

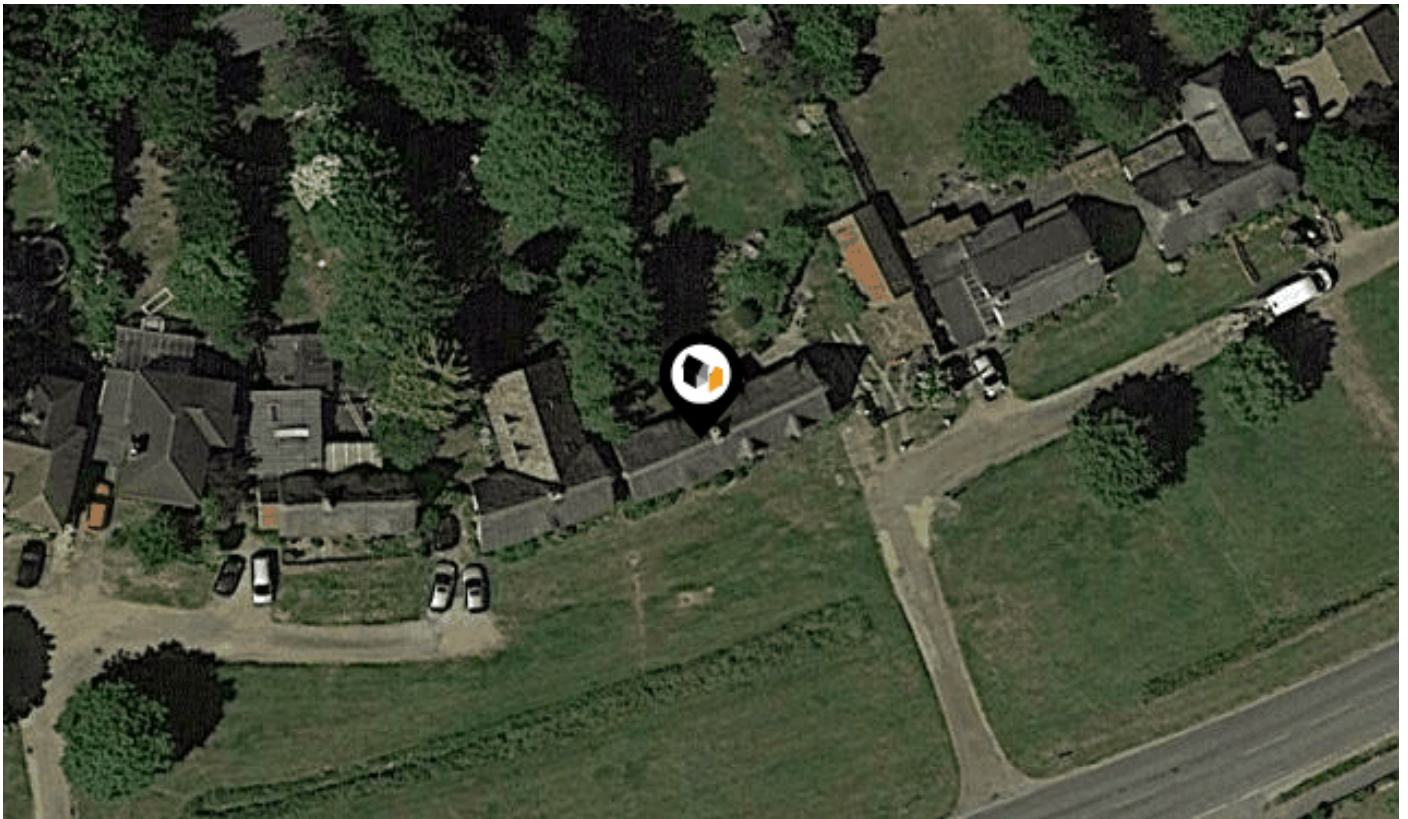


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# MIR: Material Info

The Material Information Affecting this Property

Wednesday 02<sup>nd</sup> October 2024



## HIGH STREET, BARRINGTON, CAMBRIDGE, CB22

### Cooke Curtis & Co

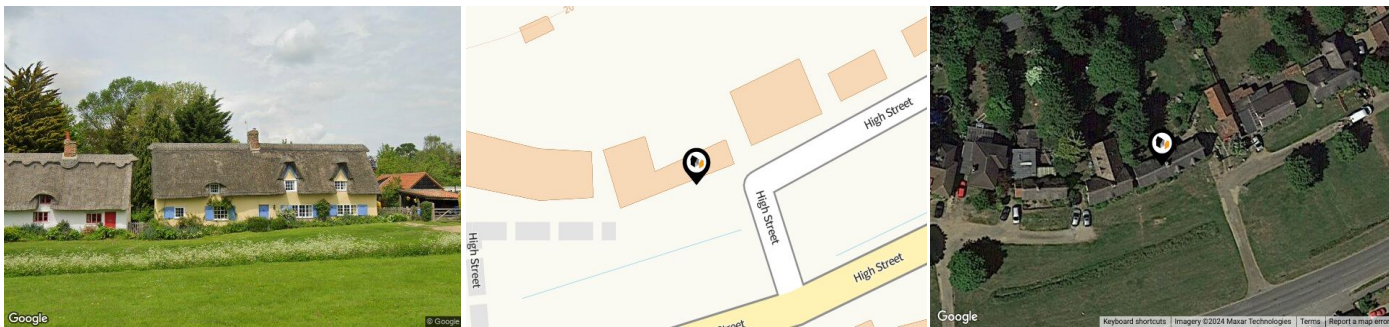
40 High Street Trumpington Cambridge CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk





## Property

Type:	Detached
Bedrooms:	4
Floor Area:	1,679 ft <sup>2</sup> / 156 m <sup>2</sup>
Year Built :	Before 1900
Council Tax :	Band A
Annual Estimate:	£1,536

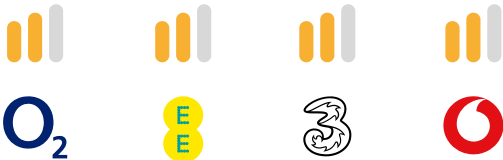
## Local Area

Local Authority:	South cambridgeshire
Conservation Area:	Barrington
Flood Risk:	
• Rivers & Seas	No Risk
• Surface Water	Medium

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

<b>4</b> mb/s	<b>80</b> mb/s	<b>-</b> mb/s

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



### Satellite/Fibre TV Availability:



Planning records for: *High Street, Barrington, Cambridge, CB22*

Reference - 23/0827/TTCA	
<b>Decision:</b>	Decided
<b>Date:</b>	01st August 2023
<b>Description:</b>	Conifers X4 G1 - Reduce all to a finished height of 2m Conifer hedge 4metres H1 - Reduce to finished height of 2 m and remove elderberry and treat elderberry to help prevent regrowth.Elderberry T1 - Reduce back to boundary line.Walnut T2 - Crown lift to 3m above ground level.Hazel (dead) T3 reduce in height to leave at 2m above ground level.Hawthorn T4 - Crown reduce by approx. 0.5-0.75m, remove self set sycamore ash and bramble to ground level and treat these to help prevent regrowth. Lilac T5 - Reduce in height to just below gutter.Elderberry T6 + T7 - Fell to ground level and treat stump to help prevent regrowth.
Reference - 23/02981/HFUL	
<b>Decision:</b>	Decided
<b>Date:</b>	01st August 2023
<b>Description:</b>	Single storey extension and ramp

Planning records for: **36A High Street Barrington Cambridgeshire CB22 7QX**

Reference - S/0698/14/FL	
Decision:	Decided
Date:	26th March 2014
Description:	Extension to garden room and extension and alteration to utility/store room

Planning records for: **Lifes Corner 8A High Street Barrington Cambridgeshire CB22 7QX**

Reference - 22/05409/HFUL	
Decision:	Decided
Date:	15th December 2022
Description:	Part single and part two storey side extension and front porch.

Reference - 22/1477/TTCA	
Decision:	Decided
Date:	15th December 2022
Description:	T1 - Purple plum - Section fell to ground level

Planning records for: **1 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 22/02956/CONDE	
Decision:	Awaiting decision
Date:	06th July 2023
Description:	Submission of details required by condition 3 (External render) of planning permission 22/02956/FUL

Planning records for: *1 High Street Barrington Cambridgeshire CB22 7QX*

Reference - 23/02625/HFUL	
Decision:	Awaiting decision
Date:	06th July 2023
Description:	Conversion of garage to form bed and breakfast unit.

Reference - 23/02625/FUL	
Decision:	Withdrawn
Date:	06th July 2023
Description:	Conversion of garage to form bed and breakfast unit.

Planning records for: *4 High Street Barrington Cambridge Cambridgeshire CB22 7QX*

Reference - 22/00802/CLPD	
Decision:	Decided
Date:	04th April 2022
Description:	The siting of a caravan for ancillary use, within a defined planning unit, does not amount to a material change of use of land and thus no development as defined by S55(1) of the 1990 Act will take place.

Reference - S/2004/18/LB	
Decision:	Decided
Date:	08th June 2018
Description:	Removal of Bathroom wall to create a larger bathroom

Planning records for: **4 High Street Barrington Cambridgeshire CB22 7QX**

<b>Reference - S/0615/10/LB</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	24th May 2010
<b>Description:</b>	Alterations- reconstruct kitchen and renew soleplate and window in living room.

Planning records for: **5 High Street Barrington Cambridgeshire CB22 7QX**

<b>Reference - 23/1527/TTCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th December 2023
<b>Description:</b>	T1 Ash tree - remove the large branch growing over the adjacent Acer.T2 Ash tree - remove a secondary branch growing over the adjacent AcerT3 Poplar - fellT4 Poplar - remove the lateral branch growing over the garden T5 Fell a Pine tree which is completely deadT6 Elm - shorten a branch growing over the summerhouse by 2mT7 Large Willow - remove 2m end weight from one branch T8 Small Plum tree - remove the dead upper crownT9 Poplar - fellT10 Elm - cut back the lower branches growing over the lawn by 1.5m

<b>Reference - 22/00345/NMAA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	13th December 2023
<b>Description:</b>	Non material amendment to previously approved 22/00345/FUL for construction of 3 bedroom two storey detached self-build dwelling, carport/workshop and siting/residential use of one mobile home for duration of works, and associated works

<b>Reference - 23/00731/HFUL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	27th February 2023
<b>Description:</b>	Replacement of workshop with single storey annex.

Planning records for: **6 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

<b>Reference - 22/01704/HFUL</b>	
<b>Decision:</b>	Awaiting decision
<b>Date:</b>	12th April 2022
<b>Description:</b>	Removal of existing conservatory, single storey rear pitched roof extension and part garage conversion.

Planning records for: **7 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

<b>Reference - S/3769/17/FL</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	20th October 2017
<b>Description:</b>	The proposal seeks to retain the main dwelling with minimal external alterations to extend and alter the existing detached garage and to replace the current western element of the main dwelling currently on stilts.

Planning records for: **12 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

<b>Reference - S/0477/11</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	10th March 2011
<b>Description:</b>	Car Port

Planning records for: **14 High Street Barrington Cambridgeshire CB22 7QX**

<b>Reference - 23/0746/TTCA</b>	
<b>Decision:</b>	Decided
<b>Date:</b>	17th July 2023
<b>Description:</b>	T1 Sycamore - tree is touching building and causing visible damage to a listed building. Fell to near ground level. T2 Ash - tree has large decayed wound from limb failure. Fell to near ground level. T3 Sycamore - tree is twin stemmed with wound and decay below where stem bifurcates. Heavy lean over listed building. Fell to near ground level. Trees are of poor health.

Planning records for: **14 High Street Barrington Cambridgeshire CB22 7QX**

<b>Reference - 23/0202/TTPO</b>
<b>Decision:</b> Decided
<b>Date:</b> 20th February 2023
<b>Description:</b> Tree is a mature hornbeam marked H in blue on the attached block plan. Proposed work is to lift the crown by 1m from the current height of 2m to 3m which will achieve the following:-1) remove the lowest, weakened branches which have the potential to damage the listed property and/or injure members of the public using the Village Green. See attached photos.2) reduce the crown and therefore moisture uptake from the area of the listed building's shallow foundations as recommended in the Technical Section of the attached Structural Engineer's report. The reasons for the work are self evident:-To protect the Grade II listed building's foundations from future subsidence,-To prevent branches overhanging the property,-To protect homeowners and members of the public using the village green from injury in the event that weakened limbs break off in high winds.
<b>Reference - 23/03180/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th August 2023
<b>Description:</b> Erection of a detached single storey garden studio.
<b>Reference - 23/0741/TTCA</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th July 2023
<b>Description:</b> T1 - Hornbeam, Reduce and shape by 2m and thin crown by 20%.Tree has become overgrown.
<b>Reference - 23/03188/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th August 2023
<b>Description:</b> Minor works to the exterior of the existing house, including changes to the front door and porch arrangement, new glazing in the front, side and rear of the house, new dormer window to the rear of the house, installation of solar panels, removal of chimney stack and replace existing roof covering.



Planning records for: **14 High Street Barrington Cambridgeshire CB22 7QX**

<b>Reference - 22/04269/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd February 2023
<b>Description:</b> Submission of details required by condition 3 (details of double doors) of listed building consent 22/04269/LBC
<b>Reference - 23/03180/CONDA</b>
<b>Decision:</b> Decided
<b>Date:</b> 10th November 2023
<b>Description:</b> Submission of details required by condition 3 (Roof covering material and window material details) of planning permission 23/03180/HFUL
<b>Reference - 22/02192/FUL</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 10th May 2022
<b>Description:</b> Retrospective change of use of agricultural building to 1no. dwelling and associated operational development
<b>Reference - 23/03181/LBC</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 17th August 2023
<b>Description:</b> Erection of a detached single storey garden studio.

Planning records for: **14 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 22/1435/TTCA	
Decision:	Decided
Date:	02nd December 2022
Description:	T1 Prunus - Fell (diseased). T2 Prunus - Fell (diseased) T3 Prunus Fell (diseased). T 4 Laburnum - Reduce the limbs that are causing the lean to the right by 3 metres. T5 Hornbeam - Crown Lift by 3 metres from ground.

Reference - 23/1008/TTCA	
Decision:	Decided
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.

Planning records for: **18 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 22/01253/CONDB	
Decision:	Decided
Date:	03rd January 2024
Description:	Submission of details required by conditions 3 (arboricultural impact assessment and tree protection plan), 7 (hard and soft landscaping), 8 (hard and soft landscaping), 13 (gates) and 15 (cycle parking) of planning permission 22/01253/FUL

Reference - 24/01156/LBC	
Decision:	Decided
Date:	26th March 2024
Description:	Erection of Oak framed single storey extension to the side and rear.

Planning records for: *18 High Street Barrington Cambridgeshire CB22 7QX*

<b>Reference - 24/01000/HFUL</b>
<b>Decision:</b> Decided
<b>Date:</b> 18th March 2024
<b>Description:</b> Erection of Oak framed Outbuilding to the rear
<b>Reference - 23/00516/LBC</b>
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2023
<b>Description:</b> Demolition of existing single storey side extension and replacement with new single storey side/rear extension
<b>Reference - 24/00030/HFUL</b>
<b>Decision:</b> Withdrawn
<b>Date:</b> 03rd January 2024
<b>Description:</b> Single storey rear and side extension and erection of an outbuilding.
<b>Reference - 24/0360/TTPO</b>
<b>Decision:</b> Awaiting decision
<b>Date:</b> 18th March 2024
<b>Description:</b> T1 Sycamore - Reduce crown by 3-4m. Recent storms have torn off a large lateral branch. We would like to reduce to prevent further damage.

Planning records for: *18 High Street Barrington Cambridgeshire CB22 7QX*

Reference - 24/01155/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 26th March 2024
<b>Description:</b> Erection of Oak framed single storey extension to the side and rear.

Reference - 23/00257/HHFUL
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2023
<b>Description:</b> Proposed Detached garage and garage conversion to lounge and bedroom.

Reference - 24/01156/CONDA
<b>Decision:</b> Awaiting decision
<b>Date:</b> 22nd May 2024
<b>Description:</b> Submission of details required by condition 4 (new and existing windows scale of 1:10) of Listed Building consent 24/01156/LBC

Reference - 23/00515/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 13th February 2023
<b>Description:</b> Demolition of existing single storey side extension and replacement with new single storey side/rear extension

Planning records for: **18 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 24/00005/FUL	
Decision:	Withdrawn
Date:	03rd January 2024
Description:	Construction of single storey rear extension.

Reference - 24/00031/LBC	
Decision:	Withdrawn
Date:	03rd January 2024
Description:	Single storey rear and side extension and erection of an outbuilding.

Planning records for: **22-24 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 23/0938/TTCA	
Decision:	Decided
Date:	22nd August 2023
Description:	T1 1 x Conifer remove to ground level T2 1 x Conifer remove to ground level T3 1 x Plum remove to ground level

Planning records for: **25 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 24/0298/TTCA	
Decision:	Awaiting decision
Date:	06th March 2024
Description:	overgrown old hedgerow, mainly field maple and hawthorn trees - lay these trees back into a hedge and then plant between with new old English hedge varieties to form a new hedgerow. However if this proves impossible due to the brittle nature of Field Maples of this age we would like to coppice the trees at grown level and again plant in between with hedge plants.

Planning records for: *27 High Street Barrington Cambridgeshire CB22 7QX*

Reference - 22/0843/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 02nd August 2022
<b>Description:</b> T.1 Whitebeam - Crown reduce tree by 2m to allow more light to front of the garden.

Reference - 23/04740/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 12th December 2023
<b>Description:</b> Two-storey rear and single-storey side extension replacing and extending single-storey rear and side extension.

Reference - 22/03533/HFUL
<b>Decision:</b> Decided
<b>Date:</b> 02nd August 2022
<b>Description:</b> Installation of solar pool heater consisting of black MDPE pipes located in the rear garden.

Reference - 22/0434/TTCA
<b>Decision:</b> Decided
<b>Date:</b> 05th April 2022
<b>Description:</b> T1 - Ash, remove to ground level.

Planning records for: **27 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 23/04741/LBC	
Decision:	Decided
Date:	12th December 2023
Description:	Two-storey rear and single-storey side extension replacing and extending single-storey rear and side extension.

Reference - S/2038/17/LB	
Decision:	Decided
Date:	31st July 2017
Description:	Proposed to fit a stainless steel chimney liner.

Reference - 24/0690/TTCA	
Decision:	Decided
Date:	28th June 2024
Description:	conifer hedge - remove the hedge and replace with a mixed native hedge/beechn or a combination of post and rail fence and native hedge/beechn.

Planning records for: **32 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

Reference - S/2257/13/FL	
Decision:	Decided
Date:	24th October 2013
Description:	Pitched Roof and Two Storey Rear Extension

Planning records for: **33 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

Reference - S/0073/17/FL	
Decision:	Decided
Date:	09th January 2017
Description:	Timber garden annex

Reference - S/0074/17/LB	
Decision:	Decided
Date:	09th January 2017
Description:	Timber garden annex

Reference - 22/01663/HFUL	
Decision:	Decided
Date:	06th April 2022
Description:	Replace existing conservatory roof with a replca tiled roof

Planning records for: **34 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 23/1010/TTCA	
Decision:	Decided
Date:	04th September 2023
Description:	Amended Specifications 2 beech trees on boundary to road - height (crown) reductions to the previous reduction points.



Planning records for: **34 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 23/1009/TTCA	
Decision:	Decided
Date:	04th September 2023
Description:	T1 and T2 Tree of Heaven 2 metre crown reduction to growth points where possible

Planning records for: **The Old Guildhall 36 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

Reference - S/4253/18/VC	
Decision:	Decided
Date:	09th November 2018
Description:	Variation of Condition 2 (approved plans) of planning consent S/3695/17/LB for proposed extension & alterations to listed building.

Reference - S/2359/18/DC	
Decision:	Decided
Date:	21st June 2018
Description:	Discharge of conditions 4 (Drawings of proposed windows and doors) 5 (Details of proposed link weather board cladding and proposed brick) and 6 (rooflights) of listed building consent S/3695/17/LB

Reference - S/0141/15/FL	
Decision:	Decided
Date:	25th March 2015
Description:	Replace picket fence approx. 1.2m high segregating grounds of 36 High Street ("The Old Guildhall") with the car park of 36A with a boarded fence approx 1.8m high. .

Planning records for: *36 High Street Barrington Cambridge Cambridgeshire CB22 7QX*

<b>Reference - S/1609/10</b>
<b>Decision:</b> Decided
<b>Date:</b> 22nd September 2010
<b>Description:</b> Erection of a new ecological dwelling.
<b>Reference - S/2500/14/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 14th October 2014
<b>Description:</b> Proposed condensing boiler installation to existing boiler cupboard and new flue and condensing drain to penetrate through the rear wall of the property.
<b>Reference - S/0613/09/F</b>
<b>Decision:</b> Decided
<b>Date:</b> 29th April 2009
<b>Description:</b> Erection of ecological dwelling carport and store with new access
<b>Reference - S/3345/16/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd December 2016
<b>Description:</b> Proposed extension & alterations to listed building.

Planning records for: *The Old Guildhall 36 High Street Barrington Cambridge Cambridgeshire CB22 7QX*

<b>Reference - S/3695/17/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th October 2017
<b>Description:</b> Proposed extension & alterations to listed building.
<b>Reference - S/3694/17/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 17th October 2017
<b>Description:</b> Proposed extension & alterations to listed building.
<b>Reference - S/3344/16/FL</b>
<b>Decision:</b> Decided
<b>Date:</b> 02nd December 2016
<b>Description:</b> Proposed extension & alterations to listed building.
<b>Reference - S/0203/15/LB</b>
<b>Decision:</b> Decided
<b>Date:</b> 26th January 2015
<b>Description:</b> Repaint the outside of 36 High Street Barrington from Orange to White.

Planning records for: *Land to the North of 36 High Street Barrington CB22 7QX*

Reference - S/1455/09/F	
Decision:	Decided
Date:	02nd October 2009
Description:	Erection of Ecological Dwelling with Carport and Store with New Access

Reference - S/4254/18/VC	
Decision:	Decided
Date:	09th November 2018
Description:	Variation of condition 2 (approved plans) of planning consent S/3694/17/FL for proposed extension and alterations to listed building.

Planning records for: *37 High Street Barrington Cambridgeshire CB22 7QX*

Reference - 23/02627/HFUL	
Decision:	Decided
Date:	07th July 2023
Description:	Single storey side extension.

Reference - 23/02627/NMA1	
Decision:	Awaiting decision
Date:	23rd July 2024
Description:	Non material amendment on application 23/02627/HFUL for changing the proposed Utility window on the South West elevation (shown on drawing 0554-121d) to a door.

Planning records for: **37 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

Reference - S/2803/14/FL	
Decision:	Decided
Date:	18th December 2014
Description:	Orangery following demolition of existing conservatory

Reference - S/1118/13/FL	
Decision:	Decided
Date:	20th June 2013
Description:	Loft conversion including the construction of a rear dormer window

Planning records for: **38 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

Reference - S/2823/15/FL	
Decision:	Decided
Date:	06th November 2015
Description:	Conversion of car port to residential living space and replacement windows

Reference - 22/01627/HFUL	
Decision:	Decided
Date:	04th April 2022
Description:	Change of use of existing stables block (Sui Generis) to a garden room, with associated alterations

Planning records for: **38 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

Reference - S/1016/16/DC	
<b>Decision:</b>	Decided
<b>Date:</b>	18th April 2016
<b>Description:</b>	Application for approval of details reserved by condition 3 (Materials) of planning application S/2823/15/FL conversion of car port to residential living space and replacement windows

Reference - S/4131/17/FL	
<b>Decision:</b>	Decided
<b>Date:</b>	28th November 2017
<b>Description:</b>	Relocation of vehicle access and associated external works

Reference - S/1712/18/NM	
<b>Decision:</b>	Decided
<b>Date:</b>	01st May 2018
<b>Description:</b>	Non material amendment of Planning Permission S/4131/17/FL

Planning records for: **41 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 23/0205/TTPO	
<b>Decision:</b>	Decided
<b>Date:</b>	21st February 2023
<b>Description:</b>	Amended proposed tree work agreed with the owner via email 02/05/2023. 6m maximum crown raise height to 1 x Ash tree and 1 x Beach tree including 15% crown thinning.

Planning records for: **41 High Street Barrington Cambridgeshire CB22 7QX**

Reference - 23/0204/TTCA	
Decision:	Decided
Date:	21st February 2023
Description:	<p>There is a group of Leylandii on the boundary between 41 High Street and the Barrington Village Green. They have grown considerably, so that they are now as high as the house and are encroaching on the Green. We have been unable to contact the owner of the house, who we understand to be living abroad. We propose cutting back towards the trunks near the ground to reduce the encroachment on the Green by 1- 1.5 m in order to retain green growth rather than expose bare branches. I am submitting this request on behalf of the Barrington Green Charity, the body responsible for the management of the Green.</p>

Planning records for: **43 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

Reference - S/0662/14/FL	
Decision:	Decided
Date:	13th May 2014
Description:	<p>First floor extension erection of shed new fencing and alterations</p>

Reference - S/0518/14/LB	
Decision:	Decided
Date:	07th March 2014
Description:	<p>Internal works to replace insulation and plaster gable wall between timbers and plastering over breeze block wall between lounge and kitchen/bathroom</p>

Reference - S/0566/18/FL	
Decision:	Decided
Date:	07th March 2018
Description:	<p>Amend previously approved scheme by raising roof height by 150mm and alter internal layout. Approval references S/1950/16/LB S1839/16/NM S/0662/14/FL.</p>

Planning records for: **43 High Street Barrington Cambridge CB22 7QX**

Reference - S/0844/14/LB	
<b>Decision:</b>	Decided
<b>Date:</b>	29th April 2014
<b>Description:</b>	Internal Modification and replacement doors and windows

Reference - S/0652/18/LB	
<b>Decision:</b>	Decided
<b>Date:</b>	06th March 2018
<b>Description:</b>	Amend previously approved scheme by raising roof height by 150mm and alter internal layout. Approval references S/1950/16/LB S1839/16/NM S/0662/14/FL.

Reference - S/0663/14/LB	
<b>Decision:</b>	Decided
<b>Date:</b>	13th May 2014
<b>Description:</b>	Demolish and replace rear covered walkway erection of new decking replacement fencing external boiler new shed enlarge existing extension and creation of first floor new rooflights internal alterations to first and ground floors

Reference - S/1950/16/LB	
<b>Decision:</b>	Decided
<b>Date:</b>	28th July 2016
<b>Description:</b>	First floor loft extension providing two new bedrooms and new bathroom. Internal alterations at ground floor level allowing for a larger kitchen entrance hall/dining area and small utility room and toilet and log burner with flue



Planning records for: *Charity Cottage 43 High Street Barrington Cambridge Cambridgeshire CB22 7QX*

Reference - S/1839/16/NM	
Decision:	Decided
Date:	28th July 2016
Description:	Application for a non-material amendment to planning application S/0662/14/FL for first floor windows erection of shed new fencing and alterations

Reference - S/1599/13/LB	
Decision:	Decided
Date:	12th August 2013
Description:	Replace windows and front door & repainting of exterior

Planning records for: *49- 51 High Street Barrington Cambridge Cambridgeshire CB22 7QX*

Reference - S/1398/18/FL	
Decision:	Decided
Date:	10th May 2018
Description:	Erection of lean to canopy over Barrington Village Shop and Post Office

Planning records for: *Scolthouse 59 High Street Barrington Cambridge Cambridgeshire CB22 7QX*

Reference - S/3004/14/FL	
Decision:	Decided
Date:	24th December 2014
Description:	Installation of 100mm thick external insulation with rendered finish to north west and south elevations and sections of remaining side elevations of house and replacement of 4 windows on front elevation with timber frame horizontal sashes.

Planning records for: *61 High Street Barrington Cambridgeshire CB22 7QX*

Reference - 23/0992/TTCA	
Decision:	Decided
Date:	31st August 2023
Description:	T1 Silver Birch to front left of entrance in decline ~ Top and fell to ground level.

Reference - 22/04728/CONDA	
Decision:	Decided
Date:	31st August 2023
Description:	Submission of details required by condition 4 (Windows) of listed building consent 22/04728/LBC

Reference - 22/04728/LBC	
Decision:	Decided
Date:	27th October 2022
Description:	Replace glazing within the existing wooden frame windows and Installation of a internally passive or electric fan to bathroom with external white plastic vent cover.

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.

Planning records for: **61 High Street Barrington Cambridge Cambridgeshire CB22 7QX**

Reference - S/2700/17/DC	
Decision:	Decided
Date:	04th August 2017
Description:	Discharge of conditions 3 (Manufacturers specification details of all rooflights) and 4( Manufacturers specification details of the proposed windows and doors) of planning permission S/2058/16/LB

Reference - S/2058/16/LB	
Decision:	Decided
Date:	10th August 2016
Description:	Removal of Conservatory and Replace with Single Storey Rear Extension & Replacement Windows

Reference - S/2057/16/FL	
Decision:	Decided
Date:	10th August 2016
Description:	Removal of Conservatory and Replace with Single Storey Rear Extension

Planning records for: **65 High Street Barrington Cambridgeshire CB22 7QX**

Reference - S/1677/08/F	
Decision:	Decided
Date:	26th September 2008
Description:	Erection of Garage/Workshop

Planning records for: *71 High Street Barrington Cambridge Cambridgeshire CB22 7QX*

Reference - 21/00033/CONDB	
Decision:	Decided
Date:	03rd March 2022
Description:	Submission of details required by condition 5 (Traffic Management Plan) of planning permission 21/00033/FUL

Planning records for: *63 High Street Barrington Cambridge Cambridgeshire CB22 7QX*

Reference - S/3126/16/TC	
Decision:	Decided
Date:	10th November 2016
Description:	Tree Management by Parish Council - See Application for full details and maps attached.

High Street, Barrington, CB22

Energy rating

**E**

Valid until 20.12.2022

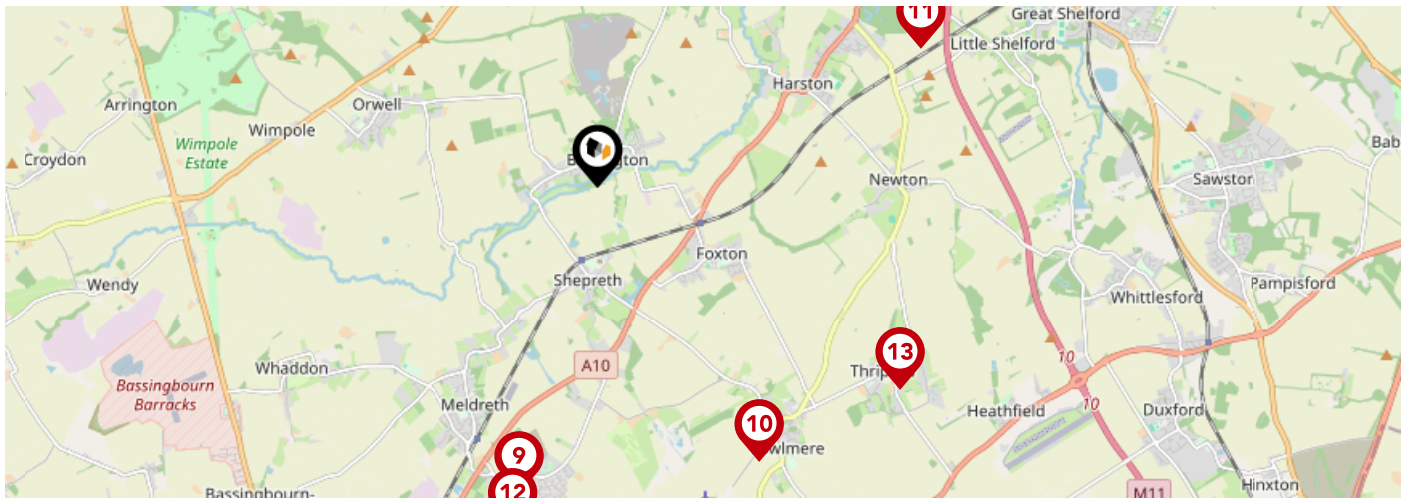
Score	Energy rating	Current	Potential
92+	<b>A</b>		
81-91	<b>B</b>		
69-80	<b>C</b>		
55-68	<b>D</b>		66   <b>D</b>
39-54	<b>E</b>	44   <b>E</b>	
21-38	<b>F</b>		
1-20	<b>G</b>		

## Additional EPC Data

<b>Property Type:</b>	Bungalow
<b>Build Form:</b>	Detached
<b>Transaction Type:</b>	Marketed sale
<b>Energy Tariff:</b>	Dual
<b>Main Fuel:</b>	Oil (not community)
<b>Main Gas:</b>	No
<b>Flat Top Storey:</b>	No
<b>Top Storey:</b>	0
<b>Glazing Type:</b>	Single glazing
<b>Previous Extension:</b>	1
<b>Open Fireplace:</b>	2
<b>Ventilation:</b>	Natural
<b>Lightning:</b>	Low energy lighting in 62% of fixed outlets
<b>Main Heating:</b>	Boiler and radiators, oil
<b>Main Heating Controls:</b>	Programmer and room thermostat
<b>Hot Water System:</b>	From main system
<b>Hot Water Energy Efficiency:</b>	Average
<b>Floors:</b>	Solid, no insulation (assumed)
<b>Walls:</b>	System built, as built, no insulation (assumed)
<b>Walls Energy:</b>	Very Poor
<b>Roof:</b>	Roof room(s), thatched
<b>Roof Energy:</b>	Good
<b>Total Floor Area:</b>	156 m <sup>2</sup>

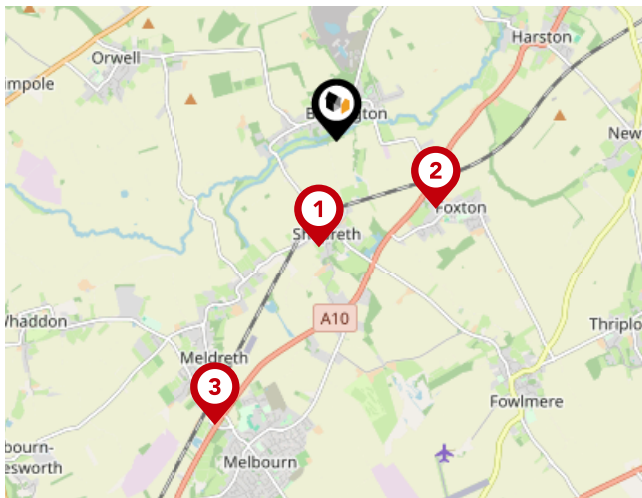


		Nursery	Primary	Secondary	College	Private
	<b>Barrington CofE VC Primary School</b> Ofsted Rating: Good   Pupils: 157   Distance:0.3	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Selwyn Hall School</b> Ofsted Rating: Good   Pupils: 10   Distance:1.09	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Foxton Primary School</b> Ofsted Rating: Good   Pupils: 86   Distance:1.38	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Haslingfield Endowed Primary School</b> Ofsted Rating: Good   Pupils: 137   Distance:1.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Harston and Newton Community Primary School</b> Ofsted Rating: Good   Pupils: 110   Distance:2.08	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Petersfield CofE Aided Primary School</b> Ofsted Rating: Good   Pupils: 121   Distance:2.27	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Aurora Meldreth Manor School</b> Ofsted Rating: Good   Pupils: 45   Distance:2.42	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Meldreth Primary School</b> Ofsted Rating: Good   Pupils: 208   Distance:2.55	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



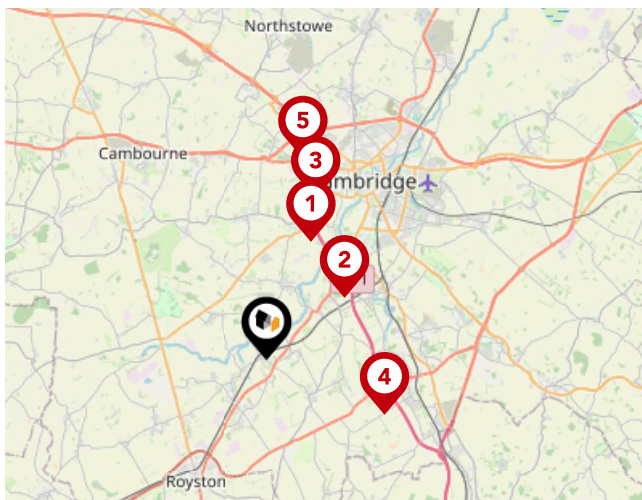
		Nursery	Primary	Secondary	College	Private
	<b>Melbourn Village College</b> Ofsted Rating: Serious Weaknesses   Pupils: 638   Distance:2.88	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Fowlmere Primary School</b> Ofsted Rating: Good   Pupils: 87   Distance:2.89	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Hauxton Primary School</b> Ofsted Rating: Good   Pupils: 90   Distance:3.2	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Melbourn Primary School</b> Ofsted Rating: Good   Pupils: 393   Distance:3.21	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Thriplow CofE Primary School</b> Ofsted Rating: Good   Pupils: 102   Distance:3.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Barton CofE VA Primary School</b> Ofsted Rating: Good   Pupils: 112   Distance:3.87	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Comberton Village College</b> Ofsted Rating: Outstanding   Pupils: 1930   Distance:4.07	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	<b>Trumpington Meadows Primary School</b> Ofsted Rating: Good   Pupils: 260   Distance:4.12	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>





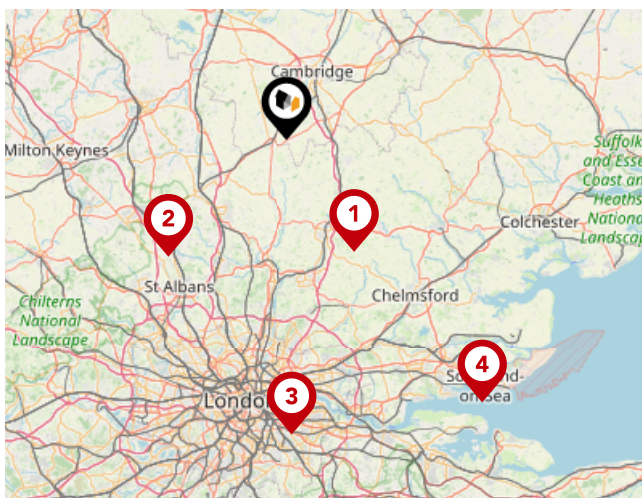
### National Rail Stations

Pin	Name	Distance
1	Shepreth Rail Station	0.97 miles
2	Foxton Rail Station	1.09 miles
3	Meldreth Rail Station	2.81 miles



### Trunk Roads/Motorways

Pin	Name	Distance
1	M11 J12	4.59 miles
2	M11 J11	3.66 miles
3	M11 J13	6.11 miles
4	M11 J10	4.82 miles
5	M11 J14	7.44 miles

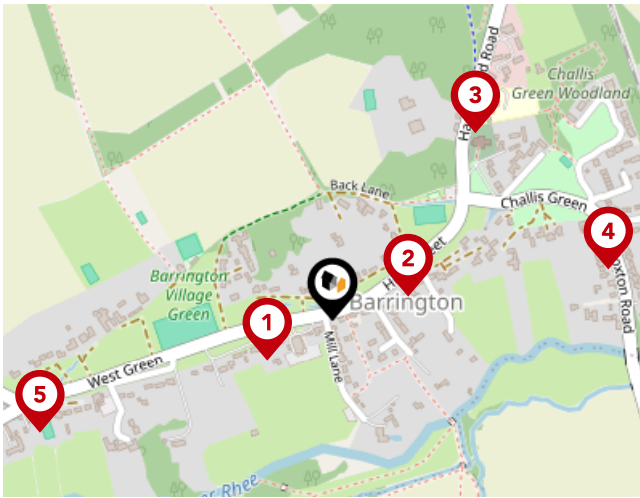


### Airports/HELIPADS

Pin	Name	Distance
1	Stansted Airport	19.13 miles
2	Luton Airport	24.51 miles
3	Silvertown	43.21 miles
4	Southend-on-Sea	48.08 miles

# Area

## Transport (Local)



### Bus Stops/Stations

Pin	Name	Distance
1	Mill Lane	0.09 miles
2	Slid Lane	0.09 miles
3	Primary School	0.27 miles
4	Glebe Road	0.32 miles
5	Orwell Road	0.36 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.



# Cooke Curtis & Co

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#### Cooke Curtis & Co

40 High Street Trumpington Cambridge

CB2 9LS

01223 508 050

Jenny@cookecurtis.co.uk

www.cookecurtis.co.uk

