c/o The Workhouse Museum
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North Yorkshire Council
PO Box 787
Harrogate
HG1 9RW

24th March 2026

Dear Sirs

26/01112/FUL - CHANGE OF USE OF UPPER FLOORS FROM COMMERCIAL STORAGE (CLASS E) TO CREATE TWO HOLIDAY LETS (SUI GENERIS). NEW SHOPFRONT TO GROUND FLOOR.

Ripon Civic Society wishes to object to the above proposals to convert the above property to form two holiday lets. This objection is not to the principle of the change of use which we support, but to the appearance of the proposed shopfront.

The site lies within Character Area B of the Ripon Conservation Area – the medieval city around the Market Place – and forms part of a continuous run of two and three storey historic properties between Old Market Place and Allhallowgate on the eastern side of North Street.

The 'Shop Fronts Design Guide' published by Harrogate Borough Council in 2019 appears to no longer be available online although it is referred to on the North Yorkshire Council's website. This document presumably supported the retention of traditional shop fronts within historic settlements. We do not consider that the application as it currently stands complies with the requirements of Policy HP3 – Local Distinctiveness of the Harrogate District Local Plan. There is no reason why the replacement shop front proposed by this application could not be adapted to incorporate arched timber heads whilst still retaining two doorways. Splitting a central glazed window into two arched panes with arched head doors to both sides would be much more in keeping with traditional shop fronts in the immediate vicinity of the application site and the wider city centre.

We would also like to point out that the access stair does not comply with the requirements of the Building Regulations and if this was corrected, it is unlikely that there would be sufficient space for a shower room in the first-floor apartment. Whilst these properties are proposed to be holiday lets and therefore do not need to comply with National Space Standards, the area of each unit is less than half the size than would be required for a dwelling.

We trust you will take these comments into account when considering this application.

Yours faithfully

Ripon Civic Society