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 1m. 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. You are advised to contact 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 75mm (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.
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

Collingtree village lies approximately 3 miles south of Northampton town centre, near Junction 15 of the M1 motorway. The modern residential areas that are the result of Northampton’s continuing expansion now surround much of the historic core of this settlement. Nevertheless, it remains separate from the encroaching development and retains its village character.

Most of the villages around Northampton appear to have Saxon origins. Collingtree’s name is open to interpretation, and may point to earlier settlement. One derivation is from “Cola’s tree”, after a Saxon leader’s name and a notable tree, possibly one marking a boundary. Another suggests that it is Celtic - either from “colen” (place) or “colomb”: the Church being dedicated to St Columba, a Celtic monk. It is recorded in the Domesday Book (1086) as “Colentreu”.

The village has always been small. The enclosure map of 1780 shows only 13 houses and farmsteads, with most of Northampton’s continuing expansion now surround much of the historic core of this settlement. Nevertheless, it remains separate from the encroaching development and retains its village character. The High Street forms the main part of the conservation area. The overall appearance of the street is of two-storey domestic properties with a mix of different ages from the 17th century onwards. The traditional warm colours of the local ironstone and limestone combined with mellow brick predominate in the historic buildings, and many of the later infill buildings have been constructed in matching or sympathetic materials. The oldest buildings utilise the dark, iron-rich Northampton sandstone ornamentally banded, as at no. 43 High Street, with cream limestone. This banding of stone is distinctive and found only on local buildings of high status. Buildings constructed from the early 19th century onwards add brick to the stone: some good examples can be seen at the southern end of the village.

Roofs are predominantly of Welsh slate. Older buildings with steeply pitched roofs will have formerly been under thatch, of which only a single example now remains – the Wooden Walls of Old England public house.

Along the eastern side of the High Street the garden walls form a continuous frontage of limestone along an otherwise irregular building line. On the opposite side, development is set further back from the road and has rather less continuity, reflecting the later, more piecemeal development of this side of the street.

An impressive sycamore dominates the view of the Church of St Columba at the northern end of the High Street. The church dates from the 12th century (with the usual history of later additions and modifications), the present structure replacing a previous (Saxon) edifice. The interior is brightened by a clerestory on the south wall, which enhances the view of the open stonework in the main aisles of the church. Across the road is the small Victorian primary school, with its neat bell-tower. Barn Corner, leading westwards from the church, is a pleasant lane with high stone walls, winding round the 18th century (former) rectory. The narrow pavement has stretches of blue brick paving – an increasingly rare survival. This short lane ends at a footpath to Milton Malor, with good views to open countryside, while a bridleway to Wootton goes off to the north, bounded by a high brick wall which once formed the western boundary to the Grange. Nothing now remains of Collingtree Grange except the gate lodges on London Road. The site of the house was built just to the north of the church in 1875 by local brewer Pickering Phipps, but was demolished in the 1960s.

Boundary walls play an important role in creating the special character of the village. Splendid examples include the high stone wall bounding Sargeants Lane and the Rectory walls at Barn Corner. Walling materials mirror the range of brick and stone used in the buildings and their tops display a wide range of traditional capping techniques.