KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	**2021/65/94596/W**
Site Address:	Former Hotel, now vacant, George Hotel, St. George's Square, Huddersfield, HD1 1JA
Description:	Listed Building Consent for repair works to the external facade with window replacements and re-roofing [within a Conservation Area]
Recommending Officer:	Sue Brooks

DECISION – Grant Listed Building Consent

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.

Stuart Howden

AUTHORISED OFFICER

Date: 24-May-2022

Officer Report

Site Description

The George Hotel is a substantial Grade II* listed building designed in 1849-50 by the architects William Wallen of London and Charles Child of Todmorden. It is constructed from ashlar sandstone with rusticated stone at ground floor level, heavy quoins and a deep cornice at roof level with fine detailing. The main building which faces St George's Square is 4 storeys high with attic rooms set within a slate mansard roof. The fenestration includes ranges of single-glazed timber sash windows with slender glazing bars, and some later replacements. The three-storey wing facing John William Street elevation is simpler in design although it follows a similar theme to the main façade. The north-west facing wing is a later addition constructed in coursed hammer dressed stonework with top hung casement windows, a flat roof, and a tall stone chimney. Within the building is a small inner courtyard.

The building is situated in a prominent location within the Huddersfield Town Centre Conservation Area and makes a significant contribution to this area. It faces St George's Square where all the surrounding buildings are listed, including the Grade I listed Huddersfield Railway Station, and the Grade II* Lion Chambers and Britannia Buildings.

The George Hotel has been vacant for several years and is the subject of a major renovation project to restore the architecture, prevent further deterioration and bring the building back into use.

Description of Proposal

The application seeks listed building consent for the repair of the external fabric of the building including re-roofing and stone repairs, the renewal of rainwater goods, replacement and repair of windows, and the installation of slim double-glazed units. The removal of internal secondary glazing is also proposed.

History of negotiations / amendments received

Following a consultation response from Historic England, which raised concerns about the replacement of windows and loss of historic window glass, the applicant was asked to investigate options for the retention of this glass and provide further justification if replacement was the only option.

Further information was submitted, demonstrating that the windows were in poor condition, with many existing panes of glass replaced or broken. Further

justification was submitted for the removal of the existing glass and replacement with slim double-glazed units.

Historic England was reconsulted and submitted a response accepting the proposals, subject to conditions which have been applied to the decision notice.

A site visit was carried out in which a suitable stone was selected for indent repairs, along with a lime mortar for minor stone repairs. Photographs of the agreed products are included in the document schedule.

Relevant Planning History

90/03353 - Listed Building Consent for extension and refurbishment - CONSENT GRANTED

90/03306 – Planning Permission for erection of extension to hotel to form additional bedrooms and enclosed fire escape - CONDITIONAL FULL PERMISSION

2014/90692 - Planning Permission for 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) - CONDITIONAL FULL PERMISSION

2014/90693 - Listed Building Consent for erection of rooftop coffee shop/diner and balustrade, canopies and internal and external alterations (within a Conservation Area) - CONSENT GRANTED

2019/91505 - Planning Permission for 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) - CONDITIONAL FULL PERMISSION

2019/91506 - Listed Building Consent for 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) - CONSENT GRANTED

Access Considerations

None.

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan pre-dates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

The proposed alterations include the replacement of the existing single glazing with slim double-glazed units, the installation of roof insulation. These measures will improve the thermal performance of the windows and therefore it is felt the proposal complies with the climate emergency requirements.

Consultation Responses

Historic England was consulted due to the Grade II* status of the building and they were very supportive of the proposed repairs, restoration of details and finishes, and improvements to the environmental performance of the building. However, they were concerned about the prospective loss of extensive areas of original glazing which would be harmful to the significance of the building and would need to be clearly justified. They suggested that similar environmental benefits could be achieved by refurbishing the windows and installing a better system of secondary glazing. They recommended that these representations are taken into account with amendments, safeguards or further information sought.

Following negotiations and the submission of additional information, a further consultation response was received from Historic England. Based on the information provided, they supported the removal of secondary glazing and the replacement of non-original windows with new double-glazed windows to match the originals. They considered that the replacement glazing within the original 'Type A' windows would result in the loss of some historic glass and this would cause minor harm to the overall significance of the listed building. To minimise this harm, they recommended that slightly undulating glass is specified for the external panes of the double-glazed units, which should be secured with putty. A sample should be fitted into an existing window frame on site prior to final approval and this has been included as a condition.

The officer report has been compiled by the Conservation and Design Officer.

Representations

The application has been publicised with a site notice and a press notice. No representations have been received.

Date site notice expired: 14/01/2021

Publicity expiry date: 17/01/2021

Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be 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).

- Policy LP35 – Historic environment.

National Policies and Guidance:

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published July 2021, 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 16 – Conserving and Enhancing the Historic Environment.

Assessment

The applicant seeks listed building consent for the repair of the external fabric of the building including re-roofing and stone repairs, the renewal of rainwater goods, replacement and repair of windows, and the installation of slim double-glazed units. The removal of internal secondary glazing is also proposed. Each element of the proposed work is assessed below.

Re-roofing

The roof of the hotel is in three sections. The original four storey range facing St George's Square has a mansard roof with a slate covering which appears to have been re-laid with reclaimed blue slates, many of which have failed. The later east wing facing John William Street has a shallow hipped roof

which has been re-roofed in imported blue slates, and the west wing and courtyard have flat roofs.

The various roofs are in poor condition, with areas of water ingress which have caused damage to the interior of the building. Lead flashings have failed across the roofs and there are decayed roof timbers. The proposal is to repair the roof timbers where necessary including rotten dormer cheeks within the mansard roof, replace the pitched roof coverings with new Welsh blue slates to maintain consistency across the pitches and introduce good quality materials, and replace the lead flashings. Insulation is proposed within the roof space to improve energy efficiency within the building, with breathable and ventilated insulation specified to prevent moisture build up.

Assessment
This proposal will remove later roof coverings and reinstate the historic slate type and roof detailing, creating a consistent approach across the building and replacing elements which have failed. This will enhance the external appearance of the building, improve energy efficiency, and address the deterioration of the building allowing internal repair works to be carried out.

External masonry
The main south facing range is constructed from coursed ashlar sandstone with a deeply moulded eaves cornice set on consoles with decorative detailing, heavy moulded quoins, rusticated vermiculated stone on the ground floor and moulded stone surrounds around the windows. The east wing follows a similar theme, and though simpler in design this elevation features a heavy stone balcony at first-floor level. The later west range is constructed from coursed hammer dressed stonework with plain ashlar window surrounds and a tall stone chimney. Projecting from the roof are seven ashlar chimney stacks.

The external stonework is in generally poor condition with significant areas of delamination and poor-quality cement mortar repairs, particularly on the earlier ranges. Stone mouldings have failed, masonry is cracked, carved sections are missing, and ferrous fixings have been inserted.

The proposal is to repair the masonry and remove later mortar repairs and interventions. Where the surface of the stone has failed and the blocks are mostly intact, light descaling is proposed to minimise the extent of stone replacement and retain historic fabric as far as possible. Lime mortar repairs are proposed to rectify superficial damage and infill holes where fixings are removed.

In some areas, the failure is more extensive and therefore stone indents and replacements are proposed. These include sections of drip moulds which have deteriorated to the extent that water is not thrown away from the building. Their replacement is necessary to reinstate historic detailing and prevent further water damage. Replacement stonework will match the existing as far as possible in terms of stone type, aggregate size, colour, profiles, finish and coursing. Following the initial submission of the application, suitable stone and mortar was selected for the repairs and images of these are included in the schedule attached to this application.

Carved stone acorns are set below each corner of the heavy cornice of the main range. These are suspended from the cornice and anchored from above with metal fixings, and they require replacement due to the loss of integrity of the fixings and the weight of the stones. No details of the proposal have been submitted and therefore a condition has been applied requiring full details of the proposed replacements, along with a method statement for securing them, to be submitted for approval.

Along with stone repairs, re-pointing in lime mortar is proposed along with sealing large open joints at high level with lead grout. A condition has been applied for the lime mortar mix and application.

Assessment
The proposed stone and mortar repairs are necessary to address the deterioration of the masonry, with unsuitable and damaging earlier interventions removed. Conservation methods and compatible materials will be used to improve the performance and aesthetics of the building, with interventions kept to a minimum to retain as much historic fabric as possible. Historic details such as ornate carvings will be reinstated, and eroded stone sections replaced with new to prevent water ingress.

These repairs will enhance the building by repairing the masonry and addressing the extensive deterioration of the historic fabric and detailing.

Windows
Window types at The George Hotel vary, with ranges of original multi-paned sash windows in the 1850 and 1870's wings, metal framed windows in the 1930's wing, and some later replacements throughout the building. Where the existing windows are not original, their replacement with historic types is proposed using evidence on site and archive images.

The proposals are assessed below:

Repairs and installation of double-glazing:

Repairs are proposed to original timber windows including sashes, fixed lights and casements, and include the replacement of single glazing with slim double-glazed units. The Type A windows are historic multi-paned sliding sash windows, within the main range facing George Square and of high significance. Maintenance in recent years appears to have been limited to minor repairs and redecorating and their full refurbishment is now necessary. Proposals include timber repairs including replacement sections where they are beyond repair, overhauling and re-balancing the opening mechanisms, installing rebated draught seals, and redecoration.

In addition to these repairs, replacement of the existing single glazing with slim double-glazed units is proposed. As the rebate size is over 19mm these will be fitted within the existing windows to minimise the loss of historic fabric. Historic England raised concerns about the loss of historic glass and the applicant confirmed that many panes had either been replaced previously or were damaged. They accepted that the public benefits of improving energy efficiency and comfort levels within the building, as well as removing the visually intrusive secondary glazing, outweigh the minor harm caused by the loss of historic glass. To minimise the harm, they recommended that rippled glass is used for the external pane of the double-glazed units to replicate historic glass, with putty used to secure the units rather than timber beading. A sample panel is required as a condition.

Paint analysis of the existing historic windows is proposed to provide evidence of the historic colour scheme. A condition has been applied requiring the colour to be submitted for approval prior to re-painting the restored window frames.

Secondary glazing:
The introduction of double-glazing will enable the internal secondary glazing to be removed from many of the windows. This will enhance the external aesthetics of the principal elevations by removing a visible intervention. During installation of the secondary glazing over boarding was fitted and removing this boarding will expose the historic detailing of the original timber panelled window reveals. Along with these enhancements, removing these units will ensure that the windows are easier for occupants to operate and will reduce maintenance.

Mansard dormers:
Within the mansard roof dormers are timber top hung casement windows which are in poor condition. Archive photographic evidence shows that these replaced the original timber framed Yorkshire sliding sash windows. The proposal is to reinstate the original window type with the addition of slim double-glazed units to improve energy efficiency.

Metal windows:
Windows within the 1930's west wing are a mixture of original and late 20th century metal framed single-glazed pivot and top hung windows. These are in poor condition with water ingress, seized mechanisms and general damage and are in an area of the building with low significance. The proposal is to replace them with new metal windows, with slim double-glazed units to improve energy efficiency and comfort levels within the building.

Reinstatement of openings and replacement windows:
In some areas, windows have been blocked up or replaced and the proposal is to reinstate them with windows to replicate the surrounding windows in line with the specification and to suit the building phase in that area.

Doors
On the right-hand side of the main façade, a previous ground floor window has been converted into a doorway to access the former Tudor room bar. The proposal is to reinstate the low-level masonry and reinstate a window to balance the elevation.

Assessment
The proposed window repairs and replacements will reinstate the historic character of the building and remove later interventions, while introducing improved energy efficiency within the rooms. The details submitted are acceptable, subject to a sample panel of double-glazing being submitted by condition.

Rainwater goods
The existing rainwater goods have been altered over time, with a mixture of cast iron and uPVC, and with some removed or damaged. The parapet gutters on the rear of the main range do not discharge into an outlet. The repair, replacement and reconfiguration of the rainwater goods is proposed, with details provided once a strategy has been developed. Details are required as a condition.

Assessment
Subject to details being submitted for approval, the principle of improving rainwater discharge provision is supported, with increased outlets and dimensions to provide higher capacity in the future and to remove internal downpipes which are a maintenance liability.

Fire escape
The replacement of the existing fire escape stairs within the enclosed courtyard is proposed. The existing cast iron stair is in poor condition and is

no longer fit for purpose and has a low level of significance. The replacement of deteriorated sections will ensure that safe egress is maintained without affecting the significance of the building.

Canopy
The proposal includes the removal of the existing canopy on the front elevation above the main entrance to the hotel, making good the stonework following removal. The canopy is a modern structure added to the building and it obscures the decorative stonework at the entrance, along with the carved lettering above the doorway reading 'GEORGE HOTEL'. The removal of the canopy will reveal the historic fabric and enhance the significance of this elevation.

Consultation responses
Historic England has been consulted due to the Grade II* status of the building and they are very supportive of the proposed repairs, restoration of details and finishes, and improvements to the environmental performance of the building. However, they are concerned about the prospective loss of extensive areas of original glazing. This would be harmful to the significance of the building and would need to be clearly justified. They suggest that similar environmental benefits could be achieved by refurbishing the windows and installing a better system of secondary glazing. They recommend that these representations are taken into account, with amendments, safeguards or further information sought.

Response:
An inspection of the historic windows shows clearly that many of the glazing bars are in a very poor state of repair, with many panes of glass damaged. Following the response above the applicant submitted further information and additional justification for the removal of the historic glass and this was submitted to Historic England for further consideration.

Another consultation response was received from Historic England. Based on the additional information provided, they support the removal of secondary glazing and the replacement of non-original windows with new double-glazed windows to match the originals. The proposal to repair the original 'Type A' windows will result in the loss of some historic glass, which would cause minor harm to the overall significance of the listed building. To minimise this harm, they recommended that slightly undulating glass is specified for the external panes of the double-glazed units, which should be secured with putty. A sample should be fitted into an existing window frame on site prior to final approval.

Response:

Following these comments, a condition has been applied to the decision notice requiring a sample double-glazed unit to be fitted into an existing window frame for approval prior to the repair of the windows and installation of double-glazed units being carried out. Slightly undulating glass must be used, with the glazing secured with putty.

Conclusion

Paragraph 199 of the NPPF states that:

"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance."

Paragraph 202 goes on to state that:

"Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use."

The restoration and repair of the external fabric of this important and high-profile building will reverse its decline and reinstate historic details, ensuring that it is conserved for the future. The proposal will provide a basis for a sensitive internal restoration which will provide a viable and sustainable future use for the building and allow it to continue in its historic function as a hotel.

The removal of historic glass and introduction of double-glazing will lead to less than substantial harm to the significance of the listed building. However, this harm is slight as the existing window frames will be retained, and the public benefits of improving energy efficiency without harming historic fabric is considered to outweigh the slight harm.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority shall 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.

The restoration of this important and high-profile building will prevent further deterioration of the building fabric, reverse earlier unsympathetic changes and provide a sound structure. This will provide a basis for further works (to be submitted under a separate application) which will bring it back into a viable

and sustainable use and create a vibrant space within the town centre. The restoration will ensure that the special architectural and historic interest of the listed building is preserved and enhanced.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area.

The restoration of the external fabric of this high-profile building will enhance the character and significance of the conservation area as well as enabling further works to the building which will create a vibrant space in the heart of the conservation area.

This application has been assessed against relevant policies in the development plan and other material considerations. The overall proposal will enhance this Grade II* listed building and the wider townscape and is therefore recommended for approval.

Recommendation **Grant Consent**

Decision Authorisation - Delegated Powers
Application Number: - 2021/94596
Officer Recommendation: Grant Consent

Conditions and Reasons:

1. The development shall be begun not later than the expiration of three years beginning with the date on which consent is granted.
Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 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 to ensure the satisfactory appearance of the development on completion, in the interests of the significance of the heritage asset and to accord with the National Planning Policy Framework.

3. No works to remove the existing single glazing and install double-glazed units within the Type A windows shall be carried out until a sample of the proposed slim double-glazed units is installed within an existing window frame on the south elevation and approved in writing by the Local Planning Authority. New slimline double-glazed units shall incorporate slightly undulating glass in the outer pane and shall be secured with putty. Thereafter, the works shall then be carried out in complete accordance with these approved details.
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

4. Following paint analysis of the window frames, the proposed colour for redecorating the windows throughout the building shall be submitted to and approved in writing by the Local Planning Authority prior to painting commencing. Thereafter, the redecoration of the windows shall be carried out in accordance with these approved details
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with

Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

5. Notwithstanding the information submitted, the replacement pitched roof coverings shall be in Welsh slate, laid in regular coursing with lead flashings.
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

6. Details of the proposed rainwater goods shall be submitted to and approved in writing by the Local Planning Authority prior to installation of the rainwater goods commencing. These details shall include design, colour, materials and locations of visible components, along with fixing methods and fixing positions. Thereafter, the rainwater goods shall be installed in accordance with these approved details
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

7. No works to install replacement stone acorns below the cornice shall be carried out until full details of the proposed replacements, along with a method statement for securing them in place, has been submitted for approval and agreed in writing by the Local Planning Authority. Thereafter, the stone acorns shall be installed in accordance with these approved details.
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

8. Stone for repairs and replacement shall be fine grained sandstone provided by Johnsons Wellfield Quarry in Crosland Moor for the 1851 building, and stone from Hill Edge Quarry for the John William Street range. Lime render reference 19R from Masons Mortar shall be used for stone repairs, all to match the existing stone in colour, finish, and texture as close as possible, unless otherwise agreed in writing by the Local Planning Authority. Sample photographs are included in the schedule below.
Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion in order to retain the significance of the designated heritage asset and to accord with

Policy LP35 of the Kirklees Local Plan, as well as Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Reference	Version	Date Received
Heritage Statement by Bowman Riley dated 10th December 2021	H4004-BOW-ZZ-ZZ-RP-A-0004	P01	18 March 2022
Structural Condition Survey by Bowman Riley dated September 2021	1620012540-RAM-ZZ-XX-RP-S-001	P01	18 March 2022
Window Type A Detail	4004-BOW-A1-ZZ-DR-A-5001	P2	18 March 2022
Window Schedule 1 of 12	4004-BOW-ZZ-ZZ-SH-A-5010		10 December 2021
Window Schedule 2 of 12	4004-BOW-ZZ-ZZ-SH-A-5011		10 December 2021
Window Schedule 3 of 12	4004-BOW-ZZ-ZZ-SH-A-5012		10 December 2021
Window Schedule 4 of 12	4004-BOW-ZZ-ZZ-SH-A-5013		10 December 2021
Window Schedule 5 of 12	4004-BOW-ZZ-ZZ-SH-A-5014		10 December 2021
Window Schedule 6 of 12	4004-BOW-ZZ-ZZ-SH-A-5015		10 December 2021
Window Schedule 7 of 12	4004-BOW-ZZ-ZZ-SH-A-5016		10 December 2021
Window Schedule 8 of 12	4004-BOW-ZZ-ZZ-SH-A-5017		10 December 2021
Window Schedule 9 of 12	4004-BOW-ZZ-ZZ-SH-A-5018		10 December 2021
Window Schedule 10 of 12	4004-BOW-ZZ-ZZ-SH-A-5019		10 December 2021

Window Schedule 11 of 12	4004-BOW-ZZ-ZZ-SH-A-5020		10 December 2021
Window Schedule 12 of 12	4004-BOW-ZZ-ZZ-SH-A-5021		10 December 2021
Metal Window Details	4004-BOW-ZZ-ZZ-DR-A-5022		30 March 2022
North and West Elevations Existing	4004-BOW-ZZ-XX-DR-A-6000		10 December 2021
South and East Elevations Existing	4004-BOW-ZZ-XX-DR-A-6001		10 December 2021
Existing Internal Courtyard Elevations	4004-BOW-ZZ-XX-DR-A-6002		10 December 2021
North and West Elevations Demolition	4004-BOW-ZZ-XX-DR-A-6003		10 December 2021
South and East Elevations Demolition	4004-BOW-ZZ-XX-DR-A-6004	P1	18 March 2021
Internal Courtyard Elevations Demolition	4004-BOW-ZZ-XX-DR-A-6005	P1	18 March 2021
Proposed North and West Elevations	4004-BOW-ZZ-XX-DR-A-6006		10 December 2021
Proposed South and East Elevations	4004-BOW-ZZ-XX-DR-A-6007		10 December 2021
Proposed Internal Courtyard Elevations	4004-BOW-ZZ-XX-DR-A-6008	P1	18 March 2021
Roof Replacement Details and Plans	BLD01		10 December 2021
Mansard Roof Details	BLD02		10 December 2021
External Fire Egress Stair Details	BLD03		10 December 2021
Drainage, SVP and Rainwater Goods Details	BLD04		10 December 2021
Stone sample photograph			24 May 2022
Stone repair mortar sample photograph			23 May 2022

Location Plan	Location01		10 December 2021

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 Planning 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. Negotiations have taken place over the impact of the proposals on the character and significance of the listed building. These discussions led to the submitted plans which accurately mirror those negotiations and are felt to be acceptable.

Report Dated: 24 May 2022