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

26th June 2026

Dear Sirs

26/02491/FUL - EXTERNAL ALTERATION AND REPAIR TO EXISTING TIMBER SHOP FRONT, REPLACEMENT OF THE FIRST FLOOR WINDOWS TO THE MAIN ELEVATION, REMOVAL OF THE EXISTING CHIMNEY STACK.

Ripon Civic Society objects to the above proposal to alter the external appearance of the above property.

We have no issue with the proposed internal alterations, or external alterations other than the removal of the chimney stack and it is this specific proposal that we are object to.

The site lies within the Ripon Conservation Area we consider the presence and varied design of chimneys makes a significant contribution to the character and appearance of this area – and indeed to the wider city. The fact that many chimneys now perform no useful function does not mean that they should be removed. Capping the chimney off below the pot and proper maintenance of flashings should easily allow for the long-term retention of the chimney. The fact that no changes are proposed to the attic level requiring structural alteration supports the retention of this chimney.

During the widening of Fishergate in the very early c20th, the east side of the street was remodelled with a coherent design of alternate large and small windows set within red brick walling above shopfronts which contributes positively as part of this early c20th row of shops. The mono-pitch roof and chimney to this row of shops (of which the chimney in question is the only one) illustrates well the changes that took place to improve access around the city centre and how these changes relate to earlier quirks in property boundaries.

In our opinion, the chimney could be easily retained without affecting any other aspect of this application, and that this small change would significantly improve the heritage benefits to this property and the city centre. The loss of the chimney would represent a small but continued degradation of the character Ripon's conservation area.

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

Yours faithfully

Ripon Civic Society