Demolition

A “conservation area consent” must be obtained from the planning authority for the demolition of most walls, buildings or structures within the area. This does not apply to:

- buildings smaller than 115 cu.m. in volume, or to walls or fences below 1 m. in height abutting the highway (2m. elsewhere).
- some agricultural buildings.
- partial demolition of industrial buildings (in specific circumstances)
- buildings subject to some statutory notices or orders.

A separate “Listed Building Consent” is required for the demolition or alteration of a listed building (inside or out), or structures within the curtilage of a listed building.

Some buildings have been identified as locally important, and placed on a “Local List”. While they do not enjoy the same protection as those on the statutory list, it is expected that particular care be taken with these buildings and there will be a presumption against demolition.

Repairs

Repairs do not generally need planning permission unless they include alterations which significantly change the external appearance of the building or structure. Repairs should be carried out on a ‘like for like’ basis, matching materials and details. Where an unoccupied building is not being properly maintained, the Local Authority can carry out urgent works necessary for its preservation.

Restricting Development

In a conservation area, planning permission is required for work that would ordinarily constitute “permitted development”. This includes:

- exterior cladding
- side extensions, or the construction of any other building or structure to the side of the house
- rear extensions of more than one storey
- roof extensions, including insertion of dormer windows
- the installation, alteration or replacement of a chimney, flue or soil and vent pipe visible from the highway
- erection of an aerial or satellite dish facing the highway
- limits on the size of domestic and industrial extensions.

The Local Authority may also selectively restrict specific development through Article 4 Directions. Barrack Road Conservation Area has such a Direction in place, requiring the consent of the local authority for any alterations to the street-facing façades of residential properties, including changes to windows and doors, roofs, chimneys and front walls, and painting of unpainted surfaces. You are advised to check with the Council before carrying out any alterations.

Trees

Well-established trees make an important contribution to the positive character of the area. Within a conservation area all trees with a stem diameter of over 7.5mm (measured at 1.5m above the ground) have a measure of protection since six weeks notice must be given to the Local Authority for any works to, or likely to affect, these trees. Selected trees may have the full protection afforded by a Tree Preservation Order, where the consent of the Local Authority is needed before any work can be carried out on the trees.

Please check with the Council’s Arboricultural Officer before carrying out works to any tree in a conservation area.
Historical Background

Barrack Road provides a splendid entry into the town from the north and is a perfect example of Northampton’s grand era of town building in the 19th century. The conservation area extends along a half kilometre of attractive Georgian terraces, once the proud homes of Northampton’s ‘stout and wealthy’ citizens. In the 1930’s it was widely regarded as being the finest approach to Northampton, and the prestige associated with this regular-terraced avenue has remained.

The name of Barrack Road is derived from the Gibraltar Garrison, the headquarters of which were established in the late 18th century as a cavalry barracks, and its large Irish contingent is thought partly to be the reason for the location of the Roman Catholic Cathedral in the vicinity. The barracks are located just to the south of the conservation area, and are now in residential use.

The Conservation Area

In appearance and design the conservation area is of high quality. With many of the buildings set back it benefits from a sense of spaciousness, enhanced by avenues of trees. Although changes in housing needs have resulted in many buildings changing from family housing to flats or business use, a certain architectural pride is still discernible.

Entering the Barrack Road from the north the first encounter is with the Primrose Hill Congregational Church. Built in 1903 by Alexander Anderson, the building is an unusual frieze detail. It is, however, no longer in use as a church, having been converted into flats of considerable interest, with its fine classical facade and

Opposite is Langham Place (at one time ‘Stonepit Close’), which must be considered one of Northampton’s finest examples of terraced housing. The terrace provides an interesting variety of styles as a result of their being built over a number of years, rather than as a single block.

Adelaide Terrace and Leicester Terrace form the southern limit of the conservation area. Most of these buildings are listed and again date from the early part of the 19th century. Numbers 1-3 Adelaide Terrace form a particularly interesting group of buildings: although essentially separate houses they were built as a symmetrical group centred around a recessed doorway.

Across the road, The Poplars was once set in splendid isolation. The present building is of mid-19th century classical architectural form in yellow brick with stone dressings, but the site was originally occupied by ‘La Belle Alliance’ Cottage, named in patriotic memory of the Battle of Waterloo. The cottage has since been enlarged to its present mansion form: probably the only remnant of the original residence is the late Regency style cast iron verandah.

St George’s Avenue and the south side of Marriott Street are later additions to the conservation area, and are both Victorian terraces. The Marriott Street terrace appears to have been originally designed as a single symmetrical composition, though never finished.

The Roman Catholic Cathedral and Nazareth House provide a nucleus for the conservation area. Both are fine examples of 19th century architecture. The cathedral began in 1825 as a small chapel, and the nave was added in 1844 to accommodate rapidly rising numbers in the congregation. In 1950, to mark the centenary of the diocese, work was commissioned to construct a new sanctuary transept and tower, resulting in the existing form of the cathedral. The adjacent Cathedral House was built at the same time as the chapel, in 1825: the Bishop’s house (in Marriott Street) dates from circa 1880.

### What is a Conservation Area?

This is an area identified as being of special architectural or historic interest – often the historic nucleus of a village or a part of town retaining enough of its historic character to justify protection. Conservation areas aim to protect the overall character of the area, not just particular buildings. The main objectives of designation are:

- To enable the implementation of conservation policies
- To control the demolition of unlisted buildings and structures within the area
- To control the removal of important trees
- To provide the basis for planning policies designed to preserve or enhance all aspects of the character or appearance that define an area’s special interest.

This will include the identification of buildings and structures, open spaces, views, trees and areas of the public realm (streets, spaces and squares) which make positive contributions to the area.

### Historical Background

- **Barrack Road** provides a splendid entry into the town from the north and is a perfect example of Northampton's grand era of town building in the 19th century. The conservation area extends along a half kilometre of attractive Georgian terraces, once the proud homes of Northampton’s ‘stout and wealthy’ citizens. In the 1930’s it was widely regarded as being the finest approach to Northampton, and the prestige associated with this regular-terraced avenue has remained.

- The name of Barrack Road is derived from the Gibraltar Garrison, the headquarters of which were established in the late 18th century as a cavalry barracks, and its large Irish contingent is thought partly to be the reason for the location of the Roman Catholic Cathedral in the vicinity. The barracks are located just to the south of the conservation area, and are now in residential use.

- The Conservation Area

In appearance and design the conservation area is of high quality. With many of the buildings set back it benefits from a sense of spaciousness, enhanced by avenues of trees. Although changes in housing needs have resulted in many buildings changing from family housing to flats or business use, a certain architectural pride is still discernible.

Entering the Barrack Road from the north the first encounter is with the Primrose Hill Congregational Church. Built in 1903 by Alexander Anderson, the building is of considerable interest, with its fine classical facade and an unusual frieze detail. It is, however, no longer in use as a church, having been converted into flats of considerable interest, with its fine classical facade and with an unusual frieze detail. It is, however, no longer in use as a church, having been converted into flats.

- **Historical Background**

- **Barrack Road** provides a splendid entry into the town from the north and is a perfect example of Northampton’s grand era of town building in the 19th century. The conservation area extends along a half kilometre of attractive Georgian terraces, once the proud homes of Northampton’s ‘stout and wealthy’ citizens. In the 1930’s it was widely regarded as being the finest approach to Northampton, and the prestige associated with this regular-terraced avenue has remained.

- The name of Barrack Road is derived from the Gibraltar Garrison, the headquarters of which were established in the late 18th century as a cavalry barracks, and its large Irish contingent is thought partly to be the reason for the location of the Roman Catholic Cathedral in the vicinity. The barracks are located just to the south of the conservation area, and are now in residential use.

- **The Conservation Area**

- **Historical Background**

- **Barrack Road** provides a splendid entry into the town from the north and is a perfect example of Northampton’s grand era of town building in the 19th century. The conservation area extends along a half kilometre of attractive Georgian terraces, once the proud homes of Northampton’s ‘stout and wealthy’ citizens. In the 1930’s it was widely regarded as being the finest approach to Northampton, and the prestige associated with this regular-terraced avenue has remained.

- The name of Barrack Road is derived from the Gibraltar Garrison, the headquarters of which were established in the late 18th century as a cavalry barracks, and its large Irish contingent is thought partly to be the reason for the location of the Roman Catholic Cathedral in the vicinity. The barracks are located just to the south of the conservation area, and are now in residential use.

- **The Conservation Area**

In appearance and design the conservation area is of high quality. With many of the buildings set back it benefits from a sense of spaciousness, enhanced by avenues of trees. Although changes in housing needs have resulted in many buildings changing from family housing to flats or business use, a certain architectural pride is still discernible.

Entering the Barrack Road from the north the first encounter is with the Primrose Hill Congregational Church. Built in 1903 by Alexander Anderson, the building is of considerable interest, with its fine classical facade and an unusual frieze detail. It is, however, no longer in use as a church, having been converted into flats in 2005.