DERNGATE
CONSERVATION AREA

CONSERVATION AREA ASSESSMENT
Planning Policy & Conservation Section
Northampton Borough Council
September 2006
Introduction

Conservation Areas were first introduced by the Civic Amenities Act in 1967. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Local Authorities to designate as Conservation Areas “areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance”. Local Authorities also have a duty to review the Conservation Areas from time to time.

Section 71 places a duty on Local Authorities to formulate and publish proposals for the preservation and enhancement of their Conservation Areas.

The primary objectives of Conservation Area designation are:
- to preserve worthy buildings and prevent their demolition unless this is shown to be the only suitable action;
- to ensure that redevelopment, renovation or the extension of existing buildings will harmonise with other buildings in the area;
- to preserve or enhance the setting of the area;
- to encourage positive schemes for the restoration of buildings within the area.

The purpose of this assessment is to provide guidance for owners and occupiers on how the preservation and enhancement of the character and appearance of the area can be achieved. It will also provide a sound basis for the assessment of planning applications and will help identify proposals for preserving and enhancing the character and appearance of the area.

Background

The Conservation Area was designated on 25th June 1986 following a period of consultation which included amenity organisations, local businesses and residents. Its boundary has not altered since designation.

Located in the heart of the town centre, Derngate Conservation Area forms part of the historic core. Covering a diverse area, it stretches from St Giles Street to the north, which has a predominantly retail base, to Guildhall Road and Albion Place to the south. Guildhall Road forms part of the town’s cultural quarter and is home to the Central Museum and the Royal and Derngate Theatres. Albion Place was formerly primarily residential but many properties have been converted into business use. This diversity of use within the conservation area creates a busy and vibrant character with both day and evening activity. Derngate itself is one of the primary access routes into the town centre.

Archaeology

Derngate Conservation Area lies within the medieval walled area of Northampton’s historic core, with Victoria Promenade being the line of defence. Some archaeological investigation has take place during development works which have revealed the survival of buried archaeological remains associated with the development of the town from the 12th century onwards.
History and Development

In the 12th century only London and Lincoln were bigger towns than Northampton and during the 13th century Northampton was considered the most important town in the Midlands, by then a Royal Burgh with its own constitution. Northampton was the administrative centre of the surrounding Shire, a function first recorded in the Anglo-Saxon Chronicle of 921.

Derngate, formerly known as Damgate is the only road in Northampton to retain its original gate name. East Gate was reputedly the finest of the gates, both large and high and embellished with coats of arms and other stone work ornamentation. Dern, or Darn is derived from the old English word for water – Derngate being the gateway to the rivers and wells. Derngate has also been known as Swineswell Street and the eastern section as Waterloo until comparatively recently. Many of the original buildings within the area succumbed to the Great Fire of 1675 and therefore most of the existing buildings of character stem from the 19th century.

Building Ages and Primary Uses

Most of the buildings date from the 19th century with a few more modern examples such as the Derngate Theatre and the modern rows of shops opposite. The area would formerly have been primarily residential and there are many fine examples of late Regency and early Victorian terraces. Some remain in private occupation but many had been sympathetically converted into business use. A more recent trend has seen the conversion of a small number of properties back into residential use.

Landscape Features

The contribution made by the existing trees (many protected by a Tree Preservation Order) on the former High School site bounded by Derngate, Albion Place and Victoria Promenade is significant, creating a distinctive and unique character.

The front gardens of Albion Place in particular are well-vegetated, while Victoria Promenade is lined with trees and flower beds.

The trees at the southern end of Castilian Street combine with those across the road outside the Demgate Theatre (see p. 8) to break up the line of buildings at the heart of the Conservation Area.

Street Descriptions

Through the street description it is important to identify the area’s architectural and historic qualities, those areas of distinctive townscapce value and those areas which would benefit from improvement.

St Giles Street

The western portion of St Giles Street is within the Derngate Conservation Area boundary. On the north side of the street there is a row of elegant mid-19th century buildings, most of which retain their original shop fronts, rebuilt in 1864 from much earlier buildings forming part of St Thomas’ Hospital Charity (nos 33-45). The former St Thomas’ Hospital is located further up St Giles Street (in St Giles Conservation Area), and is currently used as Almshouses.

33-45 St Giles Street

The buildings to the west of Fish Street are more diverse in character, and while not listed, some are distinguished enough to appear on the Local List. These include no. 21, built by the Borough Council and exhibiting the town’s crest carved into its gable (see illustration), and the building next...
to it – now a public house (the Goose on Two Streets), but built in 1865 as a Working Men’s Club & Institute, with money donated by Major Whyte-Melville of Wootton Hall.

On the south side is the Head Post Office, built in 1915-17 to a design by A.R. Myers (H.M. Office of Works) – a typical example of early 20th century commercial building with an imposing elevation (illustration p. 1). It was proposed for inclusion in statutory list in April 2005, but turned down by the Secretary of State.

The central portion of St Giles Street makes an important contribution to the street scene but currently lies outside the boundaries of both St Giles and Derngate Conservation Areas. This creates an anomaly when dealing with planning applications. It is therefore proposed to extend the Conservation Area to include this portion of St Giles Street (see p. 7).

Fish Street
Fish Street is a narrow street which was pedestrianised in 1985. The street is dominated by City Buildings – an imposing five-storey predominantly stone building designed by Alexander Ellis Anderson in 1900 for Malcolm Inglis and Company, Glasgow. The upper floors of the building were vacant for some time but have recently been sympathetically converted into residential use – a new occupier for the ground floor is currently being sought. Other buildings in the street make an important contribution to the intimate character of the area.

Castilian Street
The street is characterised by well-proportioned Victorian properties, most of which are now in office use. Many retain their architectural detailing such as sash windows, original doors and boundary railings which adds to the attraction of the street.

On the western side is the former YWCA, built in 1919 (no 17). It was designed by Alexander Ellis Anderson in Scottish Baronial style commemorating the victims of the Great War. Originally used as a military hospital, it has now been converted into residential flats.
A few buildings have been subject to modern alterations which have had a damaging effect on the character of the area. Advertisements, whilst essential for a vibrant centre, can be damaging to the area if insensitive; care should be taken to ensure signage is appropriate to both the building it is on and to the surrounding area. As opportunities arise it is essential to ensure high quality development to enhance the Conservation Area.

Off Castilian Street is Castilian Terrace, a cul-de-sac which provides rear access to properties in St Giles Street and Hazelwood Road. On the north side is a short row of typical red brick Victorian terraced properties which culminates in an elegant double fronted red brick building (below). The remainder of this quiet backwater would benefit from improvement. This short road is currently outside the Conservation Area, an anomalous situation which should be rectified (see p. 7).

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**Guildhall Road**

This is a fine and elegant street lined either side by buildings of significant quality. The street is particularly wide which adds to the overall grandeur of the street scene and is home to major attractions such as the Royal and Derngate Theatres and the Museum and Art Gallery. Of particular note is no. 9 Guildhall Road, formerly Franklins Hotel, by E. F. Law who designed a number of buildings in Northampton, including St Giles School. The building dates from the mid 19th century and is constructed over four floors, of red brick with stone dressing and slate roof. The Royal Theatre, built in 1884 by C J Phipps, has a typically modest frontage and a highly decorated interior.

Opitmate the Theatre, but not currently within the Conservation Area boundary, is the Museum and Art gallery, built in 1883 and subsequently remodelled in 1934. Adjacent to the Museum is the Northamptonshire County Council offices, built in 1934 by G H Lewin and FA Gotch in Neo-Georgian style.

Further down the street the Vulcan Works was built in 1875 for Henry Mobbs, engineers, who provided machinery for the boot and shoe industry an important industry in Northampton. The firm remained in this location until the 1890’s. Latterly the premises were used as a leather warehouse. Nos 40 – 56 Guildhall Road constitute a fine terrace of red brick properties dating from...
the 1860’s which are in commercial or residential use. The Conservation Area would benefit from inclusion of these buildings within its boundary.

Opposite Vulcan Works is 27 Guildhall Road, a mid-1930’s commercial building designed by either F A Gotch or L G Ekins. The primary feature of this building is the glazed tower over the Guildhall Road entrance, which provides an important focal point.

**Albion Place**

Albion Place forms a quiet backwater but centrally located for the town centre. The street is characterised by large Victorian town houses, forming an elegant street scene. The properties are bounded by red brick walls, some with ornamental railings which add to the local character. Set back from the road the properties benefit from careful attention to detail. Whilst the properties form a terrace there are subtle differences in detailing ranging from canted and box bays, door hoods and key stones to window lintols.

Some of the properties remain in residential use, with the remainder converted for business use. All of them are Listed Buildings, protecting them from unsympathetic alteration.

On the east side of Albion Place is a short Victorian terrace to the North and at its Southern end a relatively new residential development. Whilst there has been an effort to emulate the design of the Victorian terraces as part of this development, the lack of attention to detail and rather small size of windows and doors has resulted in a rather ‘pinched’ elevational appearance, which lacks the architectural quality of the adjacent terraces.

There are two areas in Albion Place which would benefit from enhancement (see below, p.8):–

1. the area of open space at the junction with Derngate. Whilst open space in the central area is important and should be valued, the area is underutilised. The area would benefit from improved seating and a more rigorous maintenance regime, improving its attraction and therefore increasing its usage.

2. Albion Place surface car park, using land made vacant after the demolition of the Victoria Dispensary, built in 1844-5 by George H. Wilcox.

**Demgate**

Demgate forms the busy eastern link from the Bedford Road to the town centre. The road extends from Victoria Promenade in the south-east to St. Giles Street in the heart of the town centre and has a variety of architectural styles along its length.

The south east portion is dominated by early 19th century buildings with the exception of two buildings on the north side – Bedford Mansions built in typical 1930’s Art Deco style and the former Sun Alliance house by architects Leach, Rhodes and Walker built in 1972. Bedford Mansions was
originally built as 40 luxury flats and has remained in residential use. The building has a symmetrical frontage, with a central balcony, tapering upwards, to each of its three upper floors and an entrance in curved reveals at either end. The property was extensively and sensitively refurbished in 2001.

The northern portion of Derngate has a marked different character to the south. Made up of largely modern buildings the street is dominated by the Derngate Theatre and its fly tower built early 1980’s. Whilst the theatre offers an important landmark and focal point for the town the inactive frontage to Derngate adversely effects the character and quality of the street scene. Opposite is Newilton House by R. A. Barker built 1961-3. The building has an active frontage to the ground floor with a selection of small shops with residential accommodation over.

Of particular importance is 78 Derngate, an early 19th century house which was remodelled in 1916 by Charles Rennie Mackintosh for W J Bassett-Lowke (illustrated on the front cover). For a number of years the property formed part of the Northampton School for Girls, but on their vacating the area it was acquired by the 78 Derngate Trust, who have carefully restored the building to recapture its 1917 appearance. No. 80 Derngate has been converted as an entrance to the house, with exhibitions of the work of both Mackintosh and Bassett-Lowke.

Victoria Promenade
Not laid out until the middle part of the 19th century, when it was part of Cattle Market Road – the Cattle Market was relocated to the south side of the road in 1876. Victoria Promenade was the name given to a walkway along the north side of the street, but now has been appropriated for the whole highway.

It forms part of the central ring road and is therefore heavily trafficked. The north side is dominated by the red brick boundary wall of the former High School site which backed on to Victoria Promenade. The school site was redeveloped in 1996 for residential purposes (Scholars Court). The three-storey town houses offer an imposing frontage to Victoria Promenade, which overlook Becket’s Park to the south.
Proposed Boundary Amendments
As part of the re-appraisal it is considered appropriate to make a number of amendments to the current Conservation Area boundary.

**Guildhall Road**

Guildhall Road is one of the town centre’s most imposing streets yet only the north east side is included within a Conservation Area. The street is wide and on a north/south axis with impressive views of the Guildhall when approaching from the south. The street benefits from buildings of varying periods and design, which individually and cumulatively make an important contribution to the character of the area. Also of note are 40-56 Guildhall Road, a fine brick built terrace of 1860 with mansard roofs. The terrace was designed by Alexander Milne and incorporates a considerable degree of pre-fabricated elevational elements and delicate detailing. It is proposed to include the full extent of Guildhall Road in the Conservation Area.

**Hazelwood Road**

Part of the southern section of Hazelwood Road is already within the boundary of the Derngate Conservation Area. The street is characterised by Victorian terraced properties, many of which retain their original features and character offering a visually pleasing street scene. It is therefore proposed to include the whole street within the Derngate Conservation Area.

**Castilian Terrace**

Is a quiet cul-de-sac located in the middle of the town centre. The street benefits from a small number of fine Victorian properties which retain their original features and make a contribution to the character of the area. It is therefore proposed to include them within the conservation area boundary.

**St Giles Street**

The central portion of St Giles Street has hitherto not been included within the boundaries of either St Giles or Derngate Conservation Areas, which has resulted in anomalies which are detrimental to the historic character of the area. The buildings make an important contribution to the local historic environment. Since they are mainly in retail use, and more consistent in character with Derngate Conservation Area rather than St Giles (which has a high proportion of commercial uses), it is proposed they should be included within the Derngate Conservation Area boundary.
Areas for Enhancement

Demgate / Albion Place
The area of green space at the junction of Demgate and Albion place is an underutilised but valuable area close to the town centre. The area would benefit from improved street furniture and a more rigorous maintenance regime. Providing an active theatre frontage to Demgate and Albion Place would also make an immense contribution to the Conservation Area and street scene.

Albion Place Car Park
Formerly the site of the Victoria Dispensary (see p. 5), the car park forms an unfortunate break in the elegant terraces which line this side of Albion Place. The area would benefit from sensitive redevelopment with careful attention to design and detail.

St Giles Street South
On the south side of St Giles Street, between Hazelwood Road and Church’s China is a row of single storey shop units. Most units are occupied and play an important role in the retail character of the area. The buildings are of modern construction, with flat roofs and insignificant shop fronts in contrast to other buildings in the street which offer imposing frontages. Sympathetic redevelopment of this portion of St Giles Street would not only benefit the extended Conservation Area but would also enhance the shopping experience.

St Giles Street North
This area is dominated by buildings with imposing frontages making a significant contribution to the character of the area. Located opposite Hazelwood Road is a health centre which occupies a prominent position with a service drive around the building. Whilst the use makes an important contribution to town centre functions the site would benefit from sympathetic redevelopment which could retain the existing use.
Article 4 Directions

Owners of residential properties can undertake some alterations to their property without the need to apply for planning permission - this is known as “permitted development” (permitted development rights only apply to buildings in single residential use, and not to flats or businesses).

The Town and Country Planning (General Permitted Development) Order 1995 enables local planning authorities to remove specified permitted development in sensitive locations by introducing Article 4 Directions. These are used only in special cases where alterations which could normally be undertaken without planning permission would have an adverse effect on the local environment.

Article 4 Directions are generally (though not exclusively) used as a tool in conjunction with Conservation Area designation to strengthen the protection afforded to those elements which form part of, or add to, the character and appearance of the area. Such directions are not used lightly but are given careful consideration before introduction.

It is considered that an Article 4 Direction would be appropriate for Derngate conservation area because there is evidence that the cumulative effect of some minor alterations has eroded the character of the area with a generally negative effect.

It is important that this erosion of character of the conservation area is avoided in the future.

It is proposed to make an Article 4 Direction which will result in the need to apply for planning permission for the following works:

- Alterations to windows and external doors
- Construction of new porches, or alterations to existing ones
- Removal or alteration of fences, railings or boundary walls
- Changes in roof coverings (e.g. from slates to concrete tiles)
- External painting
- Alterations to chimney stacks
- Provision of off-road parking visible from the street
- Installation of satellite dishes
Government Advice

The primary Government advice relating to Conservation Areas is contained in PPG 15: Planning and the Historic Environment. This document offers clear advice on the designation of Conservation Areas and the importance of assessing the area’s special interest appropriately.

English Heritage offers advice on undertaking Conservation Area appraisals and this statement has been prepared in accordance with this advice.

Local Plan Policy

The Northampton Local Plan was adopted in June 1997. The plan sets out the Council’s aspirations for protecting and enhancing the Borough’s historic assets and states how applications affecting Conservation Areas will be assessed. These policies will be strengthened by this character appraisal, which will offer greater detail regarding those elements which give the area its distinctiveness.

Demolition in Conservation Areas

Conservation Area Consent is required for certain demolition work within a Conservation Area:

♦ The demolition of a building with a cubic content of more than 115 cu m.
♦ The demolition of wall, fences or gates above 1 metre in height and abutting the highway (2 metres elsewhere)
♦ Buildings subject to a statutory order or notice.

In the case of a Listed Building a separate Listed Building Consent is also required.

Listed Building Consent

Listed Building Consent is required for the demolition of, or any works of alteration or extension which would affect the character or appearance of a Listed Building. The regulations apply to both external and internal alterations. For the purposes of Listed Building control any object or structure which is fixed to the building or has formed part of the land since before 1st July 1948 are also treated as part of the Listed Building.

Repair works do not normally require listed building consent. However, it is always advisable to consult the Council’s Conservation Officers before commencing work to a Listed Building.

The Council has published a list of buildings considered to be of local importance (Local List) and will endeavour to secure the long term future of these buildings.

Trees

The Town and Country Planning Act 1990 makes provision for the protection of trees in the interests of amenity and the Act makes special provision for trees within Conservation Areas. Well-established trees make an important and positive contribution to the local environment and therefore it is essential to safeguard these features for the benefit of the community. Trees over 76mm (3") in diameter within the Conservation Area are automatically protected from damage or felling. Six weeks prior written notice must be given to the Local Authority for any works likely to affect a tree within a Conservation Area (this includes work which may affect the roots). Within that time the Local Authority may decide to make a Tree Preservation Order. Once a tree is protected by a Tree Preservation Order it is an offence to cut down, uproot, prune, damage or destroy a tree without the written consent of the Council.

Design Guidance

In Conservation Areas detailed examination of the design, siting and layout of development proposals of all types is necessary to achieve a high standard of development and to preserve the character of the area.

The Council will be issuing design guidance relating to listed buildings and conservation areas.

Contact Details

For further conservation advice please contact the Building Conservation team:

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DERNGATE CONSERVATION AREA MANAGEMENT PLAN

This management plan complements the Conservation Area Assessment, which highlights the area’s architectural and historical importance, aspects of which define the character of the area, making it worthy of designation. The management plan is essential to protect and actively manage the area, and should therefore be viewed alongside this assessment.

Conservation Area Boundary.

Demgate’s Conservation Area was designated in June 1986, and is one of three conservation areas focusing on the Town Centre.

The boundary was extended to the west and east in September 2006.

Preservation of Existing Character.

Under Section 71 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Local Authorities have a duty to formulate and publish proposals for the preservation and enhancement of the appearance or character of Conservation Areas.

Building Styles and Materials.

Due to the central location of the Conservation Area, forming part of Northampton’s Town Centre, the area has, understandably, seen quite a lot of change and development over the years. Despite this, however, the area as a whole has retained a large variety of historic properties, from Victorian and Georgian terraces and town houses to those that are more distinct and relatively unique, having been architect designed or altered. More modern 1930s examples are also present, adding to the variety of this vibrant place.

The range of styles which are found here reflect the diversity of the area, and it is this diversity which defines the area’s character. The range of styles also brings with it a range of materials – not one type is dominant enough to produce a unifying effect amongst the buildings.

Despite the wide use of different materials, the handling of them will always have an impact on the overall aesthetic appeal of the building.

It is therefore vital that any work carried out is done sympathetically to the building, including repairs, alterations and new build, and that any work is done with high quality materials and to a high standard.

Alterations and Extensions.

Any extensions or alterations to dwellings will have to be of a high standard of design, not compromising the overall character of the area. They should form an overall positive contribution not solely to the site and building to which they belong, but also to that of the street scene and area as a whole.

However, certain permitted development rights have been removed by an Article 4 Direction (see below), which will effect some alterations and extensions to properties. It is important to note that certain buildings do not have any permitted development rights, namely commercial properties and apartments.

New Development.

Any new development should make a positive contribution to the area, which respects and harmonises with the existing buildings. Emphasis is on design and materials of high quality, being sympathetic in their design and detailing.

Any design proposals should take into consideration the relevant Article 4 Direction, as some propositions, such as external painting and the provision of off-road parking visible from the street, are likely to have a detrimental impact on the conservation area.

New development will be managed by planning applications and conservation area consents, as and when submitted.

Vacant Buildings.

The best short- and long-term future for any building is for it to remain in use. Vacant buildings are a concern in all Town Centres and applications which propose the reinstatement of a building’s use will be looked upon favourably. Uses of a building will contribute to the Conservation Area’s character and appearance, and proposed uses will be considered on their impact on the area.
**Demolition**

Due to the high-density nature of the area, any demolition will affect the appearance of the conservation area. Therefore any proposals for demolition will be strictly monitored, as it is vital that the replacement building will not be detrimental to the area’s appearance and character. Conservation Area Consent will be required for any proposed demolition within the area.

New development will be considered as previously stated and before any demolition is granted.

**Removal of Permitted Development Rights - Article 4 Directions**

The Conservation Area consists of a variety of commercial and residential properties. Buildings in a single residential use, i.e. not including flats and businesses, can benefit from certain permitted development rights. However, these permitted rights can be removed by an Article 4 Direction, for which planning permission must be obtained if works covered by the Article 4 want to be carried out.

Where an area of local heritage value exists, the restriction of permitted development rights may be enforced to preserve and enhance the character of the Conservation Area. Two types of Article 4 Directions are used - 4(1) being those approved by the Secretary of State, and 4(2) which do not require the Secretary of State’s approval. Article 4(2) directions are commonly used by councils if a Conservation Area is deemed to require a higher level of protection than can be offered purely by the Conservation Area designation.

All minor works and alterations within the Conservation Area are currently controlled by the following Article 4(2) Directions:

- Alterations to windows and external doors
- Construction of new porches, or alterations to existing ones
- Removal or alteration of fences, railings or boundary walls
- Changes in roof coverings (e.g. from slates to concrete tiles)
- External painting
- Alterations to chimney stacks
- Provision of off-road parking visible from the street
- Installation of satellite dishes

The overall appearance of the area, with regular application of these directions will manage any changes, controlling the visual impact of any changes and allowing regular monitoring of adherence to these directions. Any breaches will be pursued.

Regular monitoring will take place in case the Article 4 needs to be reviewed.

**Areas for Enhancement**

Currently there are four areas within the conservation area which are highlighted for enhancement. (Photographs of these sites are in the appraisal document).

**Demgate/Albion Place** – This is a small area of trees and benches. Inviting as it sounds, the area is not very inviting to sit in or to walk through, with pedestrians favouring to walk around it rather than through it. The trees within this space are not protected by Tree Preservation Orders, but their presence within the Conservation Area ensures they have the degree of protection given by Conservation Area status (for further information see section on Protection of Trees).

**Albion Place car park** – This is a small car park, which provides ease of access to the Theatre.

The car park, along with the area to the west of it from St. John’s Terrace to the Theatre (an area which is not within the Conservation Area), is an area labelled for development. Currently, ongoing proposals are being sought for the development of this site.

Any proposals should take into consideration the wider area, and be sympathetic to the Conservation Area, particularly as part of the site is situated within this area.

**St. Giles’ Street** – two sites: the Health Centre building on the north side of the street and the single storey row of shops opposite. There is little that can be done about these buildings as they are in current use, and replacing them, although the desired move, is not a viable option. None of the buildings is in keeping with the character and scale of the area, and if plans to re-develop the sites are ever proposed in the future, then more appropriate designs will be sought from the applicants.
**Streetscape**

The streetscape is an important part of an area, as it gives the area its overall character and impressions are formed from the quality, condition and appearance of it. It can be affected by many factors, in either positive or negative ways, from general appearance and tidiness to shop signs, advertisements, trees and road signage.

Carefully designed and well-managed streets are essential if the public realm is to be a successful interactive space between pedestrians and cyclists along with the safe management of traffic. The retention and enhancement of local qualities such as streets, public spaces and their related cultural signals, will help to sustain an area’s prosperity and quality of life.

As the Derngate Conservation Area has a high concentration of pedestrian and vehicular use, the streetscape is an essential means of easy navigation for all users. Its character and readability combine to provide a safe and user-friendly environment. The local Highway Authority will be approached to establish an agreement as to how sensitive sites will be dealt with, to include the treatment of items such as highways signs and street surfaces.

**Control of Advertisements**

The Derngate Conservation Area forms one of the conservation areas that cover the Town Centre. As the area does comprise of a wide range of businesses, from offices to shops, many of the latter benefiting from traditional shop fronts, advertisements are inevitable.

Although advertisements are generally permitted, outdoor advertisements will affect the character and appearance of a conservation area, possibly having a significant impact on it. As PPG 15 para.4.31 highlights, it is desired that any advertisements will either preserve or enhance the character or appearance of a conservation area, and this will be taken into account when considering granting consent for proposed advertisements in such an area.

**Listed Buildings**

Buildings which are statutory listed are those which are considered of national importance. There are currently 23 listed entries within the Derngate Conservation Area. Their appearance and preservation is controlled through the application for Listed Building Consent when proposals come through for their alteration (inside and out) or extension.

The majority of buildings in the Conservation Area comprise unlisted buildings, which are, however, protected from uncharacteristic development by the Article 4 Direction.

Any alterations, extensions or demolitions to a Listed Building will require Listed Building Consent. Again, permitted development rights have been removed by an Article 4 Direction. Listed Buildings will need Conservation Area Consent as well as Listed Building Consent.

**Locally Listed Buildings**

In addition to those which are statutory listed, there are many buildings which are of local architectural and/or historic importance. The Council has produced a separate Local List of those buildings which are deemed locally significant.

In the Derngate Conservation Area, 10 buildings are included on the Local List. As they contribute to the overall area, it is important to carefully monitor any proposed changes.

These buildings will not enjoy the full range of protection of those which are statutory listed, but they will be given due thought and concern when applications are submitted, and have the additional protection of the Article 4 Direction.

**Monitoring Change**

Any changes will initially be managed via any planning applications, including Listed Building and Conservation Area consents.

Visual surveys of the area at regular intervals will also provide a mechanism for monitoring change within the area. A photographic record of the area will be made and kept up to date, along with the Character Appraisal. A photographic database will log images of areas of specific interest, concern or uncertain future, which will then be reviewed and updated at regular intervals.
A logbook recording any significant changes permitted through planning applications will provide an overview of accepted changes within the area. This will provide a quick reference tool for queries about future proposals within the area.

An annual inspection will take place to monitor the Conservation Area, and in the first instance, this will take the form of a visual survey.

**Protection of Trees**

Despite the urban nature of the conservation area, there are a number of trees within it, which contribute positively to the area. The appearance and character of the area is enhanced by the presence of these trees, and it is therefore important that any work, which is necessary for their maintenance, is carried out in a positive manner.

Many trees within the Conservation Area are protected by Tree Preservation Orders (hereafter TPO). Trees, which are not protected by a TPO, are still protected by the Planning (Listed Buildings and Conservation Area) Act 1990. Although there are some exceptions, including small trees and ones which are dead, dying or dangerous, anyone proposing work to a tree in the Conservation Area is required to give six weeks notice to the Local Authority before any works are carried out.

**Enforcement**

National and local policy will be enforced, and in cases where this is necessary, it will be carried out in a fair, clear and consistent manner. Information and advice will be available before any formal enforcement is taken, to discuss the circumstances of the case, to provide an opportunity to resolve any problems before any formal action is taken.

Where immediate action is deemed necessary, an explanation to why action is to be taken will be given and confirmed in writing.

Any enforcement action does not remove any rights to appeal.