

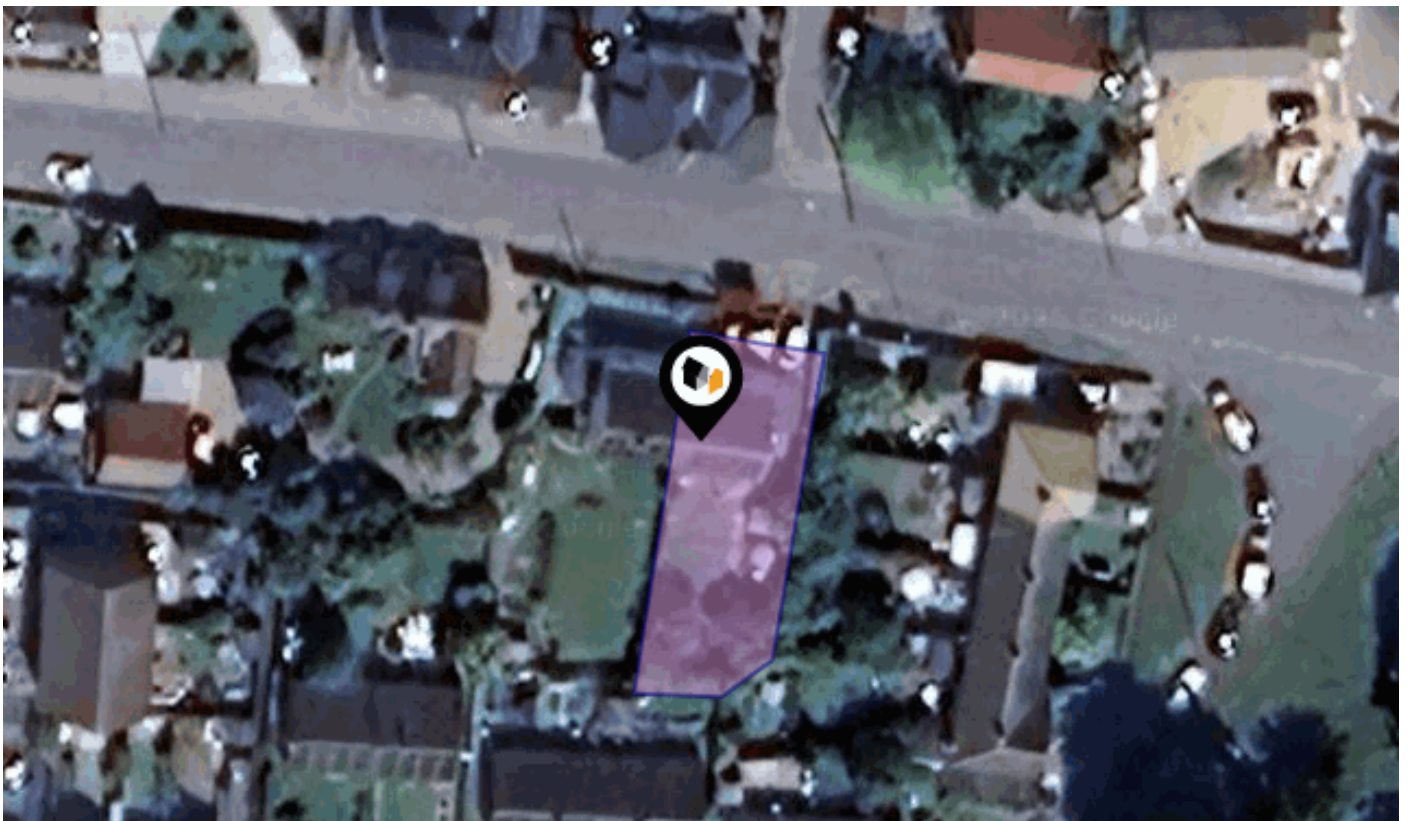


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# MIR: Material Info

The Material Information Affecting this Property

**Wednesday 19<sup>th</sup> March 2025**



**HIGH STREET, BALSHAM, CAMBRIDGE, CB21**

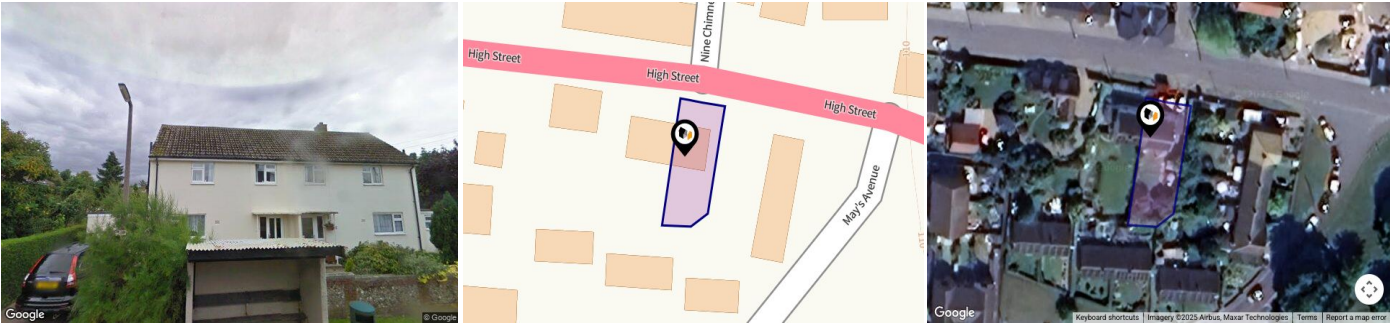
## Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Semi-Detached	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	936 ft <sup>2</sup> / 87 m <sup>2</sup>		
Plot Area:	0.08 acres		
Year Built :	1950-1966		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB162660		

Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds (Standard - Superfast - Ultrafast)		
Conservation Area:	No			
Flood Risk:				
• Rivers & Seas	Very low	1 mb/s	55 mb/s	- mb/s
• Surface Water	Very low			

Mobile Coverage: (based on calls indoors)	Satellite/Fibre TV Availability:					
						
						

Planning records for: ***Unit 2 Balsham Place Barns 100 High Street Balsham CB21 4EP***

Reference - S/0243/10/F	
Decision:	Decided
Date:	26th February 2010
Description:	New entrance door & window

Planning records for: ***100 Aisle Barn High Street Balsham Cambridgeshire CB21 4EP***

Reference - 22/1119/TTCA	
Decision:	Decided
Date:	03rd October 2022
Description:	Ash - Fell.

Planning records for: ***99 High Street Balsham Cambridgeshire CB21 4EP***

Reference - 22/03965/HFUL	
Decision:	Withdrawn
Date:	05th September 2022
Description:	Single storey side extension with basement to the side of existing garage

Reference - 23/1325/TTCA	
Decision:	Decided
Date:	31st October 2023
Description:	T1 - Poplar - Reduce crown by 5m and sides by 3m to create a pollard.

Planning records for: **42 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 24/0214/TTPO
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2024
<b>Description:</b> Holm Oak tree, Remove. The tree is causing the boundary wall of the property to crack significantly. As the tree continues to grow and high winds continue to make the tree move, the damage to the wall increases and risks collapsing onto the public highway.

Reference - S/2149/10
<b>Decision:</b> Decided
<b>Date:</b> 03rd December 2010
<b>Description:</b> Formation of additional vehicular and pedestrian access to No. 42 High Street Balsham

Reference - 24/00515/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2024
<b>Description:</b> Removal of existing single storey side and rear extension. Construction of new part single storey, part two storey rear extension, and single storey side extension.

Reference - S/0422/14/FL
<b>Decision:</b> Decided
<b>Date:</b> 17th February 2014
<b>Description:</b> Erection of single storey extension to rear of dwelling in place of existing conservatory and alterations to existing fenestration.

Planning records for: **42 High Street (Access off Nine Chimney's Lane) Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/0785/13/DC	
Decision:	Decided
Date:	26th April 2013
Description:	Discharge of Conditions 3 (Materials) 4 (Details) 5 (Details) 6 (Boundary Treatment) 8 (Hard and Soft Landscaping) 11 (Air Source Heat Pump) 14 (Traffic Management Plan) and 15 (Developer Contributions) of Planning Consent S/1719/12/FL for Dwelling

Reference - S/3619/18/TC	
Decision:	Decided
Date:	24th September 2018
Description:	TPO 0006 (1966): T1 Oak - Crown raise over drive + garden areas to approx. 3m (allow access) branches extended beyond the main canopy are reduced as shown in photo (to reduce risk of breakage) and dead wood.

Reference - 24/00275/AGDET	
Decision:	Decided
Date:	13th February 2024
Description:	Proposed Agricultural Store

Planning records for: **44 High Street Balsham CB21 4EP**

Reference - 21/02587/NMA1	
Decision:	Decided
Date:	14th January 2022
Description:	Non material amendment of planning permission 21/02587/FUL (Erection of three detached dwellings along with new access from King Street and associated works) Amendment to wording of Conditions 21 (Renewable energy) and 22 (Water efficiency specification) to compliance conditions following the submission of supporting information

Planning records for: **44 High Street Balsham CB21 4EP**

Reference - 21/02920/FUL	
Decision:	Withdrawn
Date:	22nd June 2021
Description:	Renovation of an existing Grade II Listed 5 bedroom house, associated landscaping and alterations to the front boundary wall.

Reference - 22/00150/LBC	
Decision:	Decided
Date:	14th January 2022
Description:	Renovation of an existing Grade II Listed Building consisting of structural remedial work, replacement of ground floor timber joists, replacement to a section of the concrete ground floor, render repairs and layout alterations at first floor.

Reference - 21/02921/LBC	
Decision:	Withdrawn
Date:	22nd June 2021
Description:	Renovation of an existing Grade II Listed 5 bedroom house, associated landscaping and alterations to the front boundary wall.

Planning records for: **46 High Street Balsham CB21 4EP**

Reference - 21/02923/LBC	
Decision:	Withdrawn
Date:	22nd June 2021
Description:	Conversion of existing dwelling to 2no 2bed flats.

Planning records for: **46 High Street Balsham CB21 4EP**

Reference - 21/02922/FUL	
Decision:	Withdrawn
Date:	22nd June 2021
Description:	Conversion of an existing single house into two, 2 bedroom flats.

Reference - 21/05252/LBC	
Decision:	Decided
Date:	30th November 2021
Description:	Conversion of existing annexe into 2no 2bed flats and associated works.

Reference - 21/05251/FUL	
Decision:	Decided
Date:	30th November 2021
Description:	Conversion of existing annexe into 2no 2bed flats and associated works.

Planning records for: **56 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/0213/14/FL	
Decision:	Decided
Date:	29th January 2014
Description:	Two Storey and Single Storey Rear Extension

Planning records for: **56 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/1829/17/FL	
Decision:	Decided
Date:	24th May 2017
Description:	A set of brick and concrete steps with metal railings together with a flat roof canopy

Planning records for: **58 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/0293/11	
Decision:	Decided
Date:	10th March 2011
Description:	Erection of Shed in Parking Area and Erection of Summerhouse in Rear Garden.

Reference - S/0252/18/TC	
Decision:	Decided
Date:	22nd January 2018
Description:	I wish to fell the sycamore tree indicated on the sketch. On Friday 9th May 2014 the central trunk of the same tree was blown down by the wind due to rot in the trunk and demolished a neighbour's summerhouse. See attached photo. Now the rest of the tree is bending over the lane which we and a neighbour use to drive our cars to their parking areas. Our concern is that it will be blown down and this will prevent access to our properties as well as damaging another neighbour's property. We do not wish to replace the tree as the same problem would arise

Reference - 23/1277/TTCA	
Decision:	Decided
Date:	24th October 2023
Description:	T1 Cherry. Overshading rear garden. Maginally qualifies for notification at approximately 10cm dbh approx. Fell and remove to allow replanting of border.



Planning records for: **58 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 23/1278/TTPO	
Decision:	Decided
Date:	24th October 2023
Description:	T1 Walnut - Crown lift to 2.5m above ground level - this is to allow more light in to the house and a garden.

Reference - S/2302/14/FL	
Decision:	Decided
Date:	21st January 2015
Description:	Replacement of wooden windows and french windows with uPVC and wooden door with composite door.

Planning records for: **60 High Street Balsham CB21 4EP**

Reference - 20/1414/TTCA	
Decision:	Decided
Date:	03rd June 2020
Description:	T1 (blue on sketch map)- Walnut, Reduce by 20% (3 meters) as excessive shading.

Reference - 21/01875/HFUL	
Decision:	Decided
Date:	09th June 2021
Description:	Replacement of windows and doors

Planning records for: **64 High Street Balsham CB21 4EP**

Reference - 20/02678/HFUL	
Decision:	Decided
Date:	12th June 2020
Description:	Proposed single storey porch to the principle elevation, a single storey side extension and a single storey rear extension.

Planning records for: **67 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/2157/15/LB	
Decision:	Decided
Date:	03rd August 2015
Description:	Renovation of flint wall along the northern boundary of the property - to remove the new cement capping and decayed bricks and place with original capping in brick to match and repoint with lime mortar.

Reference - 24/02941/CL2PD	
Decision:	Decided
Date:	06th August 2024
Description:	Certificate of lawfulness under S192 for the siting of a Shepherd's Hut on wheels for use as a Summer House.

Reference - S/2969/19/TC	
Decision:	Decided
Date:	27th August 2019
Description:	Prunus T1 - Fell because of excessive shading and size for the location. The tree is restricting access for vehicles to the parking area (which is to the rear of the property)..Replant with 1 Robinia pseudoacacia on the property boundary. Please see the attached pictures and map.

Planning records for: **67 High Street Balsham CB21 4EP**

Reference - 21/03642/HFUL	
Decision:	Decided
Date:	09th August 2021
Description:	Erection of a hobbies room to the rear garden

Reference - S/2593/15/DC	
Decision:	Decided
Date:	02nd December 2015
Description:	Discharge of Conditions 3 (mortar details) 4 (materials) & 5 (method statement) of Listed Building Consent S/2157/15/LB for Renovation of flint wall along the northern boundary of the property - to remove the new cement capping and decayed bricks and place with original capping in brick to match and repoint with lime mortar.

Planning records for: **68 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/0915/16/FL	
Decision:	Decided
Date:	04th April 2016
Description:	Erection of a replacement garage and detached single storey dwelling (pursuant to lawful development certificate S/2717/15/LD)

Reference - S/1698/13/FL	
Decision:	Decided
Date:	05th August 2013
Description:	Erection of detached dwelling and new garage to rear of existing dwelling.

Planning records for: **68 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/2717/15/LD	
Decision:	Decided
Date:	28th October 2015
Description:	Erection of outbuilding and replacament garage and extension to existing driveway

Planning records for: **82 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 23/0163/TTCA	
Decision:	Decided
Date:	10th February 2023
Description:	T1 reduce crown of laburnum tree by 1mtr all round

Reference - 23/0167/TTCA	
Decision:	Decided
Date:	10th February 2023
Description:	T1 Cherry tree - fell too close to building and has branches growing towards roof and very large roots growing under building which is causing damage to foundations. T2 Wild flowering cherry - fell tree is dying and has a lot of dying branches causing tree to be very unattractive and constantly dropping branches. T3 Rowan fell tree is growing directly next to brick wall by site entrance. Location of tree will cause problems in the future as the roots grow under wall foundations. Tree is also growing together with buddleia (T4) causing branches to intertwine and die. Buddleia (T4) to be felled. Same as the Rowan. Tree is growing directly next to brick wall by site entrance. Location of tree will cause problems in the future as the roots grow under wall foundations. Tree is also growing together with Rowan (T3) causing branches to intertwine and die.

Reference - 20/01827/HFUL	
Decision:	Decided
Date:	05th March 2020
Description:	Demolition of existing conservatory and erection of garden room extension

Planning records for: **85 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 24/0662/TTPO	
Decision:	Decided
Date:	24th June 2024
Description:	T1: Ash (Fraxinus excelsior), Fell. Due to a severe infestation of bamboo that is causing damage to the property and adjoining properties, we need to remove the bamboo rhizomes. However, due to the proximity of T1, we will cause significant structural damage to T1, therefore, it is required that we remove the tree to safely undertake the removal of the invasive bamboo.

Planning records for: **89 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - 20/04665/PRI01A	
Decision:	Awaiting decision
Date:	12th November 2020
Description:	Prior approval for a single storey rear extension.

Planning records for: **93 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/2134/10	
Decision:	Decided
Date:	01st December 2010
Description:	Two Storey Side Extension to House and Extension to Garage

Reference - S/0373/15/FL	
Decision:	Decided
Date:	23rd February 2015
Description:	Two Storey Side Extension & Attached Garage

Planning records for: **93 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/1956/12/FL	
Decision:	Decided
Date:	17th September 2012
Description:	Two storey side and rear extensions and single storey side and rear extensions plus alterations to roof of dwelling.

Reference - S/1757/14/FL	
Decision:	Decided
Date:	21st July 2014
Description:	Two Storey Side & Rear Extensions

Reference - S/0184/12/FL	
Decision:	Decided
Date:	10th February 2012
Description:	Erection of studio building in rear garden (retrospective)

Planning records for: **95 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 23/03508/HFUL	
Decision:	Decided
Date:	13th September 2023
Description:	Detached oak framed garden room.

Planning records for: **95 High Street Balsham CB21 4EP**

Reference - 22/00133/HFUL	
Decision:	Decided
Date:	13th January 2022
Description:	Erection of a single storey gazebo in the rear garden.

Reference - 23/03513/LBC	
Decision:	Decided
Date:	13th September 2023
Description:	Replace and install new railings and stairway handrails in areas identified as being insufficiently protected around the college owned residential properties.

Planning records for: **97 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 23/00484/S73	
Decision:	Decided
Date:	09th February 2023
Description:	S73 application to vary condition 2 (Approved plans) and remove condition 8 (Boundary Treatment) of planning permission S/4176/19/VC (Variation and removal of conditions 2 (Approved plans), 3 (Materials), 4 (Traffic Management), 6 (Access), 14 (Contamination), 15 (Surface Water and foul water drainage) and 16 (Written scheme of investigation) pursuant to planning permission S/4477/17/FL) to allow for a 1.5m high brick wall on the front boundary and to include details of other boundary treatment.

Reference - 21/02724/FUL	
Decision:	Decided
Date:	10th June 2021
Description:	Detached dwelling and double garage with access driveway and landscaping. (Re-submission of 21/00528/FUL)

Planning records for: **97High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/3586/16/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	21st December 2016
<b>Description:</b>	Demolition of an existing dwelling and replacement with a six-bedroom dwelling construction of an additional new five-bedroom dwelling demolition of various outbuildings construction of two detached garages and new outbuildings replacement of main gate and front fence erection of secondary entrance gates and walls erection of boundary fencing removal of several trees soft and hard landscaping
Reference - S/4223/19/DC	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	04th December 2019
<b>Description:</b>	Discharge of conditions 3 (Materials) 4 (Traffic Management plan) 14 (Contamination) 15 (Surface water and foul water Drainage) and 16 (Written Scheme of investigation (WSI)) pursuant to planning permission S/4477/17/FL
Reference - S/4846/18/DC	
<b>Decision:</b>	Decided
<b>Date:</b>	28th December 2018
<b>Description:</b>	Discharge of conditions 8 (arboricultural method statement and tree protection strategy) 9 (boundary treatment) 11 (mitigation strategy) 12 and (biodiversity and enhancement) of planning consent for demolition of an existing dwelling and replacement with a six-bedroom dwelling construction of an additional new five-bedroom dwelling demolition of various outbuildings construction of two detached garages and new outbuildings replacement of main gate and front fence erection of secondary entrance gates and walls erection of boundary fencing removal of several trees soft and hard landscaping
Reference - S/4176/19/VC	
<b>Decision:</b>	Decided
<b>Date:</b>	25th November 2019
<b>Description:</b>	Variation and removal of conditions 2 (Approved plans), 3 (Materials), 4 (Traffic Management), 6 (Access), 14 (Contamination), 15 (Surface Water and foul water drainage) and 16 (Written scheme of investigation) pursuant to planning permission S/4477/17/FL



Planning records for: **97 High Street Balsham CB21 4EP**

Reference - 21/00528/FUL	
Decision:	Withdrawn
Date:	08th February 2021
Description:	Detached dwelling and double garage with access driveway and landscaping.

Reference - S/1350/19/TC	
Decision:	Decided
Date:	29th March 2019
Description:	***5 Day Notice*** to remove a dangerous Ash Tree. Whilst getting quotes two tree surgeons Glenn Conway and Dellar Tree Services both recommended urgent work to a Raywood Ash T016 which has a split stem and was visibly moving at the base and swaying towards No 95.

Planning records for: **103 High Street Balsham Cambridge CB21 4EP**

Reference - S/2192/14/FL	
Decision:	Decided
Date:	29th September 2014
Description:	Erection of enlarged porch with pitched roof in place of existing flat roof porch.

Planning records for: **105 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/1842/12/DC	
Decision:	Decided
Date:	06th September 2012
Description:	Details required by conditions 2 and 10 of planning permission S/1085/09/F

Planning records for: **105 High Street Balsham Cambridgeshire CB21 4EP**

<b>Reference - S/1085/09/F</b>
<b>Decision:</b> Decided
<b>Date:</b> 28th July 2009
<b>Description:</b> Garage/Pool Pump Room and Gym with New Vehicular Access

<b>Reference - S/0363/10/CAC</b>
<b>Decision:</b> Decided
<b>Date:</b> 09th April 2010
<b>Description:</b> Demolition of single storey outbuilding

<b>Reference - S/0994/13/DC</b>
<b>Decision:</b> Decided
<b>Date:</b> 08th May 2013
<b>Description:</b> Details required by conditions 3 6 7 8 9 12 and 13 of planning permission reference S/0362/10/F

<b>Reference - S/4146/19/TP</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th November 2019
<b>Description:</b> T005 on attached drawing - Fell due to severe basal decay which has progressed rapidly since original inspection. Stem is hollow and there are fungal fructifications of Ganoderma applanatum and Cerioporos squamosus. There is evidence of Bacterial Bleeding Canker and large stem lesions. The tree is judged to be in rapid decline and liable to become ever more brittle in a newly developed residential setting. Furthermore tree surgery cannot resolve the matter and still retain a tree worthy of keeping. Given this felling and replacement with an Indian Horse Chestnut is proposed. Indian Horse Chestnut has been selected due to its similarity to the existing species but having a sturdy resilience to Bacterial Bleeding Canker and Leaf Miner Moth.

Planning records for: **105 High Street Balsham Cambridgeshire CB21 4EP**

Reference - S/0362/10/F	
Decision:	Decided
Date:	09th April 2010
Description:	Dwelling following demolition of existing building

Reference - S/4135/19/DC	
Decision:	Decided
Date:	28th November 2019
Description:	Discharge of condition 4 (Hard and Soft Landscaping)

Planning records for: **109 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 23/1068/TTPO	
Decision:	Decided
Date:	14th September 2023
Description:	T1 - Horse chestnut tree, reduce tree all round by a maximum of 4-5m in height and 2-3m on lateral branches and thin crown by 20% selectively removing the poorly formed unions. Tree has been heavily reduced/pollarded in previous years and now showing signs of decay in main trunk due to poor practice and poorly formed unions in the newer growth.

Planning records for: **110 High Street Balsham CB21 4EP**

Reference - 20/03371/HFUL	
Decision:	Decided
Date:	05th August 2020
Description:	Removal of existing conservatory and refurbishment of new conservatory.

Planning records for: **114 High Street Balsham Cambridge CB21 4EP**

Reference - S/1914/18/LD	
Decision:	Decided
Date:	18th May 2018
Description:	Proposed Lawful Development Certificate for new doors and windows

Planning records for: **118 High Street Balsham Cambridge CB21 4EP**

Reference - S/2054/18/LB	
Decision:	Decided
Date:	24th May 2018
Description:	Single storey kitchen extension to the side of property associated internal alterations installation of a first floor bathroom addition of rooflights to the barn room replacement window to rear and replacement of a garden shed with a new shed and greenhouse and construction of timber gate and willow fence.

Reference - S/2053/18/FL	
Decision:	Decided
Date:	24th May 2018
Description:	Single storey kitchen extension to the side of property associated internal alterations installation of a first floor bathroom addition of rooflights to the barn room replacement window to rear and replacement of a garden shed with a new shed and greenhouse and construction of timber gate and willow fence.

Reference - S/2042/18/LB	
Decision:	Withdrawn
Date:	24th May 2018
Description:	Dismantle a leaning garden wall within the curtilage of the listed building

Planning records for: **118 High Street Balsham Cambridge CB21 4EP**

Reference - S/0081/17/TP
<p><b>Decision:</b> Decided</p> <hr/> <p><b>Date:</b> 12th January 2017</p> <hr/> <p><b>Description:</b> Sycamores - S1 to S7 - Re-pollard to previous pollarding points. Chestnuts - C1 to C3 - Re-pollard to previous pollarding points.</p>
Reference - S/3490/19/DC
<p><b>Decision:</b> Decided</p> <hr/> <p><b>Date:</b> 08th October 2019</p> <hr/> <p><b>Description:</b> Discharge of Conditions 3 (Drawings - Plans) 4 (Samples of External Materials) &amp; 5 (Internal Finishes) - of Planning Application S.2054.18.LB - Single storey kitchen extension to the side of property associated internal alterations installation of a first floor bathroom addition of roof lights to the barn room replacement window to rear and replacement of a garden shed with a new shed and greenhouse and construction of timber gate and willow fence.</p>
Reference - 24/0175/TTPO
<p><b>Decision:</b> Decided</p> <hr/> <p><b>Date:</b> 05th February 2024</p> <hr/> <p><b>Description:</b> Sycamores: S1 to S8 - Re-pollard to previous pollard points (last undertaken in 2019)Chestnuts: C1 &amp; C2 - Re-pollard to previous pollard points (last undertaken in 2019)</p>
Reference - S/3679/19/TP
<p><b>Decision:</b> Decided</p> <hr/> <p><b>Date:</b> 21st October 2019</p> <hr/> <p><b>Description:</b> TPO 0006 (1966) G4: Sycamores - S1-S7 - Repollard to previous pollarding points. Chestnuts - C1-C3 - Repollard to previous pollarding points.</p>

Planning records for: **118 High Street Balsham Cambridge CB21 4EP**

Reference - S/2737/19/DC	
Decision:	Decided
Date:	07th August 2019
Description:	Discharge of Condition 3 (Arboricultural Implication Assessment) of Planning Application S.2053.18.FL - Single storey kitchen extension to the side of property associated internal alterations installation of a first floor bathroom addition of rooflights to the barn room replacement window to rear and replacement of a garden shed with a new shed and greenhouse and construction of timber gate and willow fence.

Reference - S/2041/18/FL	
Decision:	Withdrawn
Date:	24th May 2018
Description:	Dismantle a leaning garden wall within the curtilage of the listed building

Planning records for: **119 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/1939/17/TP	
Decision:	Decided
Date:	05th June 2017
Description:	Walnut - W1 - Reduce by 30% some of the main limbs are damaged due to split outs in the past and a reduction of weight to the limbs will hopefully reduce the risk of further damage.

Reference - S/2462/17/TC	
Decision:	Decided
Date:	12th July 2017
Description:	G1 Group of Cherry Trees This group of trees is suffering from blossom wilt Remove dead and infected wood reshaping if necessary. T2 Ash Tree Reduce an over extended limb on the northern side by approximately 2 metres to bring into the canopy. T3 Box Tree has a large amount of dead wood to be removed. Hedge cut to tidy. T4 Large Laurel Bush Reduce by up to 2 metres all over Bush is now very large and has grown over a wall and an out building. Job to be completed over the winter period. H5 Beech Hedge hedge cut the annual growth.

Planning records for: **119 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/1938/17/TC	
Decision:	Decided
Date:	05th June 2017
Description:	Ash - A1 - Reduction of 30% removing only large epicormic growth from previous reductions

Planning records for: **The Maltings 123 High Street Balsham CB21 4EP**

Reference - S/2260/12/FL	
Decision:	Decided
Date:	12th November 2012
Description:	Erection of cartshed and store to rear garden

Reference - S/2988/18/TC	
Decision:	Decided
Date:	03rd August 2018
Description:	T1 Cherry Dead- Fell. T2 Willow Reduce height by 8ft and shorten laterals to rebalance crown. T3-T4 Birch Reduce height by 10-12ft. T5 Birch Reduce height by 6ft and shorten laterals to rebalance crowns.

Planning records for: **87 High Street Balsham Cambridge CB21 4EP**

Reference - S/3533/16/TP	
Decision:	Decided
Date:	19th December 2016
Description:	T1 - T7: Elms. Proposed work is to crown lift and tidy up as needed to improve visual aesthetics of boundary line and also to allow more light to the property windows. Also to alleviate die back of smaller plants and grassed areas. T8 - T25: Mixed species consisting of Sycamore Elder Lilac Thorn Ash and Field maple. Please see sketch plan: Proposed work is to crown lift and tidy up as needed to improve visual aesthetics of boundary line and also to allow more light to the property windows. Also to alleviate die back of smaller plants and grassed areas. T26: 1 x Ash: Proposed work is to reduce by 30% and reshape.

Planning records for: **107 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/3052/19/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 02nd September 2019</p>
<p><b>Description:</b> Discharge of Conditon 4 (landscape) of planning application S/0460/17/FL - Proposed demolition of existing dairy buildings and erection of 15 new dwellings</p>
Reference - S/0460/17/COND18
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 31st January 2020</p>
<p><b>Description:</b> Condition 18 - (Land Contamination - Clauses d,e)</p>
Reference - S/4468/18/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 28th November 2018</p>
<p><b>Description:</b> Discharge of conditions 3 (Materials) and 17 (WSI) of planning permission S/0460/17/FL</p>
Reference - S/0186/19/DC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 11th January 2019</p>
<p><b>Description:</b> Discharge of conditions 3 (Materials board) and 17 (Archaeological evalution)</p>



Planning records for: **107 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/3259/18/DC	
Decision:	Decided
Date:	23rd August 2018
Description:	Discharge of Conditions 13 (highway safety measures) and 18 (contamination report) of planning consent S/0460/17/FL for proposed demolition of existing Dairy buildings and erection of 15 new dwellings

Reference - S/0460/17/COND15	
Decision:	Decided
Date:	16th April 2020
Description:	Condition 15 - Scheme for the provision and location of fire hydrants

Reference - S/2530/18/DC	
Decision:	Decided
Date:	03rd July 2018
Description:	Discharge of conditions 7 (Scheme for Ecological Enhancement) and 11 (Traffic Management Plan) of planning permission S/0460/17/FL

Reference - S/2824/18/NM	
Decision:	Decided
Date:	23rd July 2018
Description:	Non Material Amendment of Planning Permission S/0460/17/FL

Planning records for: **Home Dairy 107 High Street Balsham Cambridge Cambridgeshire CB21 4EP**

Reference - S/0460/17/COND16	
Decision:	Decided
Date:	16th April 2020
Description:	Condition 16 - Renewable energy

Reference - S/0460/17/FL	
Decision:	Decided
Date:	22nd February 2017
Description:	Proposed demolition of existing Dairy buildings and erection of 15 new dwellings

Planning records for: **86 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 23/0247/TTCA	
Decision:	Decided
Date:	02nd March 2023
Description:	T1: Sycamore - prune back from neighbours drive by 3m and to clear GPO wires by 2m

Reference - 23/0438/TTCA	
Decision:	Decided
Date:	27th April 2023
Description:	T1 - Sycamore, Prune back from neighbours drive by 3m and prune to clear GPO wires by 2m.

Planning records for: **86 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 23/1006/TTCA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 01st September 2023
<b>Description:</b> T1 Sycamore Fell.

Reference - 20/1174/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 11th March 2020
<b>Description:</b> 1 - weeping willow - tidy shattered branches, clear fallen branches, pollard remainder of tree by 4-5 m3 - Sycamore - fell4 - Ash leaning towards adjacent property - pollard down to 7-8m high, remove branches above adjacent garden5 - Sycamore at front of property - remove deadwood, remove ivy at base and inspect fungal activity6- Large leaning Ash - pollard down to 7-8m high.(Amended)

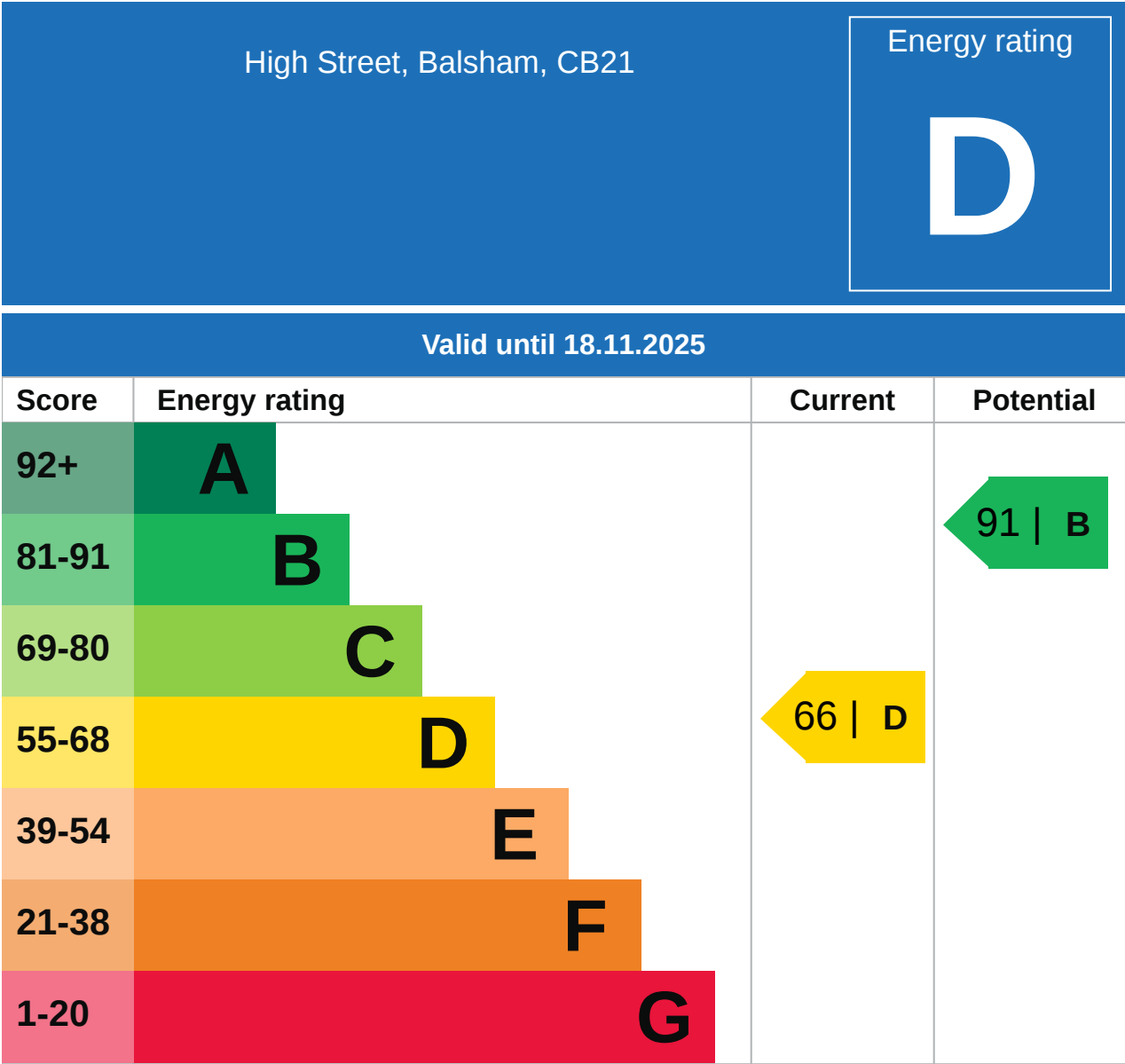
Reference - S/0952/19/NMA3
<b>Decision:</b> Awaiting decision
<b>Date:</b> 02nd March 2023
<b>Description:</b> Non-material amendment on S/0952/19/FL to allow alterations to fenestration and external materials

Reference - 24/0260/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 23rd February 2024
<b>Description:</b> T1 Elm, Fell.T2 Sycamore, Fell.T3 Willow, pollard on main leaders to 4m and 2m respectively.

Planning records for: **86 High Street Balsham Cambridgeshire CB21 4EP**

Reference - 23/1008/TTCA	
Decision:	Awaiting decision
Date:	01st September 2023
Description:	T1 - shown as L1 on plan Laburnum - needs to be felled as it is rotten and could present a danger to the public using the village green.

Reference - S/1895/19/TC	
Decision:	Decided
Date:	27th May 2019
Description:	Chestnut trees - C1 & C2 - Cut back to previous pruning points lower and mid height branches overshadowing and overhanging from property next door



## Additional EPC Data

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<b>Property Type:</b>	House
<b>Build Form:</b>	Semi-Detached
<b>Transaction Type:</b>	FiT application
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Electricity (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Double glazing installed before 2002
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	0
<b>Ventilation:</b>	Natural
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Good
<b>Roof:</b>	Pitched, 300 mm loft insulation
<b>Roof Energy:</b>	Very Good
<b>Main Heating:</b>	Room heaters, electric
<b>Main Heating Controls:</b>	Programmer and appliance thermostats
<b>Hot Water System:</b>	Electric immersion, off-peak
<b>Hot Water Energy Efficiency:</b>	Poor
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Total Floor Area:</b>	87 m <sup>2</sup>

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## Other

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Solar farm proposed outside of Balsham

## Electricity Supply

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Octopus Energy

## Central Heating

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LPG gas fired boiler and central heating

## Water Supply

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Cambridge Water

## Drainage

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Anglian Water





### Cooke Curtis & Co

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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.



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/cookecurtisco

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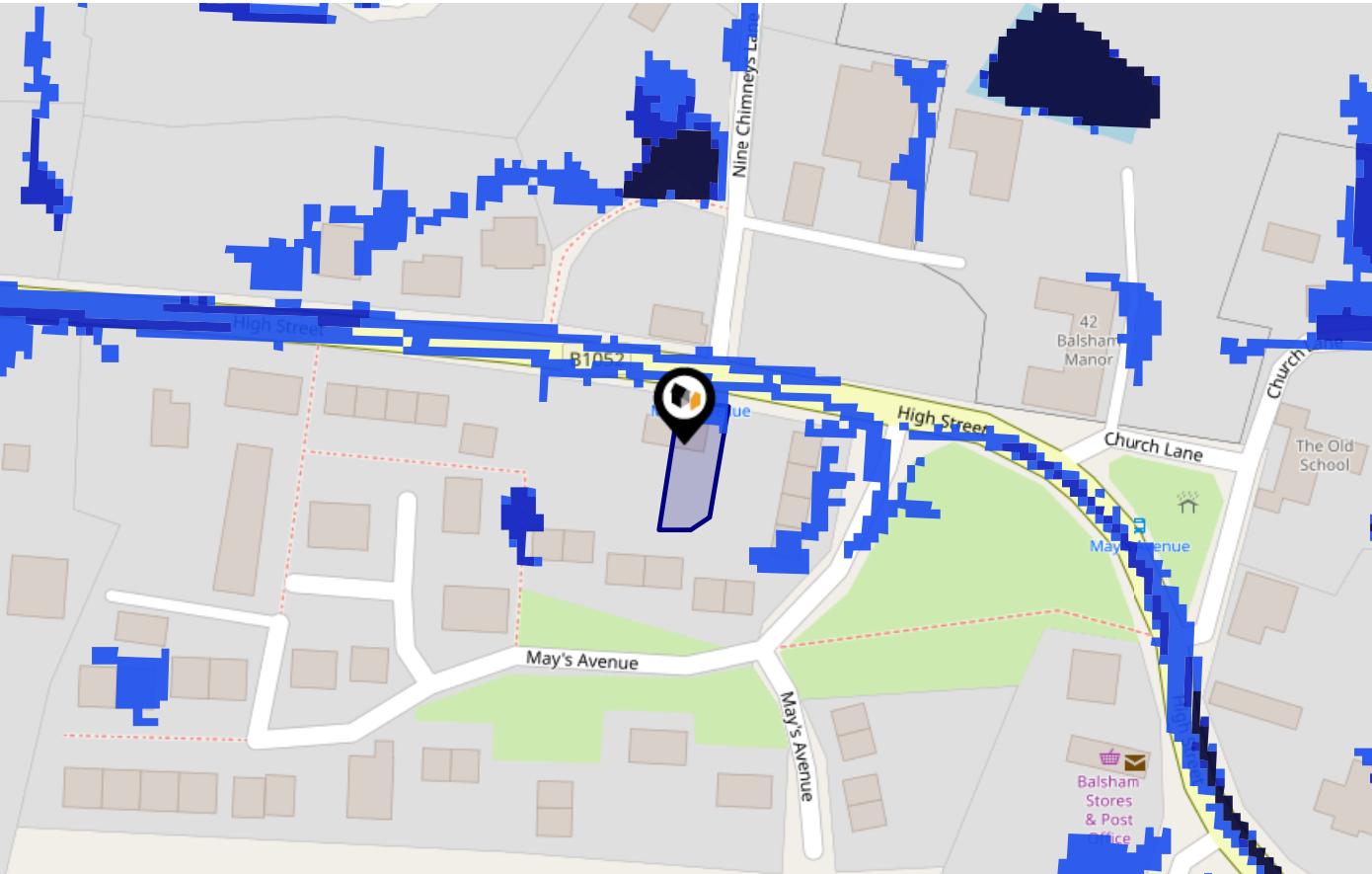
Water Level	Risk Category
Up to 20cm (8in)	Very Low
Up to 30cm (1ft)	Very Low
Up to 60cm (2ft)	Low

# Flood Risk

## Surface Water - Climate Change



This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

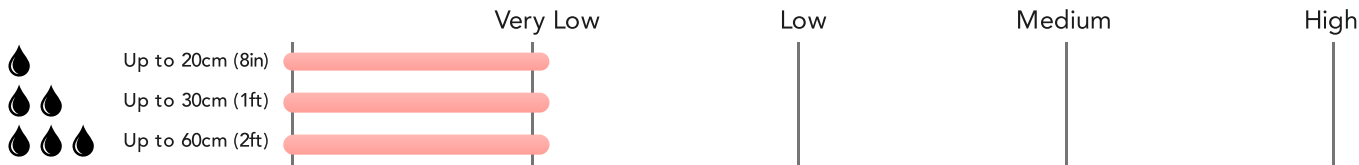


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

Chance of flooding to the following depths at this property:

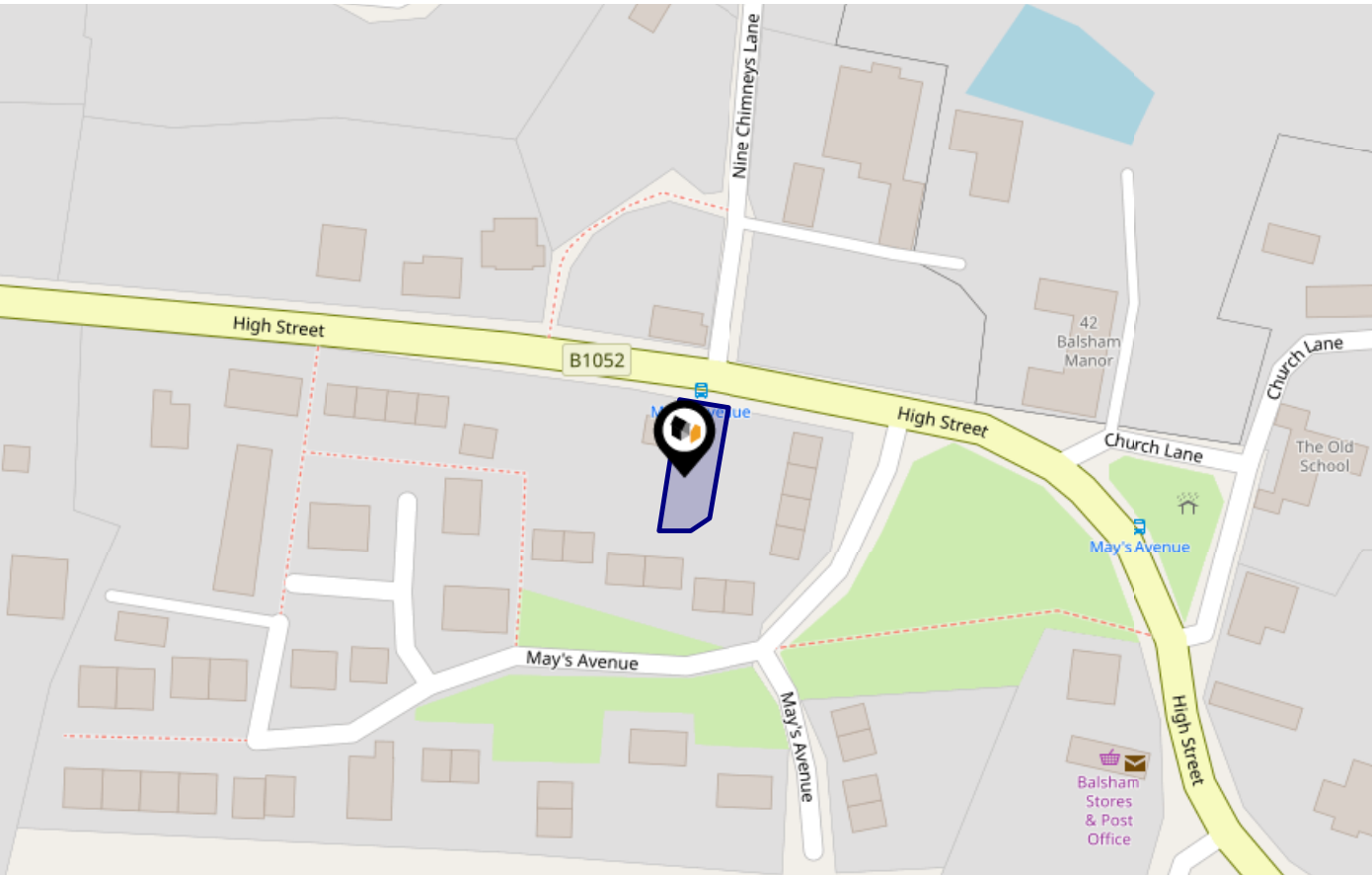


# Flood Risk

## Rivers & Seas - Flood Risk



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

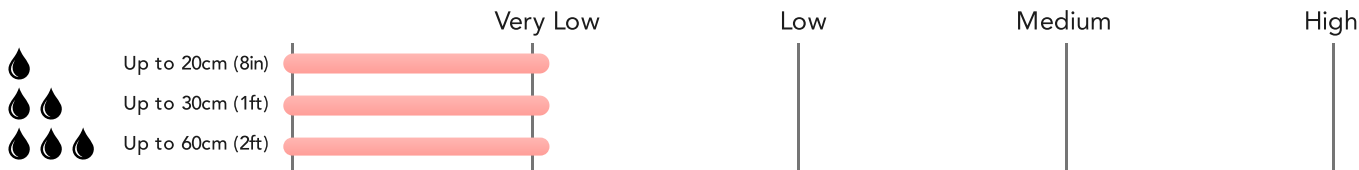


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.25%) in any one year.

Chance of flooding to the following depths at this property:

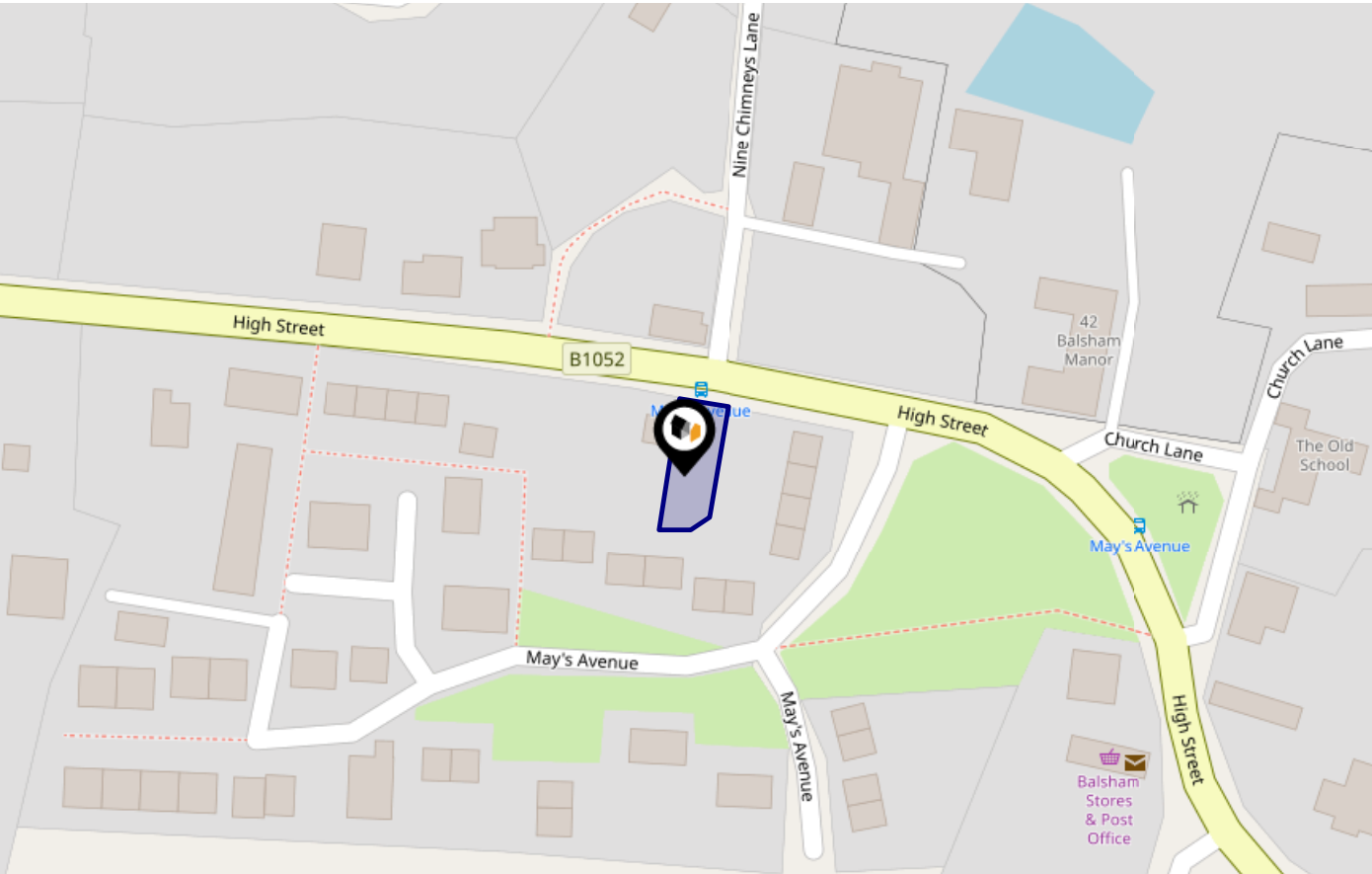


# Flood Risk

## Rivers & Seas - Climate Change



This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

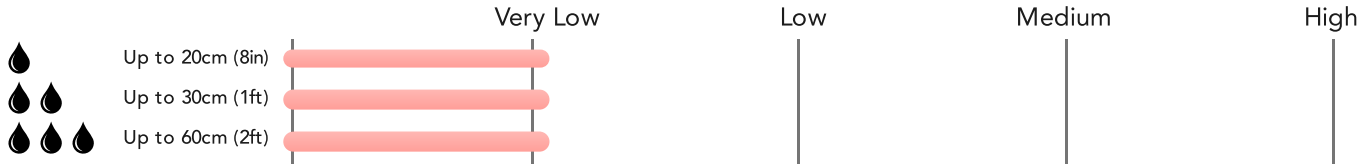


Risk Rating: Very low

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

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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- 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:

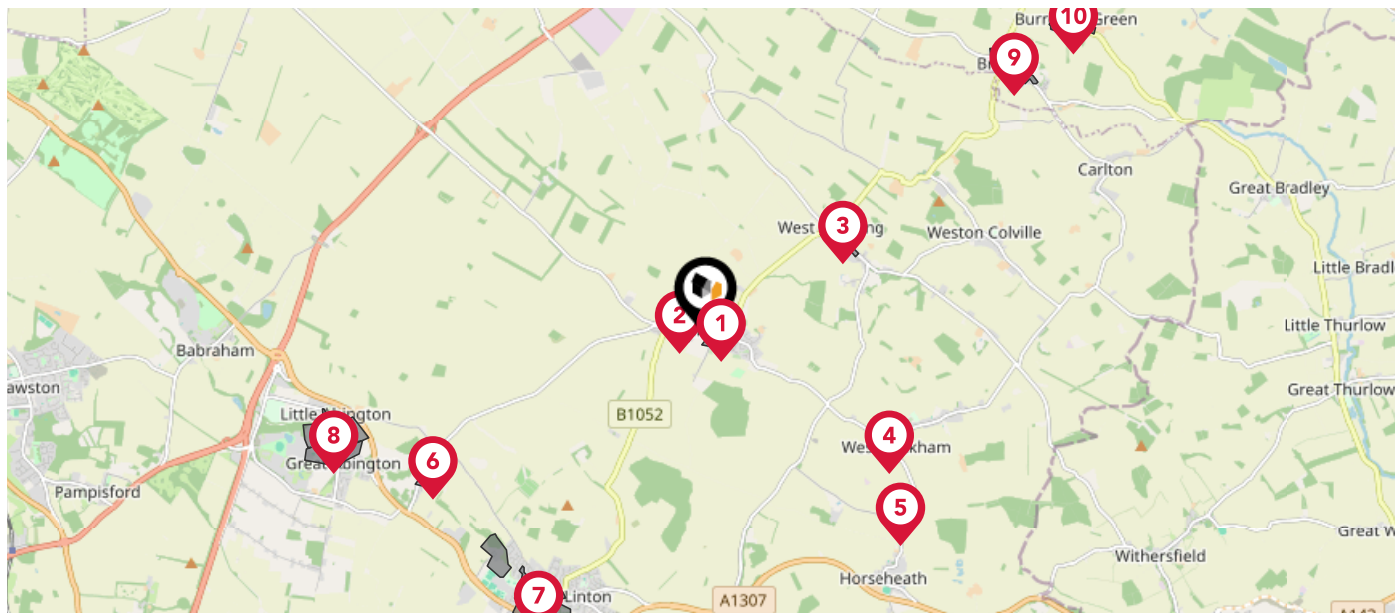


# Maps











## Conservation Areas



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.

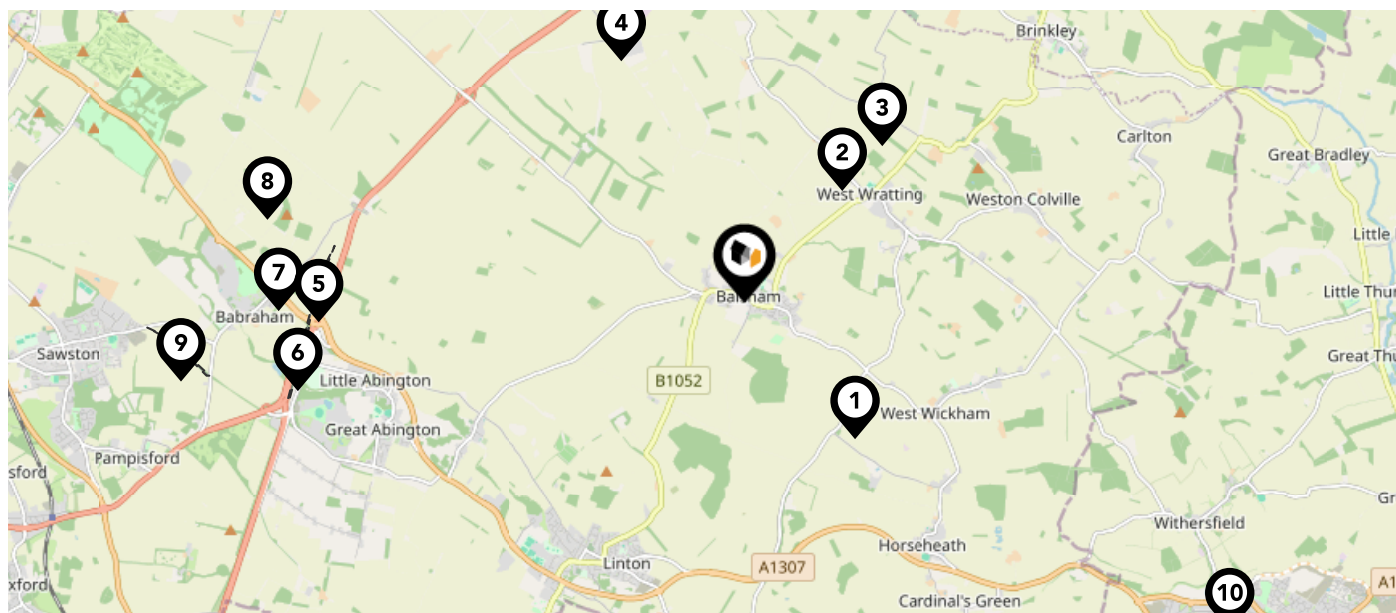


### Nearby Conservation Areas

-  Balsham Village
-  Balsham West End
-  West Wrating
-  West Wickham
-  Streetly End
-  Hildersham
-  Linton
-  Great and Little Abington
-  Brinkley
-  Burrough Green



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	Notley Chalk Pit West-Notley	Historic Landfill	
2	Land off Six Mile Bottom Road-West Wrating, South Cambridgeshire	Historic Landfill	
3	Weston Colville-Weston Colville, South Cambridgeshire	Historic Landfill	
4	EA/EPR/NP3190NA/T002	Active Landfill	
5	Home Farm-Babraham	Historic Landfill	
6	Home Farm-Babraham	Historic Landfill	
7	Home Farm-Babraham	Historic Landfill	
8	Home Farm-Babraham	Historic Landfill	
9	Home Farm-Babraham, Cambridge	Historic Landfill	
10	Old Meldham Bridge Brickyard-Old Meldham Bridge Brickyard, Withersfield	Historic Landfill	



This map displays nearby coal mine entrances and their classifications.



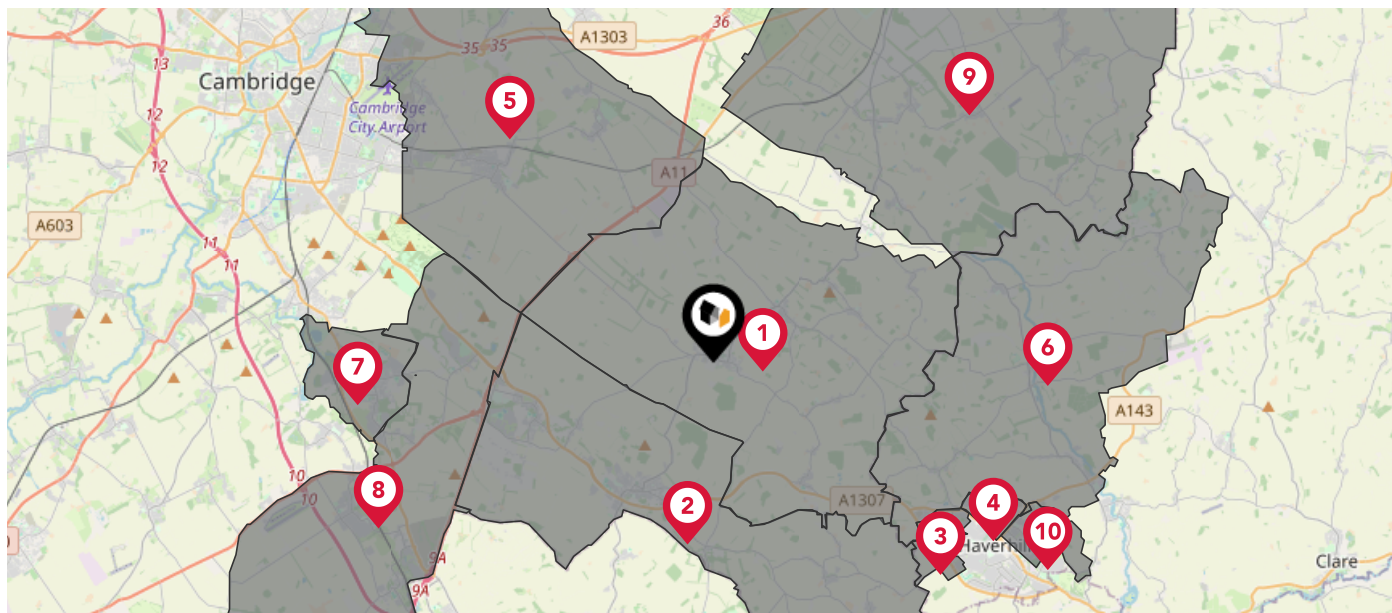
### Mine Entry

- ✕ 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

Balsham Ward

2

Linton Ward

3

Haverhill West Ward

4

Haverhill North Ward

5

Fen Ditton & Fulbourn Ward

6

Withersfield Ward

7

Sawston Ward

8

Duxford Ward

9

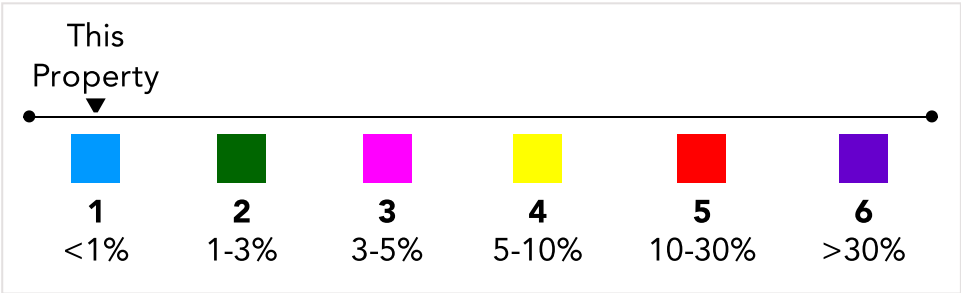
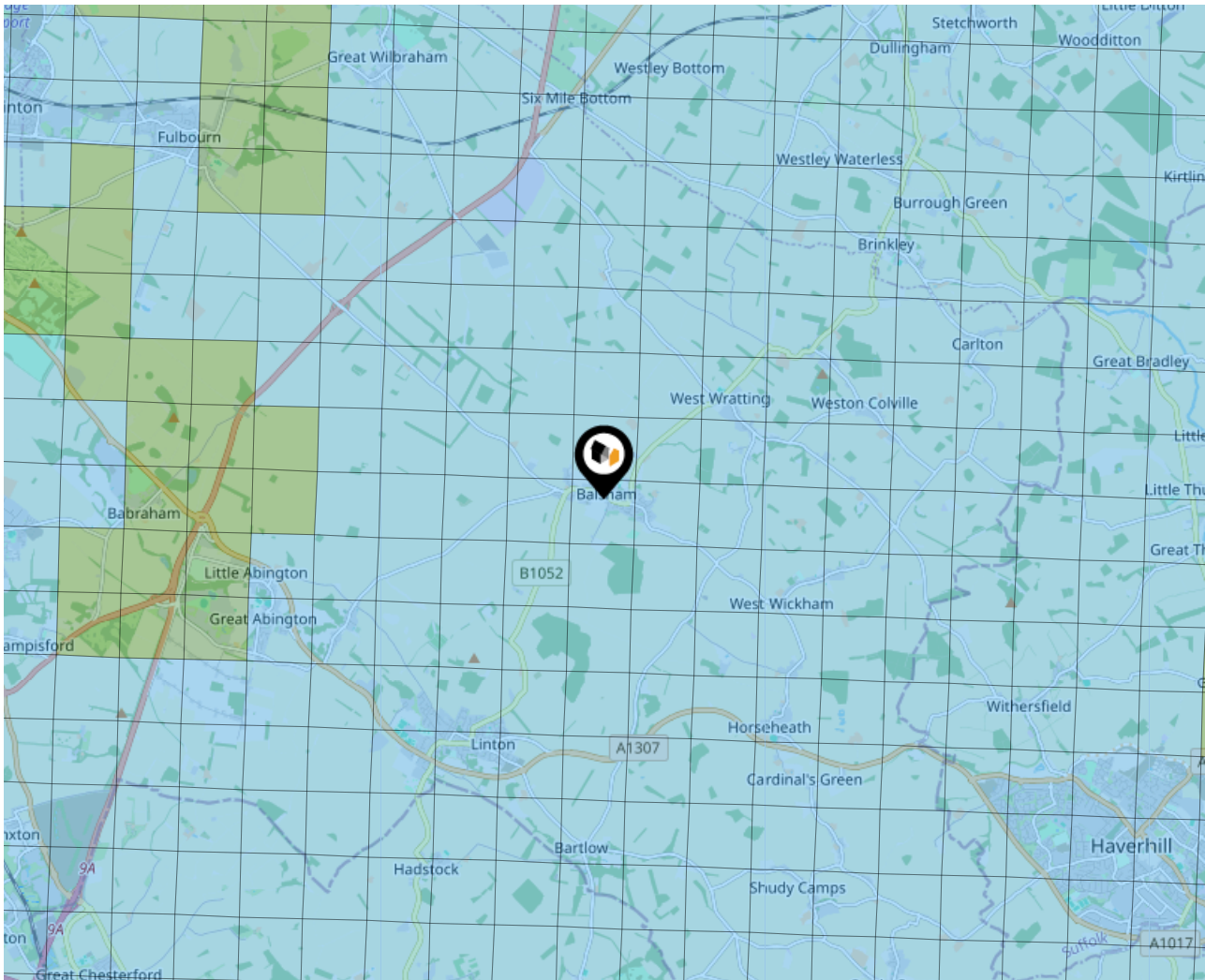
Woodditton Ward

10

Haverhill East Ward

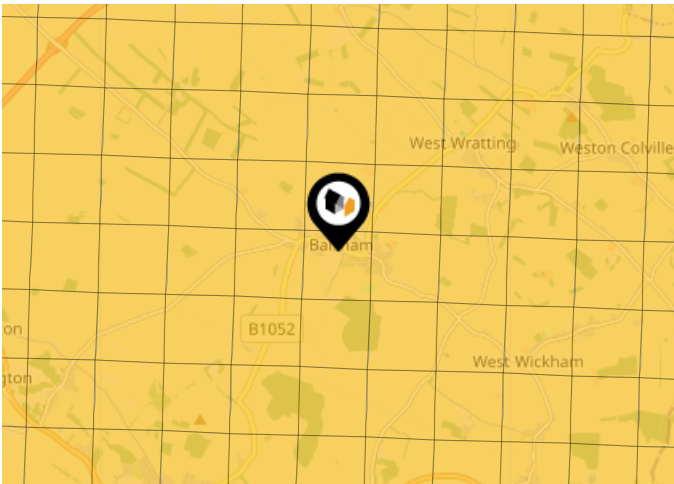
### What is Radon?

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)

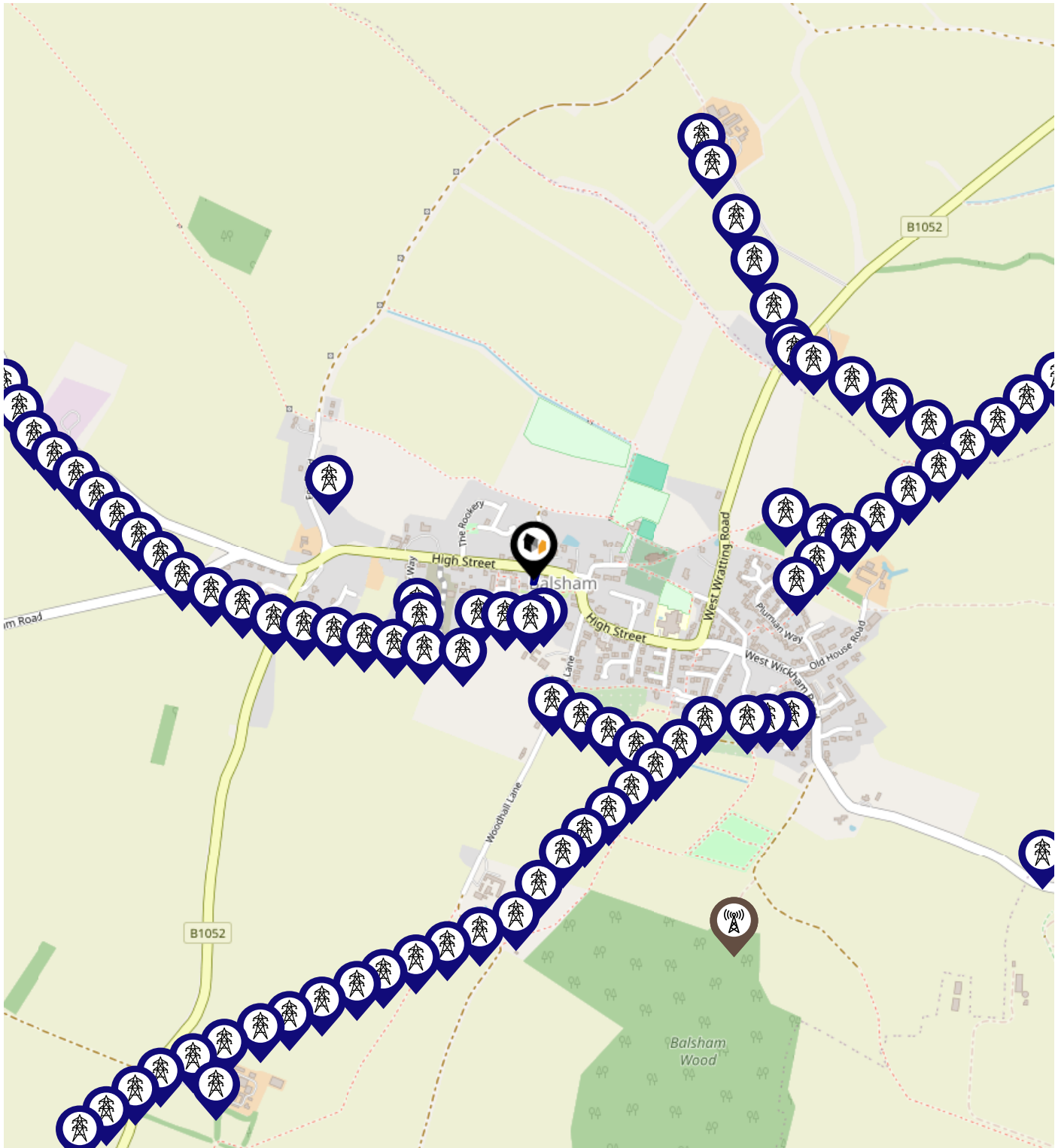
<b>Carbon Content:</b>	VARIABLE	<b>Soil Texture:</b>	LOAM TO CLAYEY LOAM, LOCALLY CHALKY
<b>Parent Material Grain:</b>	MIXED (ARGILLIC-RUDACEOUS)	<b>Soil Depth:</b>	DEEP
<b>Soil Group:</b>	MEDIUM TO LIGHT(SILTY) TO HEAVY		





### 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



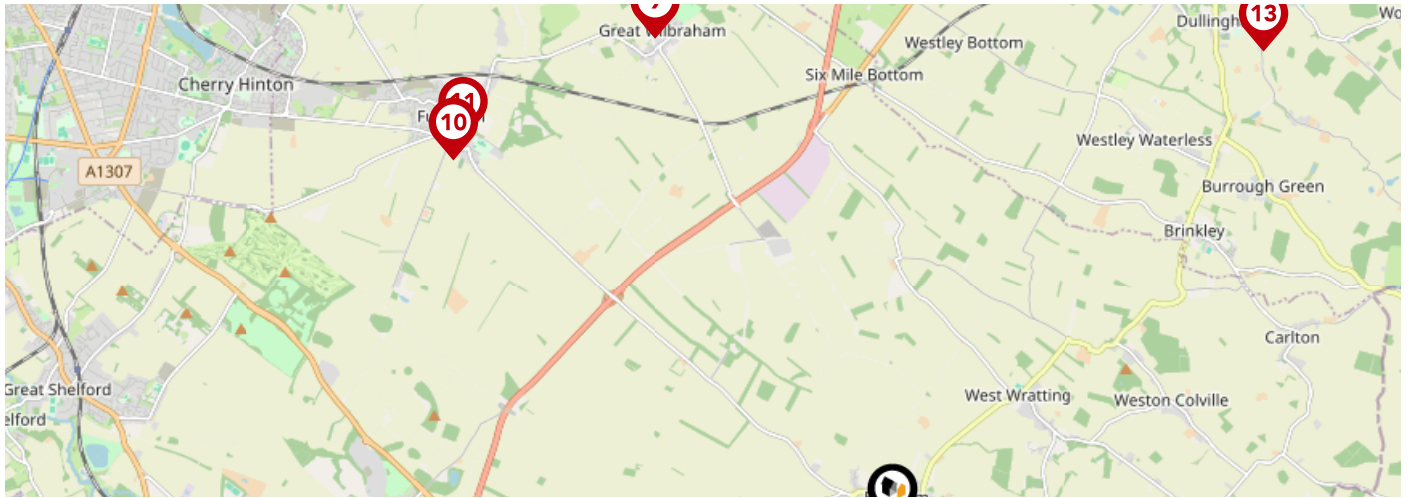










Key:

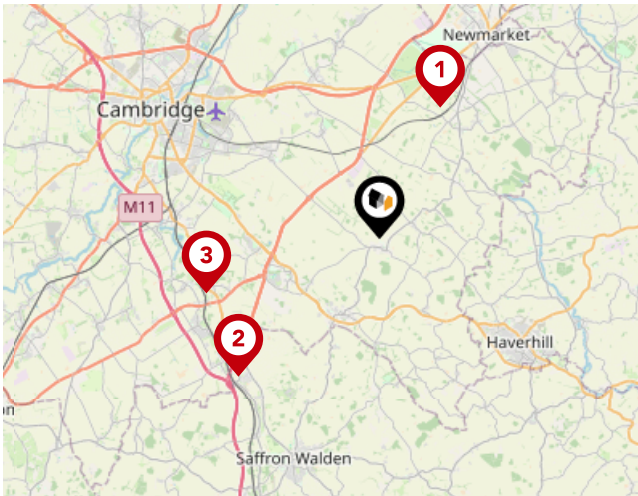
-  Power Pylons
-  Communication Masts



		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Meadow Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance:0.15	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Linton Heights Junior School</b> Ofsted Rating: Good   Pupils: 249   Distance:2.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Linton CofE Infant School</b> Ofsted Rating: Good   Pupils: 149   Distance:2.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Linton Village College</b> Ofsted Rating: Good   Pupils: 833   Distance:2.99	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Granta School</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance:3.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:3.59	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Babraham CofE (VC) Primary School</b> Ofsted Rating: Outstanding   Pupils: 91   Distance:4.5	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Glebe House</b> Ofsted Rating: Good   Pupils:0   Distance:4.59	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

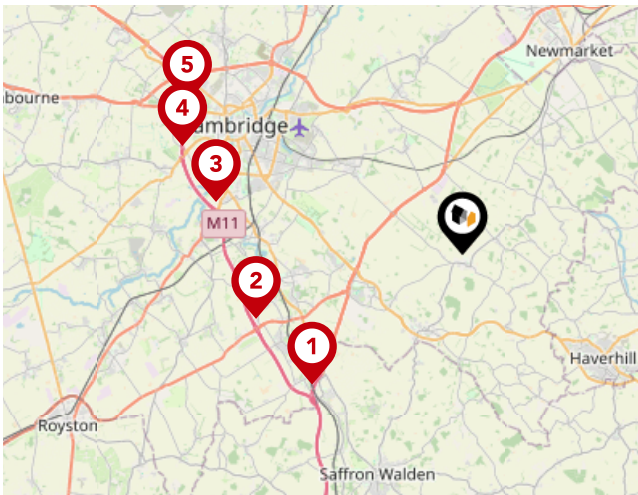


		Nursery	Primary	Secondary	College	Private
	<b>Great Wilbraham CofE Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 90   Distance:4.94	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulbourn Primary School</b> Ofsted Rating: Good   Pupils: 267   Distance:5.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Landmark International School</b> Ofsted Rating: Good   Pupils: 104   Distance:5.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Ashdon Primary School</b> Ofsted Rating: Good   Pupils: 58   Distance:5.44	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Kettlefields Primary School</b> Ofsted Rating: Good   Pupils: 126   Distance:5.49	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>The Icknield Primary School</b> Ofsted Rating: Good   Pupils: 200   Distance:5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Burton End Primary Academy</b> Ofsted Rating: Good   Pupils: 454   Distance:5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>St Felix Roman Catholic Primary School, Haverhill</b> Ofsted Rating: Serious Weaknesses   Pupils: 236   Distance:5.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



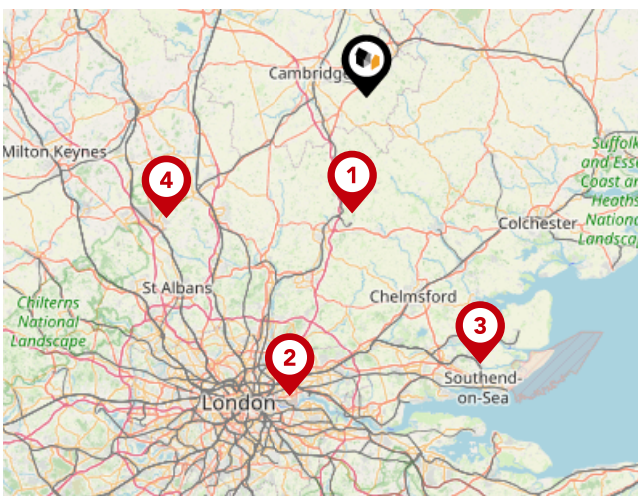
### National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	5.24 miles
2	Great Chesterford Rail Station	7.19 miles
3	Whittlesford Parkway Rail Station	6.64 miles



### Trunk Roads/Motorways

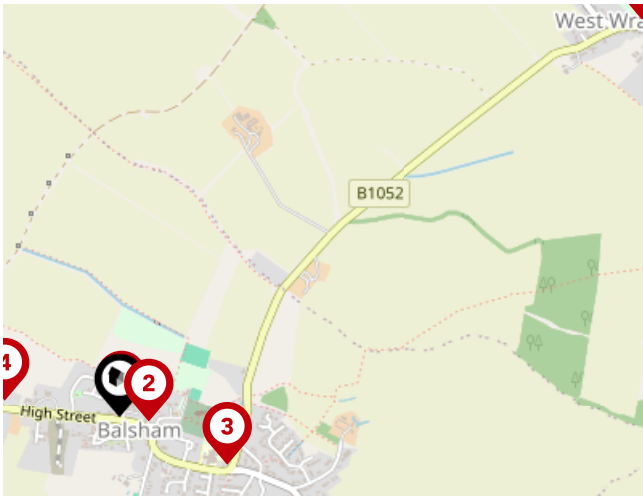
Pin	Name	Distance
1	M11 J9	7.23 miles
2	M11 J10	7.86 miles
3	M11 J11	9.15 miles
4	M11 J12	10.91 miles
5	M11 J13	11.44 miles



### Airports/Helipads

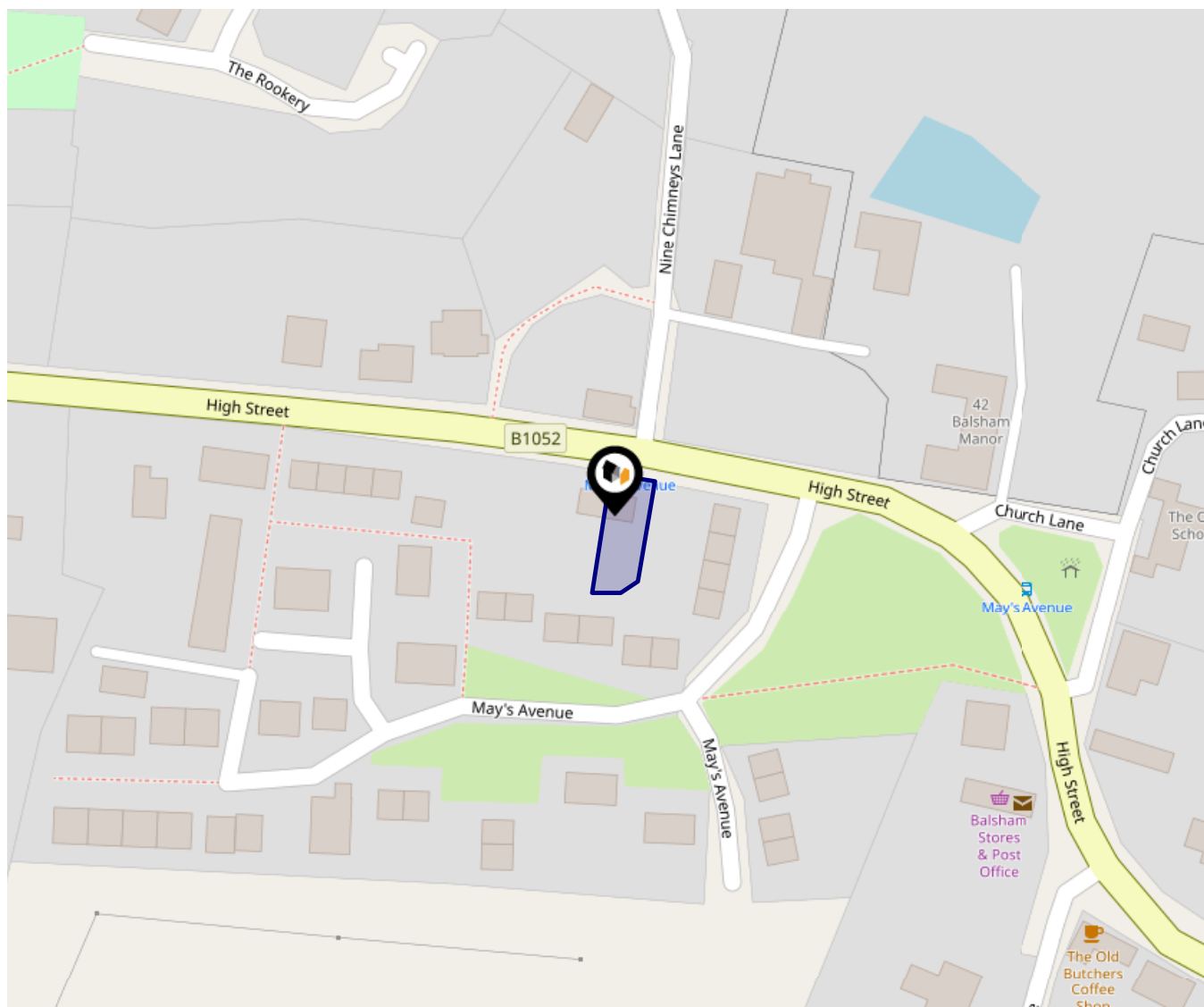
Pin	Name	Distance
1	Stansted Airport	16.99 miles
2	Silvertown	44.99 miles
3	Southend-on-Sea	42.41 miles
4	Luton Airport	34.21 miles





Bus Stops/Stations

Pin	Name	Distance
1	May's Avenue	0.01 miles
2	May's Avenue	0.07 miles
3	West Wrating Road	0.27 miles
4	Fox Road	0.27 miles
5	Bull Lane	1.49 miles



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

## Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.



### **Contains public sector information licensed under the Open Government License v3.0**

The information contained within this report is for general information purposes only and to act as a guide to the best way to market your property for the asking price.

Sprift Technologies Ltd aggregate this data from a wide variety of sources and while we endeavour to keep the information up to date and correct, we make no representations or warranties of any kind, express or implied, about the completeness, accuracy, reliability, of the information or related graphics contained within this report for any purpose.

Any reliance you place on such information is therefore strictly at your own risk. In no event will we be liable for any loss or damage including without limitation, indirect or consequential loss or damage, or any loss or damage whatsoever arising from loss of data or profits arising out of, or in connection with, the use of this report.



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Jenny@cookecurtis.co.uk

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