Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2021/65/94596/W

To: Helen Walker,
Bowman Riley Architects
Bowman Riley Architects
Wellington House
Otley Street
Skipton
BD23 1EL

For: Kirklees Council

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR REPAIR WORKS TO THE EXTERNAL FACADE WITH WINDOW REPLACEMENTS AND RE-ROOFING [WITHIN A CONSERVATION AREA]

At: FORMER HOTEL, NOW VACANT, GEORGE HOTEL, ST. GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

In accordance with the plan(s) and applications submitted to the Council on 10-Dec-2021 subject to the condition(s) specified hereunder:-

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-		10 December 2021

	5015		
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.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".**

- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**

- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**

- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**

- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**

- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

If this application has been publicised by notice(s) in the vicinity of the site, please would you now remove the notice(s) and dispose of it/them responsibly to avoid harm to the appearance of the local area.

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/planning-inspectorate. Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: **25-May-2022**

Signed: 

David Shepherd
Strategic Director Growth and Regeneration

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2021/65/94596/W .

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
