
DERNGATE CONSERVATION AREA RE-APPRAISAL AND MANAGEMENT PLAN



June 2019



1. Introduction

1.1 A conservation area is defined as “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance” (Planning (Listed Buildings and Conservation Areas) Act, 1990 Section 69.

The Act requires local planning authorities to review conservation areas from time to time to determine whether new areas should be designated, boundaries revised or whether designation should be cancelled if an area no longer possesses special interest. The Council is also required to formulate and publish proposals for the preservation and enhancement of conservation areas.

Conservation areas were introduced under the Civic Amenities Act of 1967 and there are now 21 designated conservation areas in Northampton. Dergate Conservation Area was designated in June 1986 and the boundary extended in 2006, when the last review was undertaken. The boundary of the Conservation Area is shown as Map 1. An Article 4(2) Direction (which means that planning permission is required to make alterations to the front elevation of houses) came into effect on 10th March 2008; for reference, the existing Article 4 direction is attached as Appendix 1.

1.2 The purpose of a conservation area

“The contribution that historic areas make to our quality of life is widely recognised. They are a link to the past that can give us a sense of continuity and stability and they have the reassurance of the familiar which can provide a point of reference in a rapidly changing world. The way building traditions and settlement patterns are superimposed and survive over time will be unique to each area. This local distinctiveness can provide a catalyst for regeneration and inspire well designed new development which brings economic and social benefits. Change is inevitable.”

Historic England: “Conservation Area Designation, Appraisal and Management”, February 2016

Change is inevitable and it is not the purpose of a conservation area to prevent new development but to manage change, in order to maintain, reinforce and enhance the special character and quality of the area that justifies its special status. It requires that new work in or adjacent to a conservation area either preserves or enhances the character or appearance of the area.

The controls within Dergate Conservation Area can be summarised as:

- Most demolition requires permission and will be resisted if the building makes a positive contribution to the character and appearance of the area;
- Some minor works affecting the external appearance of houses requires planning permission. Examples are side extensions,, replacement of windows and doors, alterations to the roof, such as replacement roof material, insertion of rooflights or dormer windows, removal of chimneys, addition of porch, removal or alteration of front boundary walls and gates, cladding or painting the walls of buildings and the installation of satellite dishes on the front elevation;
- A higher standard of design applies for new buildings and for extensions and alterations to existing buildings;
- The Borough Council is required to be notified of most work to trees six weeks before the work is due to take place.

In addition to statutory legislative and local planning controls, the following opportunities for the enhancement have been identified:

- Encourage the preservation and reinstatement of historic detailing on buildings within the Conservation Area.
 - Promote the sympathetic management of open space and the public realm.
 - Establish a list of locally significant buildings.
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- Promote retention of trees which contribute to the appearance of the area.

1.3 Derngate Conservation Area Appraisal and Management Plan, 2006

An Appraisal and Management Plan for the Conservation Area was adopted by Northampton Borough Council in September 2006, when the Conservation Area was considerably extended to include Guildhall road, the central part of St Giles Street, Hazelwood Road and Castilian Terrace. This review updates the previous Appraisal and Management Plan to comply with guidance now contained in Historic England's Advice Note No.1 "*Conservation Area Designation, Appraisal and Management*", issued in February 2016. The review also re-assesses the Conservation Area to ensure that it continues to justify its status as an area of special architectural or historic interest.

The Appraisal and Management Plan is intended to provide guidance for owners and occupiers on how the preservation and enhancement of the character and appearance of the area can be achieved. It will also provide a sound basis for the assessment of planning applications and will be a material consideration when Northampton Borough Council, as local planning authority, considers planning applications within the Conservation Area or which impact upon its appearance or setting.

2. Planning policy context

Conservation areas sit within national planning legislation, regional policy and local planning policies

2.1 National planning policy

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of conservation areas when considering planning applications.

The major change to planning legislation since the previous appraisal was adopted is

the introduction of the National Planning Policy Framework (NPPF) in 2012. This document in itself was revised in 2018.

The NPPF identifies conservation areas as designated heritage assets. The following paragraphs in the new NPPF are relevant:

Paragraph 186: local planning authorities should ensure that an area justifies conservation area status because of its special architectural or historic interest and that the concept is not devalued through the designation of areas that lack special interest.

Paragraph 188: local planning authorities should make information about the significance of the historic environment publicly accessible.

Paragraph 189: applicants for planning permission should describe the significance of any heritage asset affected.

Paragraph 192: in determining planning applications, the desirability of sustaining and enhancing the significance of heritage assets should be taken into account.

Paragraph 193: when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, irrespective of the level of harm; significance can be harmed through development within its setting.

Paragraph 195: substantial harm to a designated heritage asset should be refused consent unless necessary to achieve substantial public benefit.

Paragraph 196: less than substantial harm should be weighed against the public benefits of the proposal.

Paragraph 200: local planning authorities should look for opportunities for new development within conservation areas to enhance or better reveal their significance.

Paragraph 201: loss of a building that makes a positive contribution to the significance of a conservation area should be treated either as substantial harm or less than substantial harm, taking into account the significance of

the building and its contribution to the conservation area.

2.2 Regional policy

The West Northamptonshire Joint Core Strategy 2014 sets out the long-term vision and objectives for the area until 2029, including strategic policies for steering and shaping development. Policy BN5 states: designated and non-designated heritage assets and their settings and landscapes will be conserved and enhanced in recognition of their individual and cumulative significance and contribution to West Northamptonshire's local distinctiveness and sense of place.

2.3 Northampton Local Plan, 1997

Saved Policy E26: new development to preserve or enhance the character and appearance of conservation areas.

3. Assessment of special interest

3.1 Location and setting

Derngate Conservation Area is located in the heart of Northampton town centre and forms part of the historic core. It covers a diverse area of approximately 9.5 hectares stretching from St Giles' Street in the north, which has a predominantly retail base, to the tree lined Victoria Promenade in the south and including Derngate, Castilian Street, and Guildhall Road, which have a mix of professional, leisure and residential uses. Guildhall Road forms part of the town's cultural quarter and is home to the Central Museum and the Royal and Derngate Theatre.

The Conservation Area also includes primarily residential properties on Hazelwood Road, Albion Place and modern development at Scholar's Court.

The Conservation Area shares boundaries with All Saints Conservation Area to the west and St Giles Conservation Area to the east.



4. Archaeology and historic development

4.1 Derngate Conservation Area lies within the medieval walled area of Northampton's historic core, with Victoria Promenade being the line of defence. Some archaeological investigation has taken place during development works which have revealed the survival of buried archaeological remains associated with the development of the town from the 12th century onwards.

4.2 In the 12th century, only London and Lincoln were bigger towns than Northampton and during the 13th century Northampton was considered the most important town in the Midlands, by then a Royal Burgh with its own constitution. Northampton was the administrative centre of the surrounding Shire, a function first recorded in the Anglo-Saxon Chronicle of 921.

4.3 Derngate, known until the 19th century as "*Darngate*", is the only road in Northampton to retain its original gate name. East Gate was reputedly the finest of the gates, both large and high and embellished with coats of arms and other stone work ornamentation. Darn, or Darn, is derived from the old English word for water – Derngate being the gateway to the river and wells. Derngate has also been known as Swineswell Street and the eastern section as Waterloo. Many of the original buildings in the town centre were destroyed by the Great Fire of 1675 and most of the buildings in the Conservation Area now date from the 19th century, when it developed as a high quality residential area, reflecting the wealth generated by the town's boot and shoe industry.



Victoria Dispensary, Albion Place – sadly demolished in the 1960s - epitomised the quality of 19th century building in the area; the site is now a car park.

5. Prevailing Uses

Historically, the area was primarily residential and there are many fine examples of late Regency and early Victorian terraces. Some properties remain in single family occupation but many have been converted to business use. A recent trend has seen the conversion of a number of properties and upper floors back to residential use, mainly as apartments and flats.

The northern part of the Conservation Area around St Giles' Street comprises mainly retail, leisure and cultural uses, with professional offices intermixed. The range of uses within the Conservation Area creates a diverse and vibrant character, with both day and night time activity that distinguishes it from the adjoining All Saints and St Giles' Conservation Areas.

6. Street analysis and built form

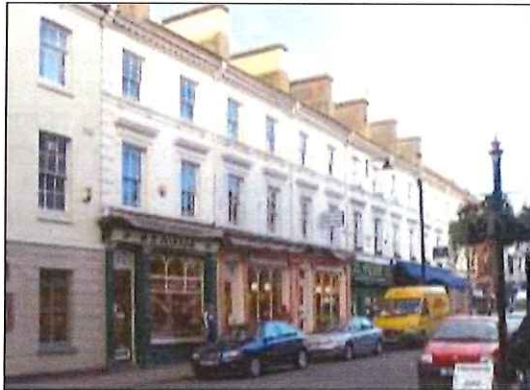
The following analysis aims to identify the Conservation Area's main architectural and historic qualities, areas of distinctive townscape value and notes the changes within the area since the last review in 2006

A number of buildings are statutorily listed as being of special architectural or historic interest. However, the Conservation Area also includes a number of other buildings that, although not of national importance, are of local interest and make a positive contribution to the character and appearance of the area; these will be considered for inclusion in a proposed Local Heritage List for Northampton. The list is not exhaustive and the absence of a particular building does not imply that it is not of significance within the Conservation Area. The location of the statutorily listed and potentially locally listed buildings is shown on Map 1.

6.1 St Giles' Street

The central section of St Giles' Street was included within the Conservation Area in the previous review. Since then, the street has retained a number of small, mostly independently owned shops with an increased number of bars and restaurants to create a distinctive character; it was voted Best British High Street in 2015. There has also been a number of proposals to convert upper floors into residential use.

The street was re-surfaced and repaved to a high standard in 2016 and complements the quality of the area. On the north side, there is an elegant grade II listed, mid-19th century terrace faced in stucco (Nos.33-45 St Giles' Street) that was rebuilt from earlier buildings that formed part of St Thomas' Hospital Charity. Most retain original 19th century shop fronts, while consent has been granted to convert some of the upper floors to flats.



33-45 St Giles Street

Buildings to the west of Fish Street are more diverse in character and, while not listed, some are distinguished enough to be candidates for inclusion on the Council's list of buildings of local importance. These include No. 21 St Giles' Street (below), built in 1872 in Gothic style as the Borough Weights and Measures office and exhibiting the town's crest carved into its gable; the building was vacant for several years but has recently been granted consent to operate as a gin bar. The building next to it – now a public house – was built in 1865 as a Working Men's Club & Institute, with money donated by Major Whyte-Melville of Wootton Hall.



On the south side, the Head Post Office, built in 1915 to a design by A.R. Myers is a landmark – a good example of an early 20th century commercial building with an imposing neo-Classical elevation. Part of the ground floor has been converted to retail, with flats on the upper floors and the scheme has successfully brought the whole building into use.



Head Post Office, 21 St Giles Street

Variety in architectural styles is reflected in several good, relatively unaltered examples of 1930s Art Deco, notably the block at the corner of St Giles' Street and Castilian Street -with distinctive chevron-patterned steel windows on the upper floor - and the faience tiled façade of the former Northampton Co-operative Society store; residential use of the upper floors has been granted consent. Alongside, No.65 St Giles' Street is a fine, early 19th century office building with a particularly attractive bay window at first floor level.

The 2006 review identified the health centre building at the east end of the street as not reflecting the imposing frontages that make a significant contribution to the character of the area and stated that sympathetic redevelopment of the site would be a benefit. The building became vacant and has been demolished, with planning permission granted for a four storey development incorporating retail units and apartments that will occupy the whole site.



1936-built former Health Centre, demolished since the last review.

6.2 Fish Street

Fish Street is a narrow, intimate pedestrianised street comprising primarily food takeaways, restaurants and pubs in a variety of styles and quality of frontages. The street is dominated by City Buildings – an imposing five-storey predominantly stone building designed by Alexander Ellis Anderson in 1900 as a leather showroom for Malcolm Inglis & Co. of Glasgow; the upper floors are now in residential use with a takeaway on the ground floor.



City Buildings, Fish Street

Across the street, the building at the corner of Dychurch Lane dates from 1895 and was also designed by Anderson as a leather warehouse; it subsequently became the offices for Northampton Water Department and has now been converted into a restaurant with student accommodation above.

6.3 Derngate

Historically, Derngate formed the busy south-eastern approach to the town from the Bedford road. Although most traffic now follows Victoria Promenade, it still forms an important link to the heart of the town centre and has a variety of quality architectural styles along its length. Since the last review, a notable change has been an increase in residential uses along the street.

The south-eastern section is dominated by finely proportioned 19th century terraces with the exception of two buildings on the north side – Bedford Mansions built in typical 1930's Art Deco style and the former Sun Alliance house by architects Leach, Rhodes and Walker, built in 1972. Bedford Mansions

was originally built as 40 luxury flats and has remained in residential use. The building has a symmetrical frontage, with a central balcony, tapering upwards, to each of its three upper floors and an entrance in curved reveals at either end. The building was extensively and sensitively refurbished in 2001 and makes a significant contribution to the street scene.



Bedford Mansions

The western end of Derngate beyond Castilian Street has a markedly different character, with the street dominated by large buildings, notably Derngate Theatre and its fly tower, built on the site of the former bus station. Whilst the theatre offers an important landmark and focal point for cultural activities in the town, the inactive frontage to Derngate adversely affects the character and quality of the street scene. Opposite is Newilton House by R. A. Barker built 1961-3; this building has an active frontage with shop units on the ground floor and residential accommodation above. Alongside, the former Newspaper House has been converted to apartments, with a two-storey rooftop extension a dominant addition.



Derngate, looking towards the town centre

Of national significance within the Conservation Area is 78 Derngate, an early 19th century house remodelled by Charles Rennie Mackintosh for W J Bassett-Lowke; the building has been carefully restored to recapture its 1917 appearance and is a unique attraction to Northampton. No. 80 Derngate has been converted as a public entrance.



Art Nouveau detailing at 78 Derngate

6.4 Castilian Street

The street is characterised by well-proportioned Victorian properties, most of which are now in office use. Many retain their architectural detailing such as sash windows, original doors and boundary railings which adds to the attraction of the street.



Castilian Street

On the western side is the highly distinctive former Taylor Memorial Hall, built as an addition to the adjoining YWCA in 1921 to a design by Alexander Anderson in Scottish Baronial style as a memorial to Ralph Paten Taylor. The building is now a bar/restaurant

with flats on the upper floors and was recently listed as part of a nationwide survey to commemorate the centenary of the First World War. It forms an eloquent landmark within the Conservation Area.



17 Castilian Street

Other buildings along Castilian Street have been subject to alterations which have had a damaging effect on the character of the area. Advertisements, whilst essential for a vibrant centre, can be damaging to the area if insensitive; care should be taken to ensure signage is appropriate to both the building it is on and to the surrounding area. As opportunities arise it is essential to ensure high quality development to enhance the Conservation Area.

6.5 Castilian Terrace

Castilian Terrace (below) is a short cul-de-sac that provides rear access to properties in St Giles' Street and Hazelwood Road. On the north side is a short row of typical red brick Victorian terraced properties which culminate in an elegant double fronted red brick building (6 Castilian Terrace). Some properties have retained original timber sash windows, which contribute to the appearance of the area, although since the last review there has been some insertion of upvc windows and consequent loss of historic character.



6.6 Guildhall Road

Guildhall Road is one of the town centre's most elegant streets, lined either side by buildings of grander scale. The street is particularly wide, which adds to the overall grandeur, with impressive views of the Guildhall when approaching from the south.

Castilian Terrace

The street benefits from buildings of varying periods and design, which individually and cumulatively make an important contribution to the character of the area.

The northern part is within the town's Cultural Quarter and contains the Royal and Derngate Theatre and the Museum and Art Gallery. The street has been repaved to a high standard with street trees introduced. Of particular note is No. 9 Guildhall Road, formerly Franklins Hotel, by E. F. Law who designed a number of buildings in Northampton. The building dates from the mid-19th century and is constructed over four floors, of red brick with stone dressing and slate roof. The Royal Theatre, built in 1884 by C J Phipps, has a modest frontage and a highly decorated interior, with the facade of the converted warehouse alongside enclosing the Derngate theatre.

Opposite the theatre is the Museum and Art gallery, built in 1883 and subsequently remodelled in 1934. Adjacent and being incorporated into the museum are the former offices of Northamptonshire County Council, built in 1934 by G H Lewin and F A Gotch in Neo-Georgian style.

As the street drops down towards the Nene, Vulcan Works was built in 1875 for Henry Mobbs, engineers, who provided machinery for the boot and shoe industry; the grade II listed building is being converted into business units. Opposite, No. 27 Guildhall Road are prominent offices built for the Co-op in 1936, a grade II listed building now converted to residential use; the architectural interest derives from the faience tiled façade over a steel frame and the glazed tower over the Guildhall Road entrance, which provides an important focal point.



Royal Theatre, Guildhall Road

The curve in the road is emphasised by a fine terrace of red brick former houses properties (Nos. 40—56 Guildhall Road) dating from 1860 with mansard roofs. The terrace was designed by Alexander Milne and incorporates a considerable degree of pre-fabricated elevational elements and delicate detailing.



40-56 Guildhall Road; a number of the properties are now in multiple occupation

6.7 Albion Place

Albion Place forms a peaceful row of early to mid-19th century Georgian houses in a quiet backwater adjacent to Derngate Theatre. The street is characterised by large town houses set behind front gardens, forming an elegant street scene. The properties are bounded by red brick walls, some with ornamental railings which add to the local character. Whilst the properties form a terrace, there are subtle differences in detailing ranging from canted and box bays, door hoods and key stones to window lintels,

with more flamboyant Regency styling to houses at the southern end (below).



18 Albion Place

Some of the properties always remained in residential use, whilst a welcome trend is the conversion of others from offices to single dwelling houses. Most of the properties are listed, protecting them from unsympathetic alteration.

On the east side of Albion Place is a short Victorian terrace and at its southern end a relatively new residential development. Whilst there has been an effort to emulate the design of the Victorian terraces as part of this development, the detailing and rather small size of windows and doors has resulted in a rather 'pinched' elevational appearance, which lacks the architectural quality of the adjacent terraces.

6.8 Hazelwood Road

The street was included in the Conservation Area at the last review and is characterised by Victorian terraced properties fronting directly onto the street, many of which retain their original features such as timber sash windows and doors and offering a visually pleasing street scene. Here again, several properties have been converted back to residential use, although due to the scale of the properties, this has mainly been into multiple occupation rather than as single dwelling houses.

6.9 Victoria Promenade

Not laid out until the middle of the 19th century, when it was part of Cattle Market



Lower part of Hazelwood Road

Road – the Cattle Market was relocated to the south side of the road in 1876 - Victoria Promenade was the name given to a walkway along the north side of the street, but has now been appropriated for the whole highway; it forms part of the central ring road and is therefore heavily trafficked.

The Conservation Area is marked by the stone and red brick boundary wall of the former Northampton Girls High School and adjacent gardens, redeveloped as Scholars Court in 1996. The three-storey town houses, set back behind the footway and with mature trees and vegetation within the highway verge, provide an attractive frontage overlooking Becket's Park.

7. Trees and greenery

Since the last review, the Northampton Filmhouse has been constructed on a large part of the previous green space next to Derngate Theatre. Whilst adding to Northampton's Cultural Quarter, there are now few areas of open space within the Conservation Area and the town centre location means that there is limited opportunity to provide additional greenery.

The contribution made by the trees (many protected by a Tree Preservation Order) on the former High School site, bounded by Derngate and Albion Place and along Victoria Promenade is therefore significant, creating a distinctive character.

The front gardens of Albion Place in particular are well-vegetated, while trees alongside the Derngate theatre and at the southern end of

Castilian Street combine to soften and break up the line of buildings at the heart of the area.



Important greenery along Albion Place

8. Summary of special interest

The preceding sections indicate that the distinctive character of Derngate Conservation Area and its townscape is almost wholly derived from the quality of its buildings and the diverse range of uses. The special interest can be summarised as:

- The area developed over a relatively short period in the early-mid 19th century, primarily with good quality and finely proportioned town houses in uniform terraces for Northampton's trade and professional families, reflecting the prosperity generated by the town's boot and shoe industry at that time.
- The Conservation Area also contains several highly distinctive and individually designed 20th buildings that are good examples of architectural fashion of the time, including neo-classical and moderne. Several of these are either statutorily listed as being of special architectural or historic interest or are identified as being of local significance.
- The area has visual unity that results from the scale, mass and use of simplified classical detailing and the consistent use of a limited range of building materials – primarily red brick with stone detailing for the Victorian properties with stone and stucco render used for some of the earlier Regency buildings. Roofs are traditionally Welsh slate or clay tile, with timber sash windows and doors and steel windows

for 20th century buildings. A sense of enclosure is created by the majority of terraces fronting directly onto the street.

- The area features a diverse mix of uses, including the busy shopping area of St Giles' Street, leisure in terms of bars, restaurants and theatres and, increasingly, residential uses, resulting in contrasting areas of vibrant activity and quiet backwaters.

9. Summary of changes within Derngate Conservation Area since the last review

Change is inevitable in any conservation area, particularly one located in the town centre and subject to commercial pressures. Since the last review, the following changes are apparent:

- an increase in the number of food and drink establishments replacing shops, notably in St Giles Street; this has secured occupation of premises but it is important that balance is achieved;
- an increase in the number of residential conversions, particularly of the upper floors of buildings and with some new-build, often for student occupation. This has been generally welcome within the area as a means of securing full occupation of buildings and an increased level of activity and surveillance, particularly in the evenings;
- some increase in conversion of offices back to residential use; this has usually been to multiple-occupation (which can increase pressures within the area) but, also to single family occupation;
- Some loss of architectural detail, notably replacement of timber windows with upvc.

10. The Conservation Area boundary

Section 69 of the Planning (Listed Buildings and Conservation Areas) Act requires the local authority to consider whether an area still retains sufficient architectural or historic interest to justify its special status or whether extension of the boundary, or, in extreme cases, cancellation of the designation, is appropriate.

Derngate Conservation Area was first designated in 1986 and was extended in 2006. Although there has inevitably been change since then, the preceding sections indicate that the special interest that originally justified designation still remains. It is not therefore proposed to cancel the Conservation Area designation.

Consideration has also been given as to whether further amendments to the boundary are required. However, the existing boundary is judged to be correctly located, marking the point at which a distinct change in character and/or appearance occurs and no alterations to the boundary are proposed.

11. Derngate Conservation Area Management Plan

The above survey identifies features that contribute to the special character and appearance of Derngate Conservation Area and identifies issues that could erode the special interest of the area. In order to safeguard the character and appearance of the area, the following measures are proposed.

11.1 Derngate Article 4(2) Direction

Owners of dwelling houses can undertake some alterations to the external appearance without the need to apply for planning permission – this is known as “permitted development” (permitted development rights only apply to buildings in single residential use, and not to flats or businesses).

In view of the potential erosion to the character and appearance of the area through unrestricted alterations, an Article 4 direction was made in 2008 and requires that planning permission be obtained for alterations to the external appearance of dwelling houses when viewed from the street. This allows the Council to consider the impact on the appearance of the area of alterations that could otherwise be undertaken without consent.

Within Derngate Conservation Area, planning permission is required for the following alterations to houses where visible from the street:

- ◆ Changing to windows and external doors (eg from timber to upvc)
- ◆ Construction of new porches, or alterations to existing ones
- ◆ Removal or alteration of fences, railings or boundary walls
- ◆ Changes in roof coverings (e.g. from slate to concrete tiles) or inserting rooflights
- ◆ External painting or rendering of previously untreated walls and surfaces
- ◆ Alterations to chimney stacks
- ◆ Provision of off-road parking
- ◆ Installation of satellite dishes.

A photographic survey was carried out concurrently with the introduction of the Article 4(2) Direction, in order to produce an accurate database. Comparison of the record taken at the time of the making of the order indicates that the Article 4 has largely been successful in preventing further loss of architectural details, although enforcement action will be recommended where necessary against any future unauthorised alterations.

In view of the contribution that surviving original features make to the character and appearance of the Conservation Area, it is proposed that the Article 4 direction be retained.

11.2 Windows and front wall database

The replacement of original sliding sash wooden windows, often with top-hinged uPVC units, is highly detrimental to the conservation area. The proportions, details and thickness of glazing bars on replacement windows seldom replicate the intricacy of the originals. Outward opening, top-hung window units when opened at an angle, visually disrupt the clean lines of the Victorian terraces and adversely affect the streetscene.

Equally, the existing boundary walls make up an important part of the character of the conservation area. Not only do they define the public and private spaces, but they also visually frame the properties. A replacement wall in non-traditional materials or the removal of a wall can substantially damage

the uniform appearance of a terrace from the street.

A comprehensive list of these details would provide both planners and developers with information on what parts of the historic fabric are most worthy of retention, and what parts should be replaced in order to improve the character and appearance of the conservation area.

11.3 Unauthorised development

By comparing the latest photographic survey with those taken within the last four years it should be possible to identify any unauthorised development that adversely affects the conservation area and where it is possible to carry out enforcement action. Due to the pressures of the four year immunity rule on development, action should be taken within a reasonably short timescale.

11.4 Demolition in Conservation Areas

Conservation Area Consent is required for certain demolition work within a Conservation Area:-

- ◆ The demolition of a building with a cubic content of more than 115m³.
- ◆ The demolition of wall, fences or gates above 1 metre in height and abutting the highway (2 metres elsewhere)
- ◆ Buildings subject to a statutory order or notice.

In the case of a listed building a separate Listed Building Consent is also required. Demolition of buildings or structures such as boundary walls considered to make a positive contribution to the conservation area will normally be opposed.

11.5 Listed Building Consent

Listed Building Consent is required for the demolition of, or any works of alteration or extension which would affect the character or appearance of a Listed Building. The regulations apply to both external and internal alterations. For the purposes of Listed Building control any object or structure which is fixed to the building or has formed part of the land since before 1st July 1948 are also treated as part of the Listed Building.

The Council will consider enforcement action in respect of unauthorised work to listed buildings.

Repair works do not normally require listed building consent. However, it is always advisable to consult the Council's Conservation Officers before commencing work to a Listed Building.

11.6 Buildings of Local Interest

The Council is also undertaking the preparation of a Local Heritage List for Northampton. It is likely that a number of buildings within the Conservation Area that make a contribution to its character and appearance but which are not of national significance will be considered for inclusion and the Council will endeavour to secure the long term future of these buildings.

11.7 Trees

The Town and Country Planning Act 1990 makes provision for the protection of trees in the interests of amenity and the Act makes special provision for trees within Conservation Areas. Well-established trees make an important and positive contribution to the local environment and therefore it is essential to safeguard these features for the benefit of the community. Trees over 76mm (3") in diameter within the Conservation Area are automatically protected from damage or felling. Six weeks prior written notice must be given to the Local Authority for any works likely to affect a tree within a Conservation Area (this includes work which may affect the roots). Within that time the Local Authority may decide to make a Tree Preservation Order. Once a tree is protected by a Tree Preservation Order it is an offence to cut down, uproot, prune, damage or destroy a tree without the written consent of the Council.

11.8 Design guidance

Within Conservation Areas, detailed examination of the design, siting and layout of development proposals of all types will be undertaken to achieve as a high standard as possible, in order to preserve or enhance the character or appearance of the area.

Appendix 1:

Useful Contacts

info@spab.org.uk

www.spab.org.uk

Conservation Officers

Northampton Borough Council

The Guildhall,

St Giles Square

NORTHAMPTON

NN1 1DE

Tel: (01604) 837634 and 837637

conservation@northampton.gov.uk

www.northampton.gov.uk

Georgian Group

6 Fitzroy Square

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W1T 5DX

Tel: 020 7529 8920

info@georgiangroup.org.uk

www.georgiangroup.org.uk

Historic England (Midlands Region)

10 Holliday Street,

Birmingham

B1 1TF

Tel: 0121 625 6870

midlands@HistoricEngland.org.uk

The Victorian Society

1 Priory Gardens

Bedford Park

LONDON

W4 1TT

Tel: 020 8994 1019

admin@victorian-society.org.uk

www.victorian-society.org.uk

Ancient Monuments Society

St Ann's Vestry Hall

2 Church Entry

LONDON

EC4V 5HB

Tel: 020 7236 3934

office@ancientmonumentsociety.org.uk

www.ancientmonumentsociety.org.uk

The Twentieth Century Society

70 Cowcross Street

LONDON

EC1M 6EJ

Tel: 020 7250 3857

coordinator@c20society.org.uk

www.c20society.org.uk

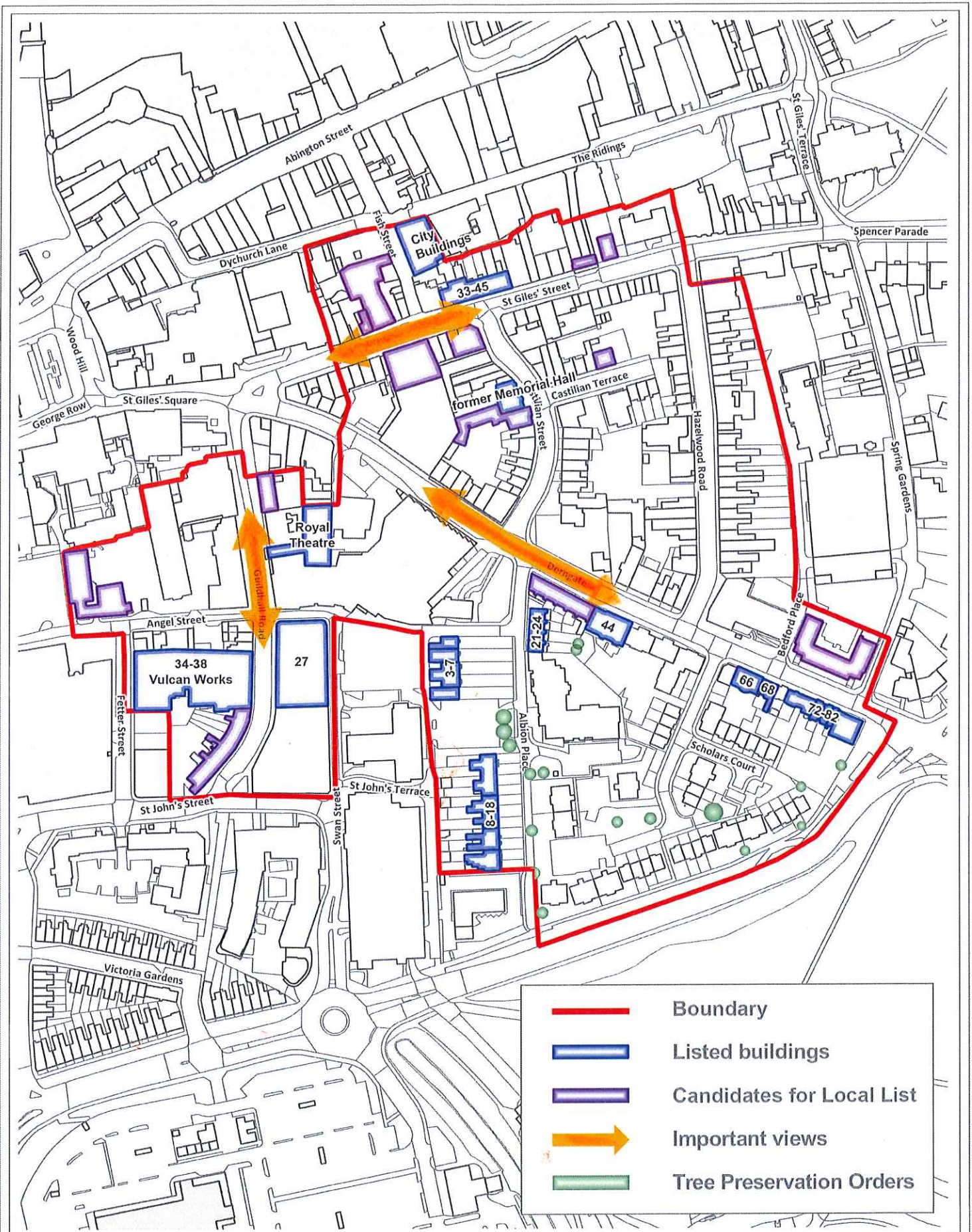
Society for Protection of Ancient Buildings

37 Spital Square

LONDON

E1 6DY

Tel: 020 7377 1644



	Boundary
	Listed buildings
	Candidates for Local List
	Important views
	Tree Preservation Orders



