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 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 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.
The centre of the conservation area is dominated by the Church of All Saints, rebuilt in 1676-80 (after the Fire) on the site of its Mediaeval predecessor. Funding was provided by Charles II, whose statue can be seen above the portico. Remnants of the older church can be seen in the tower and the crypt. There is a central dome, and the interior is unusually ornate for an English church. The western entrance forms one side of an attractive civic space (All Saints Square), which was completely refurbished in 2002, and is now bounded by stone pillars and a chain railing.

Behind the Church, facing Wood Hill, is the Lutyns War Memorial erected in 1926. George Row contains a handsome group of buildings, including the Grade I listed Sessions House, built at the same time as the Church and flanked by the Judges Lodgings. County Hall, and nos. 8-9a, all Grade II*.

The Drapery is one of the town's main shopping streets. The buildings comprise a variety of architectural styles and massing, and create a good sense of enclosure. The elegant curving façade of Sheep Street terminates the north end of the Drapery, whilst the view to the south is dominated by the tower of All Saints.

Bridge Street is now only partially a shopping street with little modern development and a relatively low level of pedestrian traffic. The street contains a high proportion of late 18th / early 19th century buildings.

Gold Street is a shopping street with many fine façades worthy of preservation, notably the ornate stucco front of nos. 37/39, and the upper floors of nos 47-49.

St Gile's Square contains some attractive buildings. Some disparity of scale exists between them but they form a pleasant group with a variety of stone facings and styles. The group is dominated by the splendid Victorian Gothic Revivalist façade of the Guildhall (a separate leaflet is available describing the wealth of detail to be found on this fine building). Opposite is "Mr Grant’s House", a late 17th century residence restored in 1990 after the removal of the unsympathetic row of shops hiding the front. John Grant was Governor of the County Gaol (at that time situated nearby in County Hall) from 1818 to 1845.

**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.

**Historical Background**

The Saxon part of Northampton was concentrated in the Marefair area; Norman and Mediaeval Northampton spread eastwards so that by the time of the Civil War the central focus of the town had moved to All Saints and the Market Square. The great fire of 1675 devastated Northampton; within the conservation area only the road pattern survives intact from earlier times. It might be expected that subsequent rebuilding would have led to a strong architectural unity, but only a few of the buildings around All Saints and in the Market Square can be traced back to the late 17th century, and there is, in fact, great variety in the style, age and quality of the buildings within the conservation area.

**The Conservation Area**

The Market Square is believed to be one of the largest in England. Speed’s 1610 map shows buildings encroaching on the open space, but the 1675 Fire destroyed all but Welsh House, and the Square was completely rebuilt. Its character stems from the informal scale and variety of façades. Its irregular shape, and the gentle slope of the Square from north to south. Narrow lanes leading out from the south-west corner afford an interesting contrast to the large open space. The predominant style of the buildings is Georgian, and a number of these buildings still remain in a largely unspoilt condition on the west and south sides of the Square. However, in the early 1970’s the northern side was completely redeveloped as part of the Grosvenor Centre, and much of the eastern side is now occupied by the modern façade of the Peacock Place shopping arcade. In the 1980s the Market Square was completely resurfaced in clay pavements, with a granite sett perimeter access way for vehicles and a pavement edge of York stone. Current improvements (2010) include the installation of a new fountain at the south-eastern end of the Square.

**Buildings listed as being of special architectural or historic interest**

<table>
<thead>
<tr>
<th>Buildings listed as being of special architectural or historic interest</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Most notable buildings (Grade I or II):</strong></td>
</tr>
<tr>
<td>All Saints Square</td>
</tr>
<tr>
<td>George Row</td>
</tr>
<tr>
<td>Market Square</td>
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<tr>
<td>St Gile's Square</td>
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<tr>
<td>Wood Hill</td>
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<tr>
<td>Sessions House</td>
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<tr>
<td>Judges Lodgings</td>
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<tr>
<td>The Guildhall</td>
</tr>
<tr>
<td>War Memorial</td>
</tr>
<tr>
<td><strong>Other listed buildings (Grade II):</strong></td>
</tr>
<tr>
<td>Bridge Street</td>
</tr>
<tr>
<td>Nos. 6, 9/11, 16, 17, 18, 19, 20/22, 21/23, 24, 26-30, 32, 36, 42/48, 46, 56, 58, 60, 69 &amp; B</td>
</tr>
</tbody>
</table>

**Conservation area boundary**

- **Listed Buildings:**
  - Grade I
  - Grade II

**Buildings on the Local List**

- Important trees / tree groups

Cover picture: looking along George Row towards St Giles Square

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