

## Designation of a Conservation Area

The procedure for the designation of a Conservation Area is comparatively simple. If the local planning authority considers that a village in its area is of special architectural and historical interest, the character and appearance of which is desirable to preserve or enhance, they may designate it a Conservation Area by resolution of the Council. The authority must then give the Secretary of State for the Environment and English Heritage formal notice of its designation, and publish a notice in the London Gazette and the local press.

One purpose of designating a Conservation Area is to draw the attention of public bodies and private individuals to the necessity of preserving, maintaining and improving the character of the area. It is the policy of South Northamptonshire Council to consult fully with Parish Councils and Northamptonshire County Council before designating a Conservation Area.

**Aims and Objectives** - In order that the distinctive character of the Conservation Area is maintained or enhanced, the main aims should be:-

- ❖ To encourage the maintenance and repair of all buildings and other features which make a positive contribution to the character of the area and thereby secure their retention for future generations.
- ❖ To ensure that any development, redevelopment or alteration is of a similar scale with adjacent buildings and that the design and materials are sympathetic to the character of the surroundings.
- ❖ To ensure that the trees and woodlands are protected and where appropriate made the subject of a Tree Preservation Order.
- ❖ To ensure that all planning applications are advertised so as to inform members of the public.

**Powers of Control** - To assist in the achievement of these objectives, the legislation gives the Council several additional powers to control development, demolition and works to trees in Conservation Areas

**Control of Development** - The designation of a Conservation Area does not rule out the possibility of new development. What is important is that new developments should be designed in a sensitive and sympathetic manner having regard to the special character of the area. Applications for planning permission for any new development which is likely to affect the character or appearance must be advertised in the form of a notice displayed in the local press and on, or near to, the land to which the application relates.

The public then have the opportunity to inspect the application and to make comments. Advice as to what type of development requires consent can be obtained from South Northamptonshire Council's Planning Department. There is generally a right of appeal to the Secretary of State if an application is refused, or approved subject to conditions.

**Control of Demolition** - The consent of South Northamptonshire Council is required before the demolition of any building or structure in a Conservation Area - this is referred to as Conservation Area Consent.

**Listed Buildings** - The Secretary of State for the Environment can protect individual buildings in a Conservation Area by listing them as being of special architectural or historical interest under the Planning (Listed Buildings and Conservation Areas) Act 1990. Once a building is listed, Listed Building Consent is required from South Northamptonshire Council for any alterations which affect its character as a building of architectural or historic interest, and for any demolition.

**Advertisements** - The displaying of advertisements may require the consent of South Northamptonshire Council. The present regulations are contained in the Town and Country Planning (Control of Advertisements) Regulations 1992. The Council will use its powers under the regulations flexibly, taking into account that some Conservation Areas include commercial uses, and at the same time will ensure that advertising displays do not detract from the overall appearance and character of the area.

**Trees** - Section 211 of the Town and Country Planning Act 1990 requires anyone proposing to carry out work on trees in a Conservation Area, which are not already protected by a Tree Preservation Order, to give South Northamptonshire Council six weeks notice of their intention. Work must not proceed during this period unless the Council has given consent in the meantime.

---

K J Goldie, Dip TP, MRTPI  
Director of Planning & Development  
South Northamptonshire Council  
Springfields, Towcester  
Northamptonshire NN12 6AE  
Tel: Towcester (0327) 350211

*Printed & published by the Directorate of Planning & Development - May 1994*

# Milton Malsor Conservation Area



South Northamptonshire Council



*The Compass Public House, Green Street*

## Location and Setting

The village of Milton Malsor is situated 5 miles north of Towcester, and 2 miles from the edge of Northampton's built-up area, from which it is separated by the M1 motorway. The village is set to the east of the old A43 which skirts around it. The population of the village at mid-1991 was 777.

## The Conservation Area

Milton Malsor Conservation Area was designated in July 1991, and incorporates most of the historic core of the village, stretching from Towcester Road in the west to Holy Cross Church in the east, and from The Greyhound public house in the north to the Manor House in the south, excluding the area of modern development to the east of High Street.

There has been a settlement in the vicinity of Milton Malsor since at least Roman times, and remains have been found of Roman and Saxon occupation. The oldest building now standing is Holy Cross Church at the eastern end of the old village, on Collingtree Road. Parts of the church are 12th century, but it largely dates from the late 13th to mid-14th century. Listed as a building of architectural or historical interest Grade II\*, it is notable for its crocketed spire and the circular windows in the east end. Built of coursed squared ironstone and limestone, it was restored in 1874-77 and again in 1880.

The church stands on high ground on the east side of a broad open space which separates it from the rest of the old village. A small brook runs northwards across this open paddock, and imparts a very open, rural feel to the eastern end of the Conservation Area.

The central part of the Conservation Area is located on the rising land to the west of the stream. Green Street rises up the hill, narrow and winding, and is lined with historic buildings, giving it a very intimate character. At the centre is the small green with its war memorial, overlooked by a terrace of cottages which are converted from the former malt-house of the village brewery, (now itself converted to offices).

The western part of the area towards the A43 is different again in character. This part of the village has large houses set in substantial grounds, enclosed by high walls over which can be seen many mature trees, giving it a very 'arcadian' feel. The avenue of trees in front of The Greyhound public house, and the espaliered trees in the grounds of Milton Malsor Manor are of particular interest.

In common with most Northamptonshire villages, Milton Malsor experienced a building boom in the late 17th century, and, with the exception of the church, the oldest buildings date from this period e.g. Stockwell Farmhouse and Thatch End on High Street, the Manor House on Malzor Lane, Corner Cottage and Hobb End Cottage on High Street. But there were also later periods of building activity in the village, several



**PLEASE NOTE** The conservation area on this map has been extended; please see the latest area map on this website. (Added 10 November 2009)

buildings dating from the 18th century (The Manse, Lantern Cottage and The Forge on Green Street), and the 19th century (the Baptist Chapel, the Old Rectory, Little House). The traditional local materials of limestone and thatch gave way to brick and slate which became cheaper as transport was improved in the late 18th and early 19th centuries.



*Baptist Chapel*

Red clay pantiles are also a distinctive feature of the village, particularly on outbuildings.

In several places in the village the traditional granite kerbs are still in situ, and there is an area of cobbled paving outside the gates to the Manor. Details such as these are important to the overall character of the area and should be conserved.

In order that the distinctive character of these parts of the village is protected it is important to :-

- ❖ Ensure that all appropriate trees which are under threat are made the subject of a Tree Preservation Order.
- ❖ Encourage the repair and maintenance of buildings and the spaces around them using traditional materials and techniques
- ❖ Encourage the use of 'like for like' replacements where repair is not feasible.
- ❖ Encourage the use of sympathetic designs and materials where it is necessary to install replacement doors and windows.

In Milton Malsor there are few urgent problems. However it is considered that the following would enhance the Conservation Area :-

- ❖ Encourage and support the undergrounding of overhead lines.
- ❖ Encourage and support the planting of trees in appropriate places.
- ❖ Encourage the maintenance and repair of boundary walls and hedges, and outbuildings.
- ❖ Encourage the use of appropriate styles of street furniture, and paving materials which are in character with the Conservation Area.
- ❖ Develop a scheme to upgrade The Pound.