

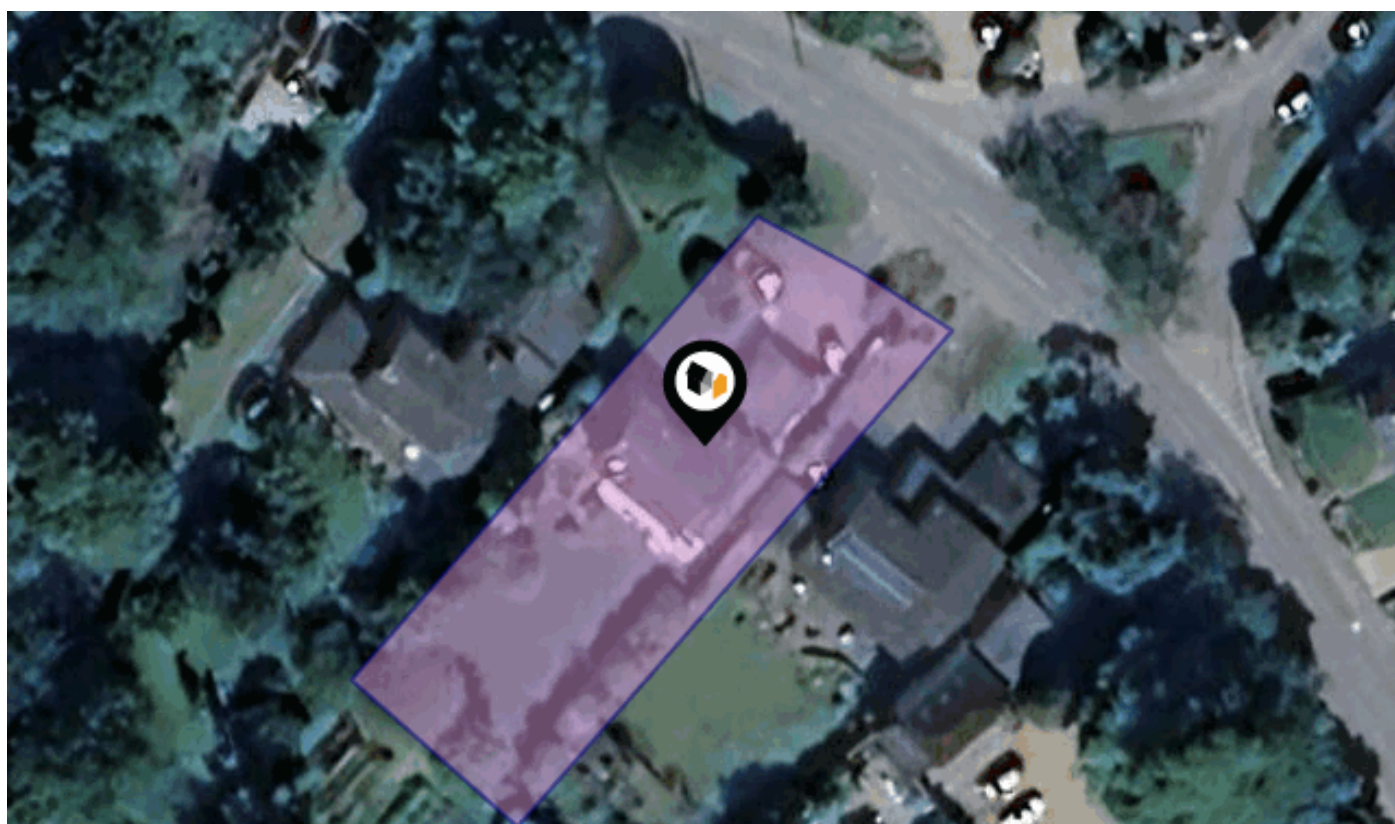


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 22<sup>nd</sup> January 2025



**HIGH STREET, WEST WRATTING, CAMBRIDGE, CB21**

## Cooke Curtis & Co

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## Property

Type:	Detached	Tenure:	Freehold
Bedrooms:	4		
Floor Area:	1,657 ft <sup>2</sup> / 154 m <sup>2</sup>		
Plot Area:	0.25 acres		
Year Built :	1967-1975		
Council Tax :	Band F		
Annual Estimate:	£3,328		
Title Number:	CB379103		

## Local Area

Local Authority:	Cambridgeshire	Estimated Broadband Speeds		
Conservation Area:	West Wrattling	(Standard - Superfast - Ultrafast)		
Flood Risk:		20	80	-
● Rivers & Seas	No Risk	mb/s	mb/s	mb/s
● Surface Water	Very Low			

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

# Planning History

## This Address



Planning records for: *High Street, West Wratting, Cambridge, CB21*

Reference - S/4484/17/NM	
Decision:	Decided
Date:	12th December 2017
Description:	Non material amendment of planning permission S/0103/17/FL

Reference - S/0103/17/FL	
Decision:	Decided
Date:	18th January 2017
Description:	Single storey side extension to create larger kitchen utility room and breakfast room.

Reference - S/1711/16/FL	
Decision:	Decided
Date:	01st July 2016
Description:	Single storey rear extension with balcony above and garage conversion

Planning records for: *The Lamb Yard 73 High Street West Wratting Cambridgeshire CB21 5LU*

Reference - 23/04750/S73
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th December 2023</p>
<p><b>Description:</b></p> <p>S73 to vary condition 2 (Approved plans) of planning permission 22/04689/FUL (Demolition of existing dwelling and structures and the change of use of the existing commercial yard for the erection of nine dwellinghouses and associated infrastructure and works) changes to plots 5-9 comprising adaptations to the single storey elements and the provision of attic rooms, changes to the internal layouts and the adjustment of some window positions.</p>
Reference - 22/04689/FUL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 24th October 2022</p>
<p><b>Description:</b></p> <p>Demolition of existing dwelling and structures and the change of use of the existing commercial yard for the erection of nine dwellinghouses and associated infrastructure and works</p>
Reference - 24/02640/S73
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th July 2024</p>
<p><b>Description:</b></p> <p>S73 to vary condition 36 (Archaeology) of planning permission 23/04750/S73 (S73 to vary condition 2 (Approved plans) of planning permission 22/04689/FUL (Demolition of existing dwelling and structures and the change of use of the existing commercial yard for the erection of nine dwellinghouses and associated infrastructure and works) changes to plots 5-9 comprising adaptations to the single storey elements and the provision of attic rooms, changes to the internal layouts and the adjustment of some window positions) to amend the wording of the condition to allow for demolition to slab level only.</p>
Reference - S/2346/17/CONDA
<p><b>Decision:</b> Awaiting decision</p>
<p><b>Date:</b> 23rd May 2024</p>
<p><b>Description:</b></p> <p>Submission of details required by condition 4 (surface water and foul water drainage) of planning permission S/2346/17/FL</p>

Planning records for: **73 The Lamb Yard High Street West Wratting Cambridgeshire CB21 5LU**

Reference - 23/04803/LBC	
Decision:	Decided
Date:	15th December 2023
Description:	Internal alterations to the West Room

Reference - 24/01977/FUL	
Decision:	Awaiting decision
Date:	23rd May 2024
Description:	Removal of existing external ramp and railings and replacement with new ramp and railings and provision of external glazed lobby to west entrance door.

Reference - 24/01980/PDNOT	
Decision:	Awaiting decision
Date:	23rd May 2024
Description:	Installation of an UKPN Electricity Substation.

Reference - 23/1548/TTCA	
Decision:	Withdrawn
Date:	15th December 2023
Description:	Cypress Hedge - fell

Planning records for: **73 The Lamb Yard High Street West Wratting Cambridgeshire CB21 5LU**

Reference - 22/04689/CONDC	
Decision:	Awaiting decision
Date:	02nd July 2024
Description:	Submission of details required by conditions 25(Biodiversity Net Gain Plan), 33 (Surface Water Management) and 34 (Foul Water Drainage) of planning permission 22/04689/FUL

Reference - 22/04689/CONDD	
Decision:	Awaiting decision
Date:	28th November 2024
Description:	Submission of details required by conditions 4 (sample panel of brickwork), 6 (joinery), 8 (dormers scale of 1:20), 28 (hard and soft landscaping), 33 (surface water management strategy) and 35 (cycle parking) of planning permission 22/04689/FUL

Reference - 22/04689/CONDA	
Decision:	Decided
Date:	15th December 2023
Description:	Submission of details required by condition 27 (replacement planting) of planning permission 22/04689/FUL

Reference - 23/04798/PRIOR	
Decision:	Awaiting decision
Date:	15th December 2023
Description:	Change of use from Commercial, Business and Service (Use Class E) to 4 No. Dwellinghouses (Use Class C3)

Planning records for: **73 The Lamb Yard High Street West Wratting Cambridgeshire CB21 5LU**

Reference - 22/04689/CONDB	
Decision:	Awaiting decision
Date:	06th June 2024
Description:	Submission of details required by conditions 4 Part (Sample Panel). 5 (render/Colour), 7 (Roof Covering Material), 9 (Pre-commencement Condition), 10 (Future Management and Maintenance), 14 (Traffic Management), 16 (Contamination and Remediation), 20 (Piling), 21 (Construction Environmental Management Plan) and 24 (Ecological Enhancement) of planning permission 22/04689/FUL

Planning records for: **3 High Street West Wratting Cambridge CB21 5LU**

Reference - S/2262/15/DC	
Decision:	Decided
Date:	02nd September 2015
Description:	Discharge of Condition 3 (Materials) of Planning Consent S/0681/15/FL for Erection of extensions to South East side of dwelling in place of existing double garage to provide single garage store and entrance hall with bedrooms above (Revised Scheme)

Reference - S/0681/15/FL	
Decision:	Decided
Date:	16th March 2015
Description:	Erection of extensions to South East side of dwelling in place of existing double garage to provide single garage store and entrance hall with bedrooms above (Revised Scheme).

Reference - S/1998/14/FL	
Decision:	Decided
Date:	19th August 2014
Description:	Erection of extensions to South East side of dwelling in place of existing double garage to provide single garage store and entrance hall with bedrooms above.

Planning records for: **4 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/3039/15/FL	
Decision:	Decided
Date:	04th January 2016
Description:	New Detached Garage

Planning records for: **6 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/2484/17/FL	
Decision:	Decided
Date:	12th July 2017
Description:	New two storey and single storey extensions alterations to front facade

Planning records for: **7 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/2004/14/FL	
Decision:	Decided
Date:	19th August 2014
Description:	Replacement Boundary Wall Conversion of garage to Laundry and Plant room Installation of Solar Panels and stainless steel flue to garage. Free standing timber framed walkway between listed building and garage garden.

Reference - S/1748/14/LB	
Decision:	Decided
Date:	14th August 2014
Description:	External flue pipe and solar panels to garage/utility new doors to garage.Canopy to rear of building to form walkway from dwelling to garage/utility.New timber external doors to dwelling Internal reconfiguration of dwelling replacement of existing window opening light with like for like. Re-lime washing of dwelling. Removal of existing concrete boundary wall and replacement with new brick and stone wall with planters. Installation of security cameras and cast iron vents externally on dwelling.



Planning records for: **9 High Street West Watting Cambridgeshire CB21 5LU**

Reference - 22/01723/HFUL	
Decision:	Decided
Date:	11th April 2022
Description:	Retrospective erection of garden room.

Reference - 22/00587/LBC	
Decision:	Decided
Date:	09th February 2022
Description:	Raising the height of the Chimney from 1160mm to 1820mm, replace chimney pot from 400mm to 500mm, insertion of 2 No. new ventilation bricks on chimney and installation of a double insulated flue and woodburner.

Planning records for: **14A High Street West Watting Cambridge Cambridgeshire CB21 5LU**

Reference - S/1386/10	
Decision:	Decided
Date:	20th September 2010
Description:	Conservatory

Planning records for: **14 High Street West Watting Cambridge CB21 5LU**

Reference - S/2127/16/LB	
Decision:	Decided
Date:	08th August 2016
Description:	Frame and plinth repairs and replacement of cement exterior render with lime plaster consisting in more detail of: 1. The removal of a modern cement render on all external elevations of the property and replacement with a lime render. 2. Repairs as required to the timber frame. 3. External repairs to several areas of the supporting brick plinth.

Planning records for: **14 High Street West Wratting Cambridgeshire CB21 5LU**

Reference - S/1108/08/F	
Decision:	Decided
Date:	19th June 2008
Description:	Outbuilding

Planning records for: **20 High Street West Wratting Cambridge CB21 5LU**

Reference - S/1296/19/FL	
Decision:	Decided
Date:	08th April 2019
Description:	Two storey rear extension new entrance canopy and double car port

Planning records for: **21 High Street West Wratting Cambridge CB21 5LU**

Reference - S/0063/18/DC	
Decision:	Decided
Date:	09th January 2018
Description:	Discharge of conditions 3 (Materials) 4 (Boundary treatment) 5 (Hard and Soft landscaping) 8 (Archaeology) 9 (Precise details) 10 (Visibility splay) 11 (Traffic management Plan) 12 (Surface water drainage) 13 (Drive details) 14 (Access width) and 15 (parking and turning) of planning permission S/3599/16/FL

Reference - S/3599/16/FL	
Decision:	Decided
Date:	22nd December 2016
Description:	Erection of One Dwelling & Garage

Planning records for: **21 High Street West Wratting Cambridge CB21 5LU**

Reference - S/3745/17/DC	
Decision:	Decided
Date:	19th October 2017
Description:	Discharge of conditions of planning permission S/3599/16/FL

Reference - S/1787/16/FL	
Decision:	Decided
Date:	23rd August 2016
Description:	Erection of two dwellings

Planning records for: **23 High Street West Wratting CB21 5LU**

Reference - 20/02706/HFUL	
Decision:	Decided
Date:	16th June 2020
Description:	Single storey ground floor and first floor rear extensions

Planning records for: **36 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/0519/19/TC	
Decision:	Decided
Date:	07th February 2019
Description:	Bay - B1 - Reduce to around 2m has outgrown it's situation beside the house. Damson - D1 - Reduce to hedge height is dying back and too close to property. Ash - A1 - Crown lift to 2.5m to open up view. Field Maple - FM1 - Crown lift to 2.5m to open up view Ash - A2 - Crown lift to 2.5m to open up view Field Maple - FM2 - Crown lift to 2.5m to open up view Ash - A3 - Pollard to 4m overshadows propert and neighbours..

Planning records for: **38 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - 21/03882/FUL	
Decision:	Decided
Date:	25th August 2021
Description:	Retrospective application for the erection of an outbuilding following demolition of existing sheds, and use of building as a beauty studio

Planning records for: **Low Thatch 40 High Street West Wratting Cambridge CB21 5LU**

Reference - S/1132/11	
Decision:	Decided
Date:	03rd June 2011
Description:	Alterations and extension to include pitched roof above existing single storey side bedroom

Reference - S/3498/16/LB	
Decision:	Decided
Date:	15th December 2016
Description:	One and half story rear extension

Reference - S/1133/11	
Decision:	Decided
Date:	03rd June 2011
Description:	Alterations and extension to include pitched roof above existing single storey side bedroom

Planning records for: **40 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/3497/16/FL	
Decision:	Decided
Date:	15th December 2016
Description:	One and half story rear extension

Planning records for: **42 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/1015/15/FL	
Decision:	Decided
Date:	16th April 2015
Description:	Alterations front side and rear Extensions and Enlargement of Garage Alterations to Vehicle Access (Amendment to application S1563/14/FL to alter roofing materials to slate)

Reference - S/0565/17/FL	
Decision:	Decided
Date:	21st February 2017
Description:	replacement garage

Reference - S/1563/14/FL	
Decision:	Decided
Date:	27th June 2014
Description:	Alterations Front Side & Rear Extens & Enlargement of Garage Removal of Trees Alterations to Vehicle Access

Planning records for: *The Grove 45 High Street West Wratting Cambridge Cambridgeshire CB21 5LU*

Reference - S/0039/14/FL	
Decision:	Decided
Date:	04th February 2014
Description:	Attic Conversion & Dormer Windows

Reference - S/0345/09/F	
Decision:	Decided
Date:	24th March 2009
Description:	Retrospective application for rooflights including loft conversion internal alterations & alterations to door window in front & side elevations

Planning records for: *46 High Street West Wratting Cambridgeshire CB21 5LU*

Reference - 22/0752/TTPO	
Decision:	Decided
Date:	28th June 2022
Description:	4 - Common Oak - Crown lift to 3m above ground level, crown reduce to clear edge and above roof by 1.5m

Reference - 22/0730/TTCA	
Decision:	Decided
Date:	28th June 2022
Description:	COPPER BEECH - Fell - 2m from rear wall of No.48 High Street, blocking light to No.46, limited space for large tree LAWSON CYRPRESS - Fell - 3m from front of house, blocking light to house DEAD WHITEBEAM - Fell

Planning records for: **48 High Street West Wratting Cambridgeshire CB21 5LU**

Reference - 22/1107/TTCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 28th September 2022</p>
<p><b>Description:</b> 2 x Ash trees, Remove. One is badly damaged with a massive hole in the trunk and the other is full of ivy and keeps dropping branches which is presenting a risk.</p>
Reference - S/0441/14/FL
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 10th March 2014</p>
<p><b>Description:</b> Replacement of Garden Wall and replacement of oil tank</p>
Reference - S/0879/19/TC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 01st March 2019</p>
<p><b>Description:</b> Silver Birch Fell</p>
Reference - S/0442/14/LB
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 10th March 2014</p>
<p><b>Description:</b> Replacement of garden wall and oil tank</p>

Planning records for: **53 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/0540/16/FL	
Decision:	Decided
Date:	26th February 2016
Description:	Alterations to existing building including roof light changes to porch and bay window and two storey extension

Reference - S/2842/15/FL	
Decision:	Decided
Date:	03rd November 2015
Description:	Two storey extension and alterations to existing building including roof light changes to porch and bay window.

Reference - S/0322/11	
Decision:	Decided
Date:	16th February 2011
Description:	Demolition of existing outbuildings and garage

Reference - S/2367/11	
Decision:	Decided
Date:	21st November 2011
Description:	Variation of Condition 2 on Planning Application S/0079/11 to enlarge proposed rear extension and reposition proposed garage.



Planning records for: **53 High Street West Watting Cambridge Cambridgeshire CB21 5LU**

Reference - S/0079/11	
Decision:	Decided
Date:	16th February 2011
Description:	Two storey rear extension following part demolition of existing house and demolition of outbuildings.

Reference - S/1281/14/DC	
Decision:	Decided
Date:	31st May 2014
Description:	Discharge of Condition 3 (Materials) 4 (Link Eaves and Verge Louvred Screen Windows and Doors and Junction of Roof Details) & 5 (Landscaping) of application S/2281/11 for two storey rear extension following part demolition of existing house and demolition of outbuildings

Reference - S/2281/11	
Decision:	Decided
Date:	21st November 2011
Description:	Variation of Condition 2 on Planning Application S/0079/11 to enlarge proposed rear extension and reposition proposed garage.

Planning records for: **55 High Street West Watting Cambridge Cambridgeshire CB21 5LU**

Reference - S/2107/18/NM	
Decision:	Decided
Date:	01st June 2018
Description:	Non material amendment of planning permission S/4454/17/FL to Replace roof finish on lean too roof from felt to fully bonded single ply using fleece backed armour plan answer associated beads to simulate a traditional finish

Planning records for: **55 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/1969/18/DC	
Decision:	Decided
Date:	22nd May 2018
Description:	Discharge of Condition 3 (Materials) of Planning Permission S/4454/17/FL

Reference - S/4454/17/FL	
Decision:	Decided
Date:	14th December 2017
Description:	Alterations to garage demolish existing conservatory and construct new garden room. Replace roof finish on lean to roof.

Planning records for: **57 High Street West Wratting CB21 5LU**

Reference - 21/04266/CL2PD	
Decision:	Decided
Date:	23rd September 2021
Description:	Certificate of lawfulness under S192 for the erection of single storey rear extension.

Reference - 21/05120/HFUL	
Decision:	Decided
Date:	06th January 2022
Description:	Single storey rear extension.

Planning records for: **57 High Street West Watting CB21 5LU**

Reference - 21/02617/CL2PD	
Decision:	Withdrawn
Date:	03rd June 2021
Description:	Certificate of lawfulness under Section 192 for a single storey rear extension

Reference - 21/05120/CL2PD	
Decision:	Decided
Date:	06th January 2022
Description:	Single storey rear extension.

Reference - 21/03487/CL2PD	
Decision:	Decided
Date:	28th July 2021
Description:	Certificate of Lawfulness under Section 192 for the erection of a single storey rear extension (re-submission of 21/02617/CL2PD).

Planning records for: **59A High Street West Watting Cambridge Cambridgeshire CB21 5LU**

Reference - S/2216/19/FL	
Decision:	Decided
Date:	24th June 2019
Description:	Single and two storey rear extension window to side elevation timber post and rail boundary fence gate and enlarged patio

Planning records for: **59A High Street West Watting Cambridge Cambridgeshire CB21 5LU**

Reference - S/2216/19/NMA1	
Decision:	Decided
Date:	03rd June 2020
Description:	Non material amendment of planning permission S/2216/19/FL to insert a rooflight in the proposed lean-to roof on the south east elevation

Planning records for: **59 High Street West Watting Cambridgeshire CB21 5LU**

Reference - 22/1249/TTCA	
Decision:	Decided
Date:	27th October 2022
Description:	Beech - B1 - Crown lift smaller branches overhanging terrace to 3-4m, reduce two small over extended branches by 1-2m.

Reference - 24/1284/TTCA	
Decision:	Decided
Date:	11th November 2024
Description:	Removal of hedge fronting the road (which is mostly ivy) and removal of old hawthorn tree in the hedge which is partially dead due to proximity to large tree. Hedge to be replaced with fence and new mixed hedging. Tree will be replaced with new tree located further away from retained tree. Proposal discussed with tree surgeon Alex Talbot Tree Surgery Services.

Reference - 22/04740/HFUL	
Decision:	Decided
Date:	27th October 2022
Description:	Front porch, single storey rear extension with part first floor extension. First floor addition to garage at side.

Planning records for: **61 High Street West Wratting Cambridgeshire CB21 5LU**

Reference - 22/0735/TTCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 29th June 2022</p>
<p><b>Description:</b> T1( in red on sketch map): Yew tree- reduce crown by 3m T2( in black on sketch map): Chestnut- remove lateral limbs that are touching roof of house. T3( in orange on sketch map): 2 x limes trees- Re-pollard T4( in green on sketch map): Ash tree- reduce height by 4 meters as signs of decay. T5( in blue on sketch map): Holmoak- remove lowest lateral branch back in to appropriate union.</p>
Reference - S/1332/17/TC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 12th April 2017</p>
<p><b>Description:</b> Horse Chestnut - C1 - Trim back and reduce branches overhanging neighbours property behind the tree.</p>
Reference - 23/0602/TTCA
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 16th June 2023</p>
<p><b>Description:</b> T1 - Yew tree to fell and grind stumpT2 - Yew tree to reduce crown by 1-2m all roundT3/T4 - Lime remove</p>
Reference - S/1272/17/TC
<p><b>Decision:</b> Decided</p>
<p><b>Date:</b> 10th April 2017</p>
<p><b>Description:</b> Poplar - P1 - Has outgrown situation over summer house neighbours and pond significant die-back in crown.</p>

Planning records for: *The Old Hall 61 High Street West Wratting Cambridgeshire CB21 5LU*

Reference - 13/1402/COND14	
Decision:	Decided
Date:	16th June 2023
Description:	Submission of details required by condition 14 (Tree Protection Plan) of planning permission 13/1402/S73

Reference - S/4475/18/TC	
Decision:	Decided
Date:	27th November 2018
Description:	T1 Yew T2 Willow T3 & 4 Spruce T5 Lime - Fell all 5 Trees - See reason for fell on supporting letter received with the application. .T6 Lime - Repollard to previous points and rolling consent is also requested to remove the re-growth every 4-6 years..T7 Yew T8 Yew T9 Yew these are a group of 3 trees down the side of the house - Crown to maintain clearance from the side of the house of 2m..T13 & T14 Lime - Trees are at the front of the property - Repollard to previous points and rolling consent is also requested to remove the re-growth every 4-6 years.

Planning records for: *63 High Street West Wratting Cambridgeshire CB21 5LU*

Reference - S/1921/08/F	
Decision:	Decided
Date:	04th November 2008
Description:	Alterations

Reference - S/1922/08/LB	
Decision:	Decided
Date:	28th November 2008
Description:	Internal and external alterations to former Coachhouse for 2 storey one bedroomed annexe with stores.

Planning records for: **66 High Street West Wratting Cambridgeshire CB21 5LU**

Reference - S/0466/10/F	
Decision:	Decided
Date:	15th April 2010
Description:	Demolish building & replace with garage/garden store/hobby room with games room over.

Reference - S/1054/10/F	
Decision:	Decided
Date:	28th June 2010
Description:	Replacement outbuilding

Planning records for: **72 High Street West Wratting Cambridgeshire CB21 5LU**

Reference - S/1246/09/F	
Decision:	Decided
Date:	28th August 2009
Description:	Variation of condition 4 of planning application permission S/10261/08/F to allow windows doors or openings at 1st floor level on North South & West elevations

Planning records for: **Boreham's Yard 73 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - 21/05584/CLUED	
Decision:	Decided
Date:	21st December 2021
Description:	Certificate of lawfulness under S191 for the commercial yard use for plant hire and groundworks business, waste salvage and reclamation.

Planning records for: **74 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/0062/20/FL	
Decision:	Decided
Date:	10th January 2020
Description:	Retrospective new natural slate roof

Reference - S/0063/20/LB	
Decision:	Decided
Date:	10th January 2020
Description:	Retention of new natural slate roof

Planning records for: **76 High Street West Wratting CB21 5LU**

Reference - 21/1016/TTCA	
Decision:	Decided
Date:	16th August 2021
Description:	Magnolia tree 'A' on sketch plan removal of the tree

Planning records for: **81 High Street West Wratting Cambridgeshire CB21 5LU**

Reference - 22/02487/LBC	
Decision:	Decided
Date:	26th May 2022
Description:	Upgrade existing pitched roof over kitchen and lay patio to rear



Planning records for: **83 High Street West Watting Cambridgeshire CB21 5LU**

Reference - 23/03493/LBC	
Decision:	Decided
Date:	12th September 2023
Description:	Demolition of existing single storey external store room and replacement with single storey extension to front.

Reference - 23/03492/HFUL	
Decision:	Decided
Date:	12th September 2023
Description:	Demolition of existing single storey external store room and replacement with single storey extension to front.

Reference - 23/01009/TPO	
Decision:	Decided
Date:	12th September 2023
Description:	T1 Cedar - Raise crown to 2.5-3m over driveway and 2m over grass area

Planning records for: **85 High Street West Watting Cambridge Cambridgeshire CB21 5LU**

Reference - S/1214/16/FL	
Decision:	Decided
Date:	06th May 2016
Description:	Demolition of cart lodge and rear bathroom extension. Erection of single storey cart lodge and rear single and two storey extensions. Re-rendering of exterior. Internal alterations.

Planning records for: **85 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/1215/16/LB	
Decision:	Decided
Date:	06th May 2016
Description:	Demolition of cart lodge and rear bathroom extension. Erection of single storey cart lodge and rear single and two storey extensions. Re-rendering of exterior. Internal alterations.

Planning records for: **86 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/0256/17/TC	
Decision:	Decided
Date:	24th January 2017
Description:	T2 - Single Ash Stem - fell T3 - Triple Stem Ash - reduce height by 4-5m shorten lateral branches on all sides to shape and balance T4 - Multi-stemmed Ash - shorten longest branches above garden to shape following reductions of adjacent tree

Planning records for: **87 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/2202/16/FL	
Decision:	Decided
Date:	23rd August 2016
Description:	Proposed rear two storey extension.

Planning records for: **23A High Street West Wratting Cambridgeshire CB21 5LU**

Reference - S/0385/12/FL	
Decision:	Decided
Date:	17th February 2012
Description:	Existing garage conversion to form a kitchen & dining room and new double garage

Planning records for: **23A High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/2526/12/FL	
Decision:	Decided
Date:	14th December 2012
Description:	Single storey rear extension

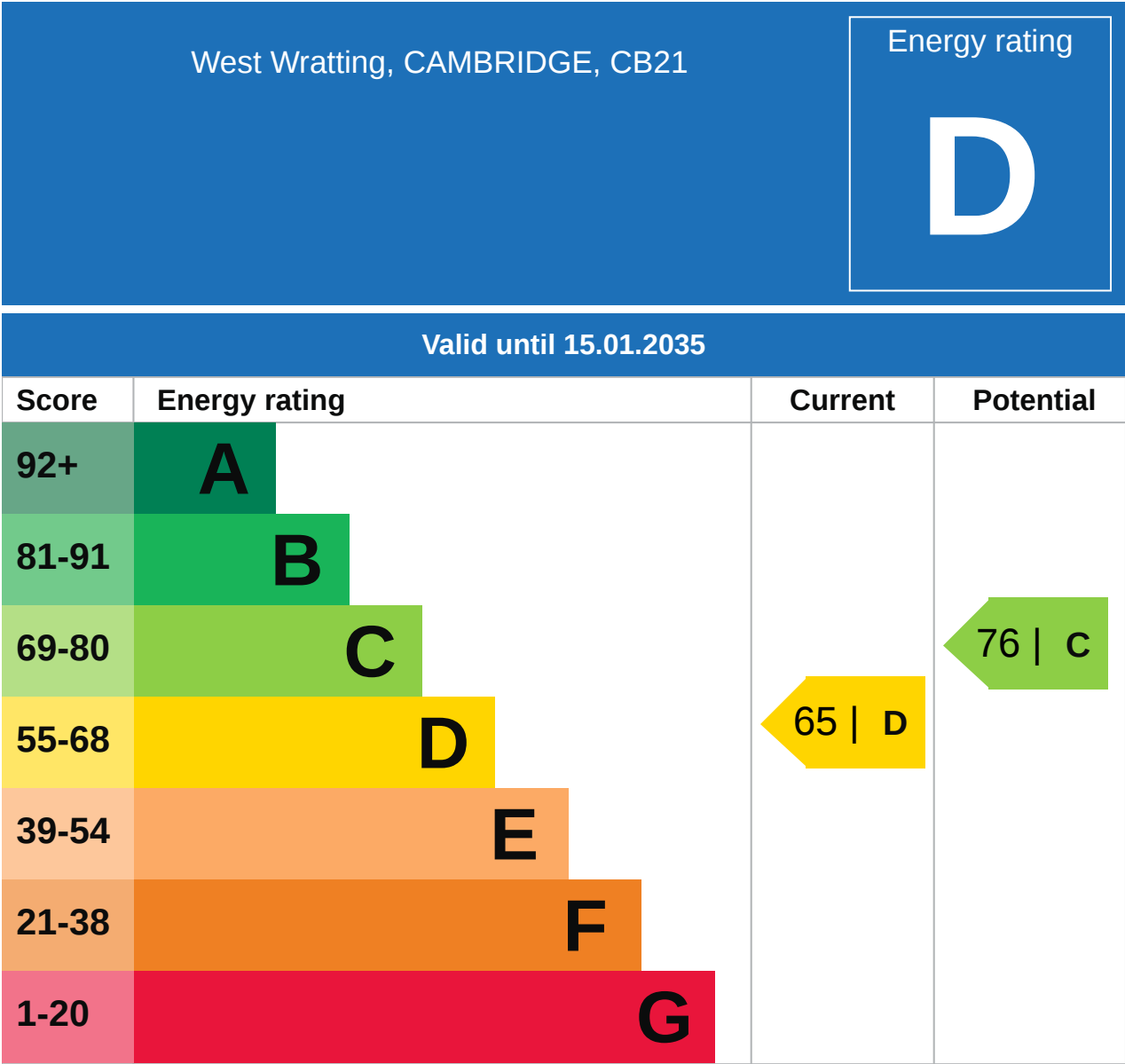
Planning records for: **34 High Street West Wratting Cambridge Cambridgeshire CB21 5LU**

Reference - S/3728/18/TC	
Decision:	Decided
Date:	28th September 2018
Description:	Tree Works Conservation Area - ***5 Day Notice*** To remove a dead tree..I now need to apply for a 5 day emergency tree removal on a Ash tree at No 34 high street west wratting CB215LU..I had a planning application (S/3125/18/TC) approved for it to remove the dead limbs but after climbing it today it has serious decay and disease lots of cavities and weak limbs( much worse than it looks like from the ground) and I had to stop the work as it was unsafe..Attached are a couple of pictures and also the original planning application for your records...

Reference - S/3125/18/TC	
Decision:	Decided
Date:	13th August 2018
Description:	Ash(in Blue)- Remove main dead limb in centre of tree and then remove two branches that are going towards roof of house back to the trunk.

Planning records for: **54 High Street West Wratting CB21 5LU**

Reference - S/1147/18/TC	
Decision:	Decided
Date:	21st March 2018
Description:	T1 - Eucalyptus remove down to ground level.



## Additional EPC Data

<b>Property Type:</b>	Detached house
<b>Walls:</b>	Cavity wall, filled cavity
<b>Walls Energy:</b>	Average
<b>Roof:</b>	Pitched, 250 mm loft insulation
<b>Roof Energy:</b>	Good
<b>Window:</b>	Fully double glazed
<b>Window Energy:</b>	Good
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Energy:</b>	Average
<b>Main Heating Controls:</b>	Programmer, room thermostat and TRVs
<b>Main Heating Controls Energy:</b>	Good
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Lighting:</b>	Low energy lighting in all fixed outlets
<b>Lighting Energy:</b>	Very good
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Secondary Heating:</b>	None
<b>Total Floor Area:</b>	154 m <sup>2</sup>

## Electricity Supply

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Octopus Energy

## Central Heating

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Oil central heating

## Water Supply

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Cambridge Water

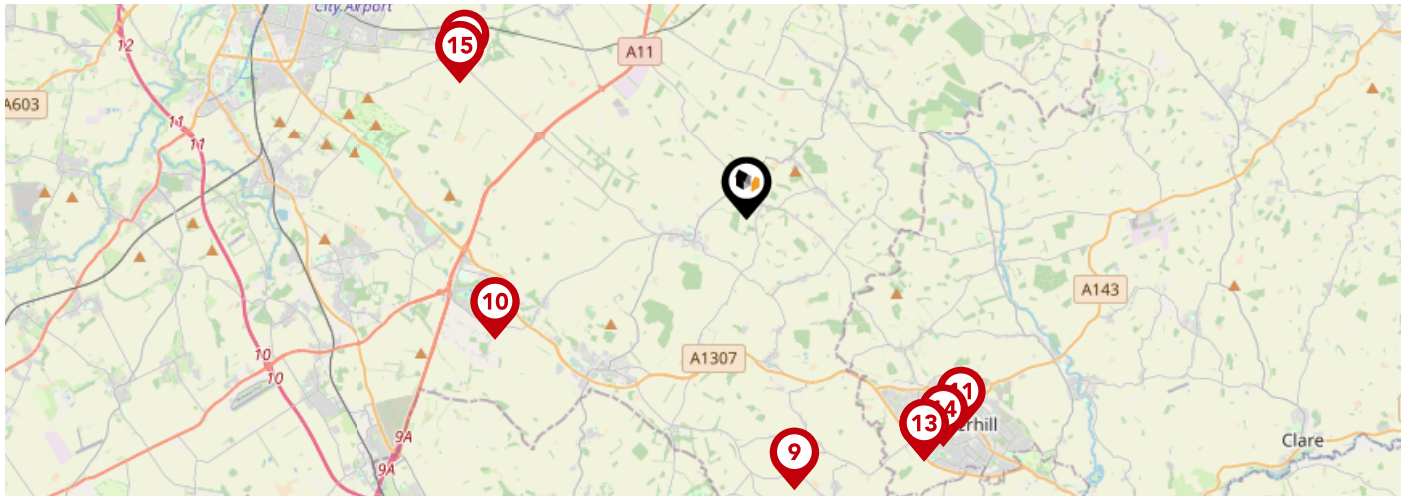
## Drainage









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Anglian Water

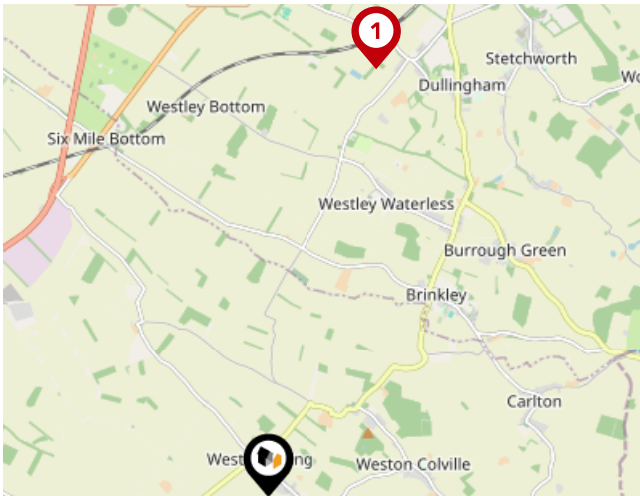


		Nursery	Primary	Secondary	College	Private
<b>1</b>	<b>Meadow Primary School</b> Ofsted Rating: Good   Pupils: 212   Distance: 1.45	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>2</b>	<b>Linton Heights Junior School</b> Ofsted Rating: Good   Pupils: 249   Distance: 3.92	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3</b>	<b>Kettlefields Primary School</b> Ofsted Rating: Good   Pupils: 126   Distance: 4.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4</b>	<b>Linton CofE Infant School</b> Ofsted Rating: Good   Pupils: 149   Distance: 4.35	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>5</b>	<b>Linton Village College</b> Ofsted Rating: Good   Pupils: 833   Distance: 4.44	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>6</b>	<b>Granta School</b> Ofsted Rating: Requires improvement   Pupils: 175   Distance: 4.53	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>7</b>	<b>Thurlow Voluntary Controlled Primary School</b> Ofsted Rating: Good   Pupils: 66   Distance: 4.57	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>8</b>	<b>Great Wilbraham CofE Primary Academy</b> Ofsted Rating: Not Rated   Pupils: 90   Distance: 4.93	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



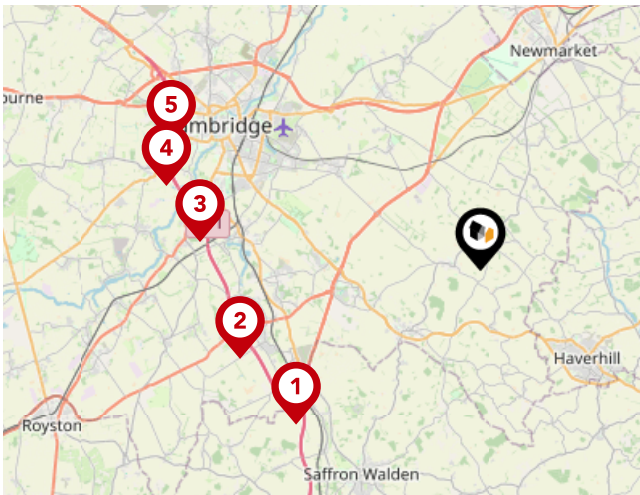
		Nursery	Primary	Secondary	College	Private
	<b>Glebe House</b> Ofsted Rating: Good   Pupils:0   Distance:5.01	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Great Abington Primary School</b> Ofsted Rating: Good   Pupils: 133   Distance:5.06	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>New Cangle Community Primary School</b> Ofsted Rating: Good   Pupils: 207   Distance:5.46	<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:5.47	<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:5.47	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Castle Manor Academy</b> Ofsted Rating: Good   Pupils: 751   Distance:5.48	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fulbourn Primary School</b> Ofsted Rating: Good   Pupils: 267   Distance:5.78	<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:5.79	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





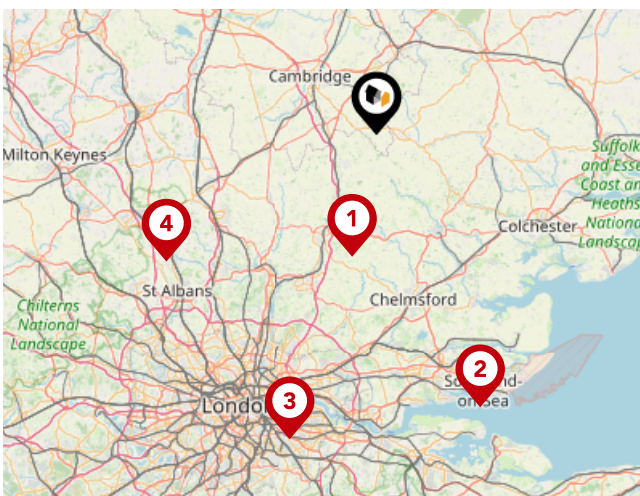
### National Rail Stations

Pin	Name	Distance
1	Dullingham Rail Station	4.01 miles
2	Entrance1	6.92 miles
3	Newmarket Rail Station	6.94 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J9	8.72 miles
2	M11 J10	9.3 miles
3	M11 J11	10.24 miles
4	M11 J12	11.81 miles
5	M11 J13	12.18 miles



### Airports/Helipads

Pin	Name	Distance
1	Stansted Airport	18.04 miles
2	Southend-on-Sea	42.74 miles
3	Silvertown	46.14 miles
4	Luton Airport	35.71 miles



Bus Stops/Stations

Pin	Name	Distance
1	Bull Lane	0.06 miles
2	Spicer's Close	0.3 miles
3	Mill Hill	0.92 miles
4	Church End	0.99 miles
5	Chapel Road	1.29 miles



### 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.



/cookecurtisco



/cookecurtisco

# 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.



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