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## MIR: Material Info

The Material Information Affecting this Property

**Wednesday 02<sup>nd</sup> July 2025**



**WEST STREET, COMBERTON, CAMBRIDGE, CB23**

**Cooke Curtis & Co**

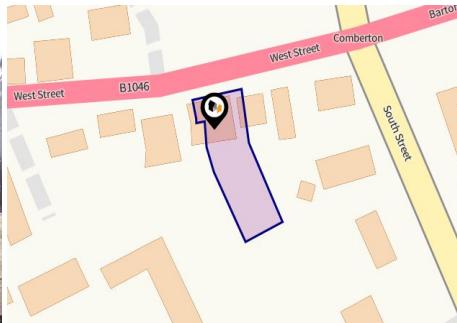
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## Property

|                  |  |         |          |
|------------------|--|---------|----------|
| Type:            | Detached                                   | Tenure: | Freehold |
| Bedrooms:        | 4  |         |          |
| Floor Area:      | 2,486 ft <sup>2</sup> / 231 m <sup>2</sup> |         |          |
| Plot Area:       | 0.18 acres                                 |         |          |
| Year Built :     | Before 1900                                |         |          |
| Council Tax :    | Band F                                     |         |          |
| Annual Estimate: | £3,488                                     |         |          |
| Title Number:    | CB196384                                   |         |          |

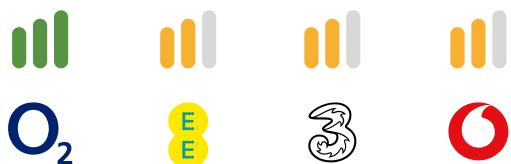
## Local Area

|                    |                   |
|--------------------|-------------------|
| Local Authority:   | Cambridgeshire    |
| Conservation Area: | Comberton Village |
| Flood Risk:        |                   |
| ● Rivers & Seas    | Very low          |
| ● Surface Water    | Very low          |

### Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

|                   |                   |                     |
|-------------------|-------------------|---------------------|
| <b>16</b><br>mb/s | <b>80</b><br>mb/s | <b>1000</b><br>mb/s |
|                   |                   |                     |

**Mobile Coverage:**  
(based on calls indoors)



### Satellite/Fibre TV Availability:



Planning records for: **72 West Street Toft Cambridgeshire CB23 7DS**

## Reference - 22/1062/TTCA

**Decision:** Decided

**Date:** 20th September 2022

**Description:**

T1- Field MapleReduce heights to 1.5m above ground level. All smaller growth of Field Maple and Hawthorn one either side to be cut to height of 3m to form hedgeT2 - Field Maple Remove crown to leave as 5m framework pollard T3, T4, T5 - HornbeamRemove crown on all to leave as a 5m framework pollard

## Reference - 21/00632/HFUL

**Decision:** Decided

**Date:** 12th February 2021

**Description:**

Single storey rear extension

## Reference - S/0071/11

**Decision:** Decided

**Date:** 20th February 2011

**Description:**

Discharge of conditions 1 2 3 4 5 and 6 of planning application S/0215/09

## Reference - S/1415/11

**Decision:** Decided

**Date:** 15th July 2011

**Description:**

Garage with room above

Planning records for: **72 West Street Toft Cambridgeshire CB23 7DS**

**Reference - 22/04143/HFUL**

**Decision:** Decided

**Date:** 20th September 2022

**Description:**

Extension to garage to form home office.

**Reference - 21/00968/HFUL**

**Decision:** Decided

**Date:** 03rd March 2021

**Description:**

Two storey extension to garage to form home office

**Reference - S/0215/09/F**

**Decision:** Decided

**Date:** 16th February 2009

**Description:**

Dwelling

**Reference - 22/1058/TTCA**

**Decision:** Decided

**Date:** 20th September 2022

**Description:**

Amended T1 crab apple - Fell

Planning records for: **4 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

## Reference - S/1612/13/FL

**Decision:** Decided

**Date:** 08th October 2013

**Description:**

Flue

## Reference - 22/0597/TTCA

**Decision:** Awaiting decision

**Date:** 23rd May 2022

**Description:**

(G1) 11x Ornamental Pears - formative prune into box shapes, as before, maintaining the pleaching inbetween. Removing 1.5m from the top crown and 0.50m from the middle and lower crowns.(T2) Holm Oak - remove to ground level.

## Reference - S/1655/19/TC

**Decision:** Decided

**Date:** 06th May 2019

**Description:**

(T1) Alder - remove to ground level due to a substantial lean toward the greenhouse and poor location. (T2) 11x Ornamental Pears - reduce to approximately 2.3 meters in height and start to encourage the pleaching process by cross tying the lower and mid lateral branches in to the neighbouring trees on either side.

## Reference - S/1169/16/FL

**Decision:** Decided

**Date:** 04th May 2016

**Description:**

Garage Conversion to form Bedroom and Utility

Planning records for: **4 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 23/0262/TTCA**

**Decision:** Decided

**Date:** 07th March 2023

**Description:**

T1- Silver Birch- reduce in height by 2.5 meters, crown raise to 3 meters, to maintain in its current location.

**Reference - 20/01819/CONDD**

**Decision:** Awaiting decision

**Date:** 23rd May 2022

**Description:**

Submission of details required by condition 9 (Ecological Compliance Report) of planning permission 20/01819/FUL

Planning records for: **Land adjacent 80 West Street Comberton CB23 7DS**

**Reference - S/1143/17/FL**

**Decision:** Decided

**Date:** 03rd April 2017

**Description:**

Erection of dwelling and annex/car lodge

**Reference - 20/03339/CONDC**

**Decision:** Awaiting decision

**Date:** 19th June 2023

**Description:**

Submission of details required by conditions 6 (landscaping scheme), 7 (bat and bird boxes), 9 (access and footway), 10 (zebra crossing), 12 (commercial waste) and 15 (external lighting) of planning permission 20/03339/FUL

Planning records for: *Land adjacent to 80 West Street Comberton Cambridge CB23 7DS*

## Reference - S/3045/17/FL

**Decision:** Decided

**Date:** 12th September 2017

**Description:**

Erection of a 2 storey x 4 bedroom detached house and one a half storey 2 bay car lodge/annexe

## Reference - 22/04161/HFUL

**Decision:** Awaiting decision

**Date:** 21st September 2022

**Description:**

Demolition of existing garage and erection of a two storey side and single storey rear extensions.

## Reference - 20/03339/CONDB

**Decision:** Awaiting decision

**Date:** 20th December 2022

**Description:**

Submission of details required by condition 3 (CEMP), 4 (foul and surface water drainage), 5 (materials) and 6 (landscaping scheme) of planning permission 20/03339/FUL

## Reference - 20/03339/CONDD

**Decision:** Decided

**Date:** 20th October 2023

**Description:**

Submission of details required by condition 10 ( Zebra Crossing) of planning permission 20/03339/FUL

Planning records for: *Land West Of 80 West Street Toft Cambridge Cambridgeshire CB23 7DS*

## Reference - 20/03339/FUL

**Decision:** Awaiting decision

**Date:** 03rd August 2020

**Description:**

Erection of a convenience food retail store with associated car parking

## Reference - 24/00167/ADV

**Decision:** Decided

**Date:** 16th January 2024

**Description:**

1no internally illuminated fascia sign, 2no non-illuminated fascia signs, 1no double-sided internally illuminated totem sign, 2no non-illuminated post mounted signs and 2no banner frames.

## Reference - 23/03765/TELNOT

**Decision:** Awaiting decision

**Date:** 03rd October 2023

**Description:**

Installation of 1 x 10m medium pole in soft ground.

## Reference - 20/03339/NMA1

**Decision:** Decided

**Date:** 10th July 2023

**Description:**

Non material amendment on application 20/03339/FUL for additional of Solar Panels to western elevation of building.

Planning records for: ***Land West Of 80 West Street Toft Cambridge Cambridgeshire CB23 7DS***

**Reference - 20/03339/CONDA**

**Decision:** Awaiting decision

**Date:** 21st September 2022

**Description:**

Submission of details required by conditions 3 (Construction and Environmental management (CEMP)), 4 (Foul and Surface Water), 5 (Material), 6 (Landscaping Scheme ) and 13( Acoustic Fencing ) of planning permission 20/03339/FUL

Planning records for: ***6 West Street Comberton Cambridgeshire CB23 7DS***

**Reference - 23/0127/TTCA**

**Decision:** Decided

**Date:** 31st January 2023

**Description:**

(T1) Silver Birch - In severe decline - remove to ground level. (T2) Eucalyptus - reduce mid crown lateral over veg patch by 3 meters to weeping secondary. - remove lower crown epicormics over veg patch, removing 1.5 meters.

**Reference - S/0065/20/NMA7**

**Decision:** Decided

**Date:** 31st January 2023

**Description:**

Non material amendment on application S/0065/20/RM for bay window height to plots 246, 275, 276, 300, 305, 306, 307, 316 amended to 1500mm

Planning records for: ***Yew Tree Cottage 24 West Street Comberton Cambridgeshire CB23 7DS***

**Reference - 23/01237/DISA**

**Decision:** Decided

**Date:** 01st February 2024

**Description:**

To discharge Condition 3 (tree protection plan) of decision dated 9 January 2024 for 23/01237/FUL Internal and external alterations to main house, demolition of existing lean-to structures and garage/outbuilding, construction of new garage/outbuilding, construction of new veranda, widening of existing access and associated works and infrastructure

Planning records for: **24 West Street Comberton CB23 7DS**

**Reference - 21/01633/CL2PD**

**Decision:** Decided

**Date:** 10th April 2021

**Description:**

Certificate of lawfulness under section 192 for the construction of a concrete base for the siting of a caravan within an existing residential planning unit, erection of 2 metre high gates and boundary fence and construction of a permeable gravel parking area.

**Reference - 22/0253/TTPO**

**Decision:** Decided

**Date:** 28th February 2022

**Description:**

5 Day Notice Lebanon Cedar - Remaining Crown to be removed as in a dangerous condition; in addition reduce the 3 remaining foliage free stems to a finished height of 20 metres.

**Reference - 23/00375/HFUL**

**Decision:** Decided

**Date:** 01st February 2023

**Description:**

Replacement of existing outbuilding with 3 bay single storey garage with mono pitch low profile roof.

**Reference - 23/03293/CONDA**

**Decision:** Decided

**Date:** 01st February 2024

**Description:**

Submission of details required by condition 4 (Hard and soft Landscaping Scheme) of planning permission 23/03293/HFUL

Planning records for: **24 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - 22/0252/TTCA**

**Decision:** Decided

**Date:** 28th February 2022

**Description:**

Removal of self-seeded ash tree - Tree is located in the rear gardens on the boundary between 24 & 26 West Street.

**Reference - 23/03293/HFUL**

**Decision:** Decided

**Date:** 28th August 2023

**Description:**

Replace existing outbuilding with 2 bay single storey cart lodge style garage with low profile monopitch roof, install 2 metre high gates and additional landscape planting.

**Reference - 20/04600/HFUL**

**Decision:** Withdrawn

**Date:** 09th November 2020

**Description:**

Erection of 3 bay cart lodge style garage with room above

Planning records for: **34 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - 22/0374/TTCA**

**Decision:** Decided

**Date:** 22nd March 2022

**Description:**

(G1) 2x Yew - remove to ground level due to subsidence.

Planning records for: **34 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - 22/0378/TTCA**

**Decision:** Decided

**Date:** 22nd March 2022

**Description:**

(T1) Holly - reduce back to fence line removing 1m.(G2) Mixed Trees Consisting of Cherry, Hawthorn & Apple - cut back to boundary removing 0.5m.(T3) Laurel - reduce in height by 1.5m.(G4) Mixed Prunus - reduce back to boundary removing 1m.

Planning records for: **2 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 23/0378/TTCA**

**Decision:** Decided

**Date:** 12th April 2023

**Description:**

T1- Alder- remedial reduction of 1.5 meters to improve form from previous poor pruning. T2- Pear- remove 2x lowest Easterly lateral limbs over driveway back to trunk removing 2.5 meters to allow vehicular access. T3- Apple-crown thin by 30% to improve form.

Planning records for: **Apple Tree Dental Practice 3 West Street Comberton Cambridge CB23 7DS**

**Reference - S/2431/14/FL**

**Decision:** Decided

**Date:** 07th October 2014

**Description:**

Proposed extension to existing dental practice

**Reference - S/0489/15/DC**

**Decision:** Decided

**Date:** 23rd February 2015

**Description:**

Discharge of conditions 3 4 and 6 of planning approval S/2431/14

Planning records for: **3 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

| Reference - S/1053/15/DC  |                 |
|---|-----------------|
| Decision:   | Decided         |
| Date:   | 23rd April 2015 |
| <b>Description:</b><br>Discharge of condition 5 (travel plan) of planning approval S/2431/14/FL |                 |

Planning records for: **5 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

| Reference - 24/0810/TTCA  |                |
|---|----------------|
| Decision:   | Decided        |
| Date:   | 29th July 2024 |
| <b>Description:</b><br>G1- Group of Laburnums- reduce in height by 2 meters, remove 2x stems leaning on fence removing 5 meters, remove 1x cankered stem to ground level. |                |

Planning records for: **8 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

| Reference - S/0900/16/FL   |                |
|--|----------------|
| Decision:  | Decided        |
| Date:  | 29th June 2016 |
| <b>Description:</b><br>Erection of a single-storey front extension |                |

Planning records for: **10 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

| Reference - 22/1392/TTCA   |                    |
|--|--------------------|
| Decision:  | Decided            |
| Date:  | 25th November 2022 |
| <b>Description:</b><br>(T1) Yew reduce in height by 2 meters and shape remaining crown by no more than 1 meter (G2) 2x Hornbeam -- remove to ground (T3) Plumb - reduce in height by 1.5 meters and remove major deadwood. (T4) Pear - remove water shoots and internal epicormics to improve form and crop. |                    |

Planning records for: **10 West Street Comberton Cambridgeshire CB23 7DS**

## Reference - 22/05126/HFUL

**Decision:** Decided

**Date:** 25th November 2022

**Description:**

Single storey rear extension; permeable paving; rear facing solar panels to roof.

## Reference - 24/00829/S19LB

**Decision:** Decided

**Date:** 06th March 2024

**Description:**

S19LB to vary condition 2 of ref: 23/01542/LBC (Re-roofing of kitchen extension, re-roofing and alterations to garage, replacement and alterations to windows, removal of dwarf concrete blockwork wall in yard, coping stones to boundary wall, partition to bedroom on top floor) to 1) install roof over void behind garage and remove single skin brickwork, 2) install pitched tiled roof, and 3) add timber boarding with insulation to walls.

## Reference - 23/01542/LBC

**Decision:** Decided

**Date:** 24th April 2023

**Description:**

Re-roofing of kitchen extension, re-roofing and alterations to garage, replacement and alterations to windows, removal of dwarf concrete blockwork wall in yard, coping stones to boundary wall, partition to bedroom on top floor.

Planning records for: **11 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

## Reference - S/1704/19/TC

**Decision:** Decided

**Date:** 13th May 2019

**Description:**

This application is for crown lifting of one tree and removal of 3 further trees. All trees are at the back of our garden two in each of the back corner one in the middle also near the back fence and one near the west side hedge. This is the proposed work on each tree: 1/ Red maple: crown lifting to a height of 2.5m (current height is 1.6m to lowest side-branch) in order to allow easier access under the tree and to reduce interference with adjoining yew hedge and back fence. 2/ Portuguese laurel: dismantle and remove to ground level. This tree has low amenity value. 3/ Laburnum: dismantle and remove to ground level. This tree has low amenity value. This tree is in the south-east corner of our garden and is difficult to manage. it is covered in icy and sheds poisonous flowers/seeds over our vegetable patch. 4/ Rowan: dismantle and remove to ground level. This tree is too close to the hedge and has low amenity value. We hope that the removal of 3 trees at the back of our garden and the crown lifting of the other (a beautiful mature tree) will allow more sun into our garden which will benefit our vegetable plot and lawn.

# Planning In Street

CC&C

Planning records for: **11 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

## Reference - S/0512/18/DC

**Decision:** Decided

**Date:** 07th February 2018

**Description:**

Discharge of condition 3 (Materials) of planning permission S/0283/16/FL

## Reference - S/0283/16/NMA1

**Decision:** Decided

**Date:** 22nd December 2021

**Description:**

Non material amendment of planning permission S/0283/16/FL (Alterations and extensions) for the Installation of rooflight window in rear facing part of roof

## Reference - S/0283/16/FL

**Decision:** Decided

**Date:** 17th February 2016

**Description:**

Alterations and extensions

Planning records for: **13 West Street Comberton Cambridge CB23 7DS**

## Reference - S/0441/19/LB

**Decision:** Withdrawn

**Date:** 31st January 2019

**Description:**

Restoration of cottages at 13 west street including restoration of rear C19 wing replacement catslide roof re-thatching of roof addition of 2 rear dormers replacing glazing and additional glazing and doors detached cart lodge other internal alterations.

Planning records for: **13 West Street Comberton Cambridge CB23 7DS**

**Reference - S/0440/19/FL**

**Decision:** Withdrawn

**Date:** 04th February 2019

**Description:**

Restoration of rear C19 wing replacement catslide roof re-thatching of roof addition of 2 rear dormers replacing glazing and additional glazing and doors detached cart lodge other internal alterations.

**Reference - S/1228/19/LB**

**Decision:** Decided

**Date:** 28th March 2019

**Description:**

Re-tiling roof to the rear two-storey extension

**Reference - S/0738/19/LB**

**Decision:** Decided

**Date:** 21st February 2019

**Description:**

Opening up of fireplaces F1 and F2 and installation of wood burning stoves in F3 and F4

**Reference - S/1049/19/LB**

**Decision:** Withdrawn

**Date:** 15th March 2019

**Description:**

Complete re-wire of property with addition of Fire alarms Carbon monoxide alarm extractor fans and external lighting.

Planning records for: **13 West Street Comberton Cambridge CB23 7DS**

## Reference - S/1129/19/LB

**Decision:** Decided

**Date:** 22nd March 2019

**Description:**

Restoration of timber frame floor boards and beams throughout property including treatment for woodworm and cleaning of beams with dry ice blasting.

## Reference - S/1228/19/CONDA

**Decision:** Decided

**Date:** 11th May 2020

**Description:**

Submission of details required by conditions 3 (Materials) and 4 (Roof structure) of listed building consent S/1228/19/LB

## Reference - S/2574/19/LB

**Decision:** Decided

**Date:** 25th July 2019

**Description:**

Install 3 steel posts and sets of ties at ground floor level and 3 SHS welded cranked frames to stabilise two storey rear extension

## Reference - S/0738/19/CONDA

**Decision:** Awaiting decision

**Date:** 11th May 2020

**Description:**

Submission of details required by conditions 3 (Record of works), 4 (Fireplaces F1 and F2) and 5 (Schedule of 'opening-up works') of listed building consent S/0738/19/LB

Planning records for: ***Land To Rear Of 13 West Street Comberton Cambridge CB23 7DS***

## Reference - S/1212/19/FL

**Decision:** Withdrawn

**Date:** 28th March 2019

**Description:**

Construction of a single storey dwelling and car parking and change of use from a nursery (horticulture) to residential

## Reference - S/0027/20/DC

**Decision:** Decided

**Date:** 08th January 2020

**Description:**

Discharge of condition 14 (Windows & doors drawing including elevations and cross sections)

## Reference - S/1237/19/LB

**Decision:** Decided

**Date:** 29th March 2019

**Description:**

Thatching of rear roof slope addition of rear french doors chimney restoration enlarge rear dormer and raising of rear cat-slide roof. Opening of ground floor between front and rear cottage insertion of conservation rooflights changes to fenestrations and other internal alterations including en-suite toilet. Erection of detached cart lodge brick wall and re-location of oil tank.

## Reference - S/1236/19/FL

**Decision:** Decided

**Date:** 29th March 2019

**Description:**

Thatching of rear roof slope addition of rear french doors chimney restoration enlarge rear dormer and raising of rear cat-slide roof. Opening of ground floor between front and rear cottage insertion of conservation rooflights changes to fenestrations and other internal alterations including en-suite toilet. Erection of detached cart lodge brick wall and re-location of oil tank.

Planning records for: **13 West Street Comberton Cambridge CB23 7DS**

## Reference - S/1130/19/LB

**Decision:** Withdrawn

**Date:** 26th March 2019

**Description:**

Restoration of Windows and Doors to Grade II Listed building - some windows and doors to be retained and restored some to be replaced and some new opening to be created including new door to rear and French doors to rear extension.

## Reference - S/1129/19/CONDA

**Decision:** Decided

**Date:** 11th May 2020

**Description:**

Submission of details required by conditions 3 (Timber Frame) and 4 (Dry-ice cleaning discreet sample) of listed building consent S/1129/19/LB

## Reference - S/1237/19/CONDA

**Decision:** Decided

**Date:** 11th May 2020

**Description:**

Submission of details required by conditions 3 (Rear roof slope materials), 4 (Rear cat-slide roof materials), 5 (New opening at ground floor), 7 (Blocking up of windows WG05 and WG13), 8 (Soilo vent pipe), 9 (Partitions), 10 (Cartlodge materials), 11 (Roof materials), 12 (Brick samples), and 17 (Roof timbers) of listed building consent S/1237/19/LB

## Reference - S/1128/19/LB

**Decision:** Withdrawn

**Date:** 22nd March 2019

**Description:**

Installation of new central heating system (replacing the old) with Worcester Greenstar Heatslave 18/25 - combination boiler. Downstairs WC is replacing like for like. Bathroom 1 replacing pre-existing bathroom and bathroom 2 is a new bathroom.

Planning records for: **13 West Street Comberton Cambridge CB23 7DS**

| <b>Reference - S/0877/19/LB</b> |                       |
|---------------------------------|-----------------------|
| <b>Decision:</b>                | Decided               |
| <b>Date:</b>                    | 05th March 2019       |
| <b>Description:</b>             | Proposed Re-thatching |

Planning records for: **14 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

| <b>Reference - S/2588/11</b> |   |
|------------------------------|---|
| <b>Decision:</b>             | Decided   |
| <b>Date:</b>                 | 27th January 2012   |
| <b>Description:</b>          | Alterations- remove cement render sole plate and repairs to structure and framing as required re-render in lime |

| <b>Reference - S/0047/13/LB</b> |  |
|---------------------------------|--|
| <b>Decision:</b>                | Decided  |
| <b>Date:</b>                    | 22nd February 2013   |
| <b>Description:</b>             | Alterations- replace existing modern window in rear elevation with new |

| <b>Reference - 22/02785/HFUL</b> |  |
|----------------------------------|--|
| <b>Decision:</b>                 | Decided  |
| <b>Date:</b>                     | 17th June 2022   |
| <b>Description:</b>              | Removal of oil tank and boiler and the Installation of air source heat pump and replacement of cement render with lime render on external walls. |

Planning records for: **14 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 22/02786/LBC**

**Decision:** Decided

**Date:** 17th June 2022

**Description:**

Removal of oil tank and boiler and the Installation of air source heat pump and replacement of cement render with lime render on external walls.

Planning records for: **17 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - 22/0294/TTCA**

**Decision:** Decided

**Date:** 08th March 2022

**Description:**

1 x Coast Redwood, Remove.

**Reference - 23/02786/LBC**

**Decision:** Decided

**Date:** 19th July 2023

**Description:**

Retention of a replacement Log, Bin and Bike Store adjacent to No.17 West Street, Comberton, and relocation of existing oil tank

**Reference - 22/0301/TTPO**

**Decision:** Decided

**Date:** 08th March 2022

**Description:**

T1 - Purple Plum, reduce crown height by 3m and lateral spread by 1.5m. Crown thin by 20% to improve air circulation and prevent foliar disorders.T2 - Purple Plum, reduce crown height by 4m and lateral spread by 3m. Crown thin by 20% to improve air circulation and prevent foliar disorders. Remove 2 central stems as there is a possibility of failure.Reason To restore balance and shape and reduce loading of decayed scaffold branch structure to prevent potential branch failure over highway and property.

Planning records for: **17 West Street Comberton CB23 7DS**

**Reference - 20/2200/TTCA**

**Decision:** Decided

**Date:** 22nd October 2020

**Description:**

Common beech tree (Fagus sylvatica) to fell (due to advanced and extensive decay - see photographs).

**Reference - 23/02785/HFUL**

**Decision:** Decided

**Date:** 19th July 2023

**Description:**

Retention of a replacement Log, Bin and Bike Store adjacent to No.17 West Street, Comberton, and relocation of existing oil tank

Planning records for: **20 West Street Comberton CB23 7DS**

**Reference - 20/1412/TTCA**

**Decision:** Decided

**Date:** 02nd June 2020

**Description:**

(T1) Silver Birch - reduce in height by 4 meters to maintain this tree in its current location.

Planning records for: **28 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - S/1080/17/LB**

**Decision:** Decided

**Date:** 24th April 2017

**Description:**

Replace all windows in property with appropriate hardwood casement windows.

Planning records for: **28 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 22/0984/TTCA**

**Decision:** Decided

**Date:** 31st August 2022

**Description:**

(T1) Apple - reduce and shape by 3.5m - remove crossing branches and water shoots.

Planning records for: **32 West Street Comberton CB23 7DS**

**Reference - 20/2034/TTCA**

**Decision:** Decided

**Date:** 26th September 2020

**Description:**

(T1) Crab Apple - reduce in height by 1.5 meters - reduce eastern middle and lower crown by 1.5 meters. - reduce northern middle and lower crown by 1.5-2 meters. (T2) Crab Apple - reduce in height by 1.5 meters - reduce northern middle and lower crown by 1.5-2 meters. (T3) Prunus - reduce in height by 1.5 meters. - cut back from house to give a 2 meter clearance. - reduce northern middle and lower crown by 1.5-2 meters. The above work is to maintain these trees in their current location adjacent to neighbours driveway.

**Reference - 23/1435/TTCA**

**Decision:** Decided

**Date:** 21st November 2023

**Description:**

G1- 2x Crab Apple- reduce in height and width by 1.5 meters, crown lift over shed by removing 1 meter.T2- Prunus- reduce and shape by removing 1 meter.To maintain these trees in their current location.

**Reference - 23/01284/FUL**

**Decision:** Decided

**Date:** 21st November 2023

**Description:**

Extension and alteration to existing dwelling and retrospective consent for erection of a single storey garden room

Planning records for: **38 West Street Comberton Cambridgeshire CB23 7DS**

## Reference - 24/0337/TTCA

**Decision:** Decided

**Date:** 18th March 2024

**Description:**

T1 - Holly, remove to ground level due to excessive shading and growing too close to the house. T2 - Holly, reduce in height by 50% (6m) due to excessive shading. T3 - Walnut, reduce crown by 2m to allow more light into the garden.

## Reference - S/1008/09/LB

**Decision:** Decided

**Date:** 15th July 2009

**Description:**

Alterations - replacement of pergola with conservatory

## Reference - S/0943/09/F

**Decision:** Decided

**Date:** 15th July 2009

**Description:**

Conservatory

## Reference - 20/2088/TTCA

**Decision:** Decided

**Date:** 04th October 2020

**Description:**

T1 Norway Spruce - remove to ground level, inappropriate location due to BT and power lines. T2 Ash - remove large lowest lateral over garden to minimize deadwood and leaf matter falling in to garden below with young children.

Planning records for: **38 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 23/0981/TTCA**

**Decision:** Decided

**Date:** 30th August 2023

**Description:**

T1- Leylandii- remove to ground level due to increasing damage to pathway below.T2- Holly- remove to ground level due to increasing damage to pathway below.

**Reference - 23/01779/COND7**

**Decision:** Awaiting decision

**Date:** 18th March 2024

**Description:**

Submission of details required by condition 7 (Street furniture, boundary treatments and drop kerbs) of planning permission 23/01779/FUL

**Reference - S/0716/12/FL**

**Decision:** Decided

**Date:** 02nd April 2012

**Description:**

Erection of picket fence to side of cottage.

Planning records for: **39 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - S/3174/15/LB**

**Decision:** Decided

**Date:** 02nd February 2016

**Description:**

Replace present chimney pot (approx. 2ft 6ins) with new chimney pot 4ft

Planning records for: **39 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - S/1240/18/LB**

**Decision:** Decided

**Date:** 29th March 2018

**Description:**

Repair to and reinstatement of grade II listed fire damaged cottage

**Reference - S/2761/18/FL**

**Decision:** Decided

**Date:** 18th July 2018

**Description:**

Conversion of existing double garage into living space. Refurbishment of kitchen including new bi-folding patio doors. Extension of rear lobby.

**Reference - 20/1278/TTCA**

**Decision:** Decided

**Date:** 27th April 2020

**Description:**

Due to the upkeep and general maintenance to keep both trees in the best possible condition we are proposing the following works - T1 - Beech Tree - Reduce by 3m T2 - Cypress - Reduce by 3m

**Reference - S/2762/18/LB**

**Decision:** Decided

**Date:** 18th July 2018

**Description:**

Conversion of existing double garage into living space. Refurbishment of kitchen including new bi-folding patio doors. Extension of rear lobby.

Planning records for: ***Land Adjacent To 40 West Street Comberton Cambridgeshire CB23 7DS***

## Reference - 20/05283/CONDA

**Decision:** Decided

**Date:** 24th June 2024

**Description:**

Submission of details required by conditions 3 (arboricultural method statement and tree protection strategy), 5 (surface water drainage scheme), 6 (surface water drainage system), 8 (construction ecological management plan), 11 (lighting design strategy for biodiversity), 13 (traffic management plan), 19 ( Hard and soft landscaping) and 26 (licence from Natural England) of planning permission 20/05283/FUL

## Reference - S/3218/19/COND6

**Decision:** Decided

**Date:** 07th April 2020

**Description:**

Condition 6 - Windows

## Reference - S/3218/19/LB

**Decision:** Decided

**Date:** 16th September 2019

**Description:**

REPAIRS & INTERNAL ALTERATIONS

## Reference - 21/02196/LBC

**Decision:** Decided

**Date:** 12th May 2021

**Description:**

Alterations to the ground floor to add a spiral wine store under the existing floor level with an access hatch

Planning records for: ***The Old Plough 40 West Street Comberton Cambridge Cambridgeshire CB23 7DS***

## Reference - 23/01888/LBC

**Decision:** Decided

**Date:** 16th May 2023

**Description:**

Single storey rear extension to unlisted existing outbuilding within curtilage of grade II listed building.

## Reference - S/3218/19/CONDA

**Decision:** Awaiting decision

**Date:** 06th August 2021

**Description:**

Submission of details required by conditions 6 (1:20 scale elevation and section drawings of all proposed windows) and 7 (1:20 scale elevation and section drawings, details of materials, paint, door furniture of the proposed like-for-like doors) of listed building consent S/3218/19/LB

## Reference - S/2456/19/FL

**Decision:** Withdrawn

**Date:** 15th July 2019

**Description:**

Proposed 16no. dwellings including affordable housing with access and landscaping

## Reference - 20/05283/FUL

**Decision:** Decided

**Date:** 21st December 2020

**Description:**

Construction of two detached houses, a car port and associated landscaping

Planning records for: **40 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

## Reference - S/2734/18/TC

**Decision:** Decided

**Date:** 12th July 2018

**Description:**

Ash tree Top and fell to ground level.

## Reference - 25/01648/S73

**Decision:** Awaiting decision

**Date:** 28th April 2025

**Description:**

S73 to vary conditions 2 (Approved plans) and 14 (Visibility splays) of planning permission 20/05283/FUL (Construction of two detached houses, a car port and associated landscaping).

## Reference - S/3218/19/COND7

**Decision:** Decided

**Date:** 07th April 2020

**Description:**

Condition 7 - Doors

## Reference - 21/1102/TTCA

**Decision:** Decided

**Date:** 31st August 2021

**Description:**

Fell 3 Ash trees rear garden. Please see the below pictures and plan below, (trees are circles in red) I have consulted an arboriculturist who has told me the trees are Ash trees with Ash die back? He recommends the trees are removed as they are dying and are concerned they might fall down when the bad weather starts to come. I am happy if someone would like to come to the property and confirm all of the above if there is not enough information. We are planning to cut the trees down using a creditable tree surgeon, once we are all in agreement.

Planning records for: **40 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

## Reference - S/3217/19/FL

**Decision:** Decided

**Date:** 16th September 2019

**Description:**

REPAIRS & INTERNAL ALTERATIONS

## Reference - 20/05283/NMA1

**Decision:** Decided

**Date:** 28th February 2025

**Description:**

Non material amendment of planning permission 20/05283/FUL to change the description of development to read, Construction of two detached houses, car ports, landscaping, associated works and infrastructure.

## Reference - 23/01887/HFUL

**Decision:** Decided

**Date:** 16th May 2023

**Description:**

23/01887/HFUL Single storey rear extension to unlisted existing outbuilding within curtilage of grade II listed building.

## Reference - 20/01771/FUL

**Decision:** Decided

**Date:** 19th March 2020

**Description:**

Single storey detached building to the rear with glazed link to existing plus single storey infill to rear

Planning records for: ***The Old Plough 40 West Street Comberton Cambridge Cambridgeshire CB23 7DS***

**Reference - 20/01772/LBC**

**Decision:** Awaiting decision

**Date:** 19th March 2020

**Description:**

Single storey detached building to the rear with glazed link to existing plus single storey infill to rear

Planning records for: ***49 West Street Comberton Cambridge Cambridgeshire CB23 7DS***

**Reference - S/0161/12/FL**

**Decision:** Decided

**Date:** 10th February 2012

**Description:**

Canopy Extension

**Reference - 22/03652/FUL**

**Decision:** Decided

**Date:** 07th August 2022

**Description:**

Infilling of former pond and relandscaping of the garden

**Reference - 20/1809/TTCA**

**Decision:** Decided

**Date:** 19th August 2020

**Description:**

T1: Conifer, Fell to ground level.

Planning records for: **54 West Street Comberton Cambridgeshire CB23 7DS**

## Reference - 22/1147/TTCA

**Decision:** Decided

**Date:** 06th October 2022

**Description:**

2 x Cypress - fell Cypress hedge - fell Cypress Hedge - fell Mixed Hedge at front - reduce height down to 2m high, cut back hard on both sides

## Reference - 22/04208/LBC

**Decision:** Decided

**Date:** 26th September 2022

**Description:**

Install a wood burning stove in the central bay inglenook recess on the ground floor, using the existing central chimney stack.

## Reference - 22/0183/TTCA

**Decision:** Decided

**Date:** 09th March 2022

**Description:**

Related case 22/0087/TTCA (1) Yew tree (taxus baccata) in the south west boundary - reduce by 1.5m to 2m to create tidy oval form (see Image) (2) Conifer (cupressus spp) in the group by the grade ii\* listed building. - Fell

## Reference - 24/0006/TTCA

**Decision:** Decided

**Date:** 02nd January 2024

**Description:**

T1: Rowan - 50% die-back (see image) - Remove treeT2: Cherry - Crown reduce on road side only by 1-1.5m to clear road edge by approximately 1m (see image).

Planning records for: **54 West Street Comberton Cambridgeshire CB23 7DS**

## Reference - 22/02178/CONDA

**Decision:** Decided

**Date:** 06th October 2022

**Description:**

Submission of details required by condition 3 (Construction Details and External Materials) of listed building consent 22/02178/LBC

## Reference - 22/0304/TTCA

**Decision:** Decided

**Date:** 09th March 2022

**Description:**

(T1) Willow - limb has split and is hanging as a result of recent winds - remove split limb.

## Reference - 25/0311/TTCA

**Decision:** Decided

**Date:** 25th March 2025

**Description:**

Ash rear of Annex - Fell

Planning records for: **55 West Street Comberton CB23 7DS**

## Reference - 21/0455/TTCA

**Decision:** Decided

**Date:** 31st March 2021

**Description:**

Row of Cypress in side boundary - fell

Planning records for: **57 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 23/0326/TTCA**

**Decision:** Decided

**Date:** 23rd March 2023

**Description:**

T2 Maple - Fell

**Reference - S/1836/12/LB**

**Decision:** Decided

**Date:** 19th September 2012

**Description:**

Internal alterations

Planning records for: **62 West Street Comberton Cambridge CB23 7DS**

**Reference - S/0145/11**

**Decision:** Decided

**Date:** 28th January 2011

**Description:**

Lawful Development Certificate for the erection of an extension to the rear of the dwelling in place of existing conservatory a pitched roof over the existing porch to the side of the dwelling and the timber cladding of the existing porches to the front and side of the dwelling.

Planning records for: **65 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - S/2470/18/FL**

**Decision:** Decided

**Date:** 28th June 2018

**Description:**

Internal alterations raising or rear flat roof

Planning records for: **67 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - S/1792/17/FL**

**Decision:** Decided

**Date:** 15th May 2017

**Description:**

Creation of 1st floor accommodation above existing single storey residence; inclusive of front elevation extensions re-landscaping & external alterations

**Reference - S/0362/16/FL**

**Decision:** Decided

**Date:** 14th March 2016

**Description:**

Replacement dwelling.

Planning records for: **68 West Street Comberton Cambridge CB23 7DS**

**Reference - S/1378/11**

**Decision:** Decided

**Date:** 15th July 2011

**Description:**

Erection of ground bearing photovoltaic array

Planning records for: **70 West Street Comberton CB23 7DS**

**Reference - 20/01249/HFUL**

**Decision:** Decided

**Date:** 12th February 2020

**Description:**

Single storey front extension

Planning records for: **70 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 23/03111/S106A**

**Decision:** Decided

**Date:** 10th August 2023

**Description:**

Modification of planning obligations contained in a Unilateral Undertaking dated 23 March 2017 between (1) Rita Juliana Harrup and (2) Gladman Developments Limited (Principal Deed one) and a Unilateral Undertaking dated 23 March 2017 between (1) Rita Juliana Harrup and (2) Gladman Developments Limited (Principal Deed two).

**Reference - 21/04947/HFUL**

**Decision:** Decided

**Date:** 10th November 2021

**Description:**

Side extension, external insulation, new windows and doors, garage conversion to habitable room and new single storey garage to front elevation

**Reference - 23/03112/HFUL**

**Decision:** Decided

**Date:** 10th August 2023

**Description:**

Installation of 2100 litre LPG underground storage tank to front garden.

Planning records for: **19 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 22/1459/TTCA**

**Decision:** Decided

**Date:** 08th December 2022

**Description:**

T1 Moroccan Cypress - reduce height by 3m and ensure it keeps natural shape. T2 Moroccan Cypress - reduce height by 3m and ensure it keeps natural shape. Reasons - to maintain trees size and light into garden / house.

Planning records for: **19 West Street Comberton Cambridgeshire CB23 7DS**

**Reference - 22/1458/TTCA**

**Decision:** Decided

**Date:** 08th December 2022

**Description:**

Mature Apple Tree in rear garden. It is overhanging the boundary wall into the path on Hauxton Road. Remove water shoots and prune back into shape removing any damaged and diseased limbs, reduce by 1 metre both in height and width.

Planning records for: **Tree As Marked On Map Supplied By Agent In Front Of 50 West Street Comberton Cambridge CB23 7DS**

**Reference - S/3789/18/TC**

**Decision:** Decided

**Date:** 02nd October 2018

**Description:**

(T1) 3x Leylandii - remove to ground level with a view to replant a maintainable hedge. Current trees have become too large for the location and growing in to the power lines.

Planning records for: **79 West Street Toft Cambridgeshire CB23 7DS**

**Reference - S/0046/10/F**

**Decision:** Decided

**Date:** 14th January 2010

**Description:**

Change of use from school site bungalow (residential) to office

Planning records for: **36 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

**Reference - S/0433/13/DC**

**Decision:** Decided

**Date:** 01st March 2013

**Description:**

Application for approval of details reserved by conditions 3 4 5 & 6 of planning permission S/0120/12/FL

Planning records for: **36 West Street Comberton Cambridge Cambridgeshire CB23 7DS**

## Reference - S/2327/15/FL

**Decision:** Decided

**Date:** 20th May 2016

**Description:**

Change of use from a mix-use commercial and residential premises to include two new residential flats (C3) with associated outbuilding and alterations

## Reference - S/0344/14/NM

**Decision:** Decided

**Date:** 13th February 2014

**Description:**

Non-Material Amendment to planning application reference S/0120/12/FL (Juliette balcony on north elevation)

## Reference - S/0022/13/NM

**Decision:** Decided

**Date:** 07th January 2013

**Description:**

Application for non-material amendment to planning permission ref S/0120/12/FL to vary internal layout of dwelling

## Reference - S/0120/12/FL

**Decision:** Decided

**Date:** 06th February 2012

**Description:**

Erection of dwelling

West Street, Comberton, CB23

Energy rating

**E**

Valid until 26.09.2026

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 61   D    |
| 39-54 | E             | 50   E  |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

## Additional EPC Data

|                                     |   |
|-------------------------------------|---|
| <b>Property Type:</b>               | House   |
| <b>Build Form:</b>                  | Detached  |
| <b>Transaction Type:</b>            | RHI application                                 |
| <b>Energy Tariff:</b>               | Single  |
| <b>Main Fuel:</b>                   | Oil (not community)                             |
| <b>Main Gas:</b>                    | No  |
| <b>Flat Top Storey:</b>             | No  |
| <b>Top Storey:</b>                  | 0   |
| <b>Glazing Type:</b>                | Secondary glazing                               |
| <b>Previous Extension:</b>          | 2   |
| <b>Open Fireplace:</b>              | 0   |
| <b>Ventilation:</b>                 | Natural   |
| <b>Walls:</b>                       | Timber frame, as built, no insulation (assumed) |
| <b>Walls Energy:</b>                | Very Poor                                       |
| <b>Roof:</b>                        | Roof room(s), thatched                          |
| <b>Roof Energy:</b>                 | Good  |
| <b>Main Heating:</b>                | Boiler and radiators, oil                       |
| <b>Main Heating Controls:</b>       | Programmer, TRVs and bypass                     |
| <b>Hot Water System:</b>            | From main system                                |
| <b>Hot Water Energy Efficiency:</b> | Average   |
| <b>Lighting:</b>                    | Low energy lighting in 25% of fixed outlets     |
| <b>Floors:</b>                      | Solid, no insulation (assumed)                  |
| <b>Total Floor Area:</b>            | 231 m <sup>2</sup>                              |



### **Cooke Curtis & Co**

We are small enough that we are able to care for each client personally, but large enough to provide exceptional marketing that achieves the best possible price in the least possible time.

We are a responsible business. We aim to be a low carbon company, to operate ethically and to be valuable members of the Cambridge community.

We are experienced in all aspects of residential property, including sales and lettings, planning, development and buy-to-let.

We are interested in you. We see Estate Agency as being as much about people as property. Our job is to work for you, to help you achieve the best possible outcome in your particular situation.

### Testimonial 1



Great service from Cooke Curtis & co. We used them for the sale of our home as they were the agents for a property we wanted to buy. They quickly valued, took photos and put it on the market with viewings soon after. Them handling both sides of the deal was a huge help with one complexity of the epic process of house purchasing removed. The agents were particularly calm, reasonable and responsive by email and telephone. Thanks you!

### Testimonial 2



Since purchasing our house from Cooke Curtis and Co in 2017, we knew that if ever we were to sell, it would be with them. Of the various estate agents we asked to value the property, Cooke Curtis and Co were the \*only\* company that didn't need chasing and returned our calls promptly, and kept us up-to-date on progress of the sale. I have no hesitation in recommending Cooke Curtis and Co, as indeed I have done to friends thinking of selling in the area.

### Testimonial 3



Being from Cambridge we have rented, bought and sold through many different estate agents over the years, and I can safely say that Cooke Curtis & Co have been by far the best we have come across. After failing to sell our house with another agent, we made the switch and didn't regret our decision. Cooke Curtis & Co clearly care about their reputation and make sure to look after their clients. We found the team to be trustworthy, professional and reliable.

### Testimonial 4



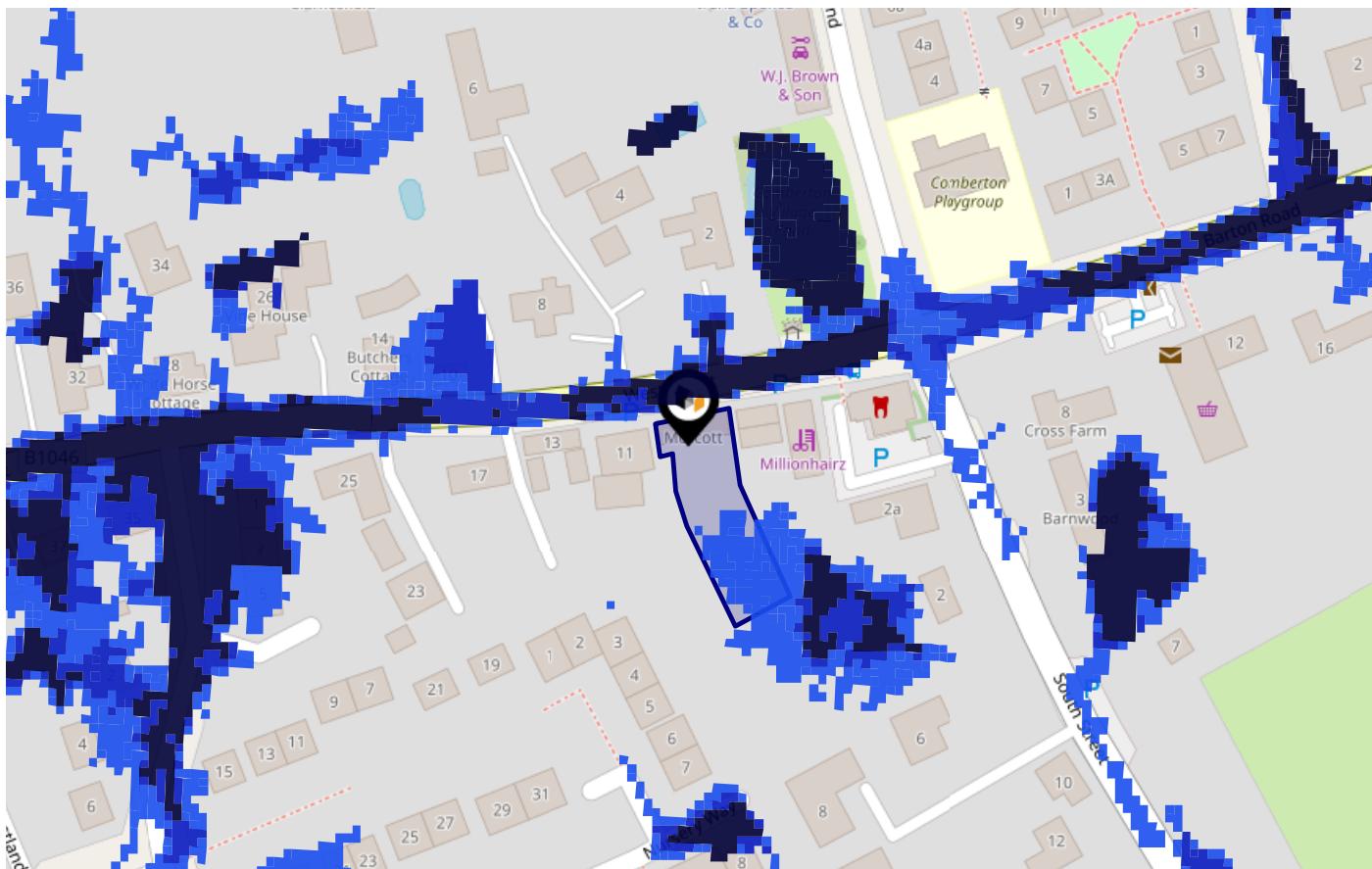
We bought a property sold by Cooke Curtis and Co. They were helpful and responded swiftly to our enquiries. It seems buying a house always takes a long time but I got the impression the estate agents did all they could to speed things along. Very happy.

# Flood Risk

## Surface Water - Flood Risk

CC&C

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.

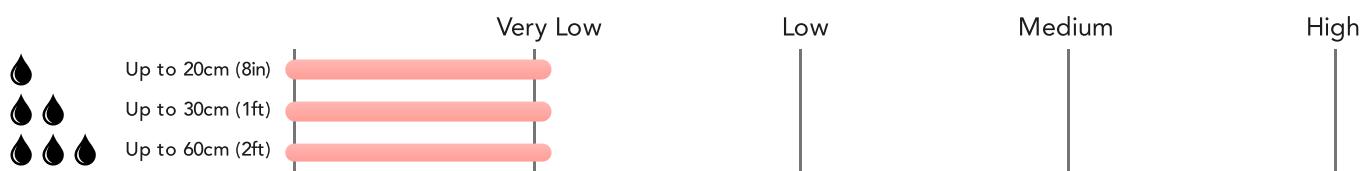


Risk Rating: Very low

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.

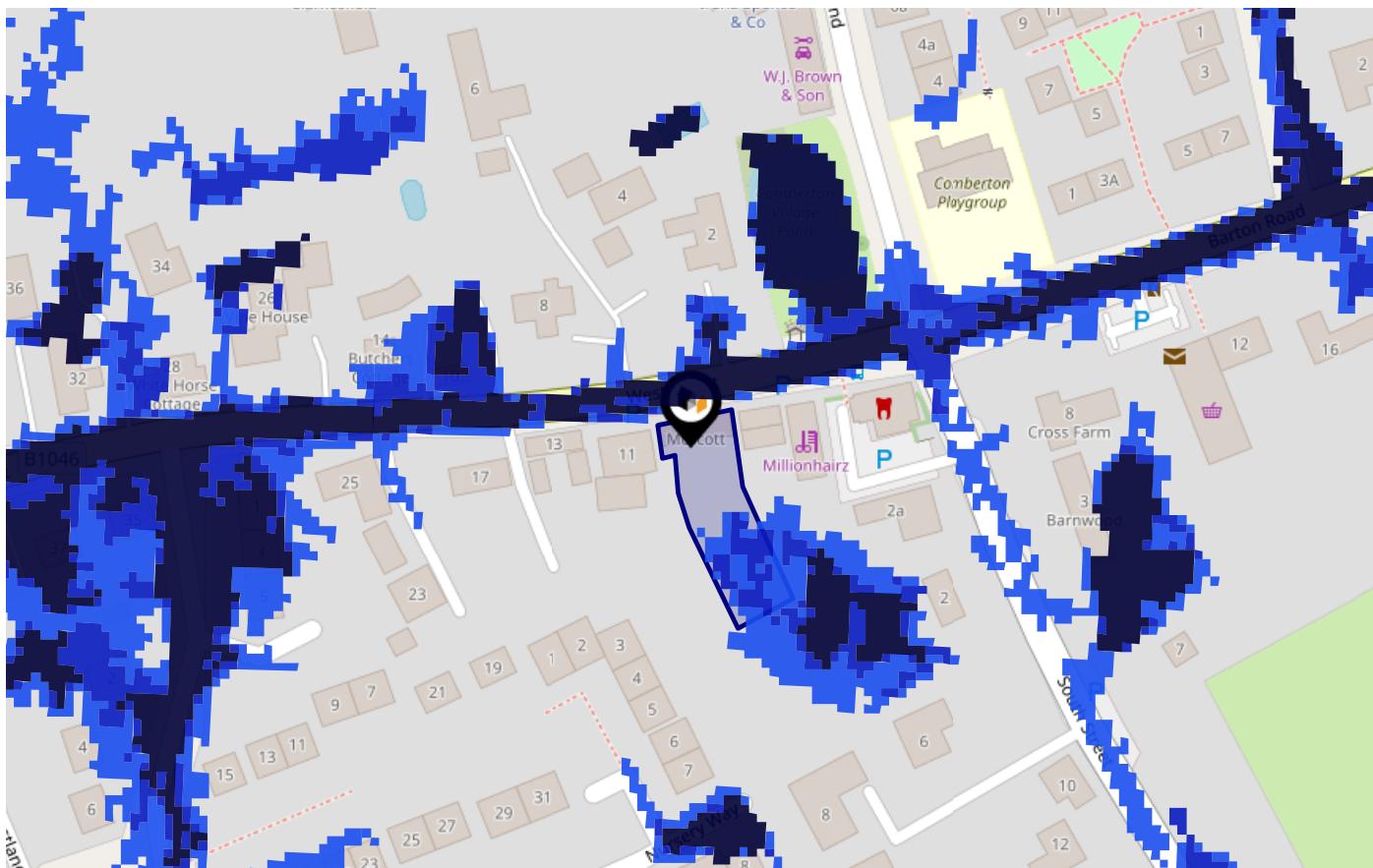
Chance of flooding to the following depths at this property:



# Flood Risk Surface Water - Climate Change

CC&C

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.

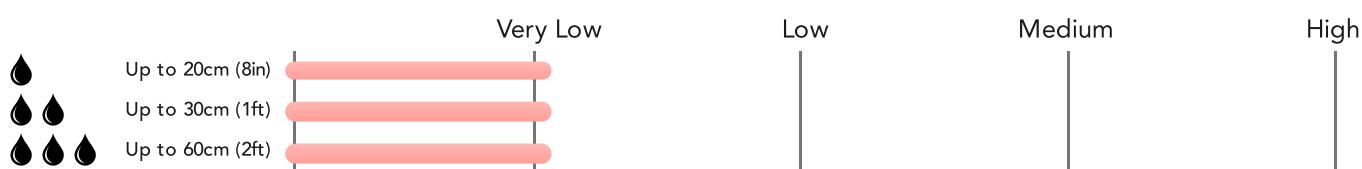


Risk Rating: Very low

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.

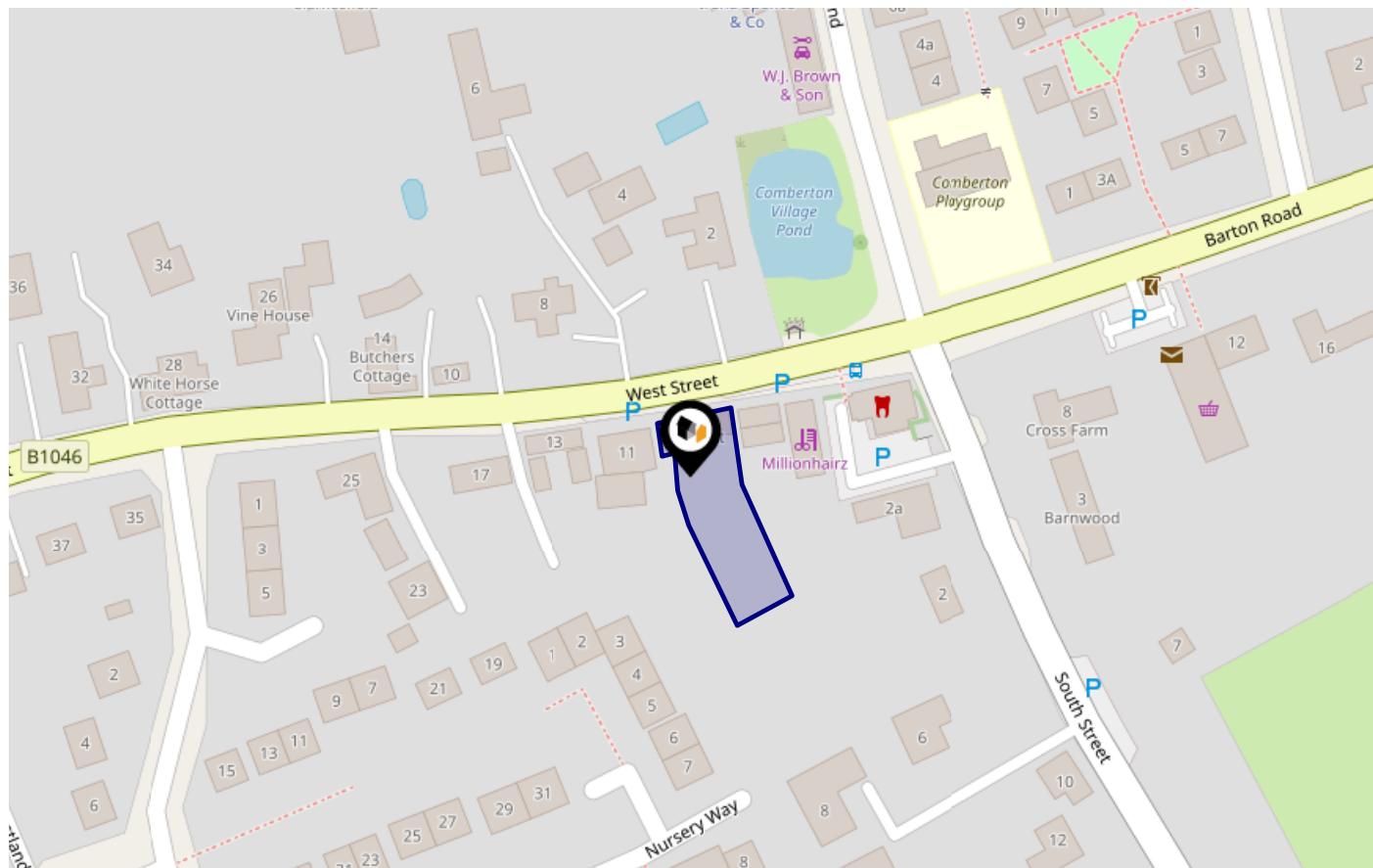
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Flood Risk

CC&C

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.

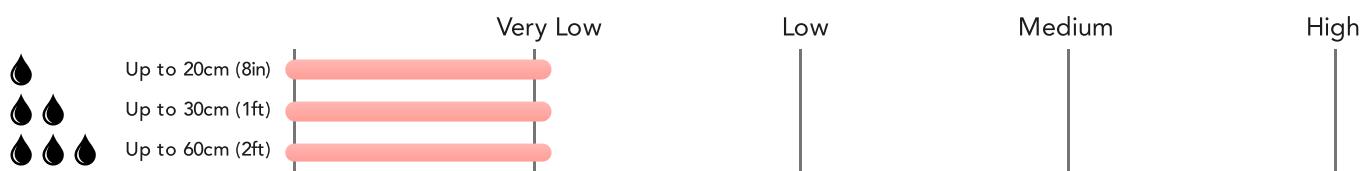


Risk Rating: Very low

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.

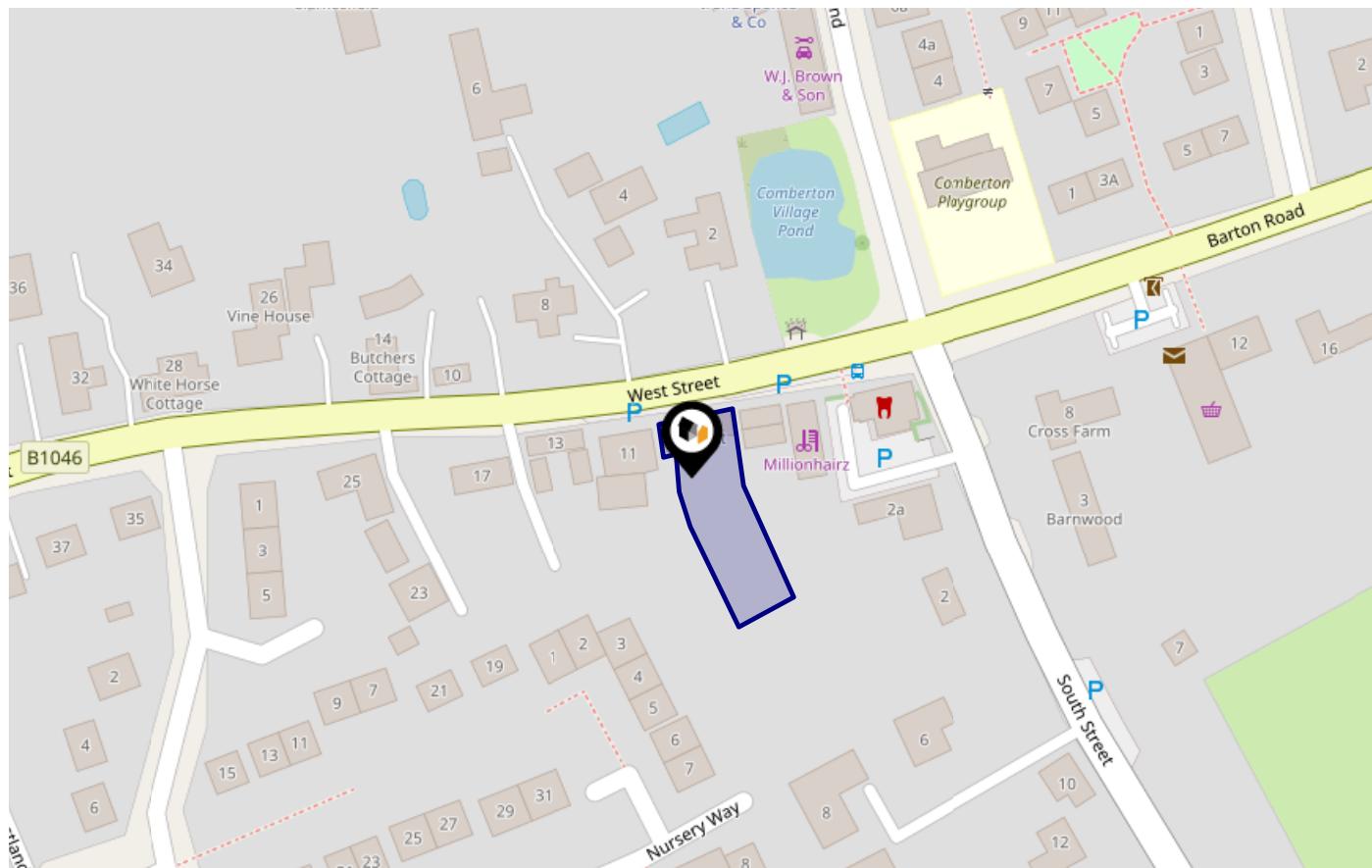
Chance of flooding to the following depths at this property:



# Flood Risk Rivers & Seas - Climate Change

CC&C

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.

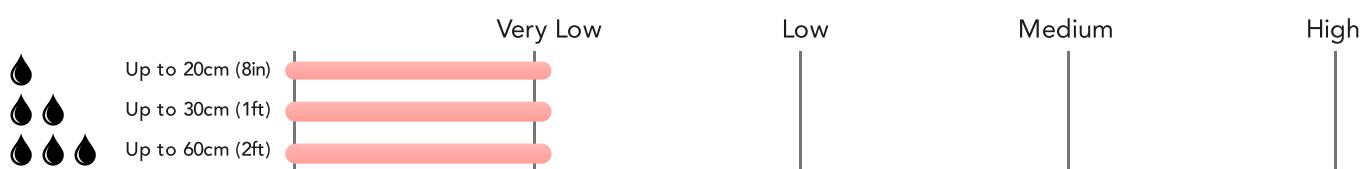


**Risk Rating: Very low**

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:

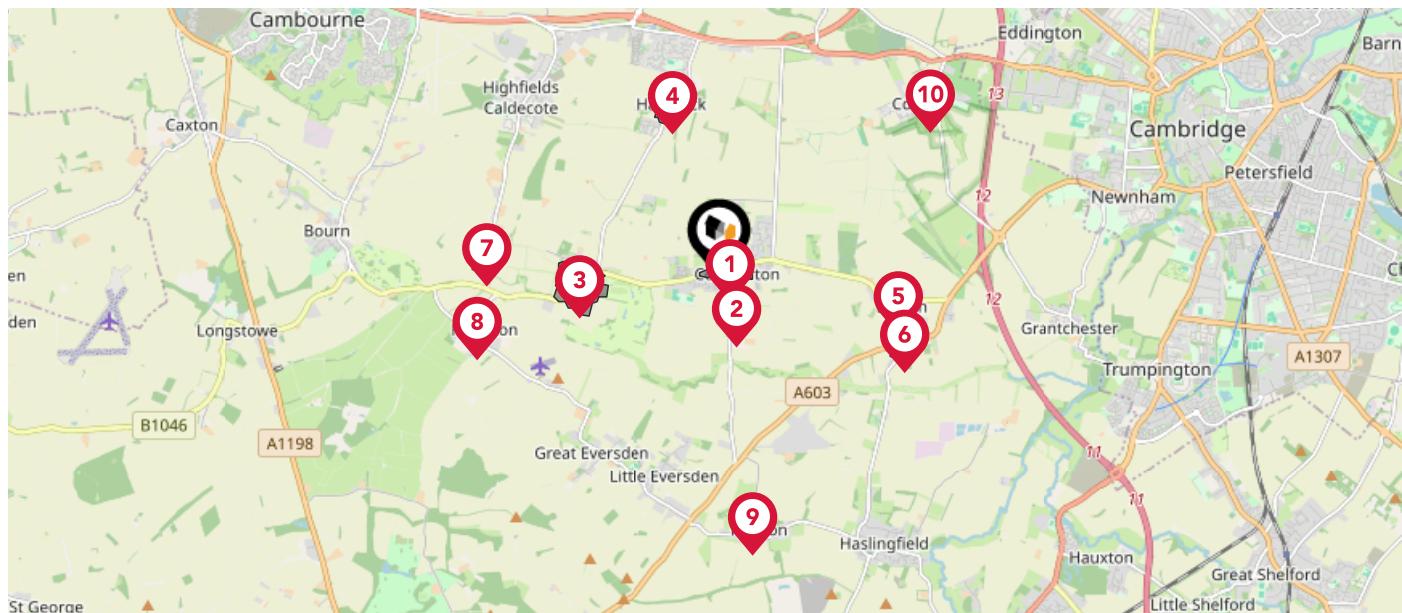


# Maps

## Conservation Areas

CC&C

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

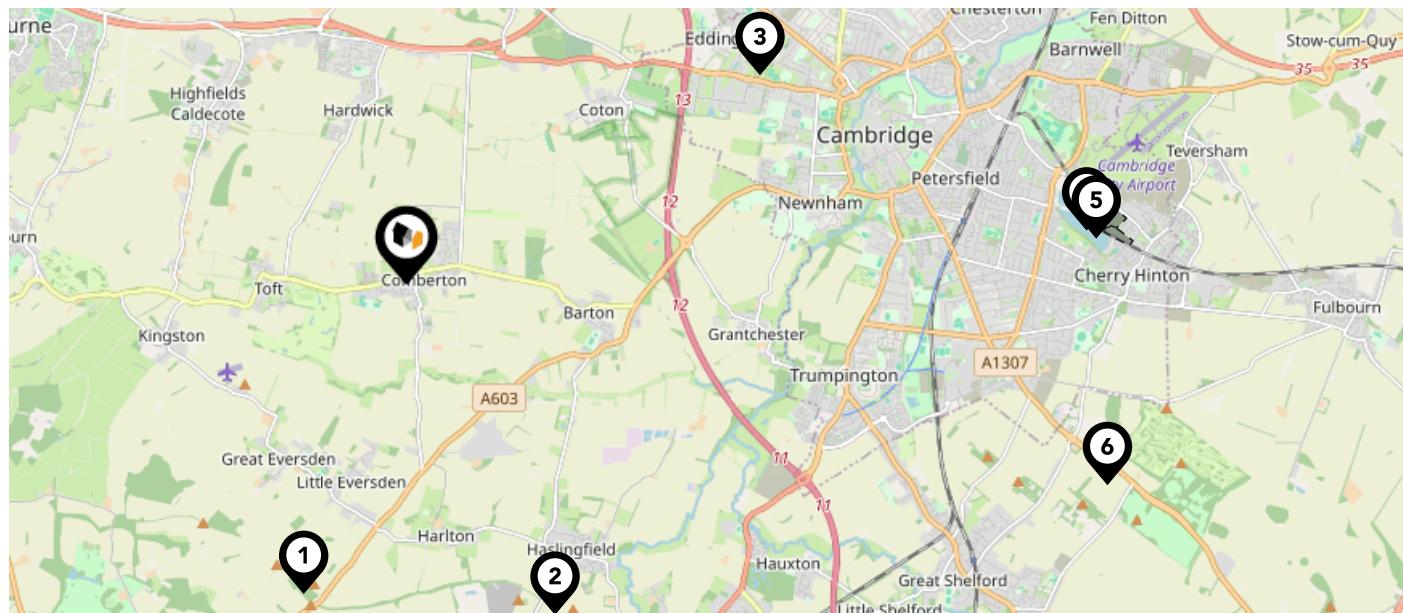
|    |                     |
|----|---------------------|
| 1  | Comberton Village   |
| 2  | Comberton St Mary's |
| 3  | Toft                |
| 4  | Hardwick            |
| 5  | Barton St Peter's   |
| 6  | Barton Wimpole Road |
| 7  | Caldecote           |
| 8  | Kingston            |
| 9  | Harlton             |
| 10 | Coton               |

# Maps

## Landfill Sites

CC&C

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.



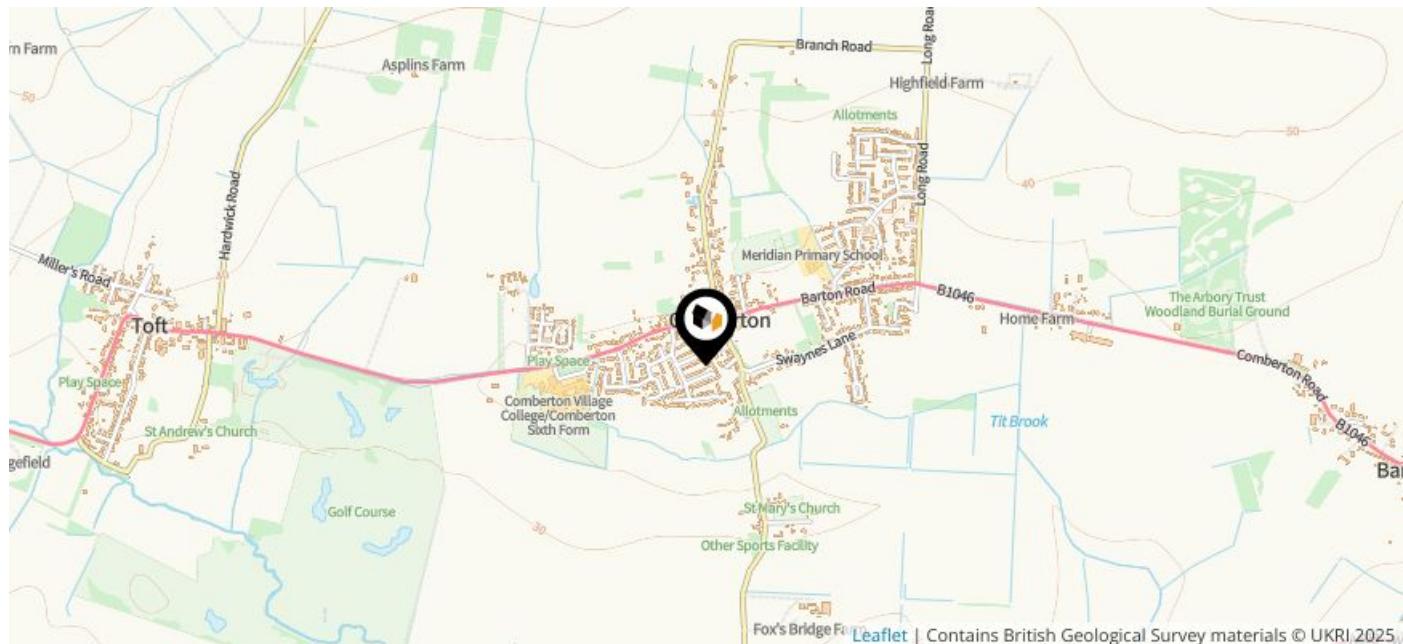
### Nearby Landfill Sites

|   |   |                   |                          |
|---|---|-------------------|--------------------------|
|  1 | Little Eversden Landfill-Orwell Hill, Little Eversden     | Historic Landfill | <input type="checkbox"/> |
|  2 | Haslingfield-Chapel Hill, Haslingfield                    | Historic Landfill | <input type="checkbox"/> |
|  3 | Cambridge University Farm-Huntingdon Road, Cambridgeshire | Historic Landfill | <input type="checkbox"/> |
|  4 | Coldhams Lane-Coldhams Lane, Cherry Hinton                | Historic Landfill | <input type="checkbox"/> |
|  5 | Norman Works-Coldhams Lane, Cambridge                     | Historic Landfill | <input type="checkbox"/> |
|  6 | Hill Trees-Stapleford                                     | Historic Landfill | <input type="checkbox"/> |

# Maps Coal Mining

CC&C

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.

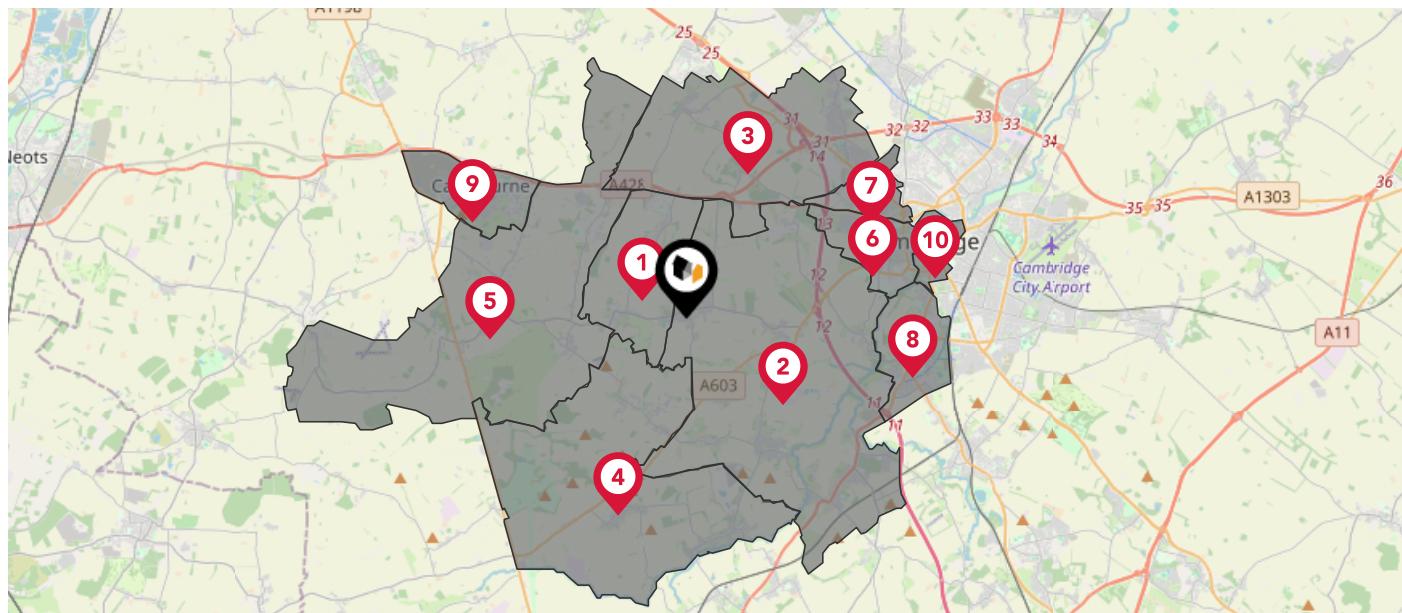
Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear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

# Maps

## Council Wards

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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 Hardwick Ward

2 Harston & Comberton Ward

3 Girton Ward

4 Barrington Ward

5 Caldecote Ward

6 Newnham Ward

7 Castle Ward

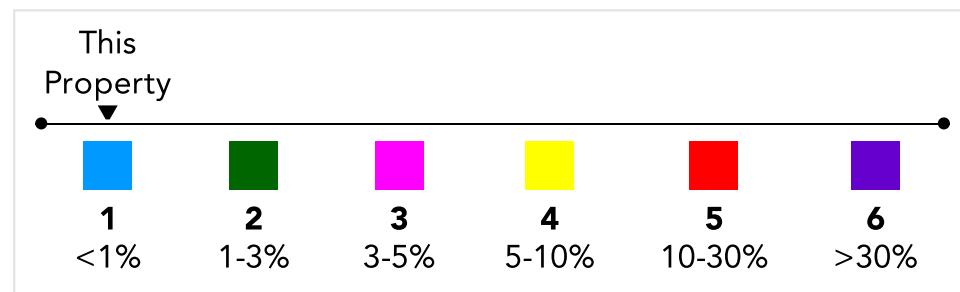
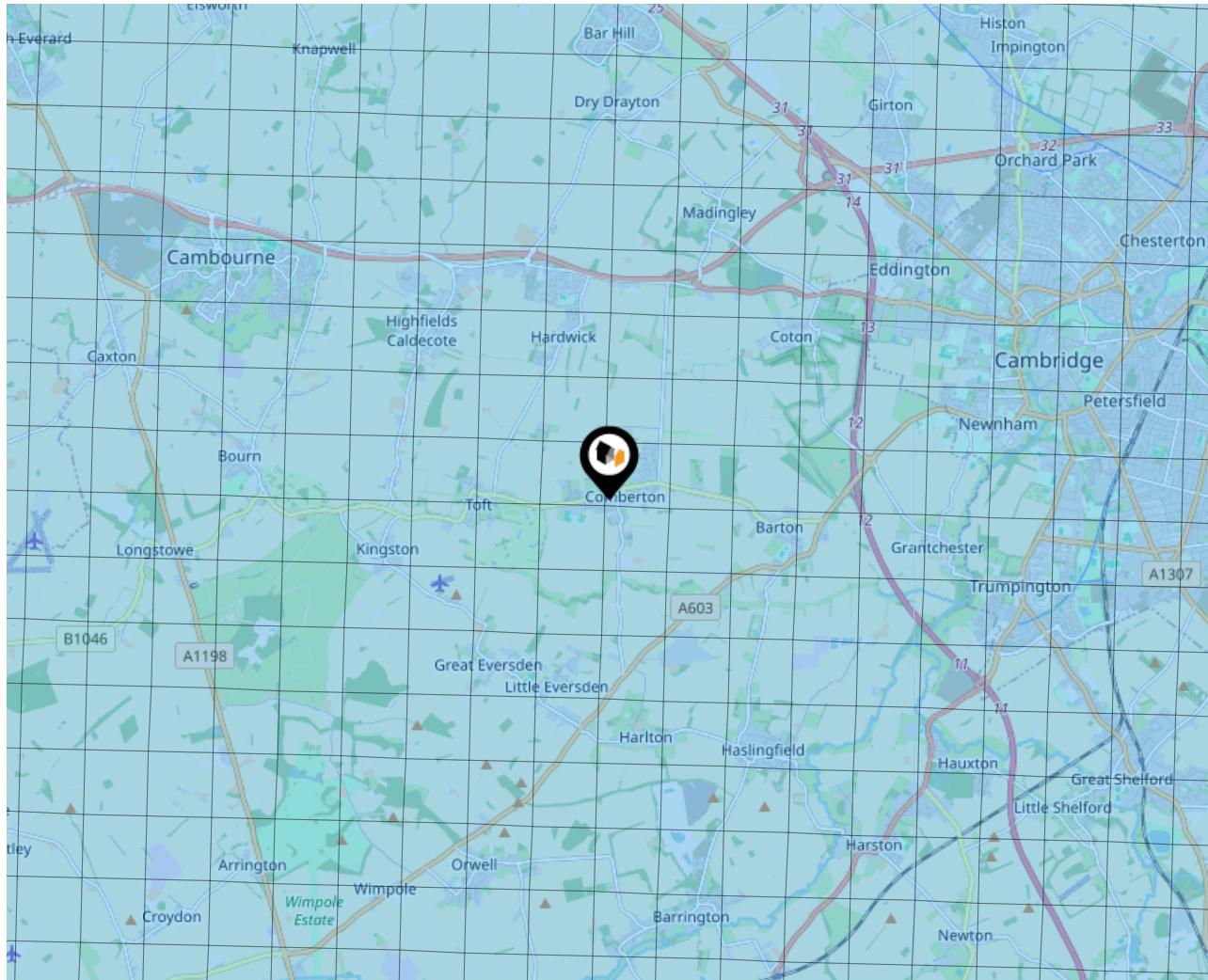
8 Trumpington Ward

9 Cambourne Ward

10 Market Ward

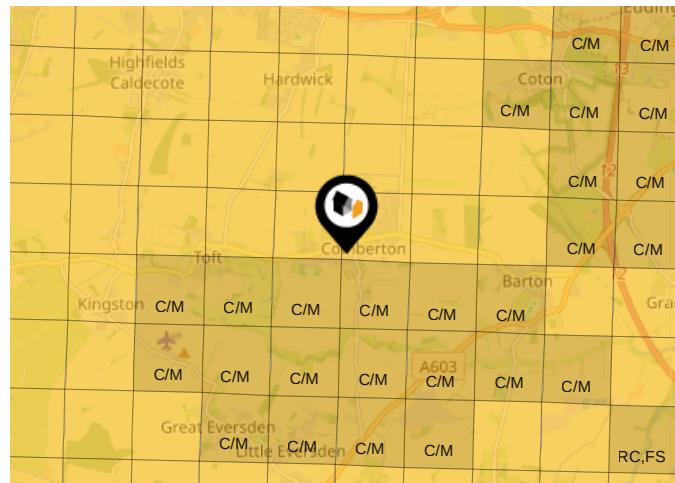
## What is Radon?

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/m<sup>3</sup>).



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

|                               |                           |                      |                     |
|-------------------------------|---------------------------|----------------------|---------------------|
| <b>Carbon Content:</b>        | VARIABLE                  | <b>Soil Texture:</b> | LOAM TO CLAYEY LOAM |
| <b>Parent Material Grain:</b> | MIXED (ARGILLO-RUDACEOUS) | <b>Soil Depth:</b>   | DEEP                |
| <b>Soil Group:</b>            | MEDIUM TO HEAVY           |                      |                     |

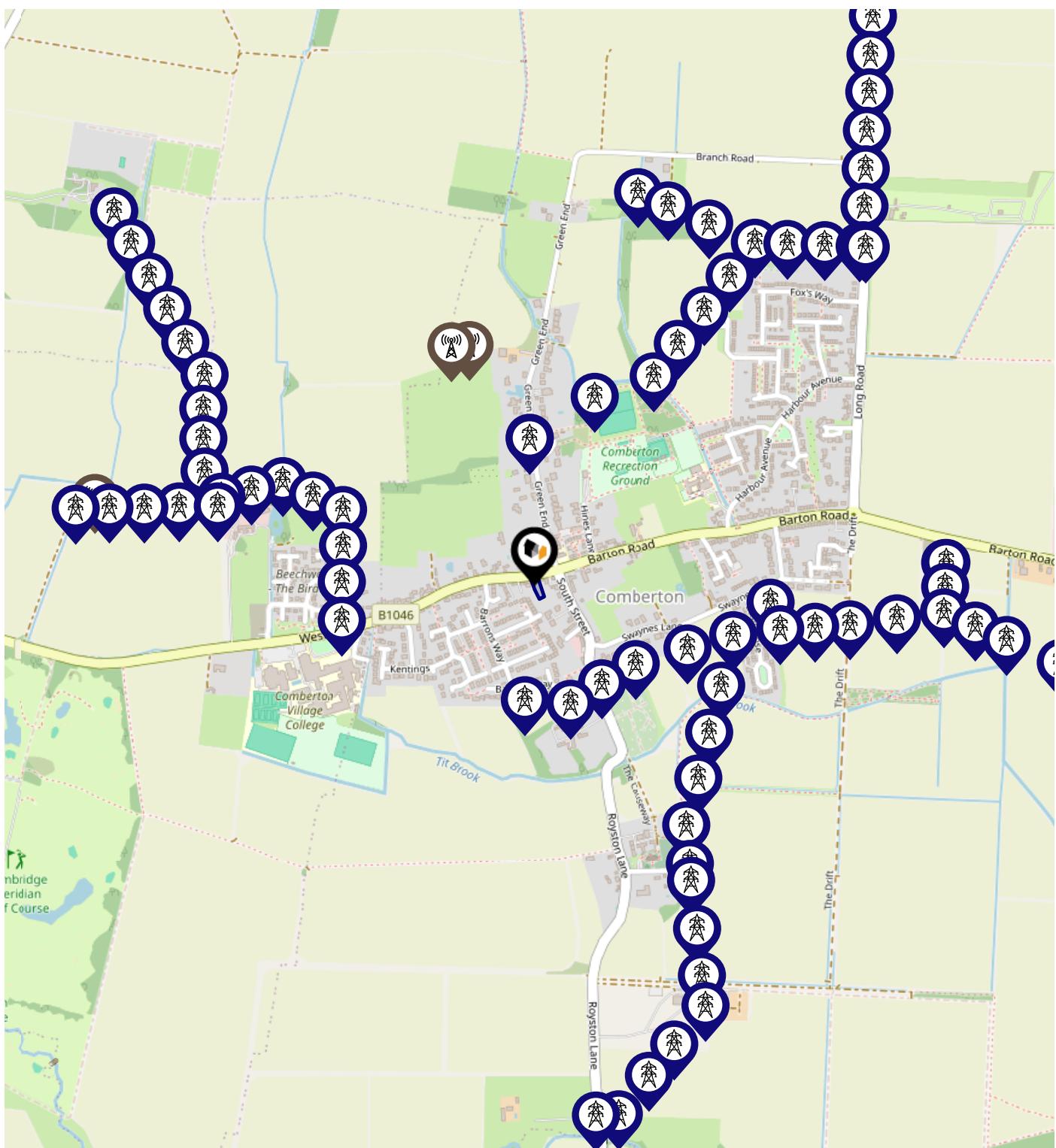


## Primary Classifications (Most Common Clay Types)

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

# Local Area Masts & Pylons

CC&C



## Key:

-  Power Pylons
-  Communication Masts

# Maps Listed Buildings

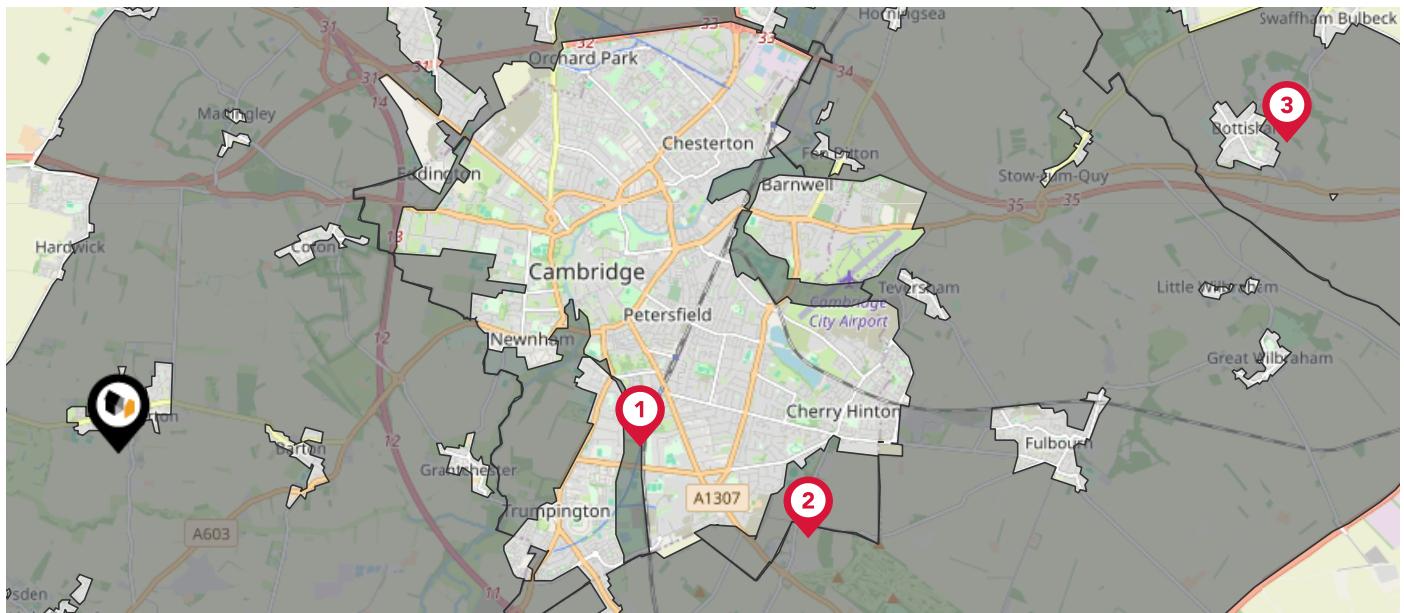
CC&C

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  |
|---|--------------------------------|----------|-----------|
|  | 1310080 - Butchers Cottage     | Grade II | 0.0 miles |
|  | 1162541 - 13, West Street      | Grade II | 0.0 miles |
|  | 1331104 - 2, West Street       | Grade II | 0.0 miles |
|  | 1127811 - Morcott              | Grade II | 0.0 miles |
|  | 1127802 - East Holme           | Grade II | 0.0 miles |
|  | 1331106 - Oakdene Cottage      | Grade II | 0.0 miles |
|  | 1127809 - Thistle Down Cottage | Grade II | 0.0 miles |
|  | 1310043 - Millyard             | Grade II | 0.1 miles |
|  | 1127804 - Cross Farmhouse      | Grade II | 0.1 miles |
|  | 1162557 - Westview             | Grade II | 0.1 miles |

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



### Nearby Green Belt Land

- 1 Cambridge Green Belt - South Cambridgeshire
- 2 Cambridge Green Belt - Cambridge
- 3 Cambridge Green Belt - East Cambridgeshire

# Area Schools

CC&C



|   |   | Nursery                  | Primary                             | Secondary                           | College                  | Private                  |
|---|---|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1 | Comberton Village College   | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Ofsted Rating: Outstanding   Pupils: 1930   Distance:0.36         |                          |                                     |                                     |                          |                          |
| 2 | Meridian Primary School   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Ofsted Rating: Good   Pupils: 200   Distance:0.42                 |                          |                                     |                                     |                          |                          |
| 3 | Barton CofE VA Primary School                                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Ofsted Rating: Good   Pupils: 112   Distance:1.68                 |                          |                                     |                                     |                          |                          |
| 4 | Hardwick and Cambourne Community Primary School                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Ofsted Rating: Good   Pupils: 531   Distance:1.92                 |                          |                                     |                                     |                          |                          |
| 5 | Coton Church of England (Voluntary Controlled) Primary School     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Ofsted Rating: Requires improvement   Pupils: 106   Distance:2.17 |                          |                                     |                                     |                          |                          |
| 6 | Caldecote Primary School  | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Ofsted Rating: Good   Pupils: 203   Distance:2.38                 |                          |                                     |                                     |                          |                          |
| 7 | Haslingfield Endowed Primary School                               | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Ofsted Rating: Good   Pupils: 137   Distance:2.96                 |                          |                                     |                                     |                          |                          |
| 8 | University of Cambridge Primary School                            | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> |
|   | Ofsted Rating: Outstanding   Pupils: 668   Distance:3             |                          |                                     |                                     |                          |                          |

# Area Schools

CC&C

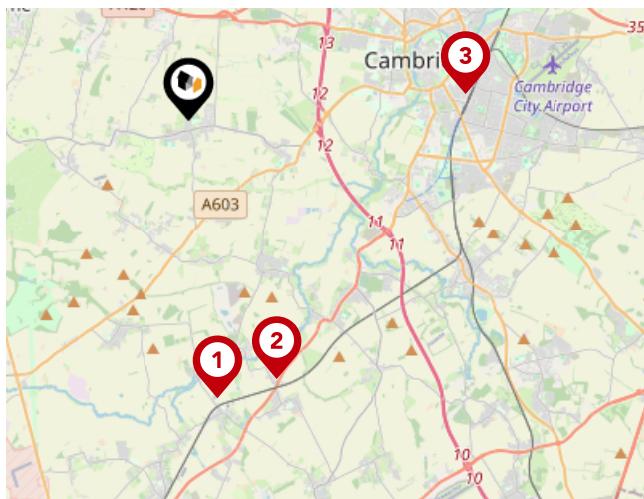


Nursery Primary Secondary College Private

|           |  |                          |                                     |                                     |                          |                          |                          |
|-----------|--|--------------------------|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|
| <b>9</b>  | Bourn CofE Primary Academy                             | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 208   Distance:3.61      |                          |                                     |                                     |                          |                          |                          |
| <b>10</b> | The Vine Inter-Church Primary School                   | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 396   Distance:3.61      |                          |                                     |                                     |                          |                          |                          |
| <b>11</b> | Dry Drayton CofE (C) Primary School                    | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 68   Distance:3.65       |                          |                                     |                                     |                          |                          |                          |
| <b>12</b> | Trumpington Meadows Primary School                     | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 260   Distance:3.89      |                          |                                     |                                     |                          |                          |                          |
| <b>13</b> | Barrington CofE VC Primary School                      | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 157   Distance:3.93      |                          |                                     |                                     |                          |                          |                          |
| <b>14</b> | King's College School                                  | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Not Rated   Pupils: 414   Distance:3.93 |                          |                                     |                                     |                          |                          |                          |
| <b>15</b> | Newnham Croft Primary School                           | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/>            | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Good   Pupils: 229   Distance:3.97      |                          |                                     |                                     |                          |                          |                          |
| <b>16</b> | St John's College School                               | <input type="checkbox"/> | <input type="checkbox"/>            | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
|           | Ofsted Rating: Not Rated   Pupils: 435   Distance:4.03 |                          |                                     |                                     |                          |                          |                          |

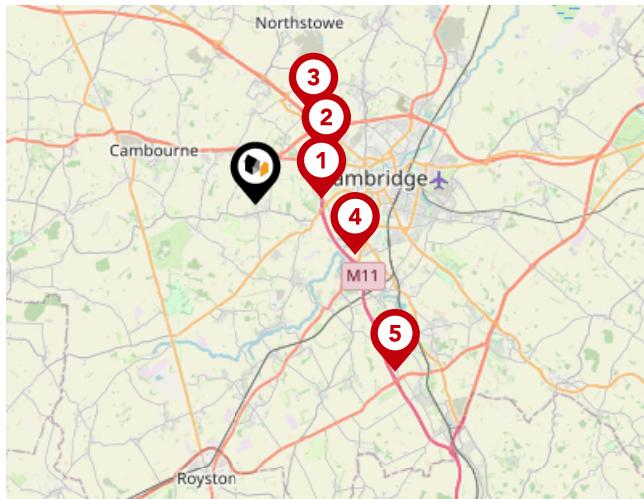
# Area Transport (National)

CC&C



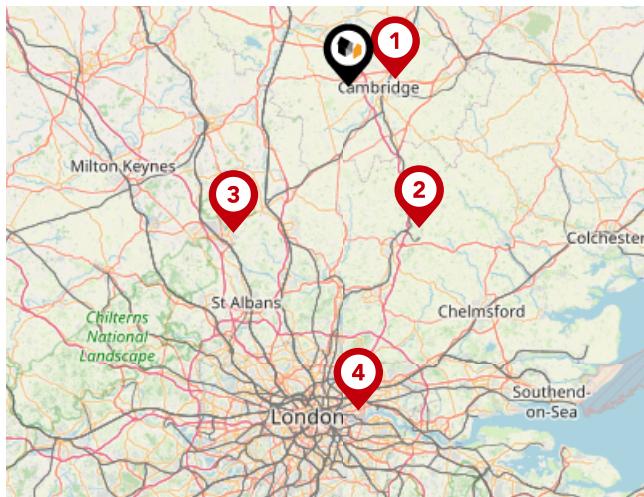
## National Rail Stations

| Pin | Name                   | Distance   |
|-----|------------------------|------------|
| 1   | Shepreth Rail Station  | 5.05 miles |
| 2   | Foxton Rail Station    | 4.95 miles |
| 3   | Cambridge Rail Station | 5.07 miles |



## Trunk Roads/Motorways

| Pin | Name    | Distance   |
|-----|---------|------------|
| 1   | M11 J12 | 2.39 miles |
| 2   | M11 J13 | 3.08 miles |
| 3   | M11 J14 | 3.85 miles |
| 4   | M11 J11 | 4.05 miles |
| 5   | M11 J10 | 7.94 miles |



## Airports/Helipads

| Pin | Name             | Distance    |
|-----|------------------|-------------|
| 1   | Cambridge        | 6.77 miles  |
| 2   | Stansted Airport | 22.93 miles |
| 3   | Luton Airport    | 27.11 miles |
| 4   | Silvertown       | 47.29 miles |

# Area Transport (Local)

CC&C

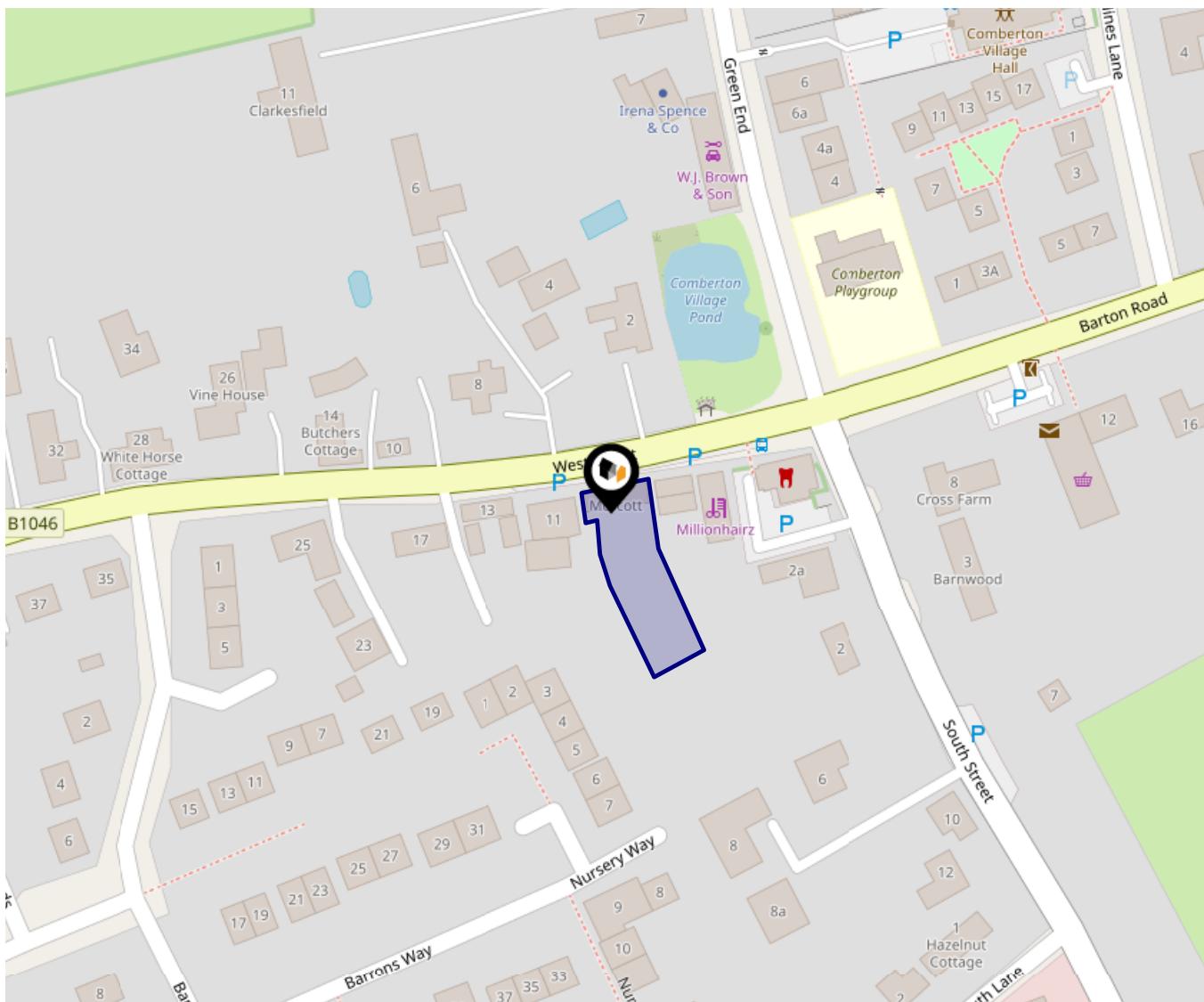


## Bus Stops/Stations

| Pin | Name            | Distance   |
|-----|-----------------|------------|
| 1   | South Street    | 0.02 miles |
| 2   | Kentings        | 0.22 miles |
| 3   | Village College | 0.33 miles |
| 4   | Swayne Lane     | 0.4 miles  |
| 5   | Horizon Park    | 0.84 miles |

# Local Area Road Noise

CC&C



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

# Cooke Curtis & Co

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