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The Planning Inspectorate
Room 3D Eagle Wing
Temple Quay House
2 The Square
Bristol
BS1 6PN

21 August 2021

Dear Sirs

TOWN AND COUNTRY PLANNING ACT 1990 - APPEAL UNDER SECTION 78
Site of 68 To 69 North Street Ripon North Yorkshire
Erection of 4no. apartments and 4no. townhouses. (revised scheme) 21/00053/NFTDPP
APP/E2734/W/21/3279737

Ripon Civic Society did not make representations on the planning application 19/02941/FUL. However, the Society had commented on the previous and withdrawn application for this site ref: 18/05002/FUL and also to its predecessor 12/03731/FUL. All along the Society has supported redevelopment of this vacant site seeking to mend the fractured street scene.

At this time the Society wishes to draw to the attention of the Planning Inspectorate our letter regarding the 2018 application which will not have been passed to you (attached). We continue to object to the height of the corner and to the lack of detail of elevational treatments.

The loss of the ground floor unit in the 2019 application is a significant detriment to the active frontage of North Street and should be reinstated.

We drew attention to the opportunity to incorporate solar panels. In the short time since our letter the zero-carbon agenda has become even more demanding and we see nothing within the application that appears to address it. This should be addressed.

These are all points that we would have drawn to the attention of Harrogate Borough Council and are disappointed that we did not do so. The application should be refused.

I trust this is of assistance.

Yours faithfully,

Christopher Hughes

Chairman, Ripon Civic Society