

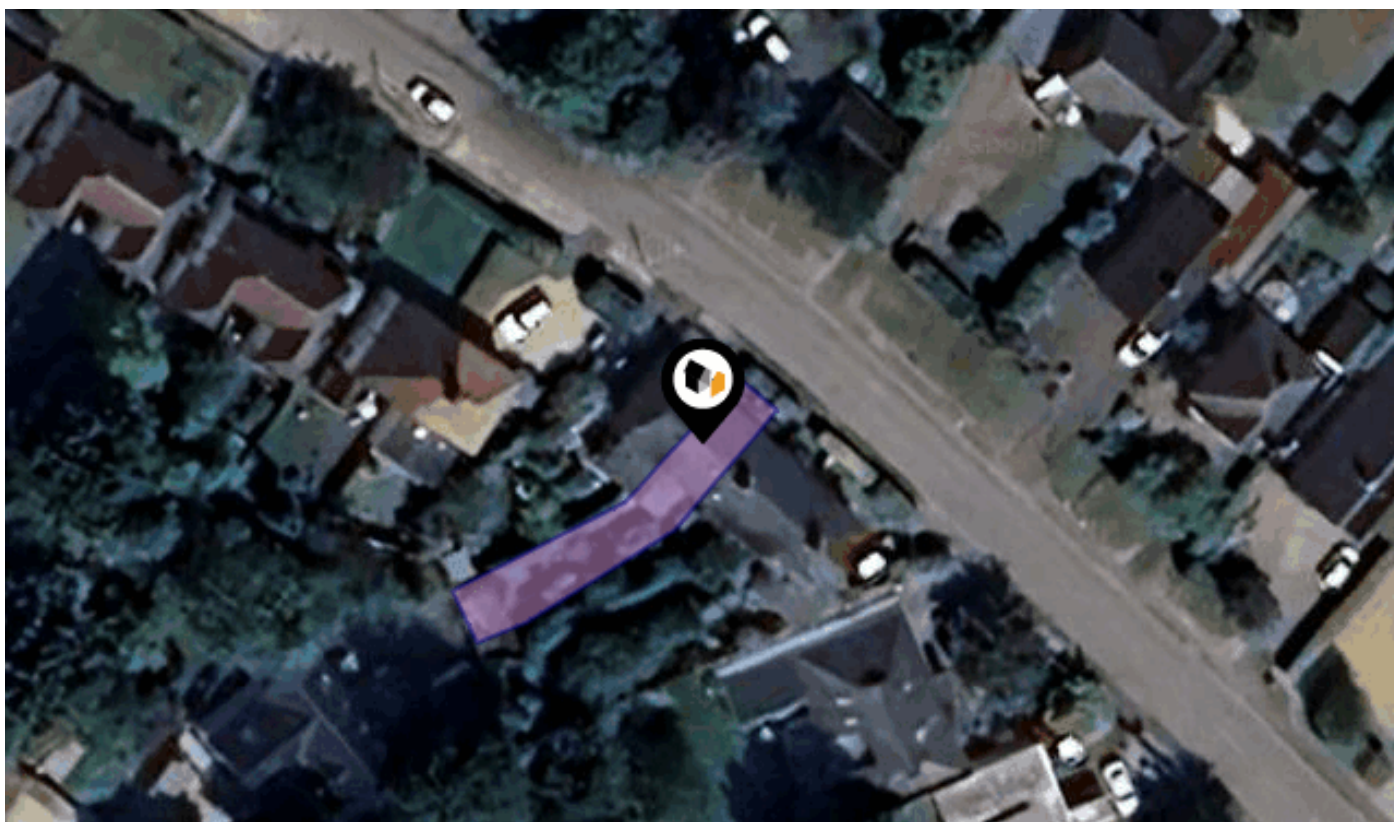


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MIR: Material Info

The Material Information Affecting this Property

Wednesday 26th June 2024



HAUXTON ROAD, LITTLE SHELFORD, CAMBRIDGE, CB22

Cooke Curtis & Co

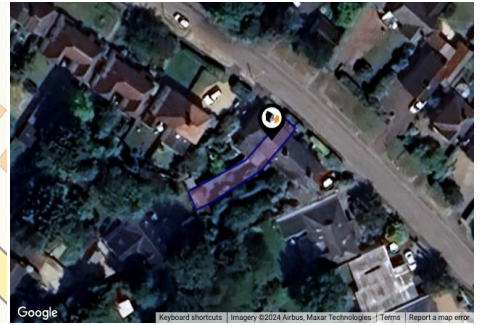
40 High Street Trumpington Cambridge CB2 9LS

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Property

Type:	Terraced	Tenure:	Freehold
Bedrooms:	2		
Floor Area:	699 ft ² / 65 m ²		
Plot Area:	0.04 acres		
Year Built :	1998		
Council Tax :	Band C		
Annual Estimate:	£2,048		
Title Number:	CB215432		

Local Area

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

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)

4 mb/s	80 mb/s	1000 mb/s

Mobile Coverage: (based on calls indoors)



Satellite/Fibre TV Availability:



Planning records for: **9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ**

Reference - 23/80470/COND	
Decision:	Decided
Date:	20th December 2023
Description:	Discharge of Condition 4 (Tree Protection) for 23/01675/HHFUL

Planning records for: **9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ**

Reference - 22/03296/CONDB	
Decision:	Decided
Date:	11th May 2023
Description:	Submission of details required by condition 22 (Disposal of Surface Water and Foul Water) and 23 (Contamination) of planning permission 22/03296/FUL

Planning records for: **42 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ**

Reference - S/1886/12/FL	
Decision:	Decided
Date:	10th September 2012
Description:	Conversion of garage into self contained annexe

Planning records for: **44 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ**

Reference - S/0792/18/FL	
Decision:	Decided
Date:	28th February 2018
Description:	Proposed two-storey front and rear extensions

Planning records for: **44 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ**

Reference - S/1958/10
Decision: Decided
Date: 17th November 2010
Description: Erection of two detached dwellings with separate access drives and infilling of the frontage ditch and one double garage following demolition of existing bungalow and garage.
Reference - S/1337/09/F
Decision: Decided
Date: 17th September 2009
Description: Erection of Two Dwellings following Demolition of Existing Bungalow
Reference - S/0942/19/FL
Decision: Decided
Date: 11th March 2019
Description: Construction of a detached single storey garage and annexe
Reference - S/0942/19/FL
Decision: Decided
Date: 11th March 2019
Description: Construction of a detached single storey garage and annexe

Planning records for: *44 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - S/0942/19/FL	
Decision:	Decided
Date:	11th March 2019
Description:	Construction of a detached single storey garage and annexe

Planning records for: *Annexe 42 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - 21/03204/HFUL	
Decision:	Decided
Date:	22nd July 2021
Description:	Extension to existing annexe to form garage and first floor storage area, and associated works

Reference - 21/03204/CONDA	
Decision:	Decided
Date:	02nd November 2021
Description:	Submission of details required by condition 3 (Arboricultural Method Statement and Tree Protection Strategy) of permission 21/03204/HFUL

Reference - 21/03204/HFUL	
Decision:	Decided
Date:	08th July 2021
Description:	Extension to existing annexe to form garage and first floor storage area, and associated works

Planning records for: *Annexe 42 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - 21/03204/CONDA	
Decision:	Decided
Date:	02nd November 2021
Description:	Submission of details required by condition 3 (Arboricultural Method Statement and Tree Protection Strategy) of permission 21/03204/HFUL

Reference - 21/03204/HFUL	
Decision:	Decided
Date:	22nd July 2021
Description:	Extension to existing annexe to form garage and first floor storage area, and associated works

Reference - 21/03204/CONDA	
Decision:	Decided
Date:	02nd November 2021
Description:	Submission of details required by condition 3 (Arboricultural Method Statement and Tree Protection Strategy) of permission 21/03204/HFUL

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - F/YR23/0562/TRCA	
Decision:	Decided
Date:	27th June 2023
Description:	Works to 2 x Silver Birch trees within a conservation area

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - F/YR23/0562/TRCA	
Decision:	Decided
Date:	27th June 2023
Description:	Works to 2 x Silver Birch trees within a conservation area

Reference - 23/02447/FUL	
Decision:	Decided
Date:	27th June 2023
Description:	Erection of 1no two storey dwelling and associated works

Planning records for: *6 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - S/1788/08/F	
Decision:	Decided
Date:	20th October 2008
Description:	Part 2 storey part single storey rear extension following demolition of existing conservatory.

Reference - S/0599/09/F	
Decision:	Decided
Date:	01st May 2009
Description:	Extensions

Planning records for: *7 Hauxton Road Little Shelford Cambridge CB22 5HJ*

Reference - S/2699/15/FL	
Decision:	Decided
Date:	12th October 2015
Description:	First floor front extension

Planning records for: *10 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - S/0915/09/F	
Decision:	Decided
Date:	18th June 2009
Description:	Conservatory

Planning records for: *12 Hauxton Road Little Shelford CB22 5HJ*

Reference - 21/04548/HFUL	
Decision:	Withdrawn
Date:	19th October 2021
Description:	Single storey side extension, two storey side and rear extensions.

Reference - 21/05600/HFUL	
Decision:	Decided
Date:	21st December 2021
Description:	Single storey side and rear extensions, two storey rear extension. Resubmission of 21/04548/HFUL

Planning records for: *12 Hauxton Road Little Shelford CB22 5HJ*

Reference - 21/04548/HFUL	
Decision:	Withdrawn
Date:	14th October 2021
Description:	Single storey side extension, two storey side and rear extensions.

Reference - 21/05600/HFUL	
Decision:	Decided
Date:	21st December 2021
Description:	Single storey side and rear extensions, two storey rear extension. Resubmission of 21/04548/HFUL

Reference - 23/02409/S73	
Decision:	Decided
Date:	26th June 2023
Description:	S73 to vary condition 2 (Approved plans) of planning ref: 21/05600/HFUL (Single storey side and rear extensions, two storey rear extension. Resubmission of 21/04548/HFUL) to include an area of render to the south-east facing side elevation and to raise the cill height of the window to Bedroom 5.

Reference - 23/02409/S73	
Decision:	Decided
Date:	29th June 2023
Description:	S73 to vary condition 2 (Approved plans) of planning ref 21/05600/HFUL (Single storey side and rear extensions, two storey rear extension. Resubmission of 21/04548/HFUL) to include an area of render to the south-east facing side elevation and to raise the cill height of the window to Bedroom 5.

Planning records for: *12 Hauxton Road Little Shelford CB22 5HJ*

Reference - 21/04548/HFUL	
Decision:	Withdrawn
Date:	19th October 2021
Description:	Single storey side extension, two storey side and rear extensions.

Reference - 23/02409/S73	
Decision:	Decided
Date:	29th June 2023
Description:	S73 to vary condition 2 (Approved plans) of planning ref 21/05600/HFUL (Single storey side and rear extensions, two storey rear extension. Resubmission of 21/04548/HFUL) to include an area of render to the south-east facing side elevation and to raise the cill height of the window to Bedroom 5.

Reference - 23/01171/TREE	
Decision:	Decided
Date:	26th June 2023
Description:	T1 Oak at rear of garden remove epicormic shoots within crown, remove 5-6 minor branches from main scaffold over lawn, these are max 50m diameter branches. Reason to keep the tree looking tidy, reduce debris shed onto the lawn and allow more light through to the lawn

Reference - 23/01171/TREE	
Decision:	Decided
Date:	26th June 2023
Description:	T1 Oak at rear of garden remove epicormic shoots within crown, remove 5-6 minor branches from main scaffold over lawn, these are max 50m diameter branches. Reason to keep the tree looking tidy, reduce debris shed onto the lawn and allow more light through to the lawn

Planning records for: *12 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 23/01171/TREE	
Decision:	Decided
Date:	26th June 2023
Description:	T1 Oak at rear of garden remove epicormic shoots within crown, remove 5-6 minor branches from main scaffold over lawn, these are max 50m diameter branches. Reason to keep the tree looking tidy, reduce debris shed onto the lawn and allow more light through to the lawn

Planning records for: *17 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - S/3138/17/TC	
Decision:	Decided
Date:	07th September 2017
Description:	T1 Sycamore to rear of property approximately 10-20 cm from building - fell due to proximity to property. T2 tree to front left of property approximately 15 cm from building at ground level - fell due proximity to property. T3 tree to front right of property approximately 90 cm from building at ground level where it breaks into about 8 with 2 in excess of 7.5 cm - fell due to proximity of property.

Reference - 24/00499/TPO	
Decision:	Awaiting decision
Date:	09th May 2024
Description:	T1 Lime - Lime - Crown lift 6M from floor level due to low branches interfering with the highway and close to house no69 Silver Street G1 - Lime, Yew and various - Crown lift Lime trees back to the trunk 6M from ground level. cut Yew trees back to boundary wall at a height of 6M from floor level to reduce overhang into the highway causing damage to the buses

Reference - 24/0513/TTCA	
Decision:	Decided
Date:	09th May 2024
Description:	T1 - Sycamore - Remove T2 - Ash - Remove

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 22/03296/FUL	
Decision:	Decided
Date:	16th August 2022
Description:	Demolition of exiting buildings and replaced with a two storey detached dwelling

Reference - 22/03296/FUL	
Decision:	Decided
Date:	20th July 2022
Description:	Demolition of exiting buildings and replaced with a two storey detached dwelling

Reference - 22/03296/CONDA	
Decision:	Decided
Date:	10th March 2023
Description:	Submission of details required by condition 5 (Traffic Management Plan) and 14 (Construction Environmental Management Plan) of planning permission 22/0396/FUL

Reference - 22/03296/CONDA	
Decision:	Decided
Date:	10th March 2023
Description:	Submission of details required by condition 5 (Traffic Management Plan) and 14 (Construction Environmental Management Plan) of planning permission 22/0396/FUL

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 22/03296/CONDB	
Decision:	Decided
Date:	11th May 2023
Description:	Submission of details required by condition 22 (Disposal of Surface Water and Foul Water) and 23 (Contamination) of planning permission 22/03296/FUL

Reference - 22/03296/CONDC	
Decision:	Decided
Date:	27th June 2023
Description:	Submission of details required by condition 26 (Ecology Enhancement) and 27 (Biodiversity Net Gain) of planning permission 22/03296/FUL

Reference - 22/03296/CONDA	
Decision:	Decided
Date:	10th March 2023
Description:	Submission of details required by condition 5 (Traffic Management Plan) and 14 (Construction Environmental Management Plan) of planning permission 22/0396/FUL

Reference - 22/03296/CONDC	
Decision:	Decided
Date:	27th June 2023
Description:	Submission of details required by condition 26 (Ecology Enhancement) and 27 (Biodiversity Net Gain) of planning permission 22/03296/FUL

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 22/03296/CONDB
Decision: Decided
Date: 11th May 2023
Description: Submission of details required by condition 22 (Disposal of Surface Water and Foul Water) and 23 (Contamination) of planning permission 22/03296/FUL
Reference - 22/03296/CONDD
Decision: Awaiting decision
Date: 28th December 2023
Description: Submission of details required by conditions 4 (hard and soft landscaping scheme) and 28 (lighting design strategy for biodiversity) of planning permission 22/03296/FUL
Reference - 22/03296/CONDD
Decision: Awaiting decision
Date: 28th December 2023
Description: Submission of details required by conditions 4 (hard and soft landscaping scheme) and 28 (lighting design strategy for biodiversity) of planning permission 22/03296/FUL
Reference - 23/01174/FUL
Decision: Decided
Date: 27th June 2023
Description: Installation of artwork on the green space.

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 23/80467/COND	
Decision:	Decided
Date:	20th December 2023
Description:	Discharge of conditions 6 (Cycle Storage), 9 (Contaminated Land Parts C and D) and 17 (Sustainable Drainage Systems Maintenance) of 21/02393/FUL

Reference - 23/80467/COND	
Decision:	Decided
Date:	20th December 2023
Description:	Discharge of conditions 6 (Cycle Storage), 9 (Contaminated Land Parts C and D) and 17 (Sustainable Drainage Systems Maintenance) of 21/02393/FUL

Reference - F/YR23/3164/COND	
Decision:	Decided
Date:	20th December 2023
Description:	Details reserved by Condition 03 (Materials) of planning permission F/YR23/0114/RM (Erect 50 dwellings)

Reference - 23/01174/FUL	
Decision:	Decided
Date:	27th June 2023
Description:	Installation of artwork on the green space.

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - F/YR23/3164/COND
Decision: Decided
Date: 20th December 2023
Description: Details reserved by Condition 03 (Materials) of planning permission F/YR23/0114/RM (Erect 50 dwellings)
Reference - 23/80467/COND
Decision: Decided
Date: 20th December 2023
Description: Discharge of conditions 6 (Cycle Storage), 9 (Contaminated Land Parts C and D) and 17 (Sustainable Drainage Systems Maintenance) of 21/02393/FUL
Reference - 23/00439/REM
Decision: Decided
Date: 10th March 2023
Description: Reserved matters for 20/01855/FUL Details of Access, Appearance, Landscape, Scale and Layout for Plot 7 (Units 7C and 7D) including Discharge of Conditions 8 (Levels), 10 (Foul Drainage), 14 (Lighting), 18 (Hydrants) for 2 x Use Class E, B2 and B8 units.
Reference - 23/01174/FUL
Decision: Decided
Date: 27th June 2023
Description: Installation of artwork on the green space.

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - F/YR23/3164/COND	
Decision:	Decided
Date:	20th December 2023
Description:	Details reserved by Condition 03 (Materials) of planning permission F/YR23/0114/RM (Erect 50 dwellings)

Reference - 23/00439/REM	
Decision:	Decided
Date:	10th March 2023
Description:	Reserved matters for 20/01855/FUL Details of Access, Appearance, Landscape, Scale and Layout for Plot 7 (Units 7C and 7D) including Discharge of Conditions 8 (Levels), 10 (Foul Drainage), 14 (Lighting), 18 (Hydrants) for 2 x Use Class E, B2 and B8 units.

Reference - 23/00430/TRCA	
Decision:	Decided
Date:	10th March 2023
Description:	T1 - Horse Chestnut - remove to ground level. G1 - x1 Pine Crown lift to 3m, x1 Leyland Cypress - reduce by 8 metres. T2 - Sycamore - reduce by 3 to 4 metres and remove dead wood. T3 and T4 Mature Beech Trees - Crown lift to 5m over garden. Laterally reduce branches overhanging garden by 1.5 - 2.0m, back to suitable growing points. Crown thin branches overhanging the garden by 15% and remove crossing/rubbing branches. G2 x5 - Lime, Sycamore, chestnut - reduce each individual tree by up to 2 metres in height and laterally reduce branches overhanging garden by 1.5 - 2.0m, back to suitable growing points. Remove dead wood.

Reference - 23/00439/REM	
Decision:	Decided
Date:	10th March 2023
Description:	Reserved matters for 20/01855/FUL Details of Access, Appearance, Landscape, Scale and Layout for Plot 7 (Units 7C and 7D) including Discharge of Conditions 8 (Levels), 10 (Foul Drainage), 14 (Lighting), 18 (Hydrants) for 2 x Use Class E, B2 and B8 units.

Planning records for: **9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ**

Reference - 23/00430/TRCA	
Decision:	Decided
Date:	10th March 2023
Description:	T1 - Horse Chestnut - remove to ground level. G1 - x1 Pine Crown lift to 3m, x1 Leyland Cypress - reduce by 8 metres. T2 - Sycamore - reduce by 3 to 4 metres and remove dead wood. T3 and T4 Mature Beech Trees - Crown lift to 5m over garden. Laterally reduce branches overhanging garden by 1.5 - 2.0m, back to suitable growing points. Crown thin branches overhanging the garden by 15% and remove crossing/rubbing branches. G2 x5 - Lime, Sycamore, chestnut - reduce each individual tree by up to 2 metres in height and laterally reduce branches overhanging garden by 1.5 - 2.0m, back to suitable growing points. Remove dead wood.

Reference - F/YR22/0955/TRCA	
Decision:	Decided
Date:	20th July 2022
Description:	Works to 1 x Lime Tree within a conservation area

Planning records for: **1 HAUXTON ROAD LITTLE SHELFORD CAMBRIDGE Cambridgeshire CB22 5HJ**

Reference - S/2227/11	
Decision:	Decided
Date:	30th November 2011
Description:	Internal alterations to kitchen - to enlarge 2 openings.

Planning records for: **22 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ**

Reference - S/0670/13/FL	
Decision:	Decided
Date:	08th April 2013
Description:	Single storey rear side & front extensions

Planning records for: *26 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - S/0279/11	
Decision:	Decided
Date:	15th February 2011
Description:	Extension

Planning records for: *Land to the rear of 29 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - S/1247/16/NM	
Decision:	Decided
Date:	24th May 2016
Description:	Non Material amendment

Reference - S/2802/14/PH	
Decision:	Decided
Date:	25th November 2014
Description:	Single Storey Rear Extension

Reference - S/0731/13/OL	
Decision:	Decided
Date:	13th August 2013
Description:	Erection of Bungalow following Demolition of Existing Outbuilding

Planning records for: *29 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 24/00789/HHFUL	
Decision:	Awaiting decision
Date:	01st May 2024
Description:	Carport to side elevation

Reference - 24/01692/HFUL	
Decision:	Awaiting decision
Date:	01st May 2024
Description:	Single storey front extension, part single storey and part two storey side extension. Loft conversion with a rear dormer.

Planning records for: *38 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - S/3257/15/FL	
Decision:	Decided
Date:	25th January 2016
Description:	Single storey rear /side extension

Reference - S/2484/14/FL	
Decision:	Decided
Date:	13th October 2014
Description:	Detached Double Garage

Planning records for: **38 Hauxton Road Little Shelford CB22 5HJ**

Reference - 21/04104/HFUL
Decision: Decided
Date: 21st September 2021
Description: Single storey front extension

Reference - S/4072/19/FL
Decision: Withdrawn
Date: 20th November 2019
Description: Single and two storey front extensions. Single storey side extension and rear dormer.

Reference - S/4072/19/FL
Decision: Withdrawn
Date: 20th November 2019
Description: Single and two storey front extensions. Single storey side extension and rear dormer.

Reference - 21/04104/HFUL
Decision: Decided
Date: 13th September 2021
Description: Single storey front extension

Planning records for: *38 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - S/4072/19/FL	
Decision:	Withdrawn
Date:	20th November 2019
Description:	Single and two storey front extensions. Single storey side extension and rear dormer.

Reference - 21/04104/HFUL	
Decision:	Decided
Date:	21st September 2021
Description:	Single storey front extension

Planning records for: *40 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ*

Reference - S/0707/19/FL	
Decision:	Decided
Date:	21st February 2019
Description:	Proposed first floor side extension over existing garage

Reference - S/0707/19/FL	
Decision:	Decided
Date:	21st February 2019
Description:	Proposed first floor side extension over existing garage

Planning records for: **40 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ**

Reference - S/0707/19/FL	
Decision:	Decided
Date:	21st February 2019
Description:	Proposed first floor side extension over existing garage

Planning records for: **41 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ**

Reference - S/1637/08/F	
Decision:	Decided
Date:	08th October 2008
Description:	Extension

Planning records for: **46 Hauxton Road Little Shelford CB22 5HJ**

Reference - 21/05585/HFUL	
Decision:	Decided
Date:	11th January 2022
Description:	Single storey rear extension and single storey front extension to form garage and car-port

Reference - 21/05585/HFUL	
Decision:	Decided
Date:	21st December 2021
Description:	Single storey rear extension and single storey front extension to form garage and car-port

Planning records for: **46 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ**

Reference - 21/05585/NMA1	
Decision:	Decided
Date:	01st February 2023
Description:	Non material amendment on application 21/05585/HFUL for change of the open car-port to an enclosed garage to form double garage.

Reference - 21/05585/NMA1	
Decision:	Decided
Date:	01st February 2023
Description:	Non material amendment on application 21/05585/HFUL for change of the open car-port to an enclosed garage to form double garage.

Reference - 23/00901/S73	
Decision:	Decided
Date:	16th March 2023
Description:	S73 to vary condition 2 (approved drawings) of ref 21/05585/HFUL (Single storey rear extension and single storey front extension to form garage and car-port) to add a gable wall and garage door.

Reference - 23/00901/S73	
Decision:	Decided
Date:	08th March 2023
Description:	S73 to vary condition 2 (approved drawings) of ref: 21/05585/HFUL (Single storey rear extension and single storey front extension to form garage and car-port) to add a gable wall and garage door.

Planning records for: **46 Hauxton Road Little Shelford CB22 5HJ**

Reference - 21/05585/HFUL	
Decision:	Decided
Date:	11th January 2022
Description:	Single storey rear extension and single storey front extension to form garage and car-port

Reference - 21/05585/NMA1	
Decision:	Decided
Date:	01st February 2023
Description:	Non material amendment on application 21/05585/HFUL for change of the open car-port to an enclosed garage to form double garage.

Reference - 23/00420/TREE	
Decision:	Decided
Date:	08th March 2023
Description:	Horse Chestnut - T1. - Crown lift the tree to 10 metres to allow more light in and reduce the other heavier branches garden side back by Approx. 2metres.

Reference - 23/00420/TREE	
Decision:	Decided
Date:	08th March 2023
Description:	Horse Chestnut - T1. - Crown lift the tree to 10 metres to allow more light in and reduce the other heavier branches garden side back by Approx. 2metres.

Planning records for: *46 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 23/00420/TREE	
Decision:	Decided
Date:	08th March 2023
Description:	Horse Chestnut - T1. - Crown lift the tree to 10 metres to allow more light in and reduce the other heavier branches garden side back by Approx. 2metres.

Reference - 23/00901/S73	
Decision:	Withdrawn
Date:	16th March 2023
Description:	S73 to vary condition 2 (approved drawings) of ref 21/05585/HFUL (Single storey rear extension and single storey front extension to form garage and car-port) to add a gable wall and garage door.

Reference - 23/0128/TTCA	
Decision:	Decided
Date:	01st February 2023
Description:	1. Holly - Remove 3-4m off the upper crown, and thin by approximately 25%

Reference - 23/01178/FUL	
Decision:	Decided
Date:	08th March 2023
Description:	Minor alterations to internal layout to restore two adjoining semi-detached residential dwellings into one property, remodelling of internal walls, removal of one staircase, alterations to principal facade including removal of one external door and alteration of window openings.

Planning records for: **46 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ**

Reference - 23/01178/FUL	
Decision:	Decided
Date:	08th March 2023
Description:	Minor alterations to internal layout to restore two adjoining semi-detached residential dwellings into one property, remodelling of internal walls, removal of one staircase, alterations to principal facade including removal of one external door and alteration of window openings.

Reference - 23/01178/FUL	
Decision:	Decided
Date:	08th March 2023
Description:	Minor alterations to internal layout to restore two adjoining semi-detached residential dwellings into one property, remodelling of internal walls, removal of one staircase, alterations to principal facade including removal of one external door and alteration of window openings.

Planning records for: **57 Hauxton Road Little Shelford Cambridge CB22 5HJ**

Reference - S/3987/18/FL	
Decision:	Decided
Date:	29th October 2018
Description:	Single storey rear extension

Planning records for: **59 Hauxton Road Little Shelford Cambridge Cambridgeshire CB22 5HJ**

Reference - S/1988/17/OL	
Decision:	Decided
Date:	30th May 2017
Description:	Outline Planning Permission for Erection of 3 bed chalet bungalow

Planning records for: **59 Hauxton Road LITTLE SHELFORD CB22 5HJ**

Reference - S/2151/16/FL	
Decision:	Decided
Date:	18th August 2016
Description:	Current vehicular access to the property is via Moor Close to the rear and through the garden. The proposed new access is from Hauxton Road at the front of the property via a new dropped kerb.

Reference - S/0267/16/FL	
Decision:	Decided
Date:	01st February 2016
Description:	Two-storey side extension and alterations to create upstairs family bathroom and extra bedroom with ensuite. Front porch.

Reference - S/0621/09/F	
Decision:	Decided
Date:	11th May 2009
Description:	Conservatory

Planning records for: **75 Hauxton Road Little Shelford CB22 5HJ**

Reference - 21/03052/HFUL	
Decision:	Decided
Date:	29th June 2021
Description:	Erection of detached garden room ancilliary to main dwelling

Planning records for: *75 Hauxton Road Little Shelford CB22 5HJ*

Reference - 21/03052/HFUL	
Decision:	Decided
Date:	19th July 2021
Description:	Erection of detached garden room ancillary to main dwelling

Reference - 21/03052/HFUL	
Decision:	Decided
Date:	19th July 2021
Description:	Erection of detached garden room ancillary to main dwelling

Planning records for: *77 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 23/02579/FUL	
Decision:	Decided
Date:	04th July 2023
Description:	Demolition of existing dwelling and erection of three detached houses along with associated works

Reference - 23/02579/FUL	
Decision:	Decided
Date:	11th July 2023
Description:	Demolition of existing dwelling and erection of three detached houses along with associated works

Planning records for: *77 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 23/02579/FUL
Decision: Decided
Date: 11th July 2023
Description: Demolition of existing dwelling and erection of three detached houses along with associated works
Reference - 24/00289/PRIOR
Decision: Decided
Date: 25th January 2024
Description: To replace an existing out-of-date lean-to building with a larger lean-to building on the same site.
Reference - 24/00276/HFUL
Decision: Decided
Date: 25th January 2024
Description: Demolition of existing conservatory. Two single storey rear extensions and the insertion of 4 No. windows to the rear elevation.
Reference - 23/02579/CONDA
Decision: Awaiting decision
Date: 25th January 2024
Description: Submission of details required by conditions 7(Traffic Management Plan), 16(Ecological Enhancement), 18 (Water Efficiency) and 21 (Boundary Treatments) of planning permission 23/02579/FUL

Planning records for: *77 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 24/00266/TRE
Decision: Awaiting decision
Date: 07th March 2024
Description: T4 False Acasia - Limb over BT line in front driveway to be removed. A1 All other trees adjacent to front driveway to be crown raised to 5.5m from Ground Level (GL) over the road, 2.5m from GL over footpath and to clear neighbouring property by 1m and 3.5m from GL over driveway
Reference - 24/00289/PRIOR
Decision: Decided
Date: 25th January 2024
Description: To replace an existing out-of-date lean-to building with a larger lean-to building on the same site.
Reference - 24/00859/S73
Decision: Decided
Date: 07th March 2024
Description: S73 to vary condition 2 (Approved plans) of planning permission 23/02579/FUL (Demolition of existing dwelling and erection of three detached houses along with associated works) Plots 2 and 3 First floor extending over single storey flat roof to accommodate additional en-suite and Internal alterations to first floor bedrooms.
Reference - 24/00266/TRE
Decision: Awaiting decision
Date: 07th March 2024
Description: T4 False Acasia - Limb over BT line in front driveway to be removed. A1 All other trees adjacent to front driveway to be crown raised to 5.5m from Ground Level (GL) over the road, 2.5m from GL over footpath and to clear neighbouring property by 1m and 3.5m from GL over driveway

Planning records for: *77 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 21/05171/CONDD
Decision: Awaiting decision
Date: 15th April 2024
Description: Submission of details required by conditions 7 (Window),8 (Sample Panel), 9(Panel,Edge,Junction & Coping Details), 10(Roof) and 24 (Water Efficiency) of planning permission 21/05171/FUL
Reference - 23/02568/OUT
Decision: Decided
Date: 04th July 2023
Description: Erection of 1no 3bed detached dwelling and double garage.
Reference - 23/02568/OUT
Decision: Decided
Date: 04th July 2023
Description: Erection of 1no 3bed detached dwelling and double garage.
Reference - 23/02568/OUT
Decision: Decided
Date: 04th July 2023
Description: Erection of 1no 3bed detached dwelling and double garage.

Planning records for: *77 Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 24/00670/TRCA	
Decision:	Awaiting decision
Date:	15th April 2024
Description:	5 beech trees to the left hand side of the house which are close to both number 16 and number 18. All trees will be cut down and roots removed

Reference - 24/00670/TRCA	
Decision:	Awaiting decision
Date:	15th April 2024
Description:	5 beech trees to the left hand side of the house which are close to both number 16 and number 18. All trees will be cut down and roots removed

Reference - 24/00670/TRCA	
Decision:	Awaiting decision
Date:	15th April 2024
Description:	5 beech trees to the left hand side of the house which are close to both number 16 and number 18. All trees will be cut down and roots removed

Reference - 23/02579/CONDB	
Decision:	Awaiting decision
Date:	15th April 2024
Description:	Submission of details required by conditions 10 (written scheme of investigation), 11 (surface water and foul water), 13 (arboricultural method statement and tree protection strategy), 14 (soft landscaping), 17 (biodiversity net gain plan) and 20 (energy statement) of planning permission 23/02579/FUL

Planning records for: *15 Hauxton Road Little Shelford CB22 5HJ*

Reference - 21/0061/TTCA	
Decision:	Decided
Date:	14th January 2021
Description:	Ash - S1 - Reduce lower branches overhanging garden by 2-3mOak - O1 - Reduce lower branches overhanging neighbors and garden by 2-3m

Reference - 21/0061/TTCA	
Decision:	Decided
Date:	20th January 2021
Description:	Ash - S1 - Reduce lower branches overhanging garden by 2-3mOak - O1 - Reduce lower branches overhanging neighbors and garden by 2-3m

Reference - 21/0061/TTCA	
Decision:	Decided
Date:	20th January 2021
Description:	Ash - S1 - Reduce lower branches overhanging garden by 2-3mOak - O1 - Reduce lower branches overhanging neighbors and garden by 2-3m

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 22/03296/CONDD	
Decision:	Decided
Date:	20th December 2023
Description:	Submission of details required by conditions 4 (hard and soft landscaping scheme) and 28 (lighting design strategy for biodiversity) of planning permission 22/03296/FUL

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 23/00846/FUL	
Decision:	Decided
Date:	11th May 2023
Description:	Convert house from Thatched and flat roof to a tiled roof. Additional bedrooms above the flat single storey flat roof extension areas. Addition of South facing solar panels on roof. Overclad exterior walls with extra insulation and render finish as per aesthetics of current house.

Reference - 23/00846/FUL	
Decision:	Decided
Date:	11th May 2023
Description:	Convert house from Thatched and flat roof to a tiled roof. Additional bedrooms above the flat single storey flat roof extension areas. Addition of South facing solar panels on roof. Overclad exterior walls with extra insulation and render finish as per aesthetics of current house.

Reference - 23/00846/FUL	
Decision:	Decided
Date:	11th May 2023
Description:	Convert house from Thatched and flat roof to a tiled roof. Additional bedrooms above the flat single storey flat roof extension areas. Addition of South facing solar panels on roof. Overclad exterior walls with extra insulation and render finish as per aesthetics of current house.

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 23/80470/COND	
Decision:	Decided
Date:	20th December 2023
Description:	Discharge of Condition 4 (Tree Protection) for 23/01675/HHFUL

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 22/03296/CONDC	
Decision:	Decided
Date:	27th June 2023
Description:	Submission of details required by condition 26 (Ecology Enhancement) and 27 (Biodiversity Net Gain) of planning permission 22/03296/FUL

Planning records for: *9A Hauxton Road Little Shelford Cambridgeshire CB22 5HJ*

Reference - 23/02447/FUL	
Decision:	Decided
Date:	27th June 2023
Description:	Erection of 1no two storey dwelling and associated works

Little Shelford, CAMBRIDGE, CB22

Energy rating

C

Valid until 25.06.2034

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Additional EPC Data

Property Type:	Mid-terrace house
Walls:	Solid brick, as built, no insulation (assumed)
Walls Energy:	Very poor
Roof:	Pitched, insulated at rafters
Roof Energy:	Poor
Window:	Some double glazing
Window Energy:	Poor
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:	65 m ²

Electricity Supply

Ovo

Gas Supply

Ovo

Central Heating

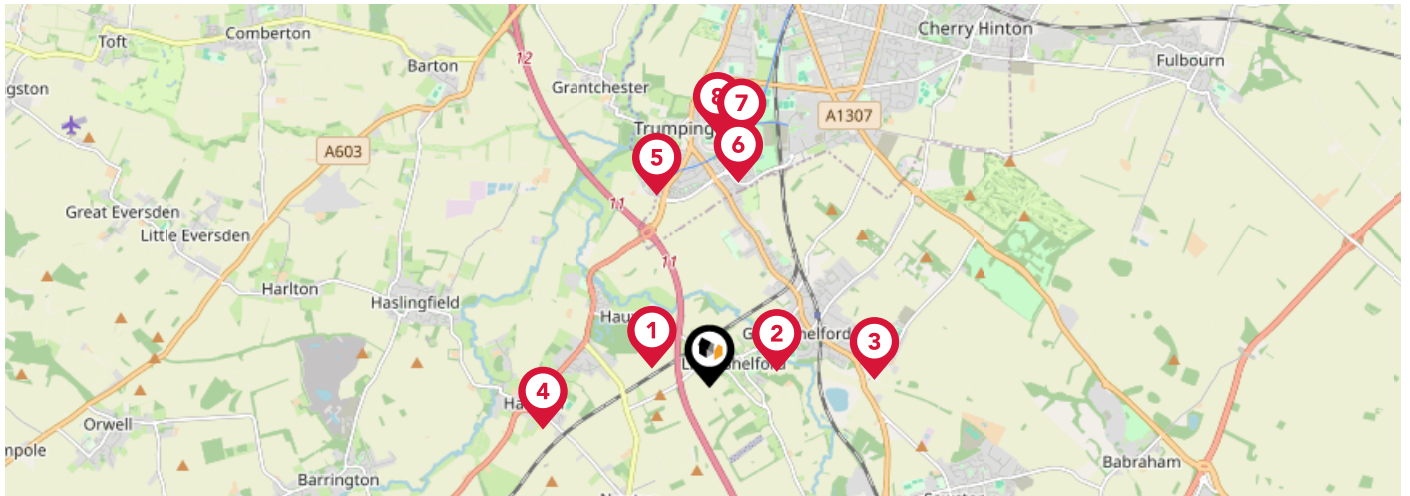
Gas Central Heating

Water Supply

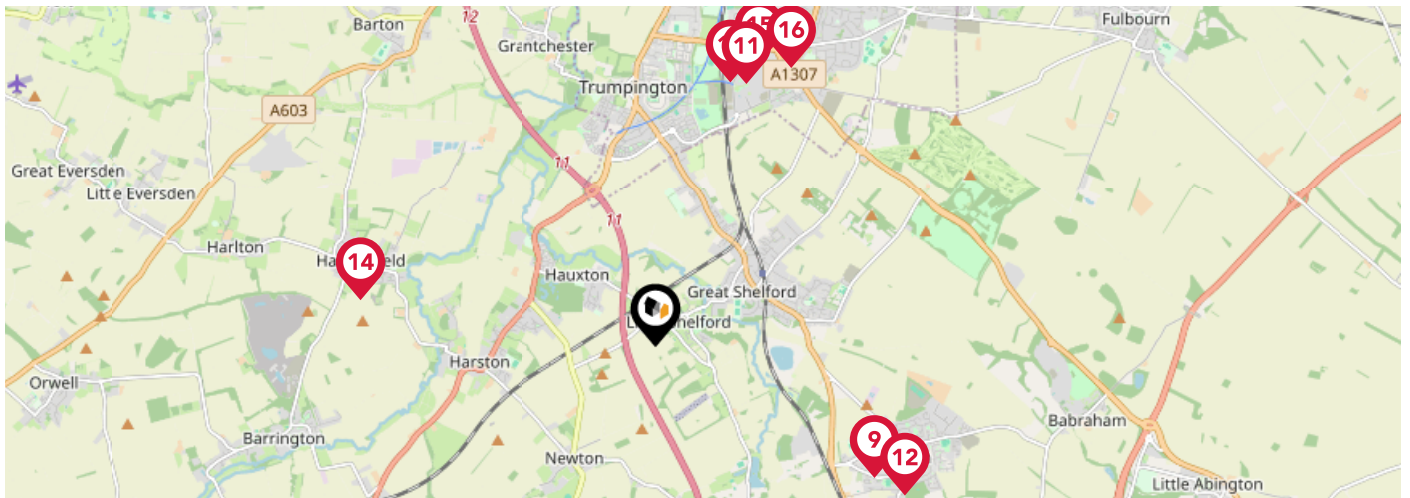
Cambridge Water

Drainage

Cambridge Water



		Nursery	Primary	Secondary	College	Private
	Hauxton Primary School Ofsted Rating: Good Pupils: 96 Distance:0.55	<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:0.63	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Stapleford Community Primary School Ofsted Rating: Good Pupils: 189 Distance:1.51	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Harston and Newton Community Primary School Ofsted Rating: Good Pupils: 135 Distance:1.56	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Trumpington Meadows Primary School Ofsted Rating: Good Pupils: 275 Distance:1.81	<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:1.89	<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:2.26	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Fawcett Primary School Ofsted Rating: Good Pupils: 444 Distance:2.31	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



		Nursery	Primary	Secondary	College	Private
	Sawston Village College Ofsted Rating: Good Pupils: 1063 Distance:2.33	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Long Road Sixth Form College Ofsted Rating: Good Pupils:0 Distance:2.5	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Cambridge Academy for Science and Technology Ofsted Rating: Good Pupils: 277 Distance:2.54	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Bellbird Primary School Ofsted Rating: Good Pupils: 364 Distance:2.66	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	William Westley Church of England VC Primary School Ofsted Rating: Good Pupils: 211 Distance:2.69	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Haslingfield Endowed Primary School Ofsted Rating: Good Pupils: 162 Distance:2.71	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	The Perse School Ofsted Rating: Not Rated Pupils: 1647 Distance:2.75	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Homerton Early Years Centre Ofsted Rating: Outstanding Pupils: 130 Distance:2.83	<input checked="" type="checkbox"/>	<input 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.



/cookecurtisco



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Cooke Curtis & Co

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