RIPON CIVIC SOCIETY

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North Yorkshire Council (Harrogate area)
PO Box 787
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2nd February 2025

Dear Ms Benfold

APPLICATIONS REF. ZC24/04301/FUL AND ZC24/04302/LB
PROPOSED CONVERSION OF THE UPPER FLOORS AT 37 MARKET PLACE RIPON

Thank you for consulting Ripon Civic Society on the above planning and listed building applications. Whilst we support the proposed conversion to residential units in principle, we wish to object to the applications because the design is unsatisfactory.

Firstly, we endorse the concerns raised by Private Housing Standards and would expect the concerns they raise to be addressed.

Secondly, we are unhappy about the roof treatment at the rear, including the loss of the original roof and its replacement by a dormer and flat roof element. These will be visible in views of the building from the south and west. We consider that the original roof of this listed building should be retained and the design of the conversion should work within this. We would also ask for better drawings that represent the proposals more clearly.

We request that these objections are taken into account in making a decision of the applications.

Yours sincerely

Rachel Wigginton

Planning Lead
Ripon Civic Society