

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number	
Suffix	
Property Name	10 Midland Cottages
Address Line 1	Nightingale Road
Address Line 2	
Address Line 3	Hertfordshire
Town/city	Hitchin
Postcode	SG5 1RW

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
519131	230060

Description

Applicant Details

Name/Company

Title

Ms

First name

Rachel

Surname

Briggs

Company Name

Address

Address line 1

10 Midland Cottages

Address line 2

Nightingale Road

Address line 3

Town/City

Hitchin

County

Hertfordshire

Country

Postcode

SG5 1RW

Are you an agent acting on behalf of the applicant?

- ☒ Yes
- ☐ No

Applicant Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposed works

2 storey rear extension and full sympathetic refurbishment / upgrade of existing mid terrace cottage including front landscaping to form permeable parking space

Has the work already been started without consent?

- ☐ Yes
- ☒ No

Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes
- ☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Windows

Existing materials and finishes:

White painted timber

Proposed materials and finishes:

Refurbished white painted timber with white powder coated aluminium to extension

Type:

Roof

Existing materials and finishes:

Concrete interlocking roof tiles to existing property

Proposed materials and finishes:

Fibre cement roof slates to rear extension

Type:

Walls

Existing materials and finishes:

'Arlesey White' bricks over grey brick plinth with red brick arches

Proposed materials and finishes:

Matching pale / white bricks over dark grey brick plinth with red brick arch feature

Are you supplying additional information on submitted plans, drawings or a design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

2601 001 REV B - Survey
2601 099 REV A - Design and Access Statement
2601 101 REV B - General Arrangements - PLANS
2601 102 REV A - General Arrangements - ELEVATIONS AND SECTIONS

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

☐ Yes

☒ No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes

☒ No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- ☐ Yes
☒ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes
☒ No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- ☐ Yes
☒ No

Parking

Will the proposed works affect existing car parking arrangements?

- ☒ Yes
☐ No

If Yes, please describe:

The property benefits from an existing parking space situated off the private road to the front of the dwelling. The parking space was leased by the previous property owner but is now being purchased from the council by the current owner. Landscaping proposals for the front of the property include an additional parking bay with permeable surface

Biodiversity net gain

Paragraph 13 of Schedule 7A of the Town and Country Planning Act 1990 sets out that every planning permission granted for the development of land in England shall be deemed to have been granted subject to the 'biodiversity gain condition' requiring development to achieve a net gain of 10% of biodiversity value.

This is subject to exemptions, an exemption applies in relation to planning permission for a development which is the subject of a householder application, within the meaning of article 2(1) of the Town and Country Planning (Development Management Procedure) (England) Order (2015)*.

Applicants for planning permission are required to make a statement as to whether they believe the biodiversity gain condition will apply if permission is granted, please confirm:

☒ It is my belief that if permission is granted for the development to which this application relates the biodiversity gain condition would not apply

*A 'householder application' means an application for planning permission for development for an existing dwellinghouse, or development within the curtilage of such a dwellinghouse for any purpose incidental to the enjoyment of the dwellinghouse which is not an application for change of use or an application to change the number of dwellings in a building.

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent
☒ The applicant
☐ Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☐ Yes
☒ No

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
☒ No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

- ☒ Yes
☐ No

Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner* and/or agricultural tenant** of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners* and/or agricultural tenants**.

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

1

Suffix:

Address line 1:

1 Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

1

Suffix:

B

Address line 1:

1B Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

1

Suffix:

C

Address line 1:

1C Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

2

Suffix:

Address line 1:

2 Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

3

Suffix:

Address line 1:

3 Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

4

Suffix:

Address line 1:

4 Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:**Number:**

5

Suffix:**Address line 1:**

5 Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:**Number:**

6

Suffix:**Address line 1:**

6 Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:

Number:

7

Suffix:

Address line 1:

7 Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

7

Suffix:

A

Address line 1:

7A Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Number:

8

Suffix:

Address line 1:

8 Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Austen

Number:**Suffix:****Address line 1:**

Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:

Bronte

Number:**Suffix:****Address line 1:**

Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:**Name of Owner/Agricultural Tenant:**

***** REDACTED *****

House name:

Mattock

Number:**Suffix:****Address line 1:**

Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

Pierson

Number:

Suffix:

Address line 1:

Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Name of Owner/Agricultural Tenant:

***** REDACTED *****

House name:

South Bank

Number:

Suffix:

Address line 1:

Midland Cottages

Address Line 2:

Nightingale Road

Town/City:

Hitchin

Postcode:

SG5 1RW

Date notice served (DD/MM/YYYY):

22/05/2026

Person Family Name:

Person Role

☐ The Applicant

☒ The Agent

Title

Mr

First Name

James

Surname

Isaacs

Declaration Date

27/05/2026

☒ Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

James Isaacs

Date

27/05/2026

Amendments Summary

Certificate B with details of properties where Notice Under Article 13 have been served