

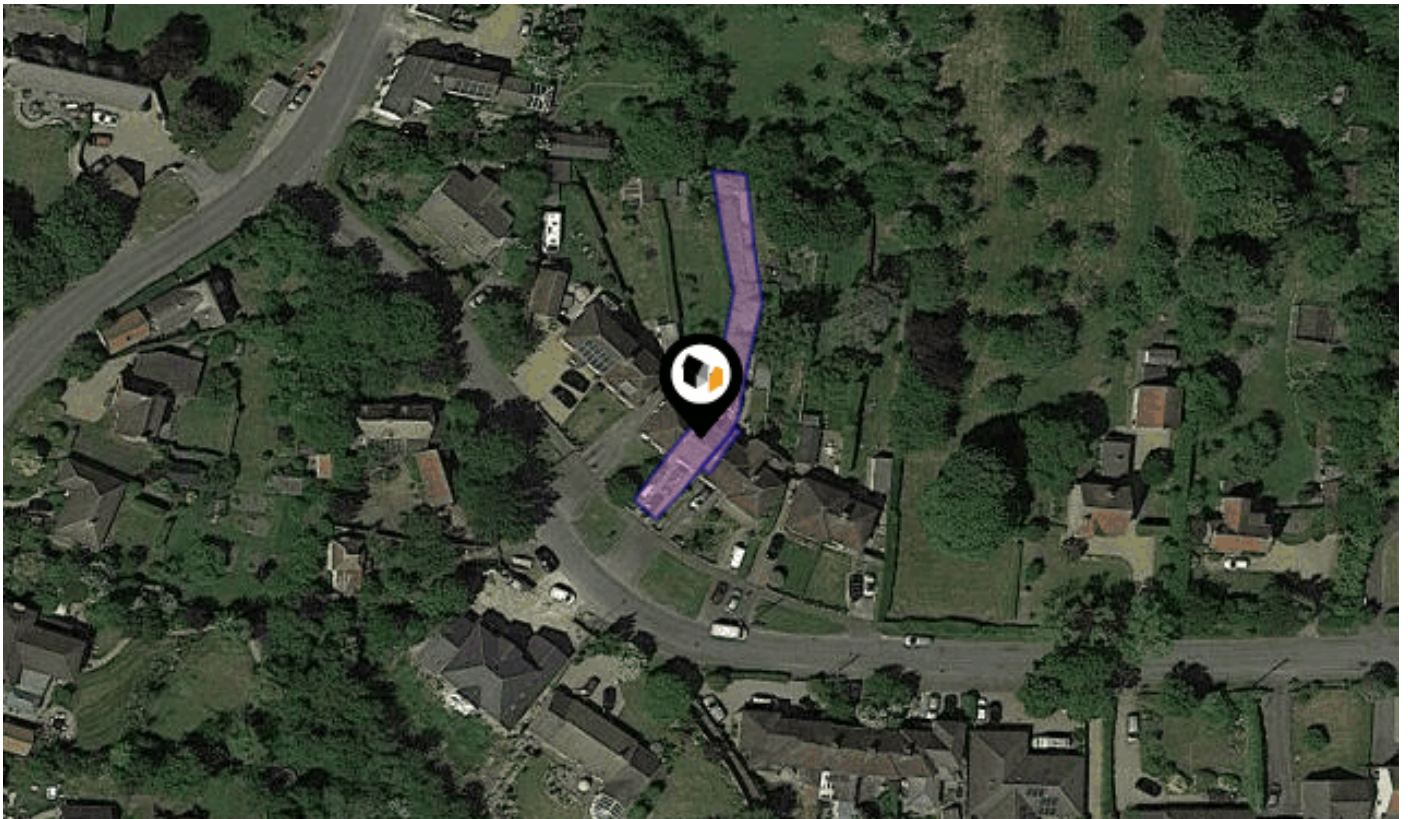


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 10th July 2024



NEW ROAD, HASLINGFIELD, CAMBRIDGE, CB23

Cooke Curtis & Co

40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	3		
Floor Area:	764 ft ² / 71 m ²		
Plot Area:	0.08 acres		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB59415		

Local Area

Local Authority:	Cambridgeshire
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	No Risk
● Surface Water	Low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

5 mb/s	42 mb/s	900 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning History

This Address



Planning records for: *New Road, Haslingfield, Cambridge, CB23*

Reference - S/2572/17/FL	
Decision:	Decided
Date:	19th July 2017
Description:	TO REMOVE EXISTING AND ERECT NEW PVCU CONSERVATORY TO THE REAR OF THE PROPERTY

Planning records for: *Paddock House 93B New Road Haslingfield CB23 1LP*

Reference - 20/03130/HFUL
Decision: Decided
Date: 18th July 2020
Description: Replacement of existing garage and outbuilding with new garage and fitness room
Reference - 21/02109/S73
Decision: Decided
Date: 07th May 2021
Description: Variation of condition 2 (approved plans) of planning permission 20/03130/HFUL (Replacement of existing garage and outbuilding with new garage and fitness room) to change external appearance
Reference - 21/02109/S73
Decision: Decided
Date: 27th May 2021
Description: Variation of condition 2 (approved plans) of planning permission 20/03130/HFUL (Replacement of existing garage and outbuilding with new garage and fitness room) to change external appearance
Reference - 20/03130/HFUL
Decision: Decided
Date: 03rd August 2020
Description: Replacement of existing garage and outbuilding with new garage and fitness room

Planning records for: *Paddock House 93B New Road Haslingfield CB23 1LP*

Reference - 21/02109/S73	
Decision:	Decided
Date:	27th May 2021
Description:	Variation of condition 2 (approved plans) of planning permission 20/03130/HFUL (Replacement of existing garage and outbuilding with new garage and fitness room) to change external appearance

Reference - 20/03130/HFUL	
Decision:	Decided
Date:	03rd August 2020
Description:	Replacement of existing garage and outbuilding with new garage and fitness room

Planning records for: *Land At 67 And 69 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/3676/19/COND9	
Decision:	Decided
Date:	02nd September 2020
Description:	Condition 9 - Carbon Emission

Reference - S/3676/19/COND3	
Decision:	Decided
Date:	05th June 2020
Description:	Condition 3 - Surface and Foul Water

Planning records for: *Land At 67 And 69 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/3676/19/COND6	
Decision:	Decided
Date:	05th June 2020
Description:	Condition 6 - Contaminated Land

Reference - S/3676/19/COND3	
Decision:	Decided
Date:	05th June 2020
Description:	Condition 3 - Surface and Foul Water

Reference - S/3676/19/CONDA	
Decision:	Decided
Date:	03rd July 2020
Description:	Submission of details required by condition 5 (Archaeology) of planning permission S/3676/19/FL

Reference - S/3676/19/COND10	
Decision:	Decided
Date:	02nd September 2020
Description:	Condition 10 - Water Consumption

Planning records for: *Land At 67 And 69 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/3676/19/FL
Decision: Decided
Date: 28th October 2019
Description: Erection of 2 dwellings and associated infrastructure works

Reference - S/3676/19/COND9
Decision: Decided
Date: 02nd September 2020
Description: Condition 9 - Carbon Emission

Reference - S/3676/19/COND10
Decision: Decided
Date: 02nd September 2020
Description: Condition 10 - Water Consumption

Reference - S/3676/19/CONDA
Decision: Decided
Date: 03rd July 2020
Description: Submission of details required by condition 5 (Archaeology) of planning permission S/3676/19/FL

Planning records for: *Land At 67 And 69 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/3676/19/FL
Decision: Decided
Date: 28th October 2019
Description: Erection of 2 dwellings and associated infrastructure works
Reference - S/3676/19/COND6
Decision: Decided
Date: 05th June 2020
Description: Condition 6 - Contaminated Land
Reference - S/3676/19/CONDA
Decision: Decided
Date: 03rd July 2020
Description: Submission of details required by condition 5 (Archaeology) of planning permission S/3676/19/FL
Reference - S/3676/19/COND3
Decision: Decided
Date: 05th June 2020
Description: Condition 3 - Surface and Foul Water

Planning records for: *Land At 67 And 69 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/3676/19/COND9
Decision: Decided
Date: 02nd September 2020
Description: Condition 9 - Carbon Emission

Reference - S/3676/19/FL
Decision: Decided
Date: 28th October 2019
Description: Erection of 2 dwellings and associated infrastructure works

Reference - S/3676/19/COND6
Decision: Decided
Date: 05th June 2020
Description: Condition 6 - Contaminated Land

Reference - S/3676/19/COND10
Decision: Decided
Date: 02nd September 2020
Description: Condition 10 - Water Consumption

Planning records for: **67A New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 24/80109/COND	
Decision:	Awaiting decision
Date:	21st March 2024
Description:	Discharge of condition 7 (Noise Assessment) of 21/00604/FUL

Reference - 24/80109/COND	
Decision:	Awaiting decision
Date:	21st March 2024
Description:	Discharge of condition 7 (Noise Assessment) of 21/00604/FUL

Planning records for: **64 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - S/0043/10/F	
Decision:	Decided
Date:	14th January 2010
Description:	Extensions

Planning records for: **66 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2411/19/FL	
Decision:	Decided
Date:	16th July 2019
Description:	Two storey rear extension

Planning records for: **66 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2411/19/FL	
Decision:	Decided
Date:	16th July 2019
Description:	Two storey rear extension

Reference - S/2411/19/FL	
Decision:	Decided
Date:	16th July 2019
Description:	Two storey rear extension

Planning records for: **67 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/3053/18/FL	
Decision:	Decided
Date:	08th August 2018
Description:	Detached two storey dwelling and double garage

Reference - S/1205/18/FL	
Decision:	Decided
Date:	05th April 2018
Description:	DETACHED TWO STOREY DWELLING

Planning records for: *67 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - 21/02396/FUL	
Decision:	Withdrawn
Date:	18th June 2021
Description:	Erection of 1no 4bed dwelling together with associated infrastructure works. Demolition of existing garage including part of kitchen and single storey rear extension to existing dwelling.

Reference - 21/04292/FUL	
Decision:	Decided
Date:	29th September 2021
Description:	Erection of 1no 3bed dwelling with associated infrastructure works and extension to existing dwelling following demolition of garage and kitchen area.

Reference - 21/02396/FUL	
Decision:	Withdrawn
Date:	21st May 2021
Description:	Erection of 1no 4bed dwelling together with associated infrastructure works. Demolition of existing garage including part of kitchen and single storey rear extension to existing dwelling.

Reference - 21/04292/CONDA	
Decision:	Decided
Date:	11th February 2022
Description:	Submission of details of conditions 5 (Surface water and foul water drainage), 12 (Lighting scheme), 14 (Biodiversity Enhancement Layout), 16 (Energy Statement) and 17 (Water Efficiency) of planning permission 21/04292/FUL.

Planning records for: *67 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - 21/04292/CONDA	
Decision:	Decided
Date:	23rd February 2022
Description:	Submission of details of conditions 5 (Surface water and foul water drainage), 12 (Lighting scheme), 14 (Biodiversity Enhancement Layout), 16 (Energy Statement) and 17 (Water Efficiency) of planning permission 21/04292/FUL.

Reference - 21/04292/FUL	
Decision:	Decided
Date:	24th September 2021
Description:	Erection of 1no 3bed dwelling with associated infrastructure works and extension to existing dwelling following demolition of garage and kitchen area.

Reference - 21/04292/FUL	
Decision:	Decided
Date:	29th September 2021
Description:	Erection of 1no 3bed dwelling with associated infrastructure works and extension to existing dwelling following demolition of garage and kitchen area.

Reference - 21/02396/FUL	
Decision:	Withdrawn
Date:	18th June 2021
Description:	Erection of 1no 4bed dwelling together with associated infrastructure works. Demolition of existing garage including part of kitchen and single storey rear extension to existing dwelling.

Planning records for: *67 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - 21/04292/CONDA
Decision: Decided
Date: 23rd February 2022
Description: Submission of details of conditions 5 (Surface water and foul water drainage), 12 (Lighting scheme), 14 (Biodiversity Enhancement Layout), 16 (Energy Statement) and 17 (Water Efficiency) of planning permission 21/04292/FUL.
Reference - 22/00687/S73
Decision: Decided
Date: 11th February 2022
Description: S73 variation of condition 16 (Bin stores) of planning permission 21/00759/FUL (Part conversion of an existing building from supported living to independent living apartments with associated alterations to bin/bike/plant store and parking) to provide 3 no 240 litre bins (Black, blue and Green) storage at each maisonette located inside the gardens to each property rather than the combined bin stores.
Reference - 22/00160/VARM
Decision: Decided
Date: 11th February 2022
Description: To Vary Condition 1 (Approved Plans) of previously approved 20/00557/ESF for Proposed Development of a Solar Farm and Ancillary Development
Reference - 24/01086/CL2PD
Decision: Decided
Date: 21st March 2024
Description: Certificate of Lawfulness Under S192 for siting of a mobile home in the rear garden for use ancillary to the main dwelling.

Planning records for: **67A New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 24/02019/CL2PD	
Decision:	Awaiting decision
Date:	24th May 2024
Description:	Certificate of lawfulness under S192 for the use of the land for siting a mobile home for use ancillary to the main dwelling.

Planning records for: **69 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2168/13/FL	
Decision:	Decided
Date:	11th October 2013
Description:	Two Storey Side Extension

Planning records for: **Land to the rear of 71 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2232/13/NM	
Decision:	Decided
Date:	22nd October 2013
Description:	Alterations to roof pitch and parapet walls of planning approval S/1930/12/FL

Planning records for: **73 NEW ROAD Haslingfield CAMBS CB23 1LP**

Reference - S/1938/08/F	
Decision:	Decided
Date:	06th November 2008
Description:	PROPOSED SINGLE STOREY REAR EXTENSION.

Planning records for: *73 New Road Haslingfield CB23 1LP*

Reference - 20/01994/HFUL	
Decision:	Decided
Date:	07th April 2020
Description:	Demolition of existing garage and single storey rear extension and construction of replacement garage to side and two storey rear extension

Reference - 20/01994/HFUL	
Decision:	Decided
Date:	26th May 2020
Description:	Demolition of existing garage and single storey rear extension and construction of replacement garage to side and two storey rear extension

Reference - 20/01994/HFUL	
Decision:	Decided
Date:	26th May 2020
Description:	Demolition of existing garage and single storey rear extension and construction of replacement garage to side and two storey rear extension

Planning records for: *75 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/2420/14/FL	
Decision:	Decided
Date:	10th October 2014
Description:	Construction of timber garden studio

Planning records for: *75 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/2308/13/FL	
Decision:	Decided
Date:	28th October 2013
Description:	Studio extension to existing garage

Planning records for: *76 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/4104/18/FL	
Decision:	Decided
Date:	07th November 2018
Description:	First floor extension and addition of detached double garage and pool in rear garden

Reference - 20/02369/FUL	
Decision:	Decided
Date:	23rd June 2020
Description:	Erection of 4 new detached dwellings including garages, replacing existing bungalow

Reference - 21/03456/FUL	
Decision:	Decided
Date:	26th July 2021
Description:	Demolition of existing bungalow and the erection of a replacement bungalow and the erection of 2 No. dwellings to rear garden.

Planning records for: *76 New Road Haslingfield CB23 1LP*

Reference - 20/02369/FUL
Decision: Decided
Date: 13th May 2020
Description: Erection of 4 new detached dwellings including garages, replacing existing bungalow

Reference - 21/03456/FUL
Decision: Awaiting decision
Date: 06th August 2021
Description: Demolition of existing bungalow and the erection of a replacement bungalow and the erection of 2 No. dwellings to rear garden.

Reference - 22/05449/FUL
Decision: Decided
Date: 16th December 2022
Description: Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden.

Reference - 22/05449/FUL
Decision: Decided
Date: 16th December 2022
Description: Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden.

Planning records for: *76 New Road Haslingfield Cambridgeshire CB23 1LP*

Reference - 23/01088/S73
Decision: Decided
Date: 21st March 2023
Description: S73 to vary condition 2 (approved drawings) of ref: 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office.
Reference - 23/01088/S73
Decision: Decided
Date: 21st March 2023
Description: S73 to vary condition 2 (approved drawings) of ref 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office.
Reference - 23/04502/S73
Decision: Decided
Date: 24th November 2023
Description: S73 to vary condition 2 (Approved plans) and 3 (Materials) of planning permission 23/01088/S73 (S73 to vary condition 2 (approved drawings) of ref: 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office) Internal and external alterations to plots 1 and 2.
Reference - 21/03456/FUL
Decision: Awaiting decision
Date: 06th August 2021
Description: Demolition of existing bungalow and the erection of a replacement bungalow and the erection of 2 No. dwellings to rear garden.

Planning records for: **76 New Road Haslingfield Cambridgeshire CB23 1LP**

<p>Reference - 23/01088/S73</p> <p>Decision: Decided</p> <hr/> <p>Date: 21st March 2023</p> <hr/> <p>Description: S73 to vary condition 2 (approved drawings) of ref 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office.</p>
<p>Reference - 23/04502/S73</p> <p>Decision: Decided</p> <hr/> <p>Date: 24th November 2023</p> <hr/> <p>Description: S73 to vary condition 2 (Approved plans) and 3 (Materials) of planning permission 23/01088/S73 (S73 to vary condition 2 (approved drawings) of ref 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office) Internal and external alterations to plots 1 and 2.</p>
<p>Reference - 23/04502/S73</p> <p>Decision: Awaiting decision</p> <hr/> <p>Date: 24th November 2023</p> <hr/> <p>Description: S73 to vary condition 2 (Approved plans) and 3 (Materials) of planning permission 23/01088/S73 (S73 to vary condition 2 (approved drawings) of ref 22/05449/FUL (Demolition and replacement of existing bungalow with 2 new dwellings to include a 4 bed detached dwelling with separate garage to the New Road frontage and a 4 bed detached dwelling with separate garage to the current rear garden) - Plot 1 - simplified front elevation, removing the box projections to create a flat faced gable, Plot 2 - 4 velux windows added within the rear roof elevation, allowing for the loft space to incorporate a home cinema/office) Internal and external alterations to plots 1 and 2.</p>
<p>Reference - 20/02369/FUL</p> <p>Decision: Decided</p> <hr/> <p>Date: 23rd June 2020</p> <hr/> <p>Description: Erection of 4 new detached dwellings including garages, replacing existing bungalow</p>

Planning records for: *76 New Road Haslingfield Cambridgeshire CB23 1LP*

Reference - 24/0138/TTCA
Decision: Awaiting decision
Date: 25th January 2024
Description: T1 - Field maple. Lapsed pollard - re pollard at previous pruning points. Leaving a pollarded stem of approximately 4m.
Reference - 23/80114/COND
Decision: Decided
Date: 21st March 2023
Description: Discharge of Condition 9 (Access Drainage) of 21/02836/S73.
Reference - 23/80114/COND
Decision: Decided
Date: 21st March 2023
Description: Discharge of Condition 9 (Access Drainage) of 21/02836/S73.
Reference - 24/0138/TTCA
Decision: Awaiting decision
Date: 25th January 2024
Description: T1 - Field maple. Lapsed pollard - re pollard at previous pruning points. Leaving a pollarded stem of approximately 4m.

Planning records for: *76 New Road Haslingfield Cambridgeshire CB23 1LP*

Reference - 23/04502/CONDA
Decision: Decided
Date: 25th January 2024
Description: Submission of details required by condition 4 (External lighting), 9 (Surface Water Drainage), 10 (Foul Water Drainage), 11 (Biodiversity Enhancement Plan), 12 (Biodiversity Net Gain (BNG) Plan), 14 (Construction Environment Management Plan), 16 (Energy Statement), 18 (Hard and Soft landscaping), 20 (EV charging) and 23 (Water Efficiency) of planning permission 23/04502/S73
Reference - F/YR23/0320/F
Decision: Decided
Date: 21st March 2023
Description: Erect a single-storey rear extension involving demolition of existing conservatory
Reference - F/YR23/0320/F
Decision: Decided
Date: 21st March 2023
Description: Erect a single-storey rear extension involving demolition of existing conservatory
Reference - F/YR23/0320/F
Decision: Decided
Date: 21st March 2023
Description: Erect a single-storey rear extension involving demolition of existing conservatory

Planning records for: **76 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 23/02281/TRCA	
Decision:	Decided
Date:	24th November 2023
Description:	Norway Spruce - Fell due to height and proximity to property

Planning records for: **82 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/0333/17/FL	
Decision:	Decided
Date:	02nd February 2017
Description:	Addition of an upper storey to the central part of a bungalow.

Planning records for: **85 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/0910/15/NM	
Decision:	Decided
Date:	15th April 2015
Description:	Non Material Amendment - Relocation of small opaque window on proposed west side elevation to north front elevation - Pursuant to S/2614/14 - Two storey side and rear extension and single storey rear extension

Reference - S/2614/14/FL	
Decision:	Decided
Date:	30th October 2014
Description:	Erection of two storey side and rear extension and single storey rear extension

Planning records for: **89 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/1833/15/FL	
Decision:	Decided
Date:	12th January 2016
Description:	External wall insulation to the front side and rear elevations

Planning records for: **91 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/3666/17/NM	
Decision:	Decided
Date:	17th October 2017
Description:	Non material amendment of condition 2 of planning permission S/0065/17/FL

Reference - S/1492/17/DC	
Decision:	Decided
Date:	27th April 2017
Description:	Discharge of Conditions 3 (Materials) of planning permission S/0065/16/FL

Reference - S/0065/16/FL	
Decision:	Decided
Date:	11th January 2016
Description:	Demolition of existing bungalow and erection of detached two-storey dwelling and carport

Planning records for: *93A New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/1459/15/FL	
Decision:	Decided
Date:	10th June 2015
Description:	Single storey side extension

Planning records for: *93 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/1510/13/FL	
Decision:	Decided
Date:	11th July 2013
Description:	Single storey side and rear extension to dwelling with rear veranda

Reference - S/1855/09/F	
Decision:	Decided
Date:	16th December 2009
Description:	Extension

Reference - 22/00842/HFUL	
Decision:	Decided
Date:	14th March 2022
Description:	Erection of double garage with home office on existing front drive.

Planning records for: *93 New Road Haslingfield Cambridgeshire CB23 1LP*

Reference - 22/00842/HFUL
Decision: Decided
Date: 14th March 2022
Description: Erection of double garage with home office on existing front drive.

Reference - 22/00842/CONDA
Decision: Decided
Date: 29th August 2023
Description: Submission of details required by condition 3 (Garage with Home Office) of planning permission 22/00842/HFUL

Reference - 23/03801/S73
Decision: Decided
Date: 06th October 2023
Description: S73 to vary condition 3 of ref 22/00842/HFUL (Erection of double garage with home office on existing front drive) to seek approval for use of the home office as a bedroom.

Reference - 22/00842/CONDA
Decision: Withdrawn
Date: 29th August 2023
Description: Submission of details required by condition 3 (Garage with Home Office) of planning permission 22/00842/HFUL

Planning records for: *93 New Road Haslingfield Cambridgeshire CB23 1LP*

Reference - 22/00842/CONDA	
Decision:	Decided
Date:	29th August 2023
Description:	Submission of details required by condition 3 (Garage with Home Office) of planning permission 22/00842/HFUL

Reference - 23/01609/LBC	
Decision:	Decided
Date:	29th August 2023
Description:	Replacement of principal entrance doors to all 8 properties (south elevation).

Reference - 22/00842/HFUL	
Decision:	Decided
Date:	14th March 2022
Description:	Erection of double garage with home office on existing front drive.

Reference - 23/01889/TRCA	
Decision:	Decided
Date:	06th October 2023
Description:	T1 -Beech at front of drive (highlighted orange on the attached map) crown lift to 4m over neighbouring drive reduce 2-3m laterally over drive. T2 and T3 - Weeping Willows on riverbank Reduce to previous pollard points at 10m. T4 -Willow at far end of garden reduce back sufficiently. T5 -Ash at far left of garden by riverbank (the limb highlighted yellow on the attached map) remove lowest branch from main stem remove minor stem to junction with main stem at 50cm remove dead branch at 5m. T6 -Single-stemmed Sycamore close to corner of decking at rear of garden sectional fell close to ground level and remove from site. T7 - Norway Maple by summerhouse remove low broken branch. T9 - Lift the crowns of the ash and Sycamore trees to two metres above the roofline of the bungalow.

Planning records for: **93 New Road Haslingfield Cambridgeshire CB23 1LP**

<p>Reference - 23/03801/S73</p> <p>Decision: Decided</p> <hr/> <p>Date: 06th October 2023</p> <hr/> <p>Description: S73 to vary condition 3 of ref: 22/00842/HFUL (Erection of double garage with home office on existing front drive) to seek approval for use of the home office as a bedroom.</p>
<p>Reference - 23/01889/TRCA</p> <p>Decision: Decided</p> <hr/> <p>Date: 06th October 2023</p> <hr/> <p>Description: T1 -Beech at front of drive (highlighted orange on the attached map) crown lift to 4m over neighbouring drive reduce 2-3m laterally over drive. T2 and T3 - Weeping Willows on riverbank Reduce to previous pollard points at 10m. T4 -Willow at far end of garden reduce back sufficiently. T5 -Ash at far left of garden by riverbank (the limb highlighted yellow on the attached map) remove lowest branch from main stem remove minor stem to junction with main stem at 50cm remove dead branch at 5m. T6 -Single-stemmed Sycamore close to corner of decking at rear of garden sectional fell close to ground level and remove from site. T7 - Norway Maple by summerhouse remove low broken branch. T9 - Lift the crowns of the ash and Sycamore trees to two metres above the roofline of the bungalow.</p>
<p>Reference - 23/01609/LBC</p> <p>Decision: Decided</p> <hr/> <p>Date: 29th August 2023</p> <hr/> <p>Description: Replacement of principal entrance doors to all 8 properties (south elevation).</p>
<p>Reference - 23/01598/TREE</p> <p>Decision: Decided</p> <hr/> <p>Date: 29th August 2023</p> <hr/> <p>Description: T1 Cedar remove major dead wood back to sound woodOne main limb growing to the south is largely dead, proposed work will remove the dead wood back to sound wood approx. 4 metre lateral reduction</p>

Planning records for: **93 New Road Haslingfield Cambridgeshire CB23 1LP**

<p>Reference - 23/01889/TRCA</p> <p>Decision: Decided</p> <hr/> <p>Date: 06th October 2023</p> <hr/> <p>Description: T1 -Beech at front of drive (highlighted orange on the attached map) crown lift to 4m over neighbouring drive reduce 2-3m laterally over drive. T2 and T3 - Weeping Willows on riverbank Reduce to previous pollard points at 10m. T4 -Willow at far end of garden reduce back sufficiently. T5 -Ash at far left of garden by riverbank (the limb highlighted yellow on the attached map) remove lowest branch from main stem remove minor stem to junction with main stem at 50cm remove dead branch at 5m. T6 -Single-stemmed Sycamore close to corner of decking at rear of garden sectional fell close to ground level and remove from site. T7 - Norway Maple by summerhouse remove low broken branch. T9 - Lift the crowns of the ash and Sycamore trees to two metres above the roofline of the bungalow.</p>
<p>Reference - 23/01598/TREE</p> <p>Decision: Decided</p> <hr/> <p>Date: 29th August 2023</p> <hr/> <p>Description: T1 Cedar remove major dead wood back to sound wood One main limb growing to the south is largely dead, proposed work will remove the dead wood back to sound wood approx. 4 metre lateral reduction</p>
<p>Reference - 23/03801/S73</p> <p>Decision: Decided</p> <hr/> <p>Date: 06th October 2023</p> <hr/> <p>Description: S73 to vary condition 3 of ref 22/00842/HFUL (Erection of double garage with home office on existing front drive) to seek approval for use of the home office as a bedroom.</p>
<p>Reference - 23/01609/LBC</p> <p>Decision: Decided</p> <hr/> <p>Date: 29th August 2023</p> <hr/> <p>Description: Replacement of principal entrance doors to all 8 properties (south elevation).</p>

Planning records for: **93 New Road Haslingfield Cambridgeshire CB23 1LP**

Reference - 23/01624/COA	
Decision:	Withdrawn
Date:	29th August 2023
Description:	Consultation on Outline Application 23/00412/OUT for up to 650 dwellings with associated open space and infrastructure, with access secured and all other matters (appearance, landscaping, layout and scale) reserved. Including demolition of all buildings - East Of England Showground, Oundle Road, Alwalton, Peterborough PE2 6XE.

Reference - 22/00838/HFUL	
Decision:	Decided
Date:	18th February 2022
Description:	Demolition of existing store. Single storey side & rear extension.

Planning records for: **97 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP**

Reference - S/2799/18/DC	
Decision:	Decided
Date:	19th July 2018
Description:	Discharge of conditions 3 (materials) 5 (Tree protection plan) and 6 (Written scheme of archaeological investigation) of planning permission S/0420/17/FL

Reference - S/2191/18/VC	
Decision:	Decided
Date:	07th June 2018
Description:	Variation of condition 2 (Approved plans) of planning permission S/2230/17/VC

Planning records for: *Land to rear of 97 New Road Haslingfield CB23 1LP*

Reference - S/0678/18/DC
Decision: Decided
Date: 21st February 2018
Description: Discharge of conditions 3 (External materials) 5 (Tree protection plan) and 12 (Written scheme of archaeological investigation of planning permission S/2230/17/VC)
Reference - S/0420/17/FL
Decision: Decided
Date: 02nd February 2017
Description: Proposed dwelling and garaging
Reference - S/1732/14/LD
Decision: Decided
Date: 22nd August 2014
Description: Use of Building 'A' and land shaded pink for commercial storage and associated vehicle parking. Use of Building 'B' and land shaded yellow for vehicle repairs and associated vehicle parking. Use of Building 'C' and land shaded blue and green as residential garden and associated vehicle parking.
Reference - S/1573/13/FL
Decision: Decided
Date: 18th July 2013
Description: Erection of dwelling with attached garage incorporating annexe accommodation

Planning records for: *Land To Rear Of 97 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/1700/19/VC	
Decision:	Decided
Date:	13th May 2019
Description:	Variation of Conditions of 2 (Approved plans) condition 3 (External materials) condition 5 (Tree protection) & condition 6 (Archaeology) of planning permission S/2230/17/VC

Reference - S/1700/19/VC	
Decision:	Decided
Date:	13th May 2019
Description:	Variation of Conditions of 2 (Approved plans) condition 3 (External materials) condition 5 (Tree protection) & condition 6 (Archaeology) of planning permission S/2230/17/VC

Reference - S/1700/19/VC	
Decision:	Decided
Date:	13th May 2019
Description:	Variation of Conditions of 2 (Approved plans) condition 3 (External materials) condition 5 (Tree protection) & condition 6 (Archaeology) of planning permission S/2230/17/VC

Planning records for: *101 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/2043/19/FL	
Decision:	Decided
Date:	10th June 2019
Description:	Two storey side front and rear extensions new dormers on north and south elevation to replace rooflights. New timber framed garage to the front of the property.

Planning records for: *101 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/3838/19/FL
Decision: Decided
Date: 07th November 2019
Description: First floor extension and new timber framed garage to the front of the property
Reference - 20/02522/HFUL
Decision: Decided
Date: 28th May 2020
Description: Alterations and extensions to existing chalet style bungalow including construction of double garage
Reference - S/2043/19/FL
Decision: Decided
Date: 10th June 2019
Description: Two storey side front and rear extensions new dormers on north and south elevation to replace rooflights. New timber framed garage to the front of the property.
Reference - S/3838/19/FL
Decision: Decided
Date: 07th November 2019
Description: First floor extension and new timber framed garage to the front of the property

Planning records for: *101 New Road Haslingfield CB23 1LP*

Reference - 20/02522/HFUL
Decision: Decided
Date: 26th January 2021
Description: Alterations and extensions to existing chalet style bungalow including construction of double garage

Reference - 20/02522/HFUL
Decision: Decided
Date: 26th January 2021
Description: Alterations and extensions to existing chalet style bungalow including construction of double garage

Reference - S/2043/19/FL
Decision: Decided
Date: 10th June 2019
Description: Two storey side front and rear extensions new dormers on north and south elevation to replace rooflights. New timber framed garage to the front of the property.

Reference - S/3838/19/FL
Decision: Decided
Date: 07th November 2019
Description: First floor extension and new timber framed garage to the front of the property

Planning records for: *106 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/2326/19/FL	
Decision:	Decided
Date:	04th July 2019
Description:	Two storey rear extension

Reference - S/2326/19/FL	
Decision:	Decided
Date:	04th July 2019
Description:	Two storey rear extension

Planning records for: *115 New Road Haslingfield Cambridge Cambridgeshire CB23 1LP*

Reference - S/2689/15/FL	
Decision:	Decided
Date:	19th October 2015
Description:	To demolish the existing bungalow and replace with a two storey dwelling

Haslingfield, CAMBRIDGE, CB23

Energy rating

C

Valid until 08.07.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	72 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Cavity wall, filled cavity
Walls Energy:	Average
Roof:	Pitched, 250 mm loft insulation
Roof Energy:	Good
Window:	Fully double glazed
Window Energy:	Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Energy:	Good
Main Heating Controls:	Programmer, room thermostat and TRVs
Main Heating Controls Energy:	Good
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Low energy lighting in all fixed outlets
Lighting Energy:	Very good
Floors:	Suspended, no insulation (assumed)
Secondary Heating:	None
Total Floor Area:	71 m ²

Electricity Supply

Universal warehouse

Gas Supply

Universal Warehouse

Central Heating

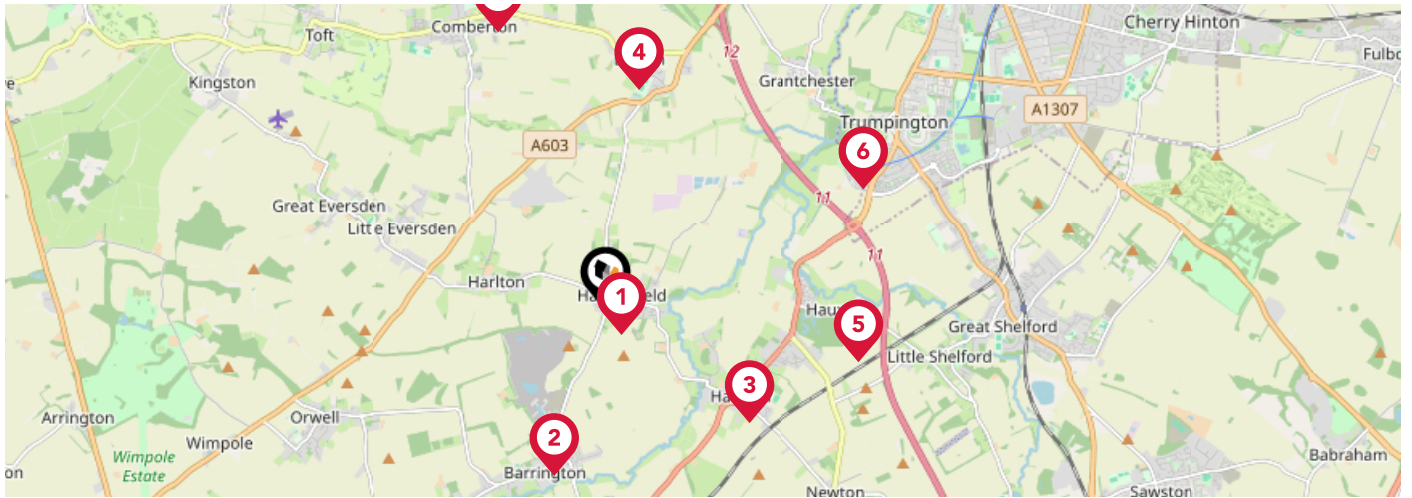
Gas Combi Boiler

Water Supply

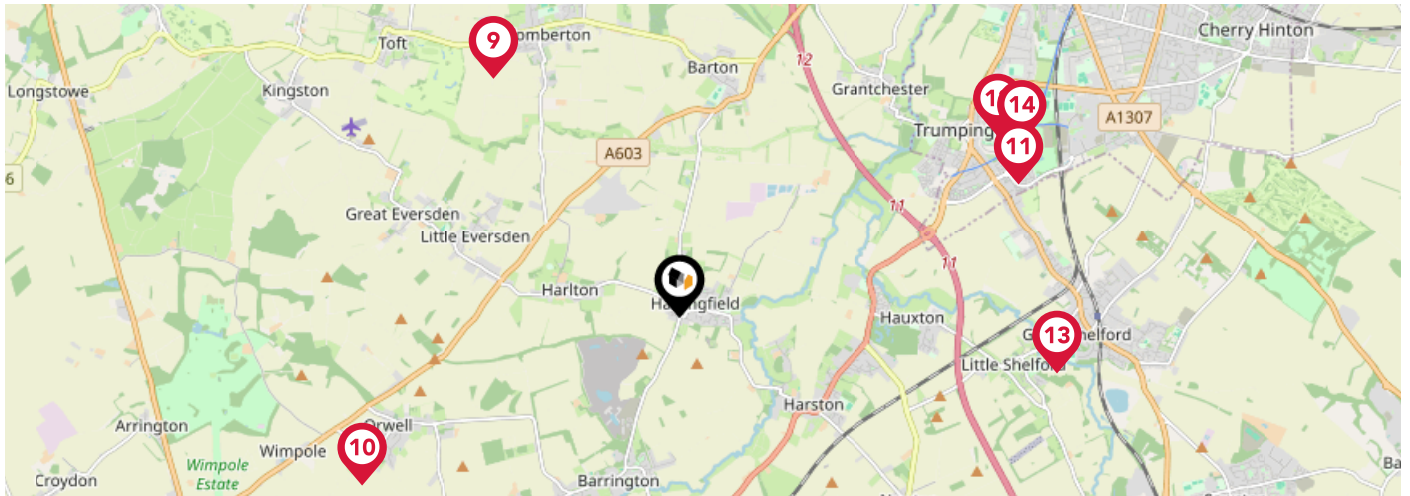
Cambridge water

Drainage

Anglian Water



		Nursery	Primary	Secondary	College	Private
1	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:0.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2	Barrington CofE VC Primary School Ofsted Rating: Good Pupils: 104 Distance:1.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:1.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4	Barton CofE VA Primary School Ofsted Rating: Good Pupils: 103 Distance:2.02	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:2.34	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
6	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:2.58	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
7	Foxton Primary School Ofsted Rating: Good Pupils: 94 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8	Meridian Primary School Ofsted Rating: Good Pupils: 184 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



	Nursery	Primary	Secondary	College	Private
Comberton Village College Ofsted Rating: Outstanding Pupils: 1906 Distance:2.76	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Petersfield CofE Aided Primary School Ofsted Rating: Good Pupils: 109 Distance:3.28	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trumpington Park Primary School Ofsted Rating: Good Pupils: 207 Distance:3.32	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:3.33	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Great and Little Shelford CofE (Aided) Primary School Ofsted Rating: Good Pupils: 209 Distance:3.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trumpington Community College Ofsted Rating: Requires Improvement Pupils: 406 Distance:3.49	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coton Church of England (Voluntary Controlled) Primary School Ofsted Rating: Outstanding Pupils: 114 Distance:3.84	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Newnham Croft Primary School Ofsted Rating: Good Pupils: 228 Distance:3.88	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



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.



Cooke Curtis & Co

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