



Appeal Decisions

Site visit made on 19 February 2026

by **S Ashworth BA (Hons) BPL MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 27th February 2026

Appeal A Ref: APP/U2750/W/25/3373243

Abbey Barn, Sutton Grange, Ripon, HG4 3JZ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Mr Sam Ziff against the decision of North Yorkshire Council.
 - The application Ref is 25/02223/FUL.
 - The development proposed is addition of 1no. rooflight to south elevation of principal roofslope.
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Appeal B Ref: APP/U2750/Y/25/3373242

Abbey Barn, Sutton Grange, Ripon, HG4 3JZ

- The appeal is made under section 20 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) against a refusal to grant listed building consent.
 - The appeal is made by Mr Sam Ziff against the decision of North Yorkshire Council.
 - The application Ref is 25/02224/LB.
 - The works proposed are addition of 1no. rooflight to south elevation of principal roofslope.
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Decisions

1. Appeal A: The appeal is allowed and planning permission is granted for addition of 1no. rooflight to south elevation of principal roofslope at Abbey Barn, Ripon, HG4 3JZ in accordance with the terms of the application, Ref 25/02223/FUL, subject to the following conditions:
 1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date on which this permission is granted.
 2. The development shall be carried out in accordance with the approved plans:
 - Location Plan - Drawing No (PA) 0.1 rev P1 dated 30/06/2025
 - Location Plan - Drawing No (PA) 0.2 rev P1 dated 30/06/2025
 - Existing Site Plan - Drawing No (PA) 0.3 rev P1 dated 30/06/2025
 - Existing Ground Floor Plan (as approved) - Drawing No (PA) 2.0 rev P1 dated 30/06/2025
 - Existing First Floor Plan (as approved) - Drawing No (PA) 2.1 rev P1 dated 30/06/2025
 - Existing Loft Plan (as approved) - Drawing No (PA) 2.2 rev P1 dated 30/06/2025

- Existing Loft Plan (as approved) - Drawing No (PA) 2.2a rev P1 dated 30/06/2025
 - Existing Elevations A & B (as approved) - Drawing No (PA) 2.3-2.4 rev P1 dated 30/06/2025
 - Existing Elevations C & D (as approved) - Drawing No (PA) 2.5-2.6 rev P1 dated 30/06/2025
 - Existing Sections AA, BB & CC (as approved) - Drawing No (PA) 2.7-2.9 rev P1 dated 30/06/2025
 - Proposed Ground Floor Plan - Drawing No (PA) 3.0 rev P1 dated 30/06/2025
 - Proposed First Floor Plan - Drawing No (PA) 3.1 rev P1 dated 30/06/2025
 - Proposed Loft Plan - Drawing No (PA) 3.2 rev P1 dated 30/06/2025
 - Proposed Loft Plan - Drawing No (PA) 3.2a rev P1 dated 30/06/2025
 - Proposed Elevations A & B - Drawing No (PA) 3.3-3.4 rev P1 dated 30/06/2025
 - Proposed Elevations C & D - Drawing No (PA) 3.5-3.6 rev P1 dated 30/06/2025
 - Proposed Sections AA, BB & CC - Drawing No (PA) 3.7-3.9 rev P1 dated 30/06/2025
2. Appeal B: The appeal is allowed and listed building consent is granted for the addition of 1no. rooflight to south elevation of principal roofslope at Abbey Barn, Ripon, HG4 3JZ in accordance with the terms of the application Ref 25/02224/LB and the plans submitted with it subject to the following condition:
1. The works hereby authorised shall be carried out within three years of the date of this consent.

Preliminary Matters

3. Abbey Barn is a grade II listed building. Accordingly, I have had regard to the statutory duties in respect of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) which require the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
4. As the description of the proposal is the same for both the planning appeal and the listed building appeal, in order to reduce repetition I have dealt with both appeals together in one decision letter.

Main Issue

5. The main issue in both appeals is whether the proposal would preserve the listed building and any features of special architectural or historic interest which it possesses.

Reasons

6. Abbey Barn dates from the C16 with C18 and C19 alterations and was first listed in 1967. The building is timber framed with natural stone outer walls, limestone quoins and a high pantile roof with a low eaves course of stone slates.
7. The significance of the building lies in its age, its historic interest as a medieval aisled barn and its earlier functional relationship with Fountains Abbey, and its architectural interest particularly the internal medieval trusses and posts and the expanse of space inside the building. Externally, the simple appearance and form of the building indicate its former function and add to its significance as a heritage asset.
8. The building was converted to residential use in 2001. It now clearly has a domestic function rather than an agricultural one but nevertheless the size, form and structure of the original building is still apparent. The external cart opening has been retained and although at least one window and several rooflights have been added, including three to the north elevation and another one to the south, the rooflights are small in size and scale and have functional rather than overtly domestic character. Internally, the timber frame and much of the open space has been retained, with an open mezzanine level now providing additional living space whilst keeping the roofspace visible. Accordingly, although the function of the building has changed, those elements of the building which contribute to its significance as a heritage asset have not been compromised.
9. The proposal seeks to add an additional rooflight to the south elevation to serve an attic room, the formation of which has recently been granted listed building consent¹. The rooflight would be a conservation type rooflight of a size and type to match the existing. It would be positioned at a high level below the ridgeline. Whilst I note the Council's objection to the loss of historic fabric, no roof trusses would be removed or altered to facilitate the installation of the rooflight. Furthermore, I understand from all I have read that the existing pantile roof dates from the building's conversion. On that basis, and in the absence of further detail or evidence, there would be no loss of historic fabric as a result of the proposal.
10. It seems to me that because of the position of the building in relation to its surroundings and the mature planting around it, the rooflight would be partially obscured from view from parts of the nearby lane. Nevertheless, listed buildings are protected for their inherent qualities, irrespective of whether or not they are visible to the public. Notwithstanding that, the rooflight would constitute a small intervention in what is an extensive roof and, even considered cumulatively with the existing rooflight on the south side, with which it would not align or be close to, and the window, it would not dominate or distract from the form or appearance of the building.
11. On that basis I conclude that the significance of the building and its special architectural and historic interest would be preserved. The proposal would therefore meet the weighty statutory duty of the Act and the requirement of the National Planning Policy Framework that great weight is given to a heritage asset's conservation.

¹ HGTZC25/00878/LB approved 20.5.25

12. Furthermore, for the same reasons, the proposal would accord with Policies HP2 and HP3 of the Harrogate District Local Plan which require proposals affecting a heritage asset to protect those features which contribute to the special architectural or historic interest of a building, and protect those characteristics, qualities and features that contribute to the local distinctiveness of the environment including fenestration, roofscape, materials, evidence of past and present activity.

Conditions

13. No conditions have been suggested in the event of the appeals being allowed.
14. In the interests of proper planning and to provide certainty, in terms of appeal A, the standard time limit condition and plans condition are necessary. In terms of Appeal B, the standard time limit condition is necessary. The application plans form part of the listed building consent and include details of the proposed the rooflight. On that basis no further conditions are necessary.

Conclusion

15. For the above reasons, the appeals are allowed and planning permission and listed building consent are granted.

S Ashworth

INSPECTOR