

PLANNING AND LISTED BUILDING
APPLICATION FOR CHANGE OF
USE FROM DRINKING
ESTABLISHMENT WITH FOOD
PROVISION TO RESTAURANT - E(b)
CLASS

AT

THE GEORGE INN
13 GEORGE STREET
KIRKBURTON HD8 0SF

ON BEHALF OF
MR AND MRS AHMED

SUPPORTING STATEMENT
DATED: DECEMBER 2020

SUBMITTED BY NORTHERN DESIGN PARTNERSHIP
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1.00 – THE PROPERTY

1.01 – The George Inn (See Image 1) is located George Street in Kirkburton.



Image 1 - The George Inn, with the adjacent Forge.

1.02 - The building is attached to the Forge (a Grade II listed building), and has been vacant for over 18 months. The property has been actively marketed without success.

2.00 – PLANNING HISTORY

2.01 – There is no recent planning history for the George Inn, other than the change of use of the attached Forge. The Forge is listed and within the curtilage of the George Inn, hence the listed building consent application.

3.00 – APPLICANT INFORMATION

3.01 - The applicants are tenants of the property. The applicants have prepared a personal statement that forms part of this planning application

4.00 – PROPOSALS

4.01 - The proposed change of use to a restaurant is not too dissimilar to the existing vacant use. The George Inn, up until it's closure, served substantial meals.

4.02 - It is clear from the submitted plans that very little changes are due to take place because of this similarity. The kitchen will be updated with a new extract system (details submitted as part of this application). The main ground floor area will be updated to suit the style of the tenants.

4.03 - There will be no significant external changes. The applicants will apply separately for any external signage.

4.04 - The tenants will reside upstairs in the existing apartment, formerly used by the pub's landlord.

5.00 – HERITAGE STATEMENT

5.01 - Due to the proximity of the Forge, the proposals ensure little change to the external appearance, other than some minor repairs. In short, The Forge will be unaffected by the proposals.

6.00 - PROPOSED USE AND HIGHWAYS

6.01 - The property is on the edge of the Kirkburton District Centre, however there are various business adjacent or nearby. The building is attached to a The Forge which has recently been granted an A1 use. There are hot food takeaways, sandwich shop and small offices close by. It is therefore considered that the change of use is appropriate. This is supported by the Sequential Report prepared by Bramleys and included with this submission.

6.02 - In terms of parking there will be no dedicated spaces. However there is a small car park opposite along with plenty of 'on street' parking areas along George Street and surrounding roads. The public house functioned without any issues.

7.00 - ENVIRONMENTAL

7.01- A full extraction system has been designed and details are included with this submission.

8.00 – CONCLUSION

8.01 – The proposed change of use is wholly appropriate, with the existing and intended uses being very similar.

8.02 - The public house has stood vacant, despite active marketing, for a long period. There have been no parties interested in opening the building as a public house in this period.

8.03 - This proposal ensures the building will no longer stand empty, and will provide the residents of Kirkburton with a positive eating experience.

8.04 - Ultimately, this application represents a realistic opportunity to revive this building. We therefore trust that Kirklees MC can support the proposals.

