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.

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
- erection 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 1.3m 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

While archaeologists have found evidence of Iron Age and Roman settlement in the area, the earliest mention of Hardingstone, as with so many of the villages around Northampton, is in the Domesday Book. The village appears to have developed along an east-west drove road following the crest of the valley slope above the River Nene, and the ancient parish included mills along the river which must have been significant sources of revenue. Hardingstone became almost entirely church land in the 12th century, supporting the leper hospital of St Leonard (in Far Cotton) as well as the Chiaria Abbey at Delapre. The parish church of St Edmund dates from 1223, but no other building in the village survives from before the 17th century when stone began to be used more often for domestic dwellings. Most of the buildings forming the old core of the village are predominantly of the local brown iron-rich Jurassic sandstone. Evidence from the medieval field patterns seems to suggest Hardingstone was a poly-focal village with two separate parts – one centred around the war memorial and Back Lane, the other around the church and junction with Coldstream Lane. There has been much infilling between the historic buildings, mostly of rather ordinary quality, diluting the historic character of the old part of the village.

The Conservation Area

There is plenty of variety in the building line. The majority of the early houses are built right up to the pavement, though higher status houses, such as Hardingstone House and Mulberry House are set back from the road in their own grounds. 20th century infill tends to be set back from the road with stone or brick walls, although the most recent additions (as at 34-38 High Street) follow the earlier precedent of building up to the highway line. Boundary walls thus play an important part in uniting the disparate elements of the conservation area. Walling materials generally mirror the range of brick and stone used in the buildings, and they display a wide range of traditional capping techniques.

Between the Church and the war memorial, the street is flanked on the one side by two-storey stone-fronted cottages, and on the other by large trees in the gardens of the Back Lane houses, overhanging the road. The row of 19th century cottages placed at right angles to the road on the northern side marks a departure from this street pattern. The views open up as The Green is approached from the west. Several of the buildings at this point are of high quality, but the pleasing effect is reduced by gaps and unsymmetrical infilling. The area surrounding the memorial at the junction of Back Lane, High Street and The Green provides the main focal point of the village. The Green enjoys a good sense of enclosure, and the buildings bounding the east side form one of the finest groups in the village. These are not all of the same period but the majority date from the early to mid 19th century. Although some alterations have been made, they retain much of their original architectural character.

Many Northamptonshire villages have “Back Lanes”. That in Hardingstone seems to have been of very early origin, and describes a long loop to the north of the High Street, dividing into two sections, each of distinctive character. Running north-east from the war memorial, Back Lane retains regular and imposing stone façades, while high walls add a sense of enclosure to the street views. At the junction with Houghton Hill, the road swings to the west and narrows considerably, with the street views dominated by large trees.

Here the older buildings consist of large distinctive late C18 / early C19 houses, sited in extensive and well-treed gardens; while part of the northern side of the road is occupied by modern bungalows.

The steep gradient falling to the north ensures that fine views are gained across Delapre Golf Course and Nene Valley Way towards the town centre.

---

**Map base © Crown Copyright 2009. Reproduced from Ordnance Survey data with the permission of the controller of Her Majesty’s Stationary Office. Ordnance Survey is a registered trademark. Northampton Borough Council Licence Number 100019655.**

**Cover picture: the War Memorial on The Green, with Back Lane behind.**

**Table: Buildings listed as being of architectural or historic interest**

<table>
<thead>
<tr>
<th>Back Lane</th>
<th>Coldstream Lane</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Early C19: stone, slate roof</td>
<td>1 &amp; 3 Early C19: brick, slate roof</td>
</tr>
<tr>
<td>2 C18: yellow stone, tiled roof</td>
<td>4 Early C19: slate roof</td>
</tr>
<tr>
<td>3 C17/18: stone, thatched roof</td>
<td>5, 7 &amp; 9 C19: neoclassical stucco</td>
</tr>
<tr>
<td>10-12 Early C19: stone, slate roof</td>
<td>37 C16: stone, thatched roof</td>
</tr>
<tr>
<td>14 &amp; 16 Early C19: stone, slate roof</td>
<td>39 Early C19: stone, slate roof</td>
</tr>
<tr>
<td>18 Early C19: stone, slate roof</td>
<td>26 &amp; 28 Late C19: stone, thatched roof</td>
</tr>
<tr>
<td>22 C17: stone, slate roof</td>
<td>32 Early C18: stone, thatched roof</td>
</tr>
<tr>
<td>24 Late C18: red brick, slate roof</td>
<td>66 Late C17: stone, thatched roof</td>
</tr>
<tr>
<td>25 C18: stone, tiled roof</td>
<td>1 Early C19: brick, slate roof</td>
</tr>
<tr>
<td>26 &amp; 28 Early C19: meccanoical stucco</td>
<td>5 Early C19: slate roof</td>
</tr>
<tr>
<td>37 C16: stone, thatched roof</td>
<td>6 Mid C19: red brick, slate roof</td>
</tr>
<tr>
<td>39 Early C19: stone, slate roof</td>
<td>17 C18: stone, slate roof</td>
</tr>
<tr>
<td>66 Late C17: stone, thatched roof</td>
<td>20 &amp; 22 Late C18: stone, slate roof</td>
</tr>
<tr>
<td>66 Late C17: stone, thatched roof</td>
<td>24 Early C19: stone, slate roof</td>
</tr>
<tr>
<td>66 Late C17: stone, thatched roof</td>
<td>26 &amp; 28 Early C19: stone, slate roof</td>
</tr>
<tr>
<td>66 Late C17: stone, thatched roof</td>
<td>32 Early C18: red brick, slate roof</td>
</tr>
<tr>
<td>66 Late C17: stone, thatched roof</td>
<td>1 Early C18: stone, tiled roof</td>
</tr>
</tbody>
</table>

St Edmund’s Church 1223 C16, restored 1869 Church House Early C19: stucco, slate roof
Church 1830: stone, slate roof
CE: stone, slate roof
C19: stone, slate roof
C18: stone, slate roof