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 on to, and visible from, the highway
- installation of solar panels on a wall or roof facing on to, and visible from, 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 check with the Council before carrying out 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

Dallington village is Anglo-Saxon in origin, and is mentioned in the Domesday Book as Dailintone, owned by Peterborough Abbey. The layout is typical of many English villages in that the Church, Manor House and Inn are all clustered close together. The 1st edition O.S. (c.1885) shows the village as a small community extending north from the church along Dallington Green and up Raynsford Road.

With the exception of the 12/13th century Church of St Mary (which replaced an earlier, Saxon edifice), the oldest buildings date from the 17/18th centuries: the Almshouses were erected in 1673, while the (former) vicarage dates from 1741. The Inn and Dallington Hall are 18th century: the Hall was constructed in 1720-30, on the site of the previous Manor House. The village hall was built in 1840 as a school.

Dallington Park originally formed part of the estate of the manor. It was donated to the town with the proviso that it should remain as a park, and opened in 1924. The 1801 census showed a population of 302 in a village of some 60 houses. By 1841, the population had increased to 519. The village was incorporated into the Borough of Northampton in 1932, but still retains a distinct identity.

The Conservation Area

Dallington is located approximately one and a half miles north west of the town centre, in the pleasant valley of Dallington Brook, a tributary of the River Nene. Dallington Green has one of the finest aspects of any conservation area in Northampton. The Old Forge, Raynsford Almshouses and the Village Hall are grouped around the brook with its white post and rail fences, whilst mature trees provide an attractive landscape setting. Since the creation of Brook Lane (at the end of the 19th century), the green itself now consists of two small triangles either side of the road, one of which houses a large oak tree providing a focal point at the centre of the village - this tree was planted to commemorate the coronation of George V in 1911. The brook is a special element of the conservation area, providing a particularly delightful setting for the Dallington Green houses before skirting the rear of the Wheatsheaf Inn, to be seen again at Brook Lane. It is important that this pleasant feature is carefully preserved and enhanced.

The handsome Church of St Mary stands on a mound high above road level, and the churchyard is bounded by a substantial retaining wall. Opposite the church stands the thatched 18th century Wheatsheaf Inn, next door to an even older house, Primrose Cottage. Raynsford Almshouses were founded in 1673 by Richard Raynsford, a lawyer who became Chief Justice of the Kings Bench under Charles II, and lived at the manor house (he is buried in the church). They are still in use as almshouses for elderly people.

In 1720 Sir Joseph Jekyll, Master of the Rolls and a campaigner against corruption in all its forms, bought the old manor house from the Raynsford family, and replaced it with the present edifice, Dallington Hall, built with Harlestone sandstone. This stands imposingly on Dallington Park Road. A convalesce home for much of the last century, it has now been converted into flats, along with its associated “men’s wing” and barn. A walled ditch or ha-ha separates the hall and its garden from the park.

Dallington Ponds, to the west of Dallington Park Road, were formerly fish ponds, presumably for the use of the lord of the manor. Many fine trees line the brook and provide an attractive setting for the private sports facilities which now occupy the land.

Many infill developments and barn conversions took place during the late 1970s and early 80’s, most of which have harmonised with the old village. These included the Old Dairy Farm in Brook Lane, where the scheme retains the intrinsic character of the old farm with the re-use of the brownstone rubble walling, and red tilting.

With the construction of the Dallington by-pass (Mill Lane) much of the unwanted traffic has been removed from the village, leaving the predominant atmosphere as one of peaceful tranquillity.