RIPON CIVIC SOCIETY

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North Yorkshire Council (Harrogate area)
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14th January 2024

Dear Sirs

APPLICATION NO: 6.31.673.BO.LB 23/00282/LB
Demolition of outbuildings and walls in connection with the construction of an annex to the Cathedral
Ripon Cathedral, Minster Road, Ripon, North Yorkshire HG4 1QT

The Society wrote to Harrogate Borough Council on 27th March 2023 in response to the above application. In this letter we raised a number of objections to the application.

Our attention has now been drawn to a recent High Court ruling that it was unlawful of Broxtowe Borough Council to grant listed building consent in February 2023 for works to a Grade II* listed building without notifying the Society for the Protection of Ancient Buildings (SPAB). The grounds included failing to notify the SPAB or the other national amenity societies in breach of the notification direction because demolition was involved. Local planning authorities have a duty to notify Historic England and the national amenity societies where demolition is involved under the procedures set out in "Arrangements for handling heritage applications: notification to Historic England and national amenity societies and the Secretary of State (England) Direction 2021".

The application by Ripon Cathedral involves partial demolition and rebuilding of the Grade II* curtilage listed Old Deanery wall and "adaption" and partial demolition of wall C1/3 (Grade II* listed with the Courthouse), which connects the Courthouse with the workshop in the stone yard.

As such, it would appear that the national amenity societies listed in the above Direction should have been notified and given appropriate time to comment. This does not appear to have been the case. We therefore consider that there is a requirement to remedy the situation by notifying the national amenity societies of the listed building application and giving them adequate time to respond. Otherwise, in the event of consent being granted, it could be subject to challenge.

Notwithstanding the formal statutory requirements regarding consultations, it is also open to local authorities to seek the specialist advice and expertise of the national amenity societies on other heritage issues, including setting, and we suggest they should also be consulted in this context on the related planning application: Ref. 22/04808/FULMAJ Construction of Annex for Ripon Cathedral.

We would request that you take account of these comments in considering the application.

Yours faithfully

Rachel Wigginton
Planning Lead
Ripon Civic Society