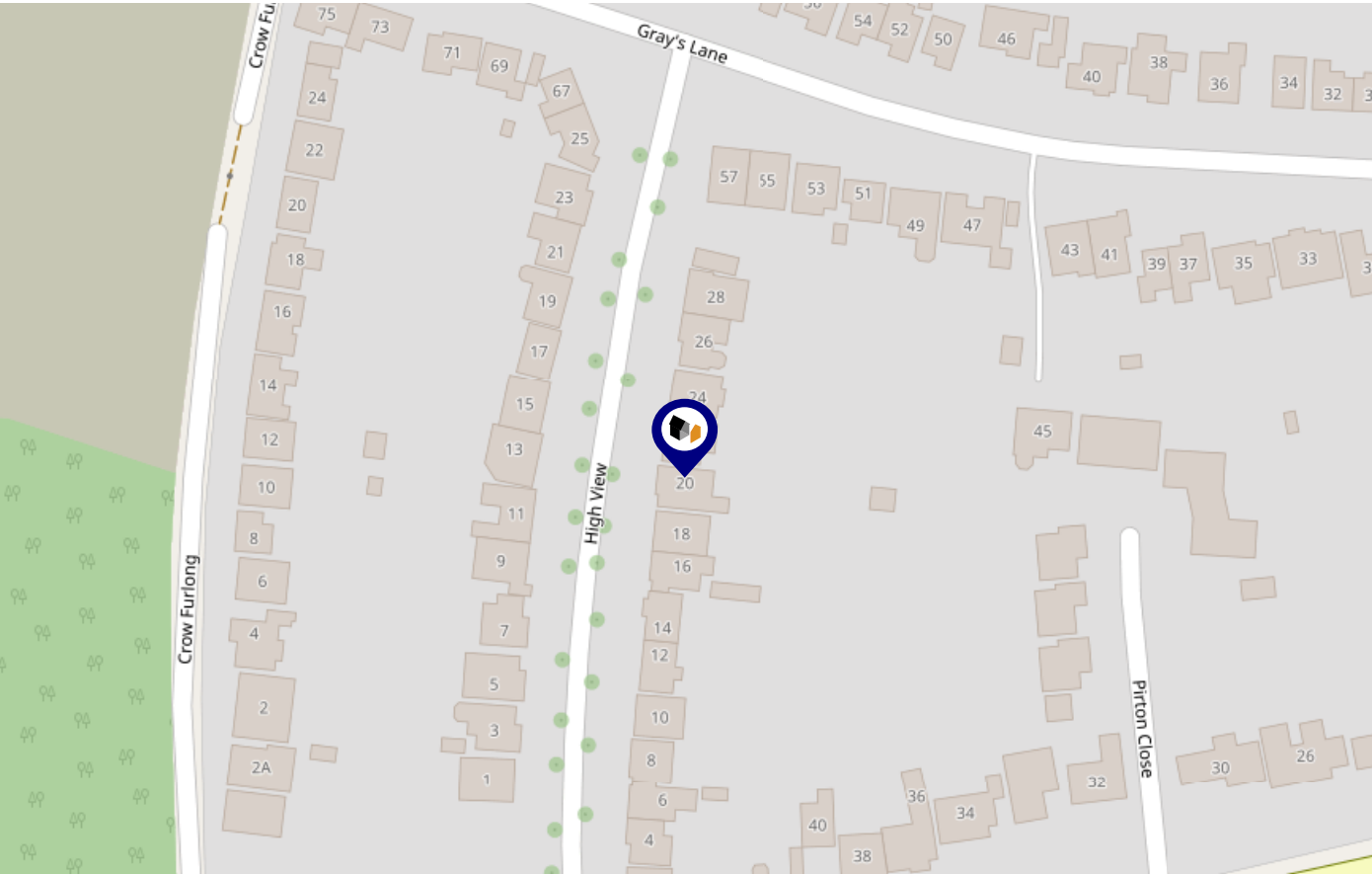
Chance of flooding to the following depths at this property:



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.

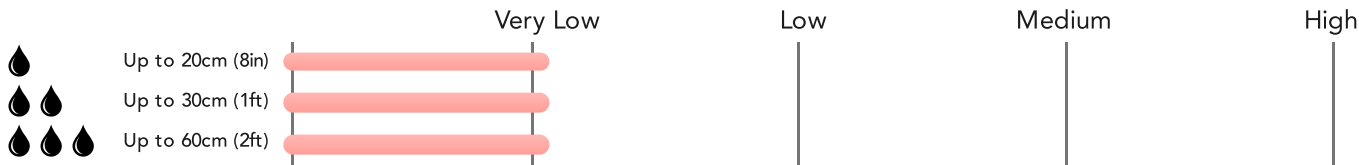


Risk Rating: Very low

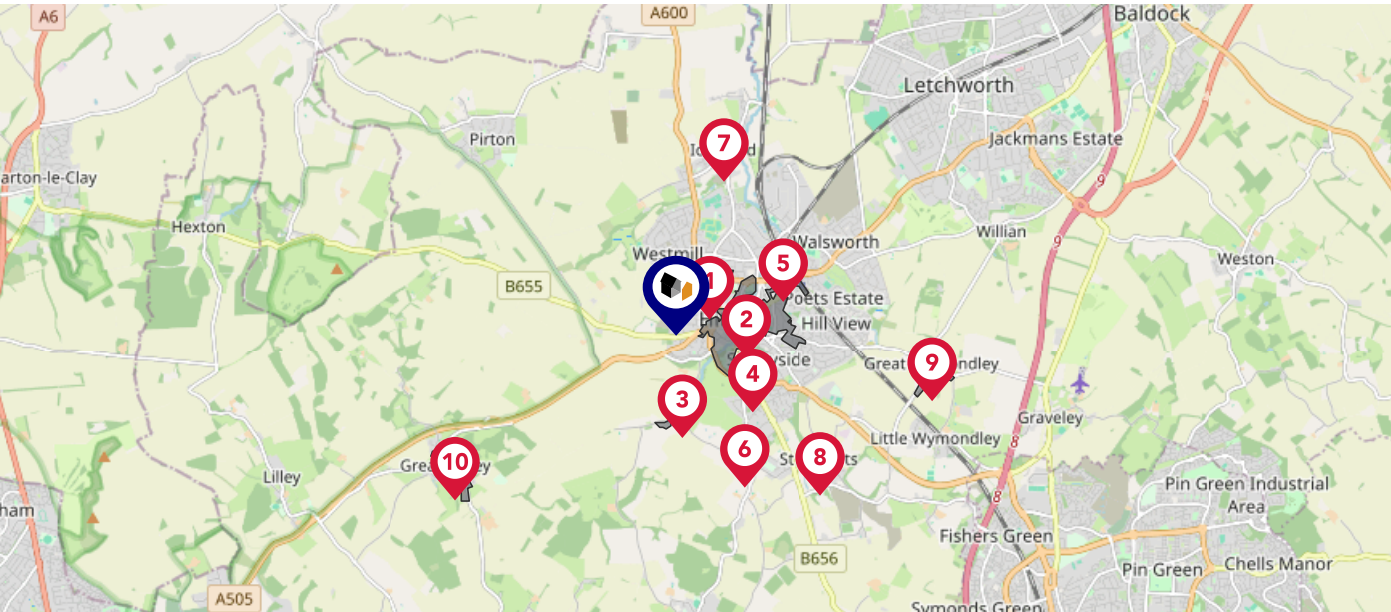
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Chance of flooding to the following depths at this property:

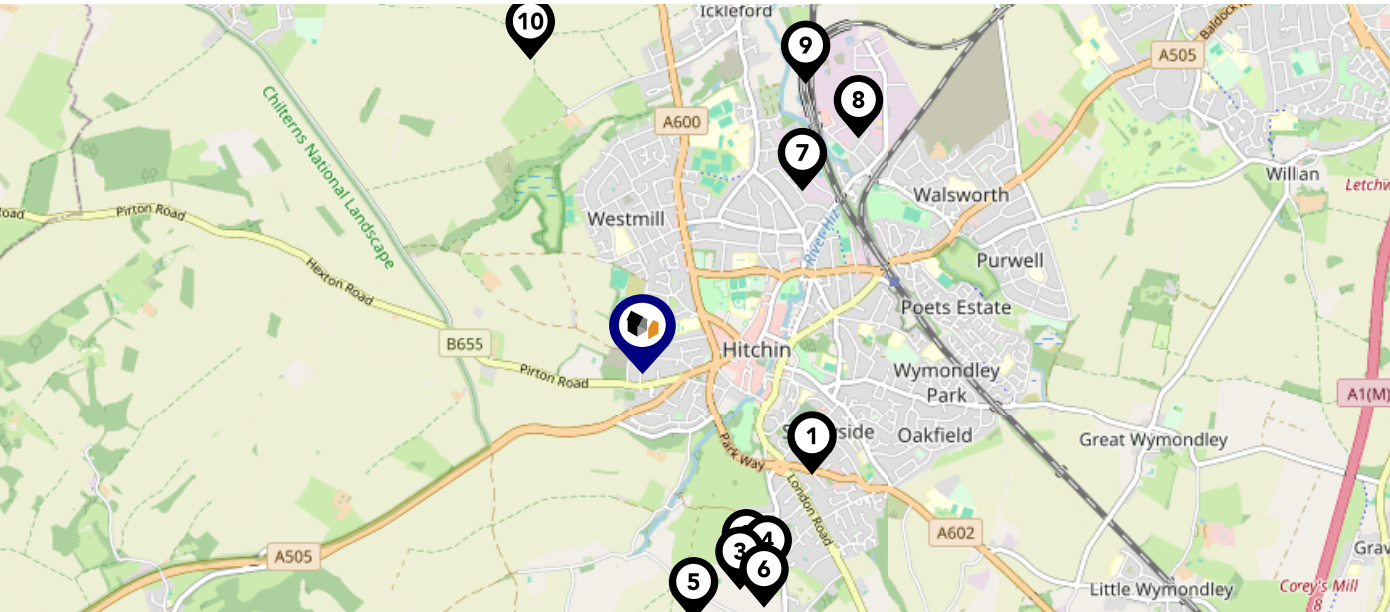


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



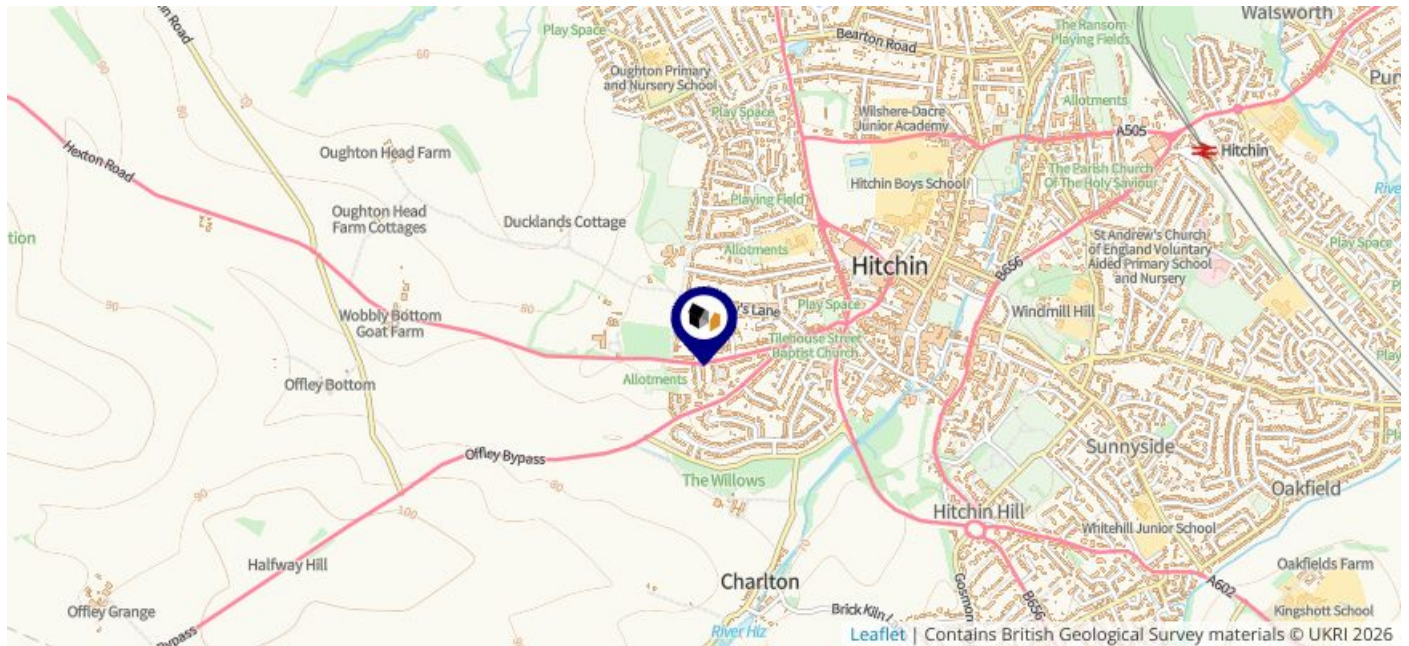
Nearby Conservation Areas	
1	Butts Close, Hitchin
2	Hitchin
3	Charlton
4	Hitchin Hill Path
5	Hitchin Railway and Ransom's Recreation Ground
6	Gosmore
7	Ickleford
8	St Ippolyts
9	Great Wymondley
10	Great Offley

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	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
3	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
4	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
5	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
6	Maydencroft Manor-Gosmore, Hitchin	Historic Landfill
7	Ickleford-Near Hitchin, Hertfordshire	Historic Landfill
8	Wallace Way-Hitchin, Hertfordshire	Historic Landfill
9	Cadwell Lane-Hitchin, Hertfordshire	Historic Landfill
10	Hambridge Way-Pirton	Historic Landfill

This map displays nearby coal mine entrances and their classifications.



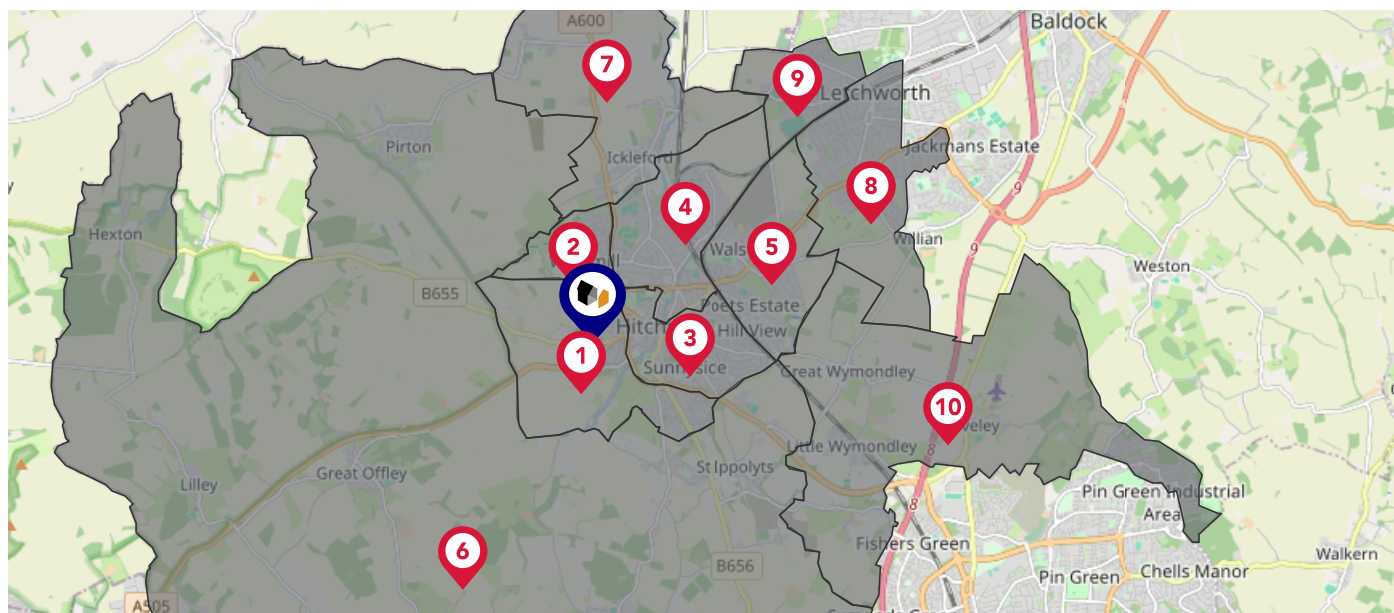
Mine Entry

- ✕ Adit
- ✕ Gutter Pit
- ✕ Shaft

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

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

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



Nearby Council Wards

1

Hitchin Priory Ward

2

Hitchin Oughton Ward

3

Hitchin Highbury Ward

4

Hitchin Bearton Ward

5

Hitchin Walsworth Ward

6

Hitchwood, Offa and Hoo Ward

7

Cadwell Ward

8

Letchworth South West Ward

9

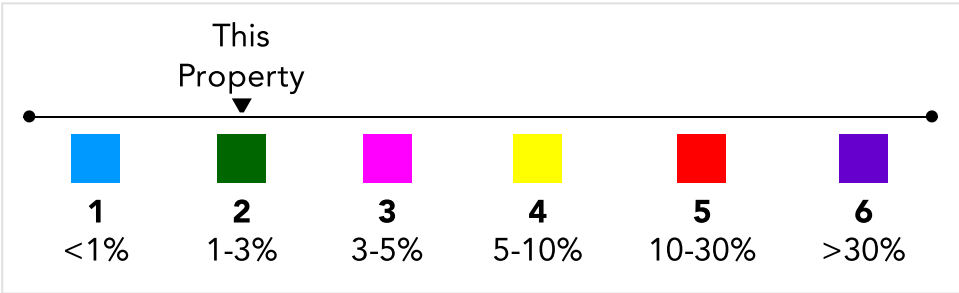
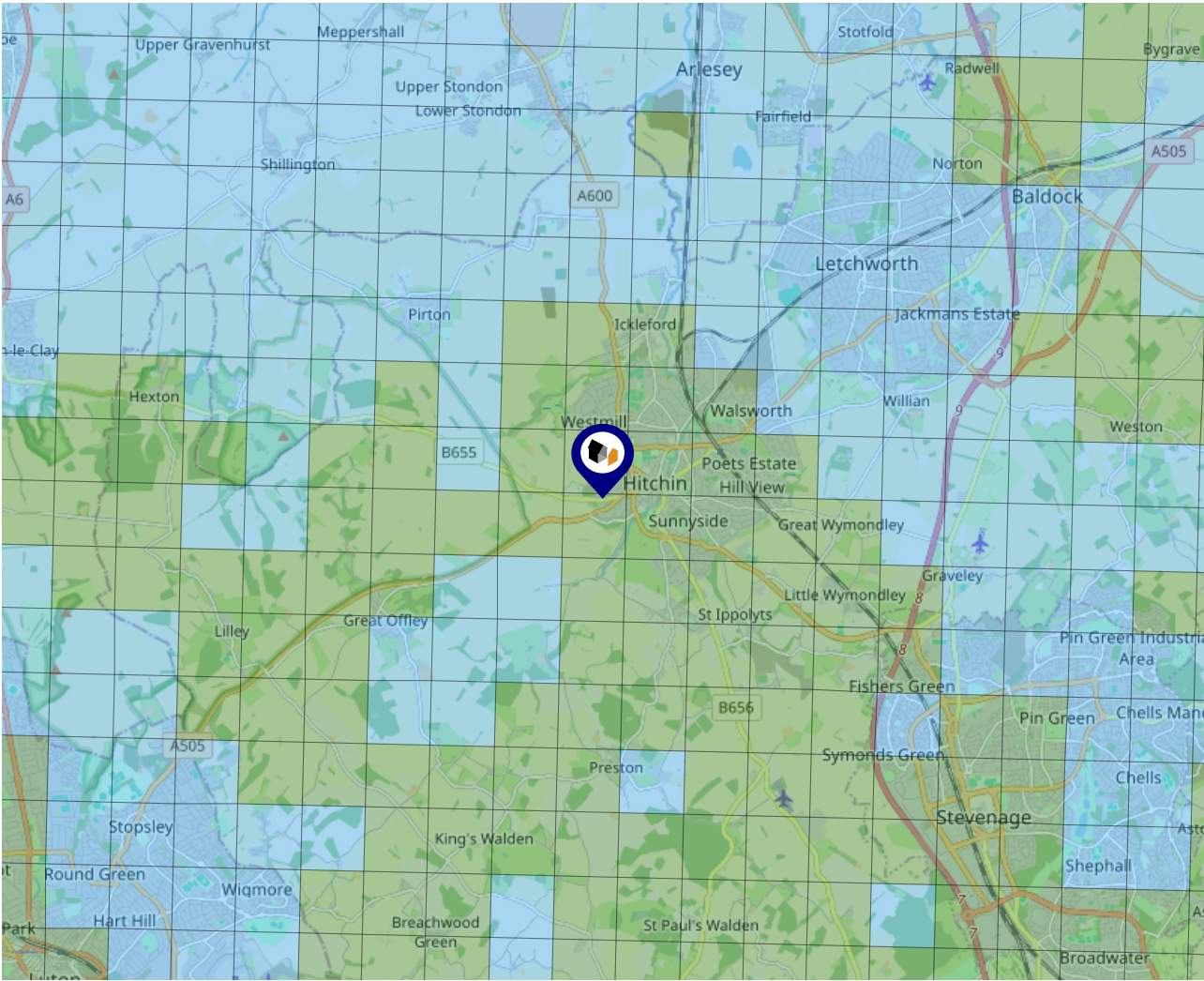
Letchworth Wilbury Ward

10

Chesfield Ward

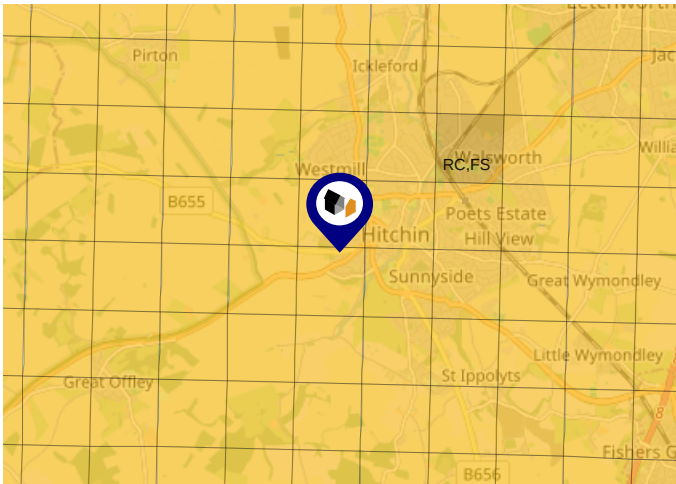
What is Radon?

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



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

Carbon Content:	HIGH	Soil Texture:	CHALKY, SILTY LOAM
Parent Material Grain:	ARGILLIC - ARENACEOUS	Soil Depth:	SHALLOW
Soil Group:	ALL		

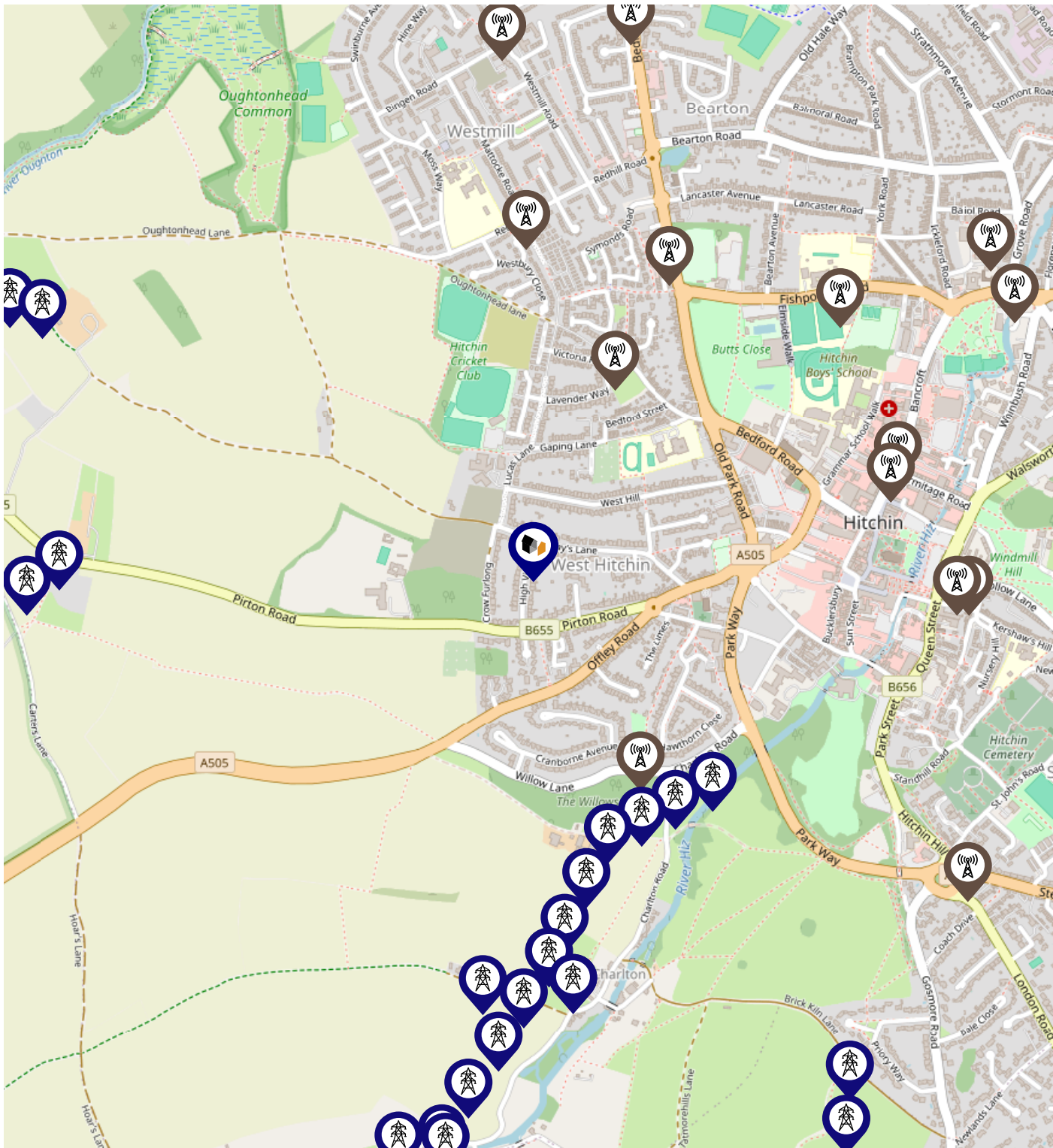


Primary Classifications (Most Common Clay Types)

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

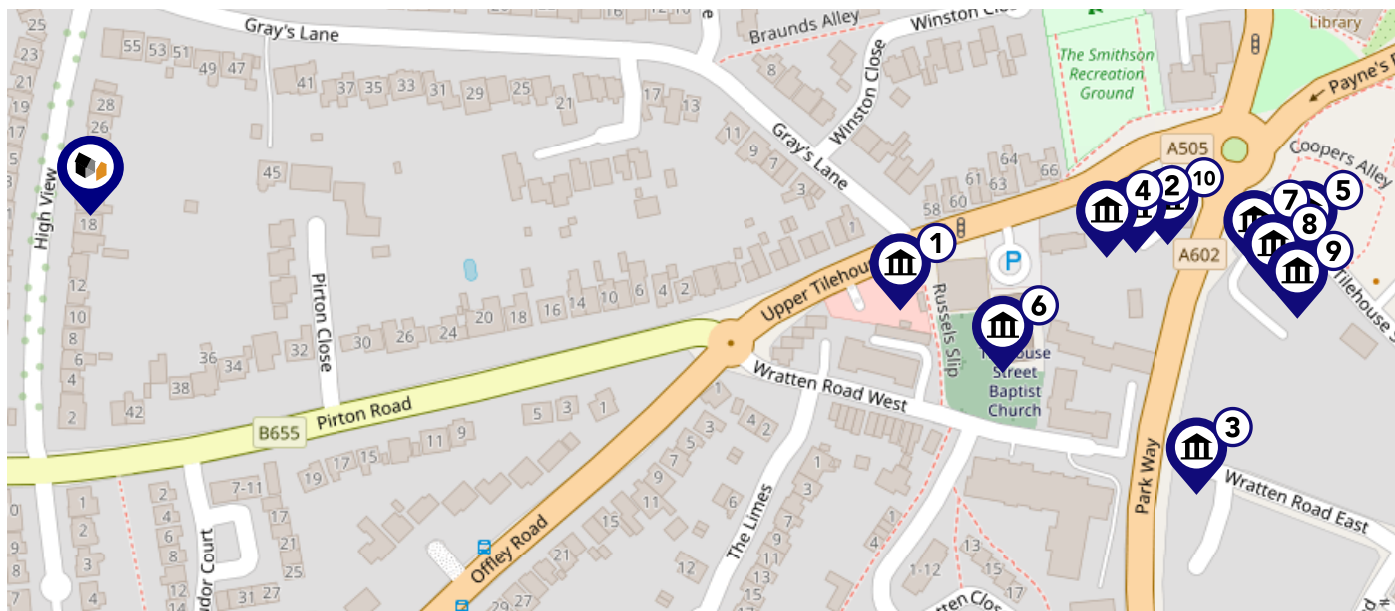
Masts & Pylons



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
	1102118 - The Highlander Public House	Grade II	0.2 miles
	1102159 - Number 42 (Iewesford House) And Front Gate And Railings To Number 42	Grade II	0.3 miles
	1296002 - Wratten Cottage	Grade II	0.3 miles
	1173822 - Number 43 (elm Lodge) And Front Railings To Number 43	Grade II	0.3 miles
	1102119 - 70, Tilehouse Street	Grade II	0.3 miles
	1102116 - Baptist Chapel	Grade II	0.3 miles
	1173805 - 36, Tilehouse Street	Grade II	0.3 miles
	1347585 - Western House	Grade II	0.3 miles
	1102158 - 31 And 32, Tilehouse Street	Grade II	0.3 miles
	1347586 - Number 41 (former Coach House To Number 42)	Grade II	0.3 miles

Building Safety

None specified

Accessibility / Adaptations

Level access shower

Lift access

Ramped access

Wet room

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

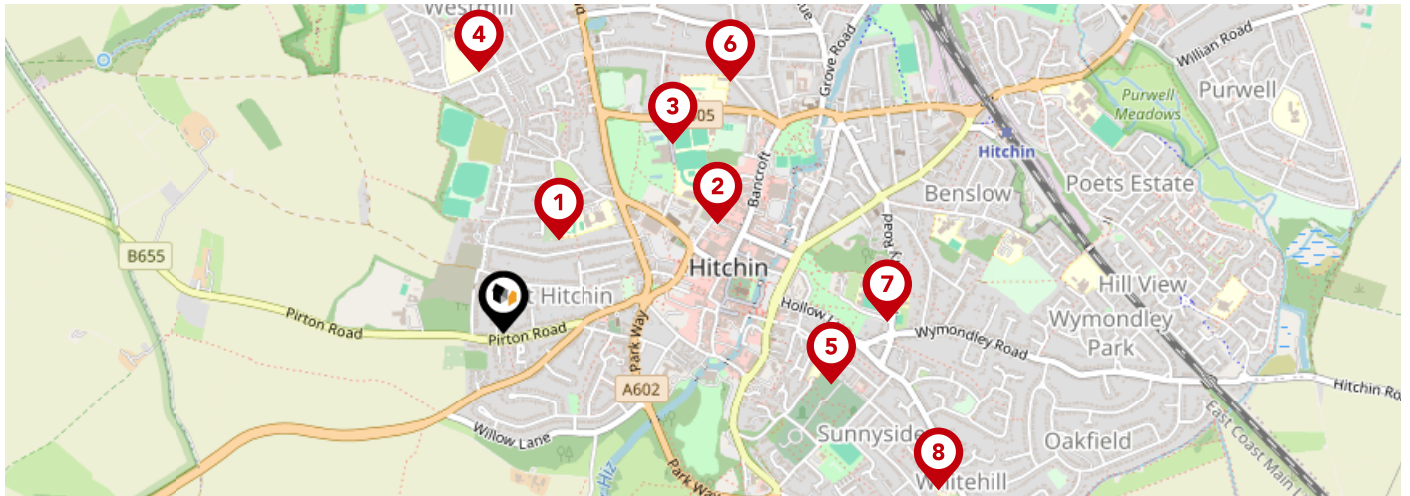
Yes

Water Supply

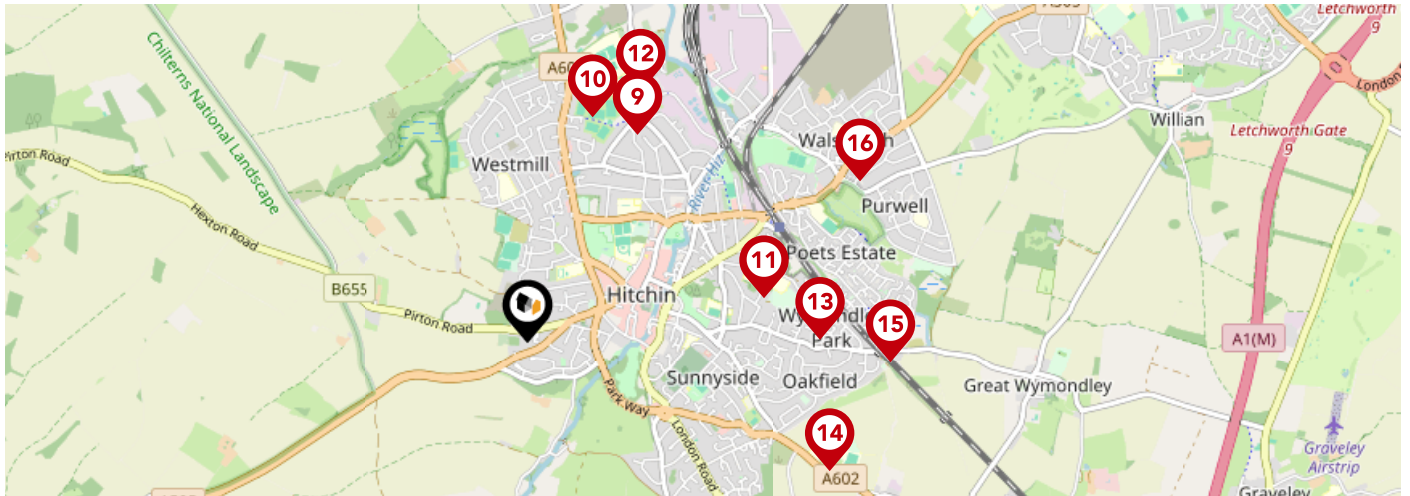
Mains supply

Drainage

Mains supply



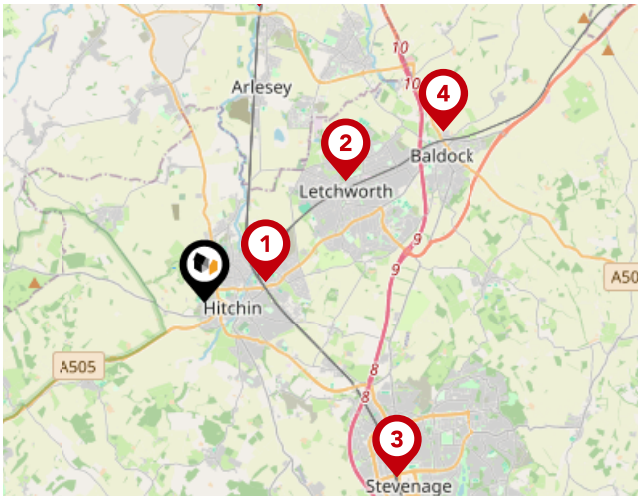
		Nursery	Primary	Secondary	College	Private
1	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.25	☐	☒	☐	☐	☐
2	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.55	☐	☐	☒	☐	☐
3	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.58	☐	☒	☐	☐	☐
4	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:0.6	☐	☒	☐	☐	☐
5	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.76	☐	☒	☐	☐	☐
6	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.78	☒	☐	☐	☐	☐
7	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.88	☐	☐	☒	☐	☐
8	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:1.06	☐	☒	☐	☐	☐



		Nursery	Primary	Secondary	College	Private
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.07	☐	☒	☐	☐	☐
	The Priory School Ofsted Rating: Good Pupils: 1231 Distance:1.08	☐	☐	☒	☐	☐
	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:1.1	☐	☒	☐	☐	☐
	Our Lady Catholic Primary School Ofsted Rating: Good Pupils: 154 Distance:1.26	☐	☒	☐	☐	☐
	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:1.34	☐	☒	☐	☐	☐
	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:1.5	☐	☐	☒	☐	☐
	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:1.66	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.69	☐	☒	☐	☐	☐

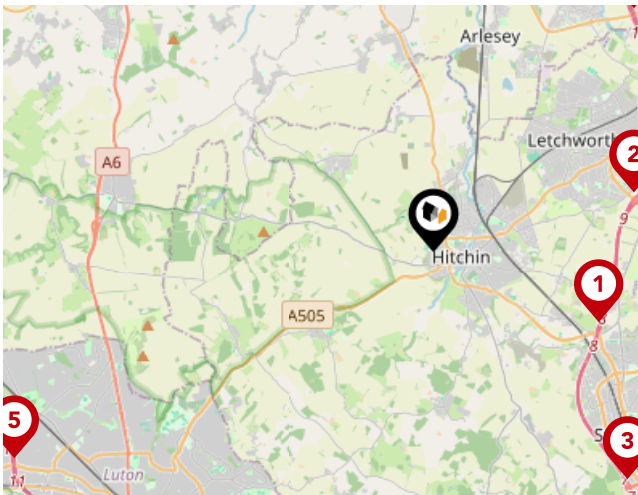
Area

Transport (National)



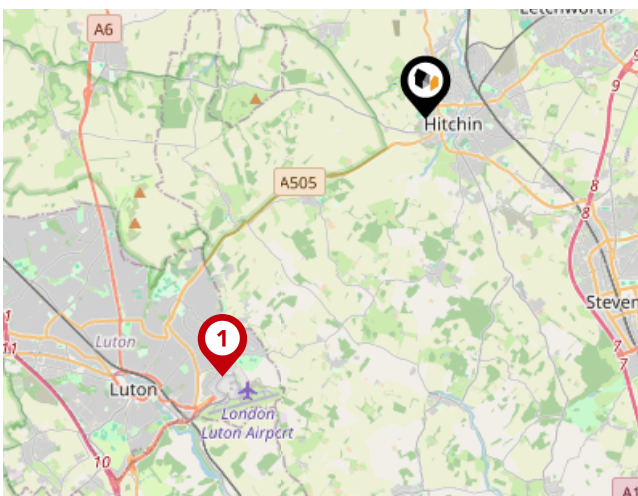
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	1.19 miles
2	Letchworth Rail Station	3.42 miles
3	Stevenage Rail Station	4.74 miles
4	Baldock Rail Station	5.37 miles
5	Arlesey Rail Station	5.51 miles



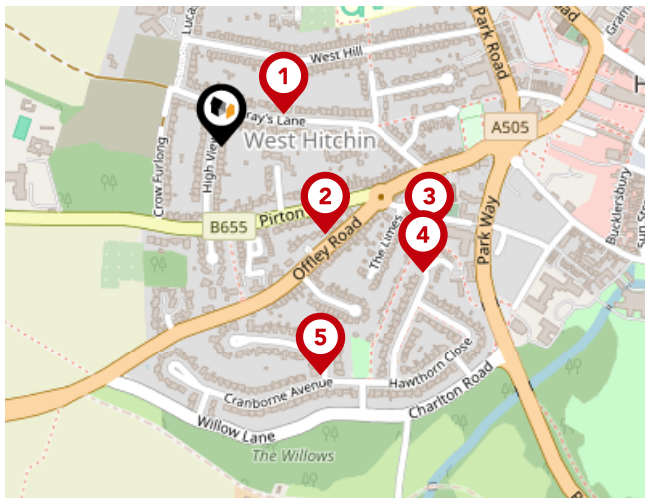
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	3.27 miles
2	A1(M) J9	3.82 miles
3	A1(M) J7	5.46 miles
4	A1(M) J10	5.75 miles
5	M1 J11	8.52 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	5.98 miles



Bus Stops/Stations

Pin	Name	Distance
1	Gray's Lane Hail and Ride	0.08 miles
2	Moormead Close	0.15 miles
3	Meadow Way Hail and Ride	0.25 miles
4	Meadow Way Hail and Ride	0.27 miles
5	The Ridgeway	0.28 miles

Local Connections

No Local Connections found within 30 km of this property.

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.



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