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
Weston Favell is situated on the northern valley slope of the River Nene about 3 1/2 miles to the east of the town centre, immediately to the south of the main road to Wellingborough.

The village is mentioned in the Domesday Book as “Westone”. “Favell” comes from a 13th century lord of the manor. Weston Favell was largely an agricultural community. A number of farms were located in the village and analysis of census information indicates that between 70-80% of the population were employed in agriculture. The parish was enclosed in 1666 and there is no evidence of any real objection or dispute, with the lands divided between the principal landowners. A glebe terrier of 1627 lists the lands as Watergall Feele, Weedmore Feele and Nether Feele. A number of the furlong names (such as Ridgeway, Greenway and Thorplands) are still evident in the locality today. For a long period, the village was noted for its cherry orchards.

According to the 1811 census, Weston Favell contained 70 houses and 350 inhabitants. By 1901 the population had grown to 561. It wasn’t until the 1930’s that the expanding edge of Northampton crept up to the village boundary. Weston Favell was incorporated into the County Borough in 1965, and has since been completely surrounded by modern residential development.

The Conservation Area
The core of Weston Favell village retains the character of a quiet rural backwater, despite its location in the centre of a large urban expansion area. The original plan form was linear, leading south along High Street from Wellingborough Road to a focal point at St Peter’s Church and the settlement clustered around this area. The Northampton to Wellingborough Turnpike Road was established in 1796-7. Two inns, the Trumpet Inn at the top end of Church Way, and The Three Horseshoes (long demolished) were clearly taking advantage of the passing traffic along the road. Gradually, at the beginning of the 20th century, a second arm of the village grew north along Church Way, linking the Trumpet Inn with the area round the church.

The oldest building is the Church of St Peter, which consists of a nave, south porch and chancel with a coped tower at the west end dating from c.542-62262266 11. The upper section of High Street contains a further group of important and listed buildings, mostly small stone cottages crowding the narrow High Street, these being interspersed with larger houses set back within their own grounds.

Weston Favell, perhaps due to good communication links with the town centre, has attracted recent renovation schemes and infill developments, such as Holyoak Terrace, Gable Court Mews, and The Mevs. These have generally recognised, and attempted to retain, the village character, unlike Kestrel Close and The Smithy, which are anonymous modern housing developments.

Buildings listed as being of special architectural or historic interest

Church Way
- St Peter’s Church: C12/13, restored 1869 & 1881
- Former Rectory: c.1758: red brick, tiled roof
- Hervey’s Cottage: 56
- The Grange: 105
- The Grange: 66
- Hervey’s Cottage: 113
- Mill Yard House: 41 & 41a
- Gazebo in garden of no 111/C19: stone, pyramidal roof
- The Bold Dragoon PH

High Street
- Street: 56 (Hervey’s Cottage)
- The Grange: 113 (The Priory)

Listed Buildings:
- Grade II*
- Grade II
- Buildings/structures making a positive contribution
- Important trees / tree groups

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