



Department for  
Communities and  
Local Government

Mr David Farquhar  
Northamptonshire County Council  
Riverside House  
Riverside Way  
Northampton  
Northamptonshire NN1 5NX

Please ask for: Daniel Barker  
Tel: 0303 444 8063  
Email: daniel.barker@communities.gov.uk

Your ref: N/2012/0315

Our ref: NPCU/CAC/K2800/70698

Date: 9<sup>th</sup> August 2012

Dear Mr Farquhar

**Planning (Listed Buildings and Conservation Areas) Act 1990**  
**Market Hall, Bradshaw Street, Northampton, Northamptonshire NN1 2HL**

I am directed by the Secretary of State for Communities and Local Government to refer to your Council's application, received on 13<sup>th</sup> July 2012 for Conservation Area Consent for demolition of the existing Fishmarket Building, toilet block and ancillary buildings, part demolition of numbers 5 and 7 Sheep Street, retention of front facades, reinstatement of roofs and the reinstatement of the gable end of 5 Sheep Street, which are unlisted buildings situated within the All Saints Conservation Area. Your application was made in accordance with the provisions of section 74 of the Act.

The Secretary of State has considered the information submitted by your Council in support of their application. He notes the comments of English Heritage that if accepting the absence of viable alternative locations to the Fishmarket site, the public benefits resulting from the proposed developments depending on this demolition would outweigh the harm to the significance of the conservation area.

He further notes that a number of representations were received by the Council concerning these proposals though a number were more relevant to the related planning application for a new 21-stand bus interchange.

The Secretary of State has considered the proposal against his policies in the National Planning Policy Framework. He notes that whilst English Heritage are generally supportive of the wider scheme and the opportunity it presents to reconfigure the town centre, they warn that the consequences of the redevelopment not being completed within a meaningful timetable would be undesirable. The

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Secretary of State has carefully considered these matters. He has considered the effect which demolition would have on the buildings' surroundings and on the Conservation Area as a whole, and has taken account of the proposals for redevelopment of the site. Overall, the Secretary of State is persuaded that these benefits outweigh the concerns raised on impact of the works on the conservation area.

For these reasons the Secretary of State hereby grants Conservation Area Consent for demolition in accordance with the application numbered N/2012/0315, subject to the following conditions:

1. The works hereby permitted shall be begun before the expiration of three years from the date of this consent.
2. No demolition work shall take place until a contract for the redevelopment of the site has been signed and evidence submitted to and acknowledged in writing by the Local Planning Authority.
3. Prior to the commencement of development, full details of how surface water runoff is to be managed during demolition works shall be submitted to and approved in writing by the Local Planning Authority.
4. Building recording shall be undertaken in respect to the Fishmarket and 5 and 7 Sheep Street in accordance with a brief to be issued by the Local Planning Authority prior to the commencement of any works.

This letter does not convey any consent or approval required under any enactment, bye-law or regulation other than sections 8 and 17 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

A separate Note is attached setting out the circumstances in which the validity of the Secretary of State's decision may be challenged in the High Court.

Yours sincerely



**Karen Rose**  
**Planning Casework Manager**

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