



MIR: Material Info

The Material Information Affecting this Property

Friday 11th September 2026



WHITEGALE CLOSE, HITCHIN, SG4

Country Properties

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Planning records for: *Whitegale Close, Hitchin, SG4*

Reference - 13/02614/1HH	
Decision:	Decided
Date:	30th October 2013
Description:	Two storey side extension incorporating extension of front and rear dormer windows

Planning records for: **1 Whitegale Close Hitchin SG4 9LP**

Reference - 13/00417/1HH	
Decision:	Decided
Date:	25th February 2013
Description:	Part two storey and part single storey side extension

Reference - 89/00387/1	
Decision:	Decided
Date:	13th March 1989
Description:	Side entrance porch (with additional information received 15th May 1989).

Reference - 87/00301/1	
Decision:	Decided
Date:	02nd March 1987
Description:	Erection of single storey rear extension

Planning records for: **2 Whitegale Close Hitchin Hertfordshire SG4 9LP**

Reference - 22/00869/FPH	
Decision:	Decided
Date:	28th March 2022
Description:	Part two storey and part single storey rear and side extension. Single storey front and side extension. Installation of external cladding on front elevation.

Planning records for: **2 Whitegale Close Hitchin Hertfordshire SG4 9LP**

Reference - 19/00152/FPH	
Decision:	Decided
Date:	21st January 2019
Description:	Part two storey part single storey rear extension. Single storey front and side extension. (As amended by drawings WGALE-10-002 Rev1, WGALE-10-022 Rev1 and WGALE-10-023 Rev1 received 19/02/2019).

Planning records for: **5 Whitegale Close Hitchin Hertfordshire SG4 9LP**

Reference - 22/00085/FPH	
Decision:	Decided
Date:	12th January 2022
Description:	Single storey front extension, two storey side/rear extension, single storey rear extension and erection of detached garden room following demolition of existing single storey rear extension and detached shed

Planning records for: **8 Whitegale Close Hitchin SG4 9LP**

Reference - 87/01292/1	
Decision:	Decided
Date:	12th August 1987
Description:	Erection of two storey side and single storey front and rear extensions

Planning records for: **9 Whitegale Close Hitchin Hertfordshire SG4 9LP**

Reference - 00/01852/1HH	
Decision:	Decided
Date:	05th December 2000
Description:	Single storey rear extension, two storey side extension with double attached side garage, front entrance porch

Planning records for: **9 Whitegale Close Hitchin SG4 9LP**

Reference - 77/00002/1	
Decision:	Decided
Date:	05th January 1977
Description:	Single storey side extension

Planning records for: **11 Whitegale Close Hitchin SG4 9LP**

Reference - 80/01278/1	
Decision:	Decided
Date:	28th July 1980
Description:	Erection of replacement front entrance porch.

Planning records for: **13 Whitegale Close Hitchin Hertfordshire SG4 9LP**

Reference - 18/01270/FPH	
Decision:	Decided
Date:	06th June 2018
Description:	Single storey rear extension and front entrance porch

Planning records for: **14 Whitegale Close Hitchin SG4 9LP**

Reference - 15/01331/1HH	
Decision:	Decided
Date:	21st May 2015
Description:	Single storey front, side and rear extension.

Planning records for: **15 Whitegale Close Hitchin SG4 9LP**

Reference - 15/00682/1HH	
Decision:	Decided
Date:	16th March 2015
Description:	Part two storey and part single storey side extension, single storey rear extension and ancillary works following demolition of existing conservatory (as amended by drawings PL02A and PL03A received 18/03/2015)

Planning records for: **17 Whitegale Close Hitchin SG4 9LP**

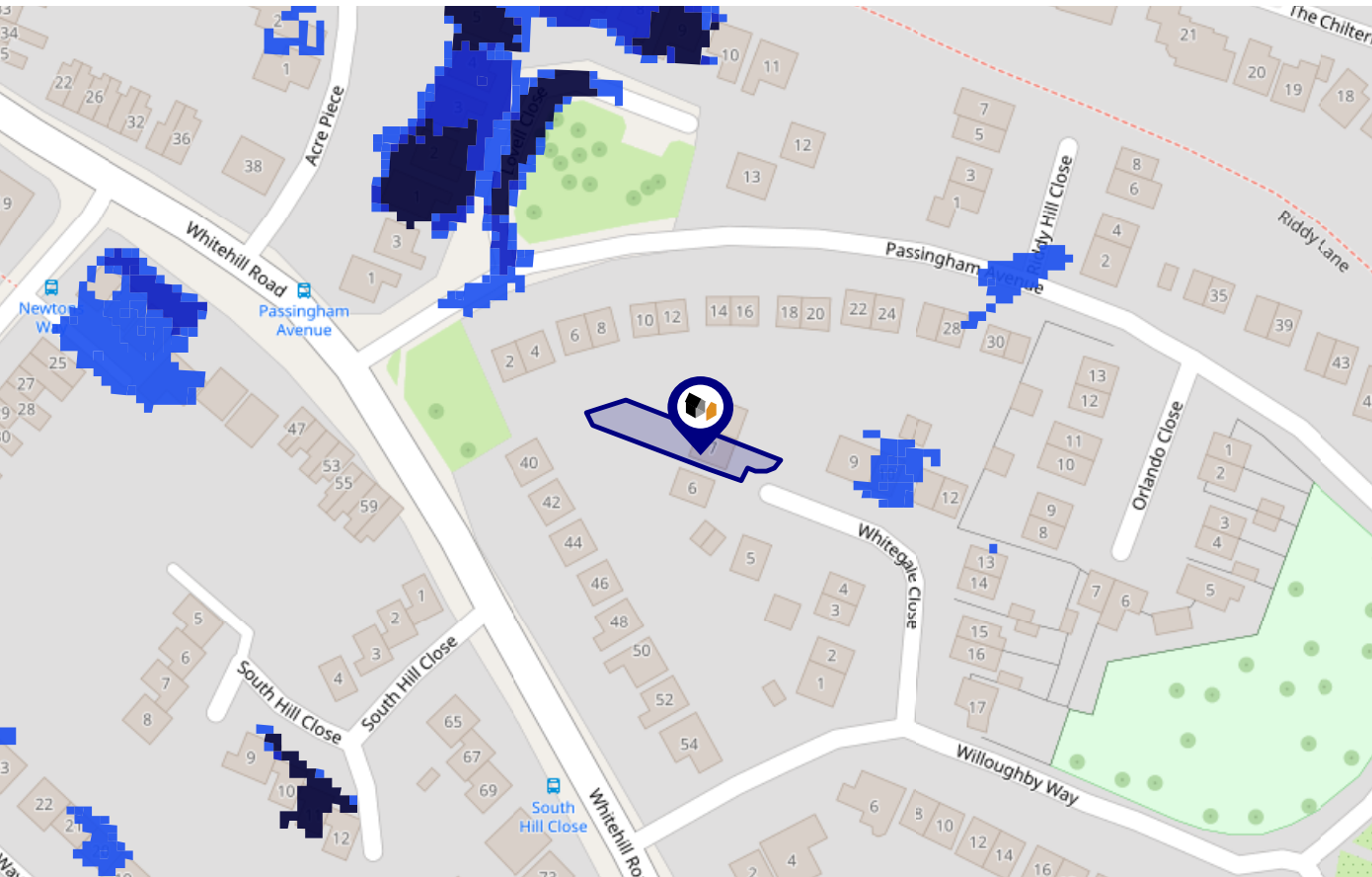
Reference - 86/00386/1	
Decision:	Decided
Date:	02nd February 1986
Description:	Erection of storey side extension.

Reference - 86/01302/1	
Decision:	Decided
Date:	12th August 1986
Description:	Resiting of 1.8m high boundary fence incorporating additional land for garden within the curtilage of dwelling.

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.

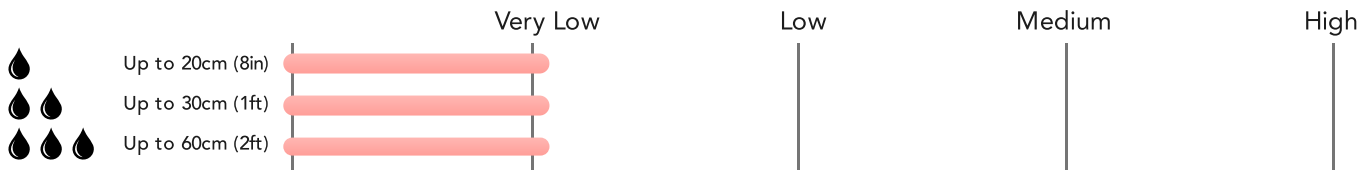


Risk Rating: Very low

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.

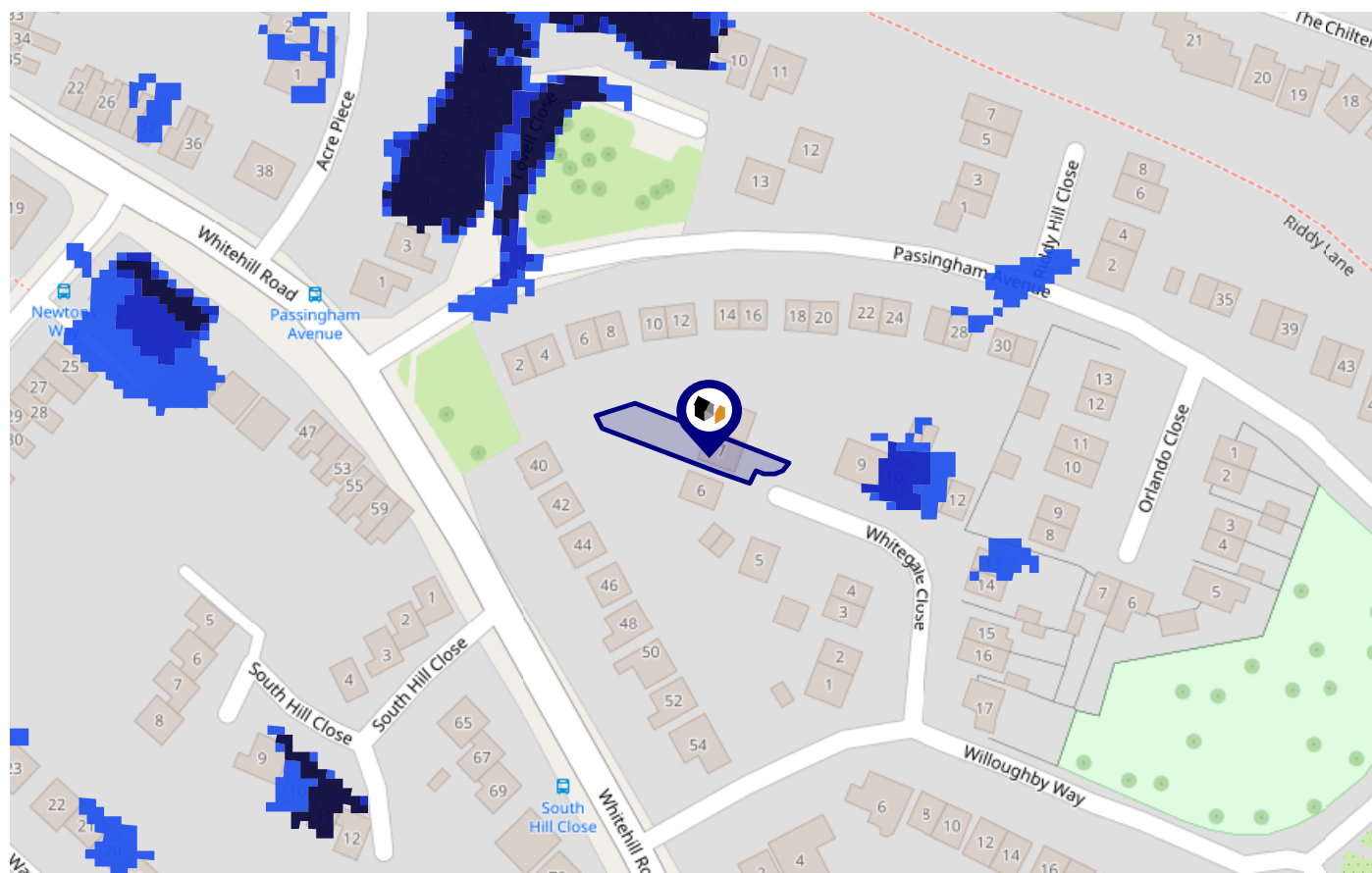
Chance of flooding to the following depths at this property:



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.

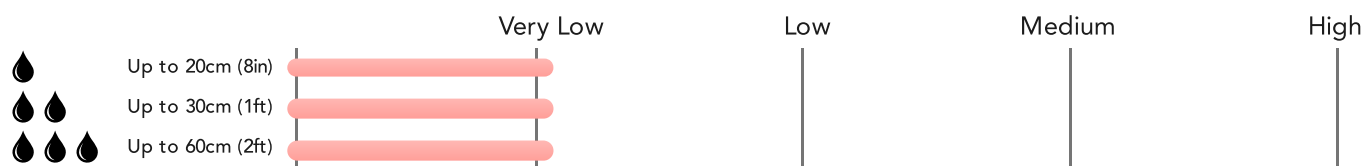


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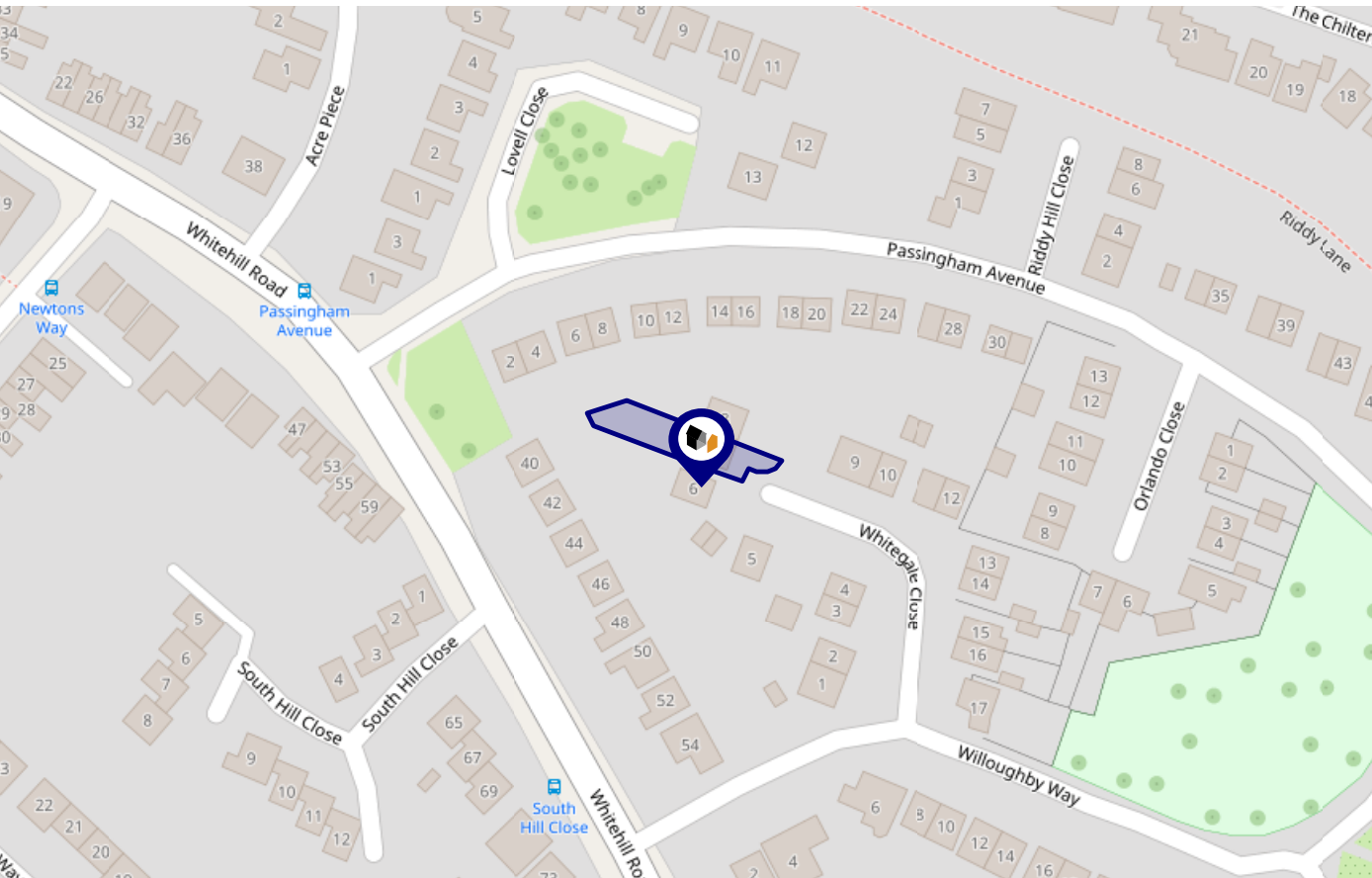
Chance of flooding to the following depths at this property:



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.

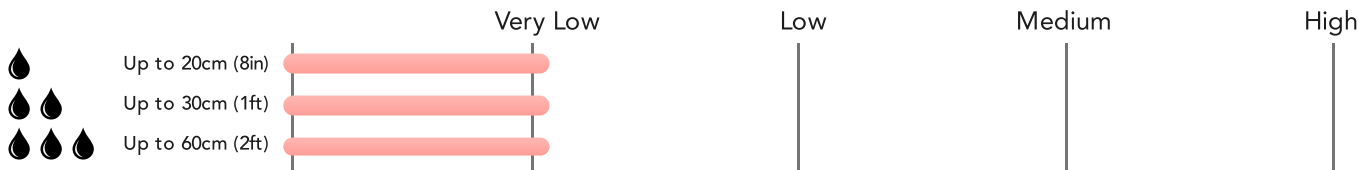


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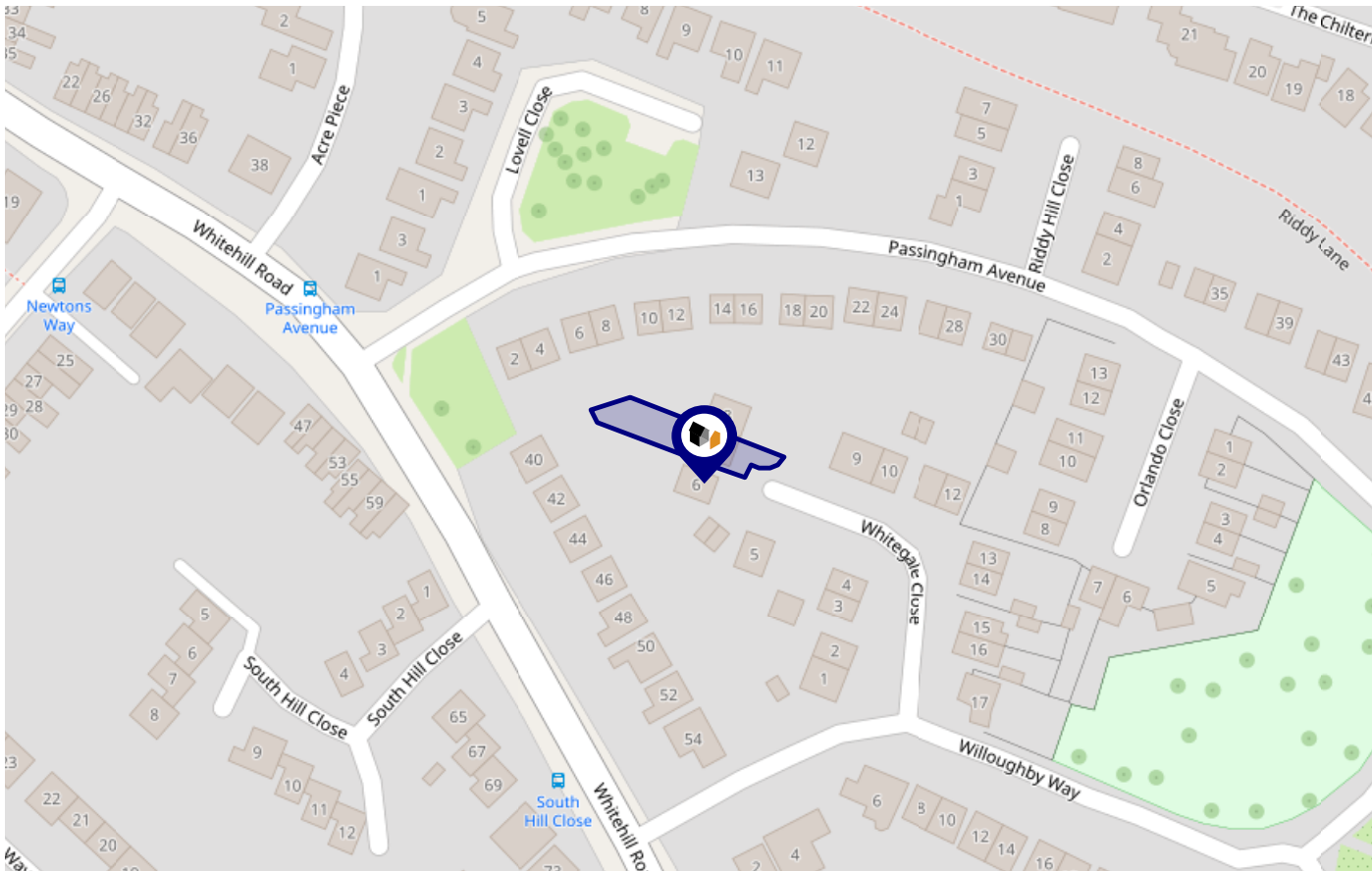
Chance of flooding to the following depths at this property:



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.

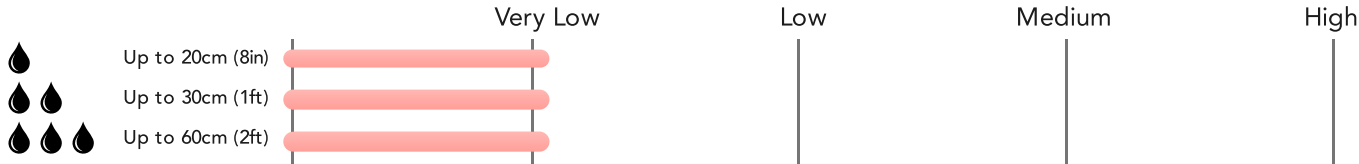


Risk Rating: Very low

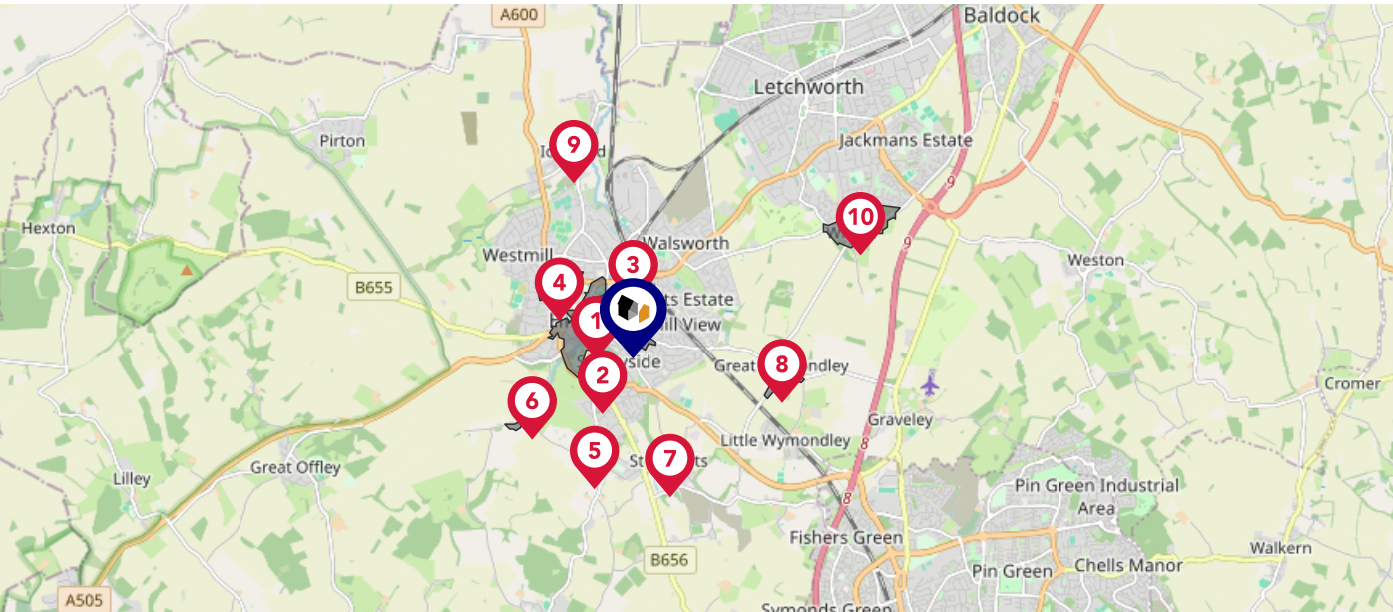
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Chance of flooding to the following depths at this property:

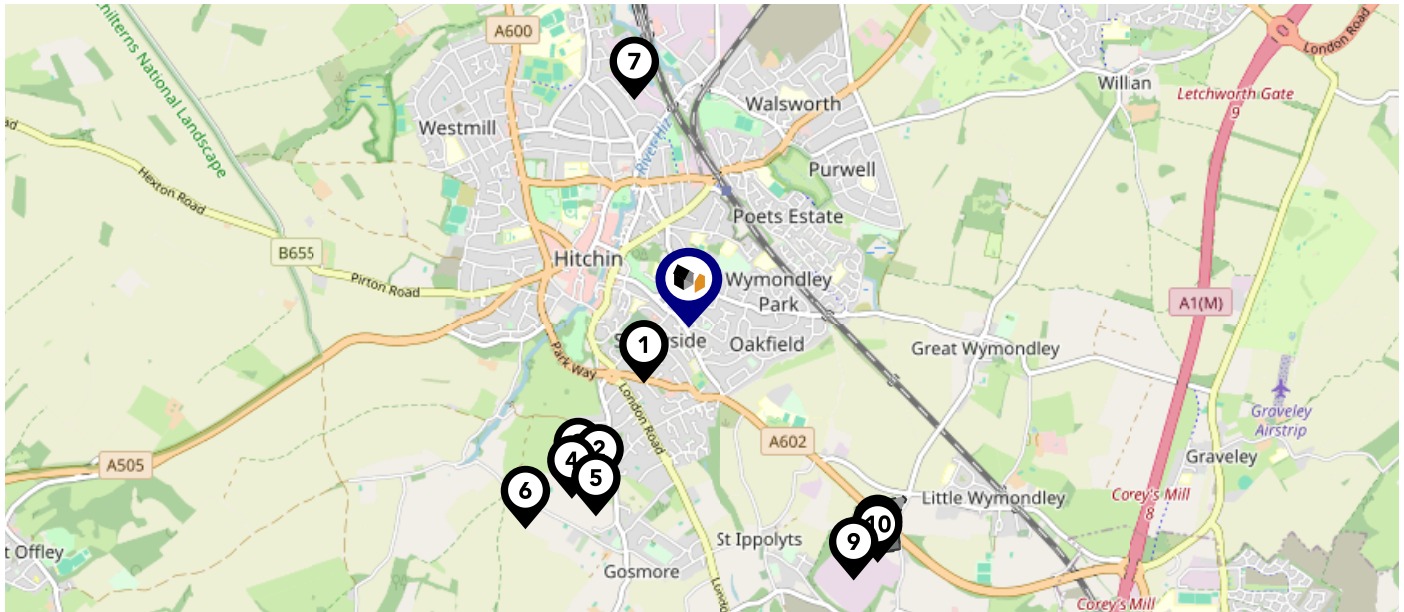


This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



Nearby Conservation Areas	
1	Hitchin
2	Hitchin Hill Path
3	Hitchin Railway and Ransom's Recreation Ground
4	Butts Close, Hitchin
5	Gosmore
6	Charlton
7	St Ippolyts
8	Great Wymondley
9	Ickleford
10	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	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	Little Wymondley Gravel Pit-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
9	Titmore Green Road-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	
10	Little Wymondley Quarry-Little Wymondley, Near Hitchin, Hertfordshire	Historic Landfill	

This map displays nearby coal mine entrances and their classifications.



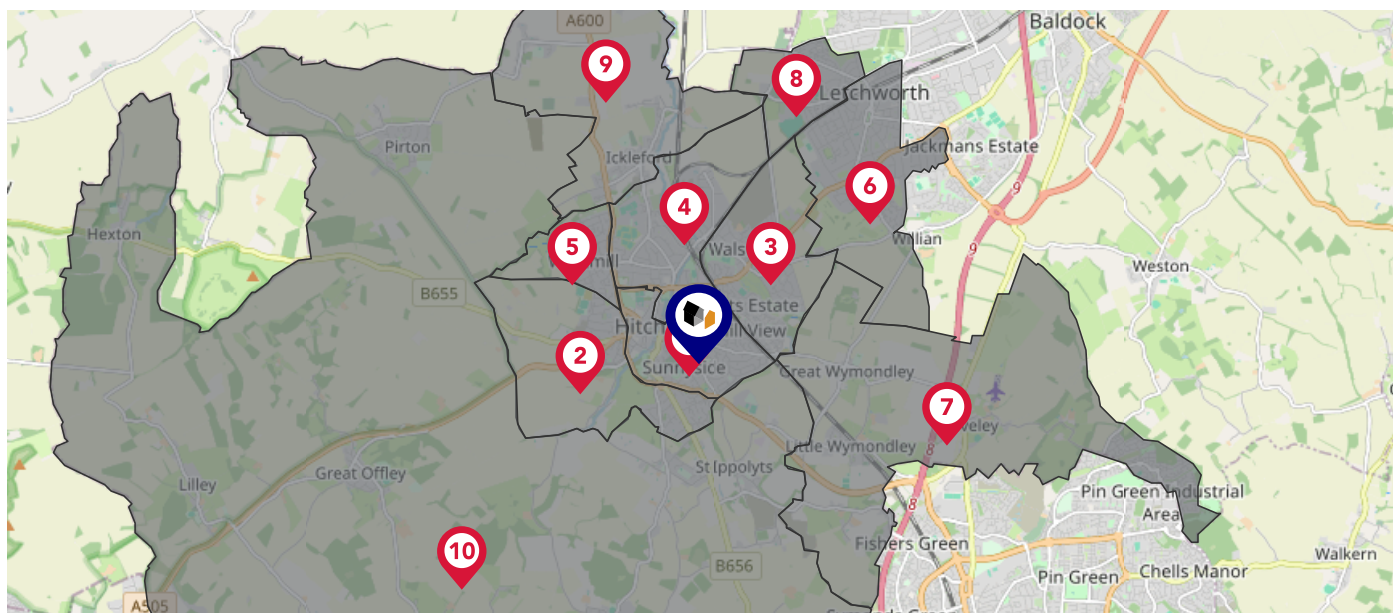
Mine Entry

- ✕ 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

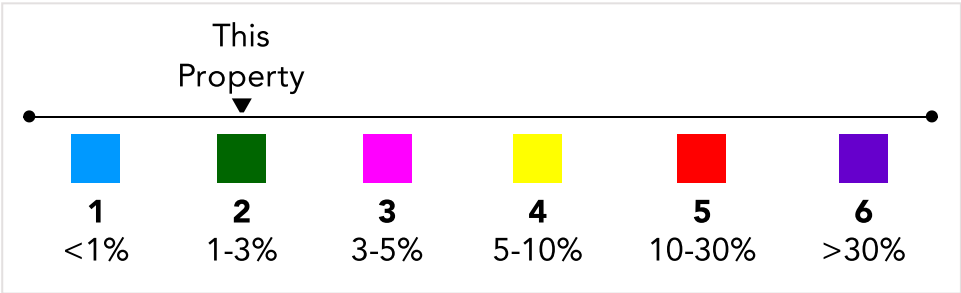
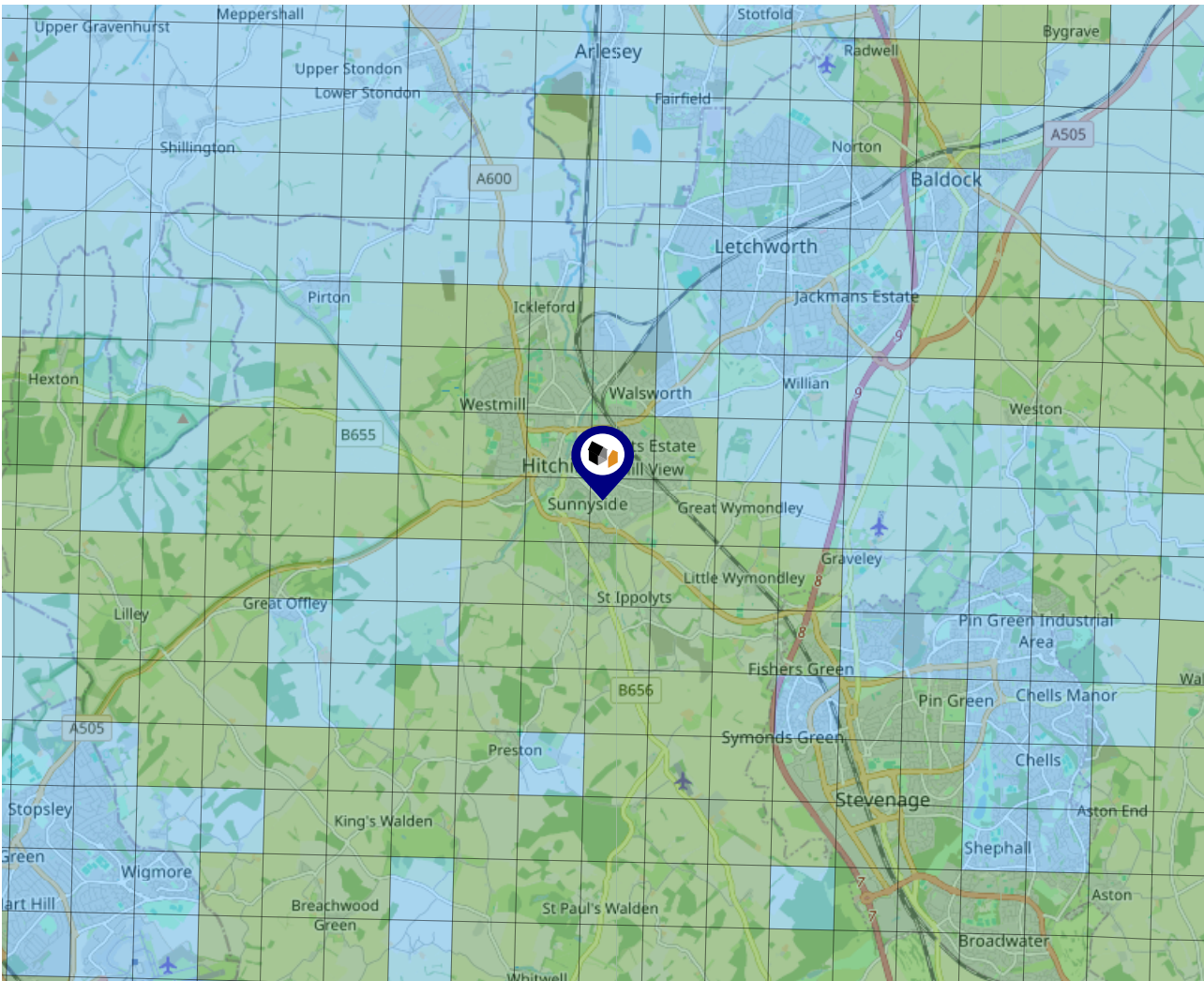


Nearby Council Wards

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

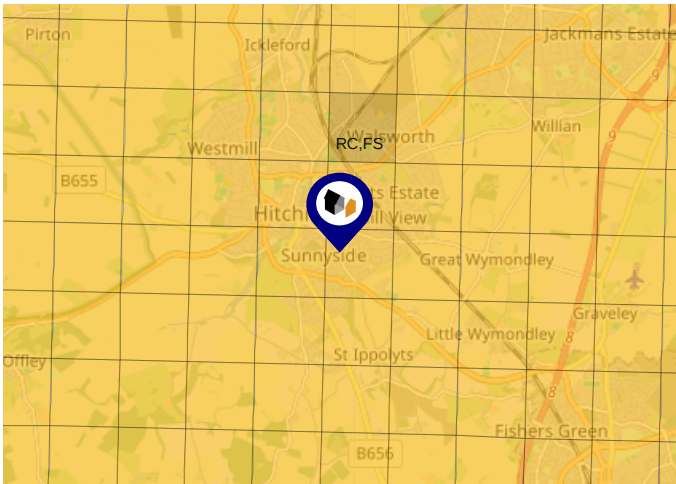
What is Radon?

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

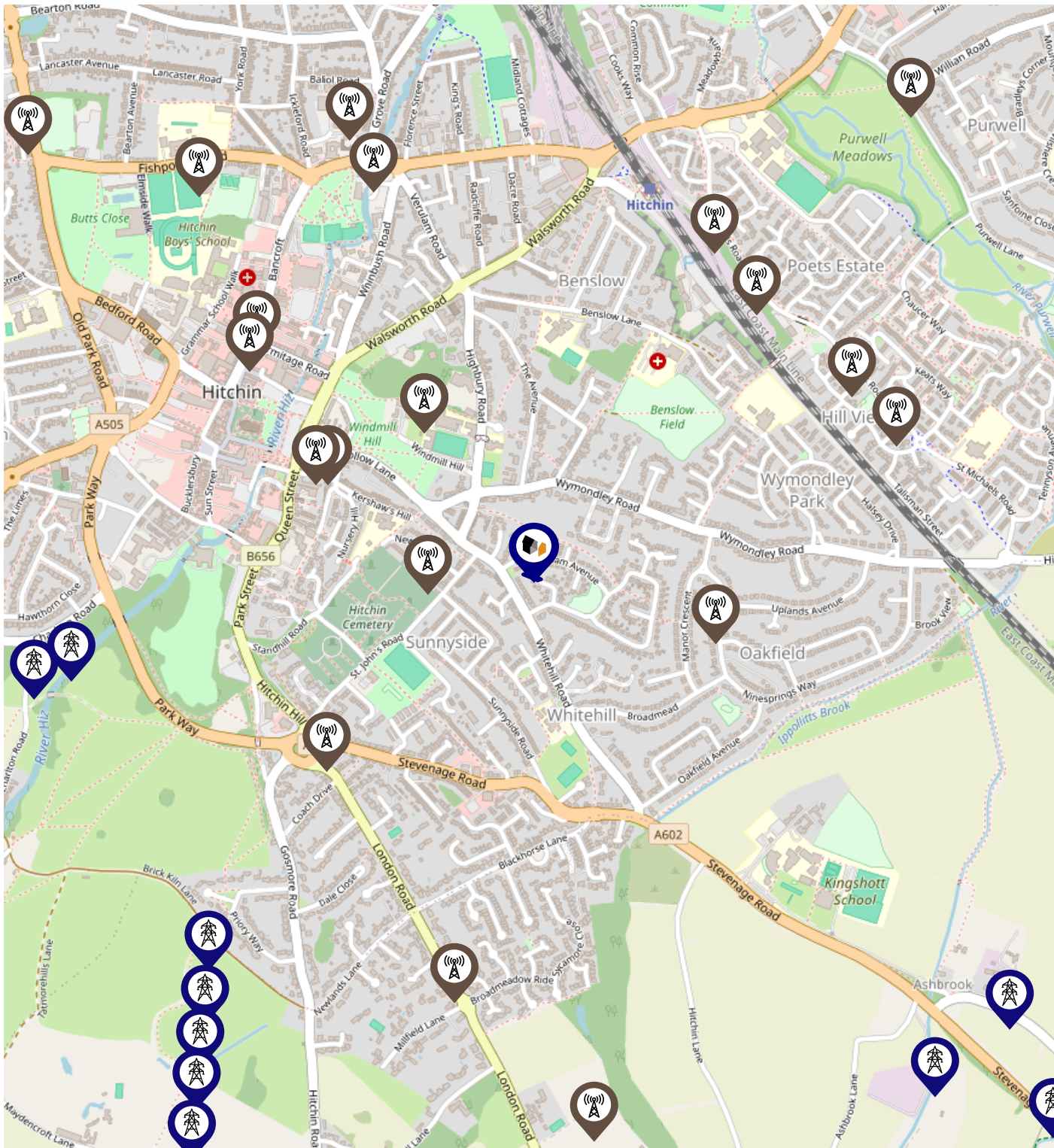


Primary Classifications (Most Common Clay Types)

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

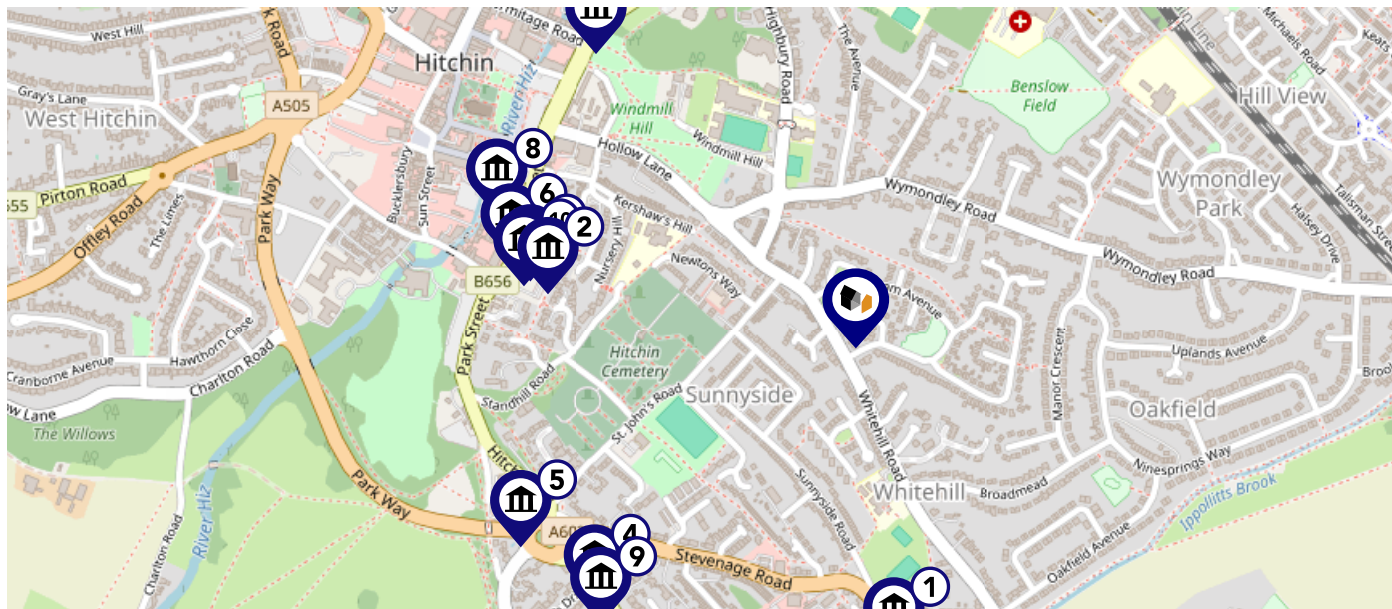
Local Area

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
	1102138 - The New Found Out Public House	Grade II	0.3 miles
	1224711 - North Eastern Block Of Buildings At The British Schools	Grade II	0.3 miles
	1102129 - North Western Block At The British School	Grade II	0.4 miles
	1347590 - 7, Hitchin Hill Path	Grade II	0.4 miles
	1102172 - The Three Moorhens Public House	Grade II	0.4 miles
	1173621 - 66-68, Queen Street	Grade II	0.4 miles
	1102128 - 1, Walsworth Road	Grade II	0.4 miles
	1102181 - Biggin Almshouses	Grade II	0.4 miles
	1347591 - Saint Elmo	Grade II	0.4 miles
	1102130 - Mistress's House British Schools	Grade II	0.4 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

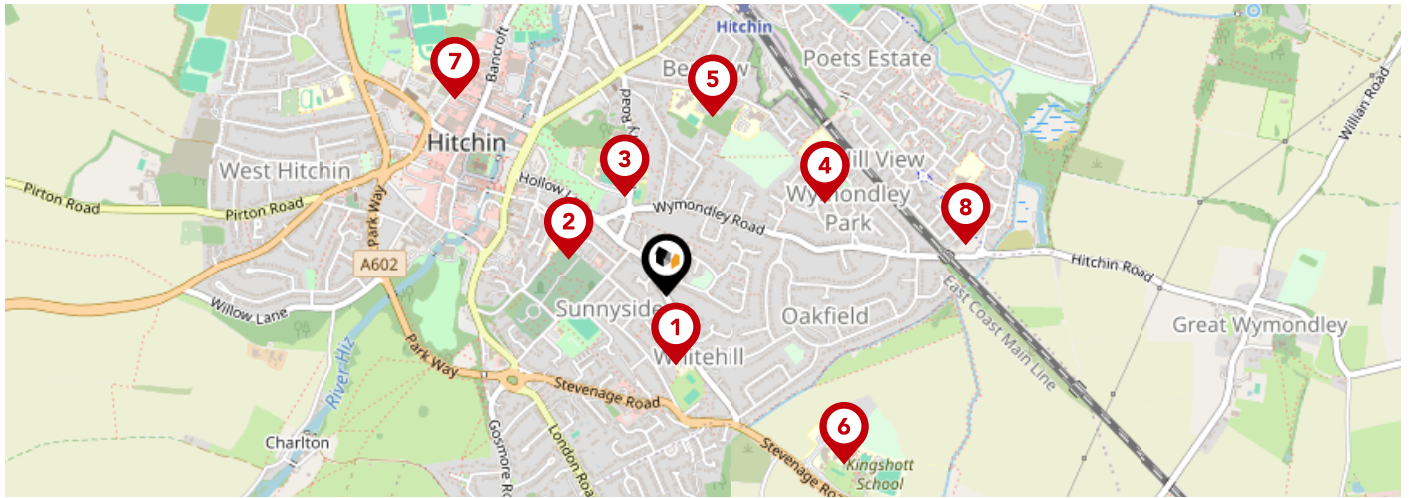
Yes

Water Supply

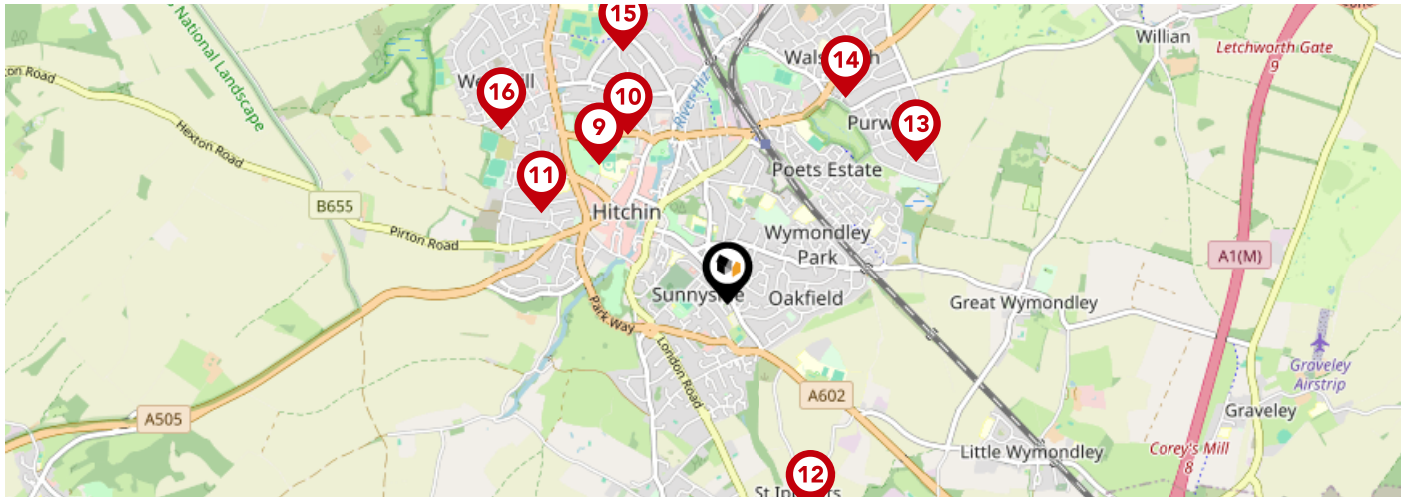
Mains supply

Drainage

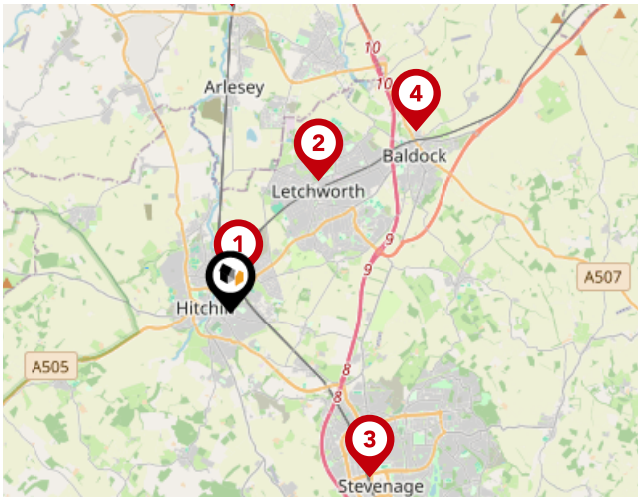
Mains supply



		Nursery	Primary	Secondary	College	Private
1	Whitehill Junior School Ofsted Rating: Good Pupils: 240 Distance:0.16	☐	☒	☐	☐	☐
2	Highbury Infant School and Nursery Ofsted Rating: Good Pupils: 204 Distance:0.24	☐	☒	☐	☐	☐
3	Hitchin Girls' School Ofsted Rating: Outstanding Pupils: 1355 Distance:0.25	☐	☐	☒	☐	☐
4	William Ransom Primary School Ofsted Rating: Outstanding Pupils: 422 Distance:0.42	☐	☒	☐	☐	☐
5	St Andrew's Church of England Voluntary Aided Primary School, Hitchin Ofsted Rating: Outstanding Pupils: 252 Distance:0.42	☐	☒	☐	☐	☐
6	Kingshott School Ofsted Rating: Not Rated Pupils: 400 Distance:0.56	☐	☐	☒	☐	☐
7	Hitchin Boys' School Ofsted Rating: Outstanding Pupils: 1317 Distance:0.66	☐	☐	☒	☐	☐
8	Mary Exton Primary School Ofsted Rating: Good Pupils: 181 Distance:0.69	☐	☒	☐	☐	☐

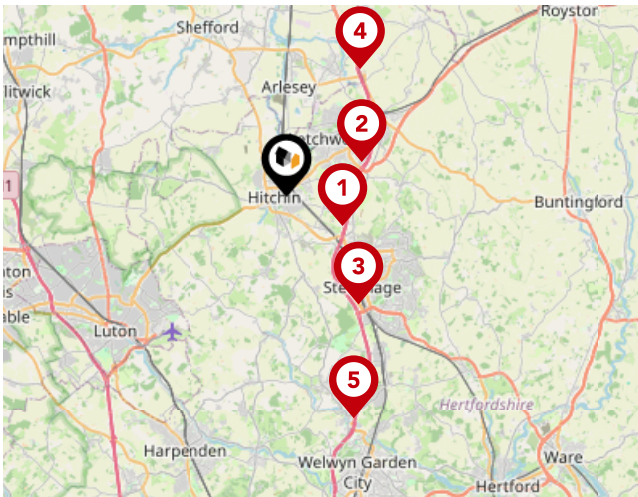


		Nursery	Primary	Secondary	College	Private
	Wilshire-Dacre Junior Academy Ofsted Rating: Good Pupils: 267 Distance:0.86	☐	☒	☐	☐	☐
	York Road Nursery School Ofsted Rating: Outstanding Pupils: 107 Distance:0.9	☒	☐	☐	☐	☐
	Samuel Lucas Junior Mixed and Infant School Ofsted Rating: Outstanding Pupils: 420 Distance:0.94	☐	☒	☐	☐	☐
	St Ippolyts Church of England Aided Primary School Ofsted Rating: Good Pupils: 175 Distance:1.03	☐	☒	☐	☐	☐
	Purwell Primary School Ofsted Rating: Requires improvement Pupils: 167 Distance:1.08	☐	☒	☐	☐	☐
	Highover Junior Mixed and Infant School Ofsted Rating: Good Pupils: 428 Distance:1.09	☐	☒	☐	☐	☐
	Strathmore Infant and Nursery School Ofsted Rating: Good Pupils: 199 Distance:1.24	☐	☒	☐	☐	☐
	Oughton Primary and Nursery School Ofsted Rating: Good Pupils: 218 Distance:1.3	☐	☒	☐	☐	☐



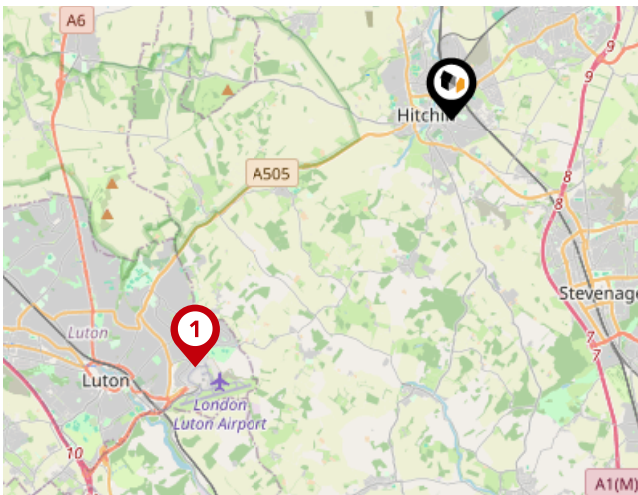
National Rail Stations

Pin	Name	Distance
1	Hitchin Rail Station	0.61 miles
2	Letchworth Rail Station	2.92 miles
3	Stevenage Rail Station	3.91 miles
4	Baldock Rail Station	4.75 miles
5	Arlesey Rail Station	5.62 miles



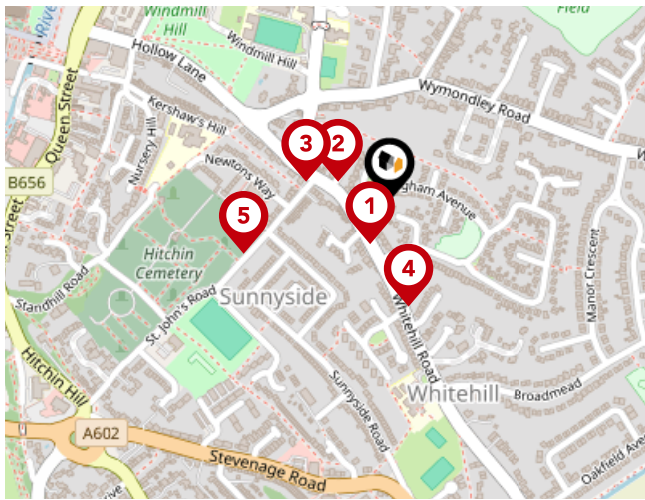
Trunk Roads/Motorways

Pin	Name	Distance
1	A1(M) J8	2.3 miles
2	A1(M) J9	2.98 miles
3	A1(M) J7	4.71 miles
4	A1(M) J10	5.36 miles
5	A1(M) J6	8.44 miles



Airports/Helipads

Pin	Name	Distance
1	London Luton Airport	6.49 miles



Bus Stops/Stations

Pin	Name	Distance
1	Maytrees	0.05 miles
2	Passingham Avenue	0.06 miles
3	Newtons Way	0.09 miles
4	Maytrees	0.12 miles
5	Pulters Way	0.17 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. 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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