KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended) – SECTION 70

DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS

Reference No:	2019/62/91505/W
Site Address:	The George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area)
Recommending Officer:	Neil Bearcroft

DECISION – Conditional Full Permission

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

David Wordsworth

AUTHORISED OFFICER

Date: 18-Sep-2019

Officer Report

Site Description - The George Hotel, St George's Square, Huddersfield, HD1 1JA

The George Hotel is a Grade II* listed building situated within the Huddersfield Town Centre and is located within a Conservation Area. The building is constructed of ashlar sandstone with slate mansard roofs and is well detailed with rusticated stone to the ground floor and deep cornices and corbels. For a number of years the building was a hotel and restaurant and is famous for the formation of the Rugby Football League which took place there in 1895. The building also previously housed the Rugby League Museum but this closed when the hotel did in 2013. The building significantly contributes to the setting of St Georges Square along with the Grade I listed Railway Station and the Grade II* Britannia and Tite's Buildings on the opposite side to the hotel.

Description of Proposal

The application seeks the partial change of use of an existing hotel to form a 50 apart-hotel rooms on floors 1 to 4 and the formation of 3 commercial units on the ground floor for an A3 (restaurant/cafe/function room) and an A4 (drinking establishment). Within the basement would be a D1 (museum), a Spa and ancillary storage. To facilitate the development various internal works would be necessary with the addition of external works to provide two new entrances into the building.

History of negotiations/amendments received

Further information and plans were requested in relation to internal treatments of the lobby areas within the ground floor of the building after comments from Conservation and Design and Historic England.

Relevant Planning History

- 90/03306-Planning Permission for erection of an extension-Approved
- 90/04309-Listed Building Consent for erection of an extension-Approved
- 90/06041-Listed Building Consent for external illuminated signs-Approved
- 90/06040-Advertisement Consent for externally illuminated signs-Approved
- 2007/92248-Advertisement Consent for non-illuminated fascia sign-Refused
- 2007/92606-Listed Building Consent for non-illuminated fascia sign-Refused
- 2009/92328-Planning Permission for the erection of external lighting-Approved

- 2009/92329-Listed Building Consent for the erection of external lighting-approved
- 2012/93694-Listed Building Consent for the erection of a plaque-Approved.
- 2014/90693 - Listed Building Consent for erection of rooftop coffee shop/diner and balustrade, canopies and internal and external alterations (within a Conservation Area) – Granted
- 2014/90692 - Change of use to mixed use 30 bedroom hotel with function rooms, part of first floor to dental centre and educational facility, basement to spa, formation of 11 apartments on parts of first, second and third floor, erection of rooftop coffee shop/diner with creation of terrace with balustrade, erection of canopies and external alterations (Listed Building within a Conservation Area) - Approved

Representations

Final publicity date Expires: 21/6/2019, 1 comment received made on behalf of the Huddersfield Civic Society (HCS). A summary of the comments received is set out below:

- The HCS supports the applications to secure, restore and introduce some changes into one of Huddersfield most notable buildings.
- The heritage statement is considered to be comprehensive and the retention of historic/architectural features are important.
- There is no objection to the eternal alterations.
- The HCS would support the display of historic material relating to rugby league at the hotel.
- It is considered that the viability and longevity of the development and associated businesses would be greatly enhanced if a link could be secured between St Georges Square and Railway Warehouse and its adjoining land.

Consultation Responses

The following is a brief summary of Consultee advice (more details are contained in the Assessment section of the report, where appropriate):

- **KC Conservation and Design** – comments made
- **KC Highways DM** – no objection subject to a condition.
- **KC Environmental Services** – No objection subject to conditions
- **Network Rail** – No objections comments made
- **Historic England** – no additional comments after the submission of amended plans.
- **National Amenities Society** – no comments received.

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the

Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The site is designated as being within the Huddersfield Town Centre on the Kirklees Local Plan but is located within the Huddersfield Town Centre Conservation Area.

- Access considerations – existing level access is provided to the ground floor uses along with an existing internal lift to access upper floors.

Kirklees Local Plan (LP):

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place Shaping
- **LP13** – Town Centre Uses
- **LP16** – Food and drink uses and the evening economy
- **LP17** – Huddersfield Town Centre
- **LP21** – Highway Safety
- **LP22** - Parking Standards
- **LP24** – Design
- **LP30** – Biodiversity and Geodiversity
- **LP35** - Heritage
- **LP51** - Protection and improvement of local air quality
- **LP52** - Protection and improvement of environmental quality

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 19th February 2019, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 6** – Building a strong , competitive economy
- **Chapter 7** - Ensuring the vitality of town centres
- **Chapter 12** – Achieving well-designed places
- **Chapter 15** – Conserving and enhancing the natural environment
- **Chapter 16** - Conserving and enhancing the historic environment

Assessment

The key matters for consideration for this proposal are its impact on heritage, Huddersfield Town Centre, highway safety, amenity and all other material planning considerations.

Background

It is noted that the George Hotel is a prominent building within Huddersfield Town Centre which has been closed since 2013 and but previously received permission under applications 2014/90692 and 2014/90693 for planning permission and listed building consent to change the use of building to a 30 bedroom hotel, 11 apartments and a mix of other uses. These permission have never been implemented in full and the building has been unused since its closure in 2013.

Heritage and Design

The host building is Grade II* listed and is of particular historic importance with only 5.8% of listing buildings in England being Grade II*. The proposal has been assessed by the Councils Senior Conservation and Design Officer and Historic England. The application has been considered in relation to Policies PLP24 and 35 of the Local Plan and policies in Chapter 2 and 16 of the NPPF.

Section 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act needs to be considered which requires special regard to the desirability of preserving a listed building and a conservation area or its setting or any features of special architectural or historic interest which it possesses. The majority of works to the building would be internal and a detailed assessment of these works on the listed building have been carried out under the allied listed building application 2019/91506.

In terms of external works, the main interventions would be the installation of a new entrance on John William Street replacing a timber door with a single glazed door with canopy above, the refurbishment of a set doors on the front elevation to provide an additional access to the building, the reuse of an existing set of doors on the west elevation for an additional entrance and the installation of 11 windows on the north western side elevation at first floor level to serve a number of additional rooms in the building.

The external alterations to the building are considered to be limited and the new entrances would utilise existing openings in the building with the proposal solely providing a new function for these entrances. With regard to the additional windows these are positioned on a later addition to the building and would not be in a prominent position. They would be inserted in line with other windows in this part of the building and would have a matching design which is considered to be an acceptable design approach.

It is considered that the submitted Heritage Assessment is of some quality and covers the major areas. The changes to the internals are a fairly light touch, which is possibly down to the uses proposed. The mix of uses proposed are considered to be complimentary to the uses above and the overall design of the scheme is considered to be acceptable and would provide a long term viable use for the Grade II* listed building. The proposal would therefore accord with Policies LP24 and 35 of the Local Plan and Policies in Chapters 12 and 16 of the NPPF.

Impact on Town Centre

Policies LP 13, 16 and 17 of the Local Plan have been considered in relation to the impact of the development on the Town Centre. The proposed uses all represent main town centre uses which are appropriate for the sites location within the town centre. The reuse of the building is welcomed by Planning Officers as it forms a prominent building at an important gateway into the town.

Highway Safety

The impact of the development on highway safety has been assessed against Policies LP21 and 22 of the Local Plan and the application has been assessed by the Councils Highways DM Officer.

Whilst no parking is provided by the development, the site is considered to be within a sustainable location where there is good access to a range of public transport options and access to public car parks. Therefore there is no objection in principle to the proposed use of the buildings in terms of highway safety. With regard to staff it is considered that they would access the site via existing town centre transport options which is considered to be appropriate. However no details in relation to servicing for deliveries and waste collection have been provided nor any details in relation to construction works. The details are considered to be necessary to ensure that the construction works and the operation of the development does not have an adverse impact on highway safety. Both elements can be secured by appropriate planning condition. Subject to these conditions the proposal is considered to have an acceptable impact on highway safety and would accord with Policies LP21 and 22 of the Local Plan.

Residential Amenity and Noise

With respect to residential amenity and noise Policies LP24 and LP52 of the Local Plan has been considered and the application has been assessed by the Environmental Health Officer.

The application proposes an ‘apart’ hotel where each apartment would provide living/kitchen space along with a bedroom and bathroom. It is noted room sizes vary significantly across the building including both small studio type rooms and much larger apartments. It is also noted that whilst most rooms have a good outlook some rooms do look internally within the central part of the building which is not ideal in terms of amenity for users. However given that the use falls under a C1 hotel use, there is no objection as these arrangements are not dissimilar to the arrangement of some of the existing hotel rooms.

It should however to ensure that the rooms are not used for longer stays a condition will be placed on the decision notice limiting the apart hotel use to a C1 hotel use with a restriction on occupation to a maximum of 90 days, in the interests of protecting amenity.

Turning to potential noise disturbance for future users, it is proposed to form non directly related commercial units on the ground floor and the sites town centre location would mean that users would be potentially subject to road, rail and other general sources of noise. It is therefore considered necessary to require the submission of a noise report to ensure that a sufficient standard of amenity is achieved for the future users of the apart hotel. To further protect local amenity it is considered appropriate to restrict the hours of use of the ground floor uses which can be secured by condition. Environmental Health have suggested different hours of use for

Subject to the conditions set out above the proposal is considered to have an acceptable impact on residential amenity and would not lead to any adverse noise impacts and would accord with Policies LP24 and LP35 of the Local Plan and Policies in the NPPF.

Other Matters

Air Quality – The site is located in an air quality management area where there are known air quality issues. Policy LP51 needs to be considered which seeks to ensure that mitigation measures are provided when new receptors are introduce into areas with poor air quality. The most likely mitigation measures for the proposed use would be the installation of a ventilation system to ensure that appropriate clean air can be delivered to each apartment. It is considered that such a scheme can be secured by planning condition and one will be attached to the decision notice in this regard. It is also noted that a ventilation scheme maybe necessary to accord with the requirements of a noise report and a single scheme may address both issues.

Railway Infrastructure – Network Rail have been consulted on the application due to the sites close proximity to Huddersfield railway station and the adjacent railway lines. Network Rail have raised no objections to the scheme but have sought a condition for the submission of a construction management plan. As detailed above one is to be secured on highway safety grounds and the protection of the railway infrastructure will be added to the reason. Network Rail have also sought to an informative note on the decision notice detailing a point of contact at network rail given that the adjacent land is owned and operated by Network Rail. Such an approach is considered reasonable and a note will therefore be included on the decision notice.

Representations

1 comment has been received, made on behalf of the Huddersfield Civic Society (HCS). A summary of the comments received is set out below along with a response to the points raised.

- The HCS supports the applications to secure, restore and introduce some changes into one of Huddersfield most notable buildings.

Response: Noted and the reuse of the building is supported.

- The heritage statement is considered to be comprehensive and the retention of historic/architectural features are important.

Response: Noted.

- There is no objection to the eternal alterations.

Response: Noted.

- The HCS would support the display of historic material relating to rugby league at the hotel.

Response: Noted.

- It is considered that the viability and longevity of the development and associated businesses would be greatly enhanced if a link could be secured between St Georges Square and Railway Warehouse and its adjoining land.

Response: Noted, but the provision of such a link falls outside of the control of this planning application.

Conclusion

The NPPF has introduced a presumption in favour of sustainable development. The policies set out in the NPPF taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. It is considered that the development would constitute sustainable development and is therefore recommended for approval.

Recommendation – Full Conditional Permission

Decision Authorisation - Delegated Powers

Application Number: 2019/91505

Officer Recommendation: Full Conditional Permission

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.
Reason: Pursuant to the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Order 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion, to protect the special historic interest of the Grade II* listed host building and to accord with Policies LP24 and 35 of the Kirklees Local Plan and Policies in the National Planning Policy Framework.

3. Before any part of the hereby development is first brought into use a report specifying the measures to be taken to protect the users of the aparthotel from noise from external sources including transport and noise sources from other uses within the development shall be submitted to and approved in writing by the Local Planning Authority. The report shall:

i. Determine the existing noise climate
ii. Predict the noise climate in bedrooms (night-time) and other habitable rooms (daytime) of the development
iii. Detail the proposed attenuation/design necessary to protect the amenity of the occupants of the new residences (including ventilation if required).

The development shall not be occupied until all works specified in the approved report have been carried out in full and such works shall be thereafter retained.
Reason: In the interests of the protection of users of the apart hotel and wider residential amenity and to accord with Policies LP24 and LP52 of the Kirklees Local Plan and Policies contained within the National Planning Policy Framework.

4. Before any part of the hereby development is first brought into use details of a ventilation scheme designed to protect the occupants of the apartments from air pollutants has been submitted to and approved in writing by the Local Planning Authority. The use hereby approved shall not commence until the works comprised within the approved ventilation scheme have been completed and those works shall be retained and maintained in accordance with the manufactures instructions and retained thereafter.

Reason: In the interests of the protection of the amenity of the occupiers of the hereby approved development and to accord with the requirements of Policies LP24 and LP51 of the Kirklees Local Plan and advice within the National Planning Policy Framework.

5. Before development commences, a schedule of the means of access to the site for construction traffic shall be submitted to and approved in writing by the Local Planning Authority. The schedule shall include details of the routing of construction/delivery traffic to and from the site, details of deliveries and construction workers parking facilities, including the expected times of deliveries/parking, and details of any traffic management required during deliveries or construction, including the requirement of a banksman for reversing vehicles on to the highway. Unless otherwise approved in writing by the Local Planning Authority, all construction arrangements shall be carried out in accordance with the approved schedule throughout the period of construction.
Reason: in the interests of highway safety, the free use of the highway, to protect the operation and function of the adjacent railway infrastructure and to accord with Policy LP21 of the Kirklees Local Plan. This is a pre commencement condition to ensure that there is no adverse impact on highway safety or the railway infrastructure brought about by construction works.

6. Before any part of the hereby development is first brought into use details of storage and access for collection of wastes from the premises shall be submitted to and approved in writing by the Local Planning Authority. The works comprising the approved details shall be provided before any part of the hereby development is first brought into use and shall be so retained thereafter free of obstructions and available for storage waste.
Reason: In the interests of visual amenity, the protection of the appearance of the host listed building, highway safety and to accord with Policies LP21, LP24 and LP35 of the Kirklees Local Plan and Policies in the National Planning Policy Framework.

7. The apart hotel hereby approved represents a C1 Hotel use as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) and occupiers of the apart hotel shall be limited to a maximum stay of 90 continuous days at any one visit.
Reason: For the avoidance of doubt as to what is being permitted and so as to ensure the satisfactory appearance of the development on completion and in the interests of the protection of the amenity of future occupiers of the apart hotel and to accord with Policy LP24 of the Kirklees Local Plan and Policies in the National Planning Policy Framework.

8. The ground floor restaurant, café, bar and function room uses shall not be open to customers outside the hours of 6:00 to midnight Monday to Saturday and 7:00 to 23:00 Sundays and Bank Holidays.
Reason: In the interests of the protection of users of the apart hotel and wider residential amenity and to accord with Policies LP24 and LP52 of the Kirklees

Local Plan and Policies contained within the National Planning Policy Framework.

9. There shall be no deliveries to or dispatches from any of the uses contained within the hereby approved development outside the times of 7:30 to 23:00 Monday to Friday and 8:00 to 20:00 Saturdays and Sundays.
Reason: In the interests of the protection of users of the apart hotel and wider residential amenity and to accord with Policies LP24 and LP52 of the Kirklees Local Plan and Policies contained within the National Planning Policy Framework.

NOTE: It is brought to the applicant's attention that Network Rail should be contacted to discuss emergency egress onto the adjacent station car park, any licence required for that purpose and any other issues relating to the use of station land for the functions of the approved development apartments. The primary contact for licencing issues will be:

Oliver Turner
Estates Manager
First Trans Pennine Express
7th Floor Bridgewater House
60 Whitworth Street
Manchester
M1 6LT

Plans and specifications schedule:-

Plan Type	Reference	Version	Date Received
Location Plan	LOC		7/5/2019
Existing Basement Floor Plan	01		7/5/2019
Existing Ground Floor Plan	02		7/5/2019
Existing First Floor Plan	03		7/5/2019
Existing Second Floor Plan	04		7/5/2019
Existing Third Floor Plan	05		7/5/2019
Existing Fourth Floor Plan	06		7/5/2019
Existing Front and Side Elevations	07		7/5/2019
Existing Railway Elevation	08		7/5/2019
Proposed Basement Floor Plan	10		7/5/2019
Proposed Ground Floor Plan	11		7/5/2019
Proposed First Floor Plan	12		7/5/2019
Proposed Second Floor	13		7/5/2019

Plan Type	Reference	Version	Date Received
Plan			
Proposed Third Floor Plan	14		7/5/2019
Proposed Fourth Floor Plan	15		7/5/2019
Proposed Front and Side Elevations	16		7/5/2019
Proposed Railway Elevation	17		7/5/2019
Proposed Café Screen Detail	18		28/6/2019
Proposed Accommodation Screen	19		27/8/2019
Planning and Heritage Statement	2294		7/5/2019

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2015 and otherwise actively engaged with the applicant in dealing with the application. The case officer undertook negotiations with the applicant to secure amended plans in relation to the heritage impact of the development and the decision is based on these amended plans.

Report Dated: 18/9/2019