

**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:	2023/65/90112/E
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Listed Building Consent for partial demolition of Listed Building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room)
Recommending Officer:	David Wordsworth

DECISION – Consent Granted

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.

Victor Grayson

AUTHORISED OFFICER

Date: 12-Sep-2023

Site

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 the ground floor level, heavy quoins and a deep cornice at the roof level with fine detailing. The main building which faces St George's Square is four storeys high with attic rooms set within a slate mansard roof. 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 facing the railway station 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. 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.

Proposals

The application is for listed building consent for partial demolition of the listed building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room)

Relevant Planning History

- 2023/90024 – Partial demolition of Listed Building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room). Decision: Approved 10/08/2023.
- 2021/94596 – Listed Building Consent for repair works to the external facade with window replacements and re-roofing. Decision: Approved 25/05/2022.
- 2021/93807 – Advertisement Consent for erection of non-illuminated image attached to scaffolding. Decision: Approved 18/02/2022.
- 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. Decision: Approved 19/09/2019.
- 2019/91505 – 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. Decision: Approved 19/09/2019.
- 2014/90693 – Listed Building Consent for erection of rooftop coffee shop/diner and balustrade, canopies and internal and external alterations. Decision: Approved 02/09/2015.

- 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. Decision: Approved 02/09/2015.
- 2012/93694 – Listed Building Consent for re-location of plaque. Decision: Approved 16/01/2013.
- 2009/92329 – Listed Building Consent for installation of façade lighting to front. Decision: Approved 20/12/2011.
- 2009/92328 – Installation of façade lighting to front. Decision: Approved 21/12/2011.
- 2007/92606 – Erection of non-illuminated fascia sign. Decision: Refused 02/07/2007.
- 2007/92248 – Listed Building Consent for erection of non-illuminated entrance sign. Decision: Refused 03/08/2007.
- 1990/06041 – Listed Building Consent for erection of illuminated signs Decision: Approved 15/01/1991.
- 1990/06040 – Erection of illuminated signs. Decision: Approved 15/01/1991.
- 1990/03353 – Listed Building Consent for extension and refurbishment Decision: Approved 11/09/1990.
- 1990/03306 – Erection of extension to hotel to form additional bedrooms and enclosed fire escape. Decision: Approved 11/09/1990.
- 1990/04309 – Listed Building Consent for internal alterations. Decision: Approved 06/11/1990.
- 1986/00583 – Listed Building Consent for erection of four flag poles. Decision: Approved 06/06/1986.

History of negotiations/amendments received

There has been extensive engagement which resulted in the following amendments:

- Amend the description of the proposal to better reflect the proposed development, including partial demolition of the existing building.
- Re-assess the external design and amend the new-build elevations to be sensitive to the historic host building.
- Provide additional detailed assessment of the historic fabric and structures to be removed from the site.
- Provide viability information to justify the proposed quantum of C1- use hotel rooms.
- Provide viability information to justify the loss of the building's historic fabric on the scale proposed to facilitate a 91-room C1-use hotel.
- Undertake additional modelling/justification for the loss of historic floorplates from Block A.
- Alterations/retention of internal floor plates at 1st and 2nd floor.

Climate Change Emergency

On 12/11/2019, 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.

Consultation Responses

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

Public/Members Response

The application has been publicised with a site notice and a press notice.

- Date site notice expired: 20/02/2023
- Publicity expiry date: 03/03/2023

Kirklees Local Plan Policy

LP 1 – Achieving Sustainable Development
LP 2 – Place Shaping
LP 24 – Design
LP 35 – Historic environment

National Policies and Guidance

The building is Grade II listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses'.

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published 20th July 2021, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance.

- Chapter 2 Achieving sustainable development
- Chapter 12 Achieving well-designed places
- Chapter 16 Conserving and enhancing the historic environment

Assessment

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 the ground floor level, heavy quoins and a deep cornice at the roof level with fine detailing. The main building which faces St George's Square is four storeys high with attic rooms set within a slate mansard roof. 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 facing the railway station 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. 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.

As well as being architecturally impressive, the building holds a high degree of social and historic significance. The building is the location where the Rugby Football League was signed which further elevates its significance through its additional historic, associative, and communal values.

A detailed listing assessment was undertaken by Historic England in 2022 which further improved and enhanced the understanding of the significance of the building. Elements which were not considered to be of special architectural or historic interest were excluded from the listing. Notably, as a result of this review, the northwest wing and the west end of the ballroom were specifically excluded from the listing. The central ballroom, owing to the high level of alteration and loss of the sprung floor was noted as not being of special interest.

The building has been vacant for over a decade and neglected. Conservation works to the external envelope of the building were granted consent in 2021. Internally, there is a reasonable degree of surviving fabric, however, in certain areas, there has been a significant degree of intervention and alteration which has resulted in some areas in the total loss of plasterwork, skirting boards, ceilings and cornice details and other historic fabric/features.

Of the surviving historic fabric, there is a high degree that dates from the 1930s, a key phase of development and change for the building. There are some sections of fabric which are extant from the first phase of development. One of these notable areas is on the first floor in Block A which was known as the Commercial Room, and which is a highly ornate room with decorative plasterwork detail and pedimented doorcases. It appears that during the works at the beginning of the 20th century, there was a high degree of alteration to the internal fabric and sections of the building and areas of the earliest historic fabric were lost during this period.

It is considered that the special interest of the building does not only derive from its architectural merit but also from its evolution as a hotel, which through the various phases in its development has continually adapted to ensure its long-term survival in its original intended use and to meet the social/economic requirements of the time. This is clearly evidenced in the various phases of development of the building which have secured its continued viability and use over many years.

The submitted supporting Heritage Statement and associated floor plans provides a detailed assessment of the building, clearly outlining the phases of development, and provides a breakdown of the areas of high and low significance.

Other supporting information includes a Structural Report which has been read in conjunction with the Heritage Statement and other documentation. The report clearly sets out the key structural concerns for the building.

Proposals for Blocks B and C

The proposals for the building involve a high degree of demolition, which includes the northwest wing, Block B, the central ball room and in part the eastern wing to John William Street (Block C). As previously outlined and set out in the list entry for The George, the north-west wing has been specifically excluded from the listing, owing to its lack of special interest and significance. The Heritage Statement has provided an assessment of this section of the building and clearly shows through records and historic images that the existing northwest wing (Block B) is a later addition and replaced an earlier wing, which has a central doorway and central projecting bay. This can be seen on Historic Image 3, page 9 of the Statement. The only surviving element of the former wing is a low section of wall, which the existing wing was built onto. It is intended for this section of the wall to be retained and incorporated into the proposals.

Part of the significance of this heritage asset derives from the continual evolution of the building ensuring its survival in its originally intended use. As has been demonstrated, some of the layers of phasing are more significant than others, but this evolution and reinvention is a common thread throughout the history of the building and is something which the current proposals seek to emulate. Like many heritage assets of this type and use, changes and adaptations are not uncommon and have played a significant role in safeguarding their past economic stability.

Essentially, this continual adaptability and evolution of change within the building envelope has ensured that The George has survived in use as a hotel over a significant number of years and this key characteristic forms part of the current ethos behind the current proposals and as such is afforded weight in the decision-making process and in determining the impact upon the heritage significance of the asset.

The upper section of Block B would be replaced with a new build. While this would see a high degree of demolition, the surviving earlier lower section of wall

would be retained. The upper section is of little merit and is a later addition of no merit. There are also structural concerns with this section of the building, which would require substantial engineering work amounting to significant intervention in any event. It is therefore considered acceptable on balance for Block B to be demolished down to the level of the original wall.

The eastern wing, Block C, fronting John William Street is to have its façade retained and the remainder of the structure is to be demolished and a new contemporary steel-framed structure bonded to the historic façade. Whilst façade retention should be considered as a matter of last resort, the upper floors of the wing have seen a higher degree of alteration and in most cases do not retain any historic details or features. There is evidence of significant works undertaken in the late 20th century and more recently under previous consents, contributing to its dilution of interest.

As detailed in the structural report there are structural concerns relating to this element of the existing building. This appears to be in part as a result of works which were undertaken during its construction, later alterations, and subsequent poor and inappropriate repairs. It is understood that consideration was given to the retention of this wing, but the need to add additional stories to the roof to meet operator viability requirements and provide the required additional space, would equate to significant additional loading and strain on the historic structure. This approach was discounted owing to the identified structural concerns and level of intervention that would be required to the historic structure (tantamount re-building but with significant associated structural complexities attached to it). Having inspected the roof space, the more recent steel beams and roof construction are clearly evident. Additionally, looking at some of the suggested historic timbers, there is a suggestion that these are more recent 20th-century additions as the timbers appear to be machine sawn and of softwood.

There are also concerns in respect of floor levels. Due to the nature of its construction, the floor levels are varied and present concerns/complexities in terms of retention and reuse and aspiring to meet accessibility standards as it would result in uneven floor plates, creating a restrictive space for level access. The focus, therefore, comes back to the structural and viability issues. The structural report clearly shows and details the work which would be required to make the structure safe, which as previously stated would require a high degree of intervention and would likely make the scheme, economically/commercially unviable as resulting in internally complexities in terms of striving to make reasonable adjustment wherever possible and in meeting the necessary building regulations for its continued public use.

From a philosophical perspective, the preferred solution would usually be to secure the retention and repair of the entire structure of the building. However, in this case it has been clearly evidenced that there are significant associated structural defects in Block C, which need to be taken into consideration, alongside the need to make reasonable adjustment to provide level access throughout the building and also balancing the economic viability of the scheme. Officers have had sight of information which addresses the viability

concerns and demonstrates that in order to make the scheme viable the additional space is required.

It is clear that the building is suffering from severe structural defects and so it is considered that on balance, there is compelling justification for the proposed approach in this case.

Block A – internal works

Within Block A, the earliest building, the historic stairwell is proposed to be altered, removing later coverings, and re-opening the historic stairwell. This will enhance and better reveal the space and give an understanding of the original feel of the space which is welcomed.

The proposals will also in part see the reinstatement of the historic plan form of the building, which had previously been lost. This is considered to be an overall enhancement to the space and a positive outcome of the proposed scheme.

Option A – retention of Commercial Room ceiling and associated floor structure

Whilst officers consider that other aspects of the scheme have been fully and convincingly justified, there remains a matter outstanding in relation to the most significant 1874 decorative plaster ceiling of the Commercial Room. Whilst acknowledging there has been a reasonable degree of alteration previously, the heritage statement provided makes clear that this room holds considerable significance. Officers agree with this assessment and therefore have requested that all options be considered resulting in proposed plans which outline the retention of this historic fabric and detailing.

Technical discussions are ongoing and officers believe that a solution (which enables this historic fabric to be retained) can be found. Officers have been working closely with statutory consultees (Historic England) to work through these detailed, technical matters.

This element of the proposals would require further investigative work to establish how this would be achieved with the build-up of fire and acoustic measures and as such it is advised that these outstanding matters can be controlled via the imposition of carefully-worded conditions to: secure the protection and historic recording of the decorative ceiling during works; enable opening up and further investigation of the floor/ceiling structure and in providing the finer details of the build-up and finishes of the floor and ceiling and any associated joinery/plasterwork details required as a result.

In order to secure the retention of the decorative plaster ceiling officers are aware that this will inevitably result in some impact on the upper floor skirting boards and door architraves, however, on balance and in order to conserve the decorative historic ceiling, these alterations are considered to be acceptable.

Officers are aware that upon further investigation/intrusive survey, it may be ascertained that the Commercial Room ceiling/floor structure cannot be

retained in situ. In this event, any deviation from the currently-proposed scheme under consideration would require clear and convincing justification and would be subject to separate assessment. Subject to receiving this, this matter could be considered separately under a future LBC application if required.

Notwithstanding the Commercial Room as detailed above, in order to meet the necessary structural, fire and acoustic requirements elsewhere in the building, it has been demonstrated that many of the remaining floors in Block A need to be removed. These are deemed to be of lesser significance and officers are satisfied that this approach has been carefully considered, and on balance is justified.

While there is to be a reasonably high degree of intervention in block A, officers consider that overall, the works are necessary and justified in order to secure the future viable re-use of this important heritage asset as a hotel.

Design

In consideration of the proposed new build elements, there has been considerable engagement and discussions during the design evolution of the scheme. In relation to the initial submission, concerns were raised in respect of certain elements of the design, and detailed discussions followed, including working design meetings with statutory consultees. This is evidenced in the appendix to the Heritage Statement, which sets out the key points of concern which were raised and how these have now been addressed.

The design has focused on following the footprint of the existing building. It also follows some of the historic precedents. For example, historically, prior to the construction of the central ballroom in the 1930s phase of development, The George had a central open courtyard. It is intended to reinstate/replicate this, with a covered glazed roof detail. Much of the design evolution is in response to the proposed functionality of the building in order to facilitate its continued use as a hotel and in meeting the necessary standards and requirements to achieve this. While this would require new additions/extension to the original building, it is necessary in order to continue in its original use and the new blocks can be viewed as a contemporary interpretation of past phases of extension/alteration.

As shown in the appendix to the Design and Access / Heritage Statement, a series of alterations and amendments have been made to accommodate and address key consultee concerns with the proposed design. The new build element along John William Street was initially shown on plans as being on the same plane as the historic façade. There were also concerns with regard to the materials proposed and a lack of clear definition between old and new. The design has now been amended, stepping it forward so as to make it distinguishable with a clear visual break from this historic frontage. The corner on the junction between John William Street and the western elevation facing the station has been bookended, to again make a clear visual break and to more closely replicate the existing building arrangement. It also takes cues from the surrounding character of the Conservation Area, where there are several

examples of such architectural style/feature and where corners are chamfered or similar, to soften an otherwise sharp corner detail.

The additional mansard/dormer structures to the roof line have been stepped back to try and reduce the impact of the massing and break up the elevation. The materials have been varied to further break up the elevation and to aid visual subservience when viewed from street level.

On the western elevation of new Block B, facing the railway station, the join between the historic Block A of the building and the new block responds positively with a slight stepping in of the new building and a curved edge leading into the main elevation, reflecting the extant curved bay window.

It is clear from the design evolution of the Western elevation of new Block B that it is intended to fulfil a dual purpose. On the one hand, this is a visually prominent elevation particularly when viewed from the adjacent listed station forecourt and indeed on entering the town by rail. It is also historically a service wing to the building and the design evolution reflects this with some initial design concerns having been raised during earlier iterations. These were particularly in relation to the furthest end of this elevation where the lift shaft and stairwell are featured and where the building meets Block C. Whilst some of these concerns have been addressed with the introduction of more detailing to visually break up this large elevation, it is considered that further changes may have been possible. From a heritage perspective, it is important to retain this dual-purpose façade and to maintain the quality and architectural integrity of the building throughout the scheme particularly as often the first sight of this historically significant building to visitors to the town will be the eastern elevation and so the materiality and detailing are considered to be paramount to its overall success and sensitive integration with The George itself. Whilst the current design is generally acceptable, this is on the premise of securing high quality materials and finishes which will help to visually break-up what could otherwise result in a utilitarian appearance and should instead create new architectural interest which complements and enhances the historic asset.

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.”

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.

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.

This application has been assessed against relevant policies in the development plan and other material considerations. As set out the proposed scheme is highly complex, with many interrelated issues and considerations to be balanced. The George is a highly significant building architecturally, socially and historically. The proposals involve demolition and alteration works which must be clearly and convincingly justified and weighed against public benefit in order to meet policy requirements, including where appropriate securing its optimum viable use.

Officers are satisfied that the optimum viable use for this building is hotel use, as originally intended and as such significant weight is attributed to this. In addition, as clearly outlined in the submission, there are heritage, environmental, social and economic benefits arising from the scheme which, when considered together, significantly outweigh the identified heritage harm.

Officers are also mindful that as set out in the submitted documentation and comments, there are less significant sections to the heritage asset. Block B and the associated ballroom owing to their lack of significance have been omitted from the list entry. The proposals would, however, retain the original historic wall which runs to the base of Block B, better revealing its significance and this is deemed a heritage benefit. Block C retains some significance and holds the dining room which has extant plasterwork detailing. However, on the upper floors of Block C, there is a lesser degree of surviving fabric and there have been many changes in the later 20th century which interrupts/alters the legibility of the block. As evidenced in the supporting reports there are significant structural concerns with Block C which are not easily remedied.

Officers are broadly supportive of the newly designed elements of the scheme. Considerable officer time and discussions have gone into developing and further evolving the proposals.

There are a series of internal changes proposed to Block A which would have an impact on the significance and character of the building. There are some clear associated benefits to the works including enhancing the stairwell and the historic floor plan of the building.

In relation to the structural aspects and the works involving proposed fire and acoustic upgrade, these works would involve a degree of alteration and loss but for greater long-term benefit and to facilitate the viable re-use of the heritage asset. Officers are satisfied that this has been clearly and convincingly justified

and in addition, upon officer advice, the most significant area of surviving historic fabric and detailing including the decorative plaster ceiling within the commercial room would be retained and a workable solution identified to enable its retention, repair and preservation.

Officers have undertaken a robust and detailed assessment of the proposals and have further influenced and shaped the design evolution of the new build extensions. A balanced view has been taken in considering the necessary level of intervention, loss of fabric and the ability to retain this asset in its intended use and a balanced recommendation has been reached.

Officers therefore support the application subject to the inclusion of conditions which secure the necessary high-quality materials and finishes befitting a building of this heritage status and significance.

It is therefore concluded that the proposed development accords with the requirements of policies LP1, LP2, LP24 and LP35 of the Kirklees Local Plan, Chapters 2, 12 and 16 of the National Planning Policy Framework and Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

Recommendation: Grant Consent

Decision Authorisation: Delegated Powers
Application Number: 2023/90112
Officer Recommendation: Grant Consent

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 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, to ensure the satisfactory appearance of the development on completion, in the interests of maintaining the significance of the heritage asset, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and the aims of the National Planning Policy Framework.

3. Notwithstanding the submitted plans, prior to the commencement of works to the canopy on block A full details for the proposed canopy as shown on the 'Proposed South Elevation' on drawing 8662-BOW-ZZ-ZZ-DR-A-P230 shall be submitted to and agreed in writing by the Local Planning Authority. Drawings shall be submitted to a scale of 1:10 - 1:20. The works shall then be carried out in complete accordance with the details approved.

Reason: In order to ensure that materials of an appropriate standard and quality are used, in order to result in a high-quality development in the interests of maintaining the significance of the heritage asset, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

4. Prior to any demolition or dismantling of any part of the existing buildings, a detailed method statement for that part or phase shall be submitted to and approved in writing by the Local Planning Authority. Works shall then be carried out in complete accordance with the agreed method statement.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. Prior to the commencement of works on the existing buildings, a scheme of building recording for all elements of the buildings shall be carried out and submitted to and approved in writing by the Local Planning Authority. The recording shall be carried out to a level 3 standing as set out under the Historic England Guidance document: Understanding Historic Buildings A Guide to

Good Recording Practice. All approved information shall then be deposited with the West Yorkshire Historic Environment Record.

Reason: To secure and safeguard the provision for inspection and recording of matters of architectural and historical importance associated with the building that may be lost or replaced in the course of works, and to accord with Policy LP35 of the Kirklees Local Plan.

6. Prior to any internal works commencing within Block A (not including the investigative works to be agreed under condition 9 to the Commercial Room and any other identified rooms), a detailed method statement for all repairs, and reinstatement of decorative / detailed plasterwork and joinery shall be submitted to and approved in writing by the Local Planning Authority. Works shall be carried out in complete accordance with the approved method statement and completed fully prior to the occupation of the building.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. Prior to any works to any floors commencing in Block A (not including the investigative works to be agreed under condition 9 to the Commercial Room and any other identified rooms), details of all proposed floor finishes for Block A shall be submitted to and approved in writing by the Local Planning Authority. Works shall then be carried out in complete accordance with the agreed details and retained thereafter.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. Prior to the commencement of any works to existing floors, walls and ceilings in Block A, (not including the investigative works to be agreed under condition 9 to the Commercial Room and any other identified rooms), full details of the proposed fire, thermal and acoustic upgrades to those floors, walls and ceilings within Block A shall be submitted to and approved in writing by the Local Planning Authority. The details shall also outline any necessary protection measures to any fabric or features of interest required during both the initial scheme of investigation and also subsequent construction phases. Once approved, all works shall be carried out in complete accordance with the approved details.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

9. Prior to the commencement of any works to the Commercial Room (Block A), and the Private Dining Room and the adjoining rooms directly above and

below the Commercial Room (Rooms 205, 206 as shown on drawing 8662-BOW-ZZ-02-DR-A-P207 and Reception and Sitting Room as shown on drawing 8662-BOW-ZZ-00-DR-A-P205), a scheme of further investigation to facilitate a better understanding of the scope, requirements for and impact of any proposed thermal, fire and acoustic upgrades (clearly outlining methods of survey / intrusive investigation) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall also include recording of those areas exposed to the required level as identified in condition 5.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

10. Prior to the erection of any new development above foundation level, full details and sample panels of all proposed external materials for the new build elements shall be submitted to and approved in writing by the Local Planning Authority. Works to the new build, externally facing parts of the development hereby approved shall then be carried out using the agreed materials only.

Reason: In order to ensure that materials of an appropriate standard and quality of are used in order to result in a high-quality development, in the interests of maintaining the significance of the heritage asset, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

11. Prior to the removal of any existing windows and doors in Block A, full details including the design and details of all windows and door repairs / replacements within Block A and full details of any new windows and doors to Blocks B and C (drawn at a 1:10 or 1:20 scale) shall be submitted to and approved in writing by the Local Planning Authority. The windows and doors shall be installed and retained thereafter in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

12. Prior to the installation of the following new elements on Blocks B and C, full design details, including means of fitting of all new decorative metal panels, grills, and louvres, (drawn at a 1:10 or 1:20 scale) shall be submitted to and approved in writing by the Local Planning Authority. The decorative metal panels, grills and louvres shall be installed and retained thereafter in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development, in the interests of maintaining the significance of the heritage asset, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

13. Prior to the commencement of development within Block A, a method statement that sets out protection measures for all fixtures and fittings shall be

submitted to and approved in writing by the Local Planning Authority. The method statement shall also set out any surviving historic fabric to be retained. Once approved, all works shall be carried out in complete accordance with the approved protection measures document.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

14. Prior to the installation of any extraction, mechanical or electrical systems, full details of the proposed extraction, mechanical and electrical systems shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the size, number, location and finish(es) of any external flues or vents. Once approved, the systems shall be installed in complete accordance with the approved details and retained thereafter.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset, and to accord with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

15. All plastering within Block A to sections of historic masonry / walling shall be undertaken using lime plaster to a specification that shall be agreed and approved in writing by the Local Planning Authority.

Reason: In order to ensure an appropriate quality of development and to protect the character and fabric of the listed building, in the interests of maintaining the significance of the heritage asset and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

Plans and specifications schedule: -

Plan Type	Plan Reference	Version	Date Received
Design & access statement (including appendices)	8662-BOW-A0-XX-RP-A-0001	P2	25/04/2023
Location Plan	8662-BOW-A0-ZZ-DR-A-P001	P1	16/01/2023
Block Plan	8662-BOW-A0-ZZ-DR-A-P002	P1	16/01/2023
LBC Level -01 GA & RCP	8662-BOW-AA-ZZ-DR-A-P300	P1	16/01/2023
LBC Level 00 GA & RCP	8662-BOW-AA-ZZ-DR-A-P301	P1	16/01/2023
LBC Level(s) 01 02 GA & RCP	8662-BOW-AA-ZZ-DR-A-P302	P2	30/05/2023
LBC Level(s) 03 04 GA & RCP	8662-BOW-AA-ZZ-DR-A-P303	P2	25/04/2023

LBC Details Wall, Floor & Ceiling	8662-BOW-AA-ZZ-DR-A-P310	P2	16/05/2023
Existing GEA	8662-BOW-DR-ZZ-ZZ-A-P400	P1	16/01/2023
Existing Level 00 Plan	8662-BOW-ZZ-00-DR-A-P00S	P1	16/01/2023
Level 00 Phasing	8662-BOW-ZZ-00-DR-A-P061	P1	16/01/2023
Level 00 Significance	8662-BOW-ZZ-00-DR-A-P067	P1	16/01/2023
Level 00 Demolition	8662-BOW-ZZ-00-DR-A-P105	P1	16/01/2023
Proposed Level 00 Plan	8662-BOW-ZZ-00-DR-A-P205	P4	25/04/2023
Existing Level 01 & Block B Mezzanine Plans	8662-BOW-ZZ-01-DR-A-P006	P1	16/01/2023
Level 01 Phasing	8662-BOW-ZZ-01-DR-A-P062	P1	16/01/2023
Level 01 Significance	8662-BOW-ZZ-01-DR-A-P068	P1	16/01/2023
Level 00/01 & 01 Demolition	8662-BOW-ZZ-01-DR-A-P106	P1	16/01/2023
Proposed Level 01 Plan	8662-BOW-ZZ-01-DR-A-P206	P4	25/04/2023
LBC Details Significance Moderate Low A	8662-BOW-ZZ-01-DR-I-P340	P2	16/01/2023
LBC Details Significance Moderate Low B	8662-BOW-ZZ-01-DR-I-P341	P2	16/01/2023
LBC Details Significance Moderate High A	8662-BOW-ZZ-01-DR-I-P343	P2	16/01/2023
LBC Details Significance Considerable	8662-BOW-ZZ-01-DR-I-P345	P1	16/01/2023
Existing Level 02 Plan	8662-BOW-ZZ-02-DR-A-P007	P1	16/01/2023
Level 02 Phasing	8662-BOW-ZZ-02-DR-A-P063	P1	16/01/2023
Level 02 Significance	8662-BOW-ZZ-02-DR-A-P069	P1	16/01/2023
Level 02 Demolition	8662-BOW-ZZ-02-DR-A-P107	P1	16/01/2023
Proposed Level 02 Plan	8662-BOW-ZZ-02-DR-A-P207	P4	25/04/2023
LBC Details Significance Moderate	8662-BOW-ZZ-02-DR-I-P342	P2	16/01/2023
LBC Details Significance High B	8662-BOW-ZZ-02-DR-I-P344	P2	16/01/2023
Existing Level 03 Plan	8662-BOW-ZZ-03-DR-A-P00S	P1	16/01/2023
Level 03 Significance	8662-BOW-ZZ-03-DR-A-P070	P1	16/01/2023
Level 03 Phasing	8662-BOW-ZZ-03-DR-A-P064	P1	16/01/2023
Proposed Level 03 Plan	8662-BOW-ZZ-03-DR-A-P208	P4	25/04/2023
Existing Level 04 Plan	8662-BOW-ZZ-04-DR-A-P009	P1	16/01/2023
Level 04 Phasing	8662-BOW-ZZ-04-DR-A-P065	P1	16/01/2023
Level 04 Significance	8662-BOW-ZZ-04-DR-A-P071	P1	16/01/2023

Level 04 Demolition	8662-BOW-ZZ-04-DR-A-P109	P1	16/01/2023
LBC Details Level 04 Demo	8662-BOW-ZZ-04-DR-A-P154	P1	16/01/2023
Proposed Level 04 Plan	8662-BOW-ZZ-04-DR-A-P209	P4	25/04/2023
Existing Level -01 Plan	8662-BOW-ZZ-B 1-DR-A-P004	P1	16/01/2023
Level -01 Phasing	8662-BOW-ZZ-B 1-DR-A-P060	P1	16/01/2023
Level -01 Significance	8662-BOW-ZZ-B 1-DR-A-P066	P1	16/01/2023
Level -01 Demolition	8662-BOW-ZZ-B 1-DR-A-P104	P1	16/01/2023
Proposed Level -01 Plan	8662-BOW-ZZ-B 1-DR-A-P204	P4	25/04/2023
Site Layout Existing	8662-BOW-ZZ-ZZ-DR-A-P003	P2	16/01/2023
Existing Roof Plan	8662-BOW-ZZ-ZZ-DR-A-P010	P1	16/01/2023
Elevations Sheet 1 of 2 Existing	8662-BOW-ZZ-ZZ-DR-A-P030	P1	16/01/2023
Elevations Sheet 2 of 2 Existing	8662-BOW-ZZ-ZZ-DR-A-P031	P1	16/01/2023
Existing			
Elevations Courtyard Existing	8662-BOW-ZZ-ZZ-DR-A-P032	P1	16/01/2023
Sections Sheet 1 of 2 Existing	8662-BOW-ZZ-ZZ-DR-A-P040	P1	16/01/2023
Sections Sheet 2 of 2 Existing	8662-BOW-ZZ-ZZ-DR-A-P041	P1	16/01/2023
Sections Site Existing	8662-BOW-ZZ-ZZ-DR-A-P042	P1	16/01/2023
Roof Plan Demolition	8662-BOW-ZZ-ZZ-DR-A-P110	P1	16/01/2023
Elevations Sheet 1 of 2 Demolition	8662-BOW-ZZ-ZZ-DR-A-P130	P1	16/01/2023
Elevations Sheet 2 of 2 Demolition	8662-BOW-ZZ-ZZ-DR-A-P131	P1	16/01/2023
Elevations Courtyard Demolition	8662-BOW-ZZ-ZZ-DR-A-P132	P1	16/01/2023
LBC RCP 00 01 02 Demo	8662-BOW-ZZ-ZZ-DR-A-P145	P2	16/01/2023
LBC RCP 02 03 04 Demo	8662-BOW-ZZ-ZZ-DR-A-P146	P1	16/01/2023
LBC Details Level -01 Demo	8662-BOW-ZZ-ZZ-DR-A-P150	P1	16/01/2023
LBC Details Level 00 Demo	8662-BOW-ZZ-ZZ-DR-A-P151	P1	16/01/2023
LBC Details Level 01 Demo	8662-BOW-ZZ-ZZ-DR-A-P152	P1	16/01/2023
LBC Details Level 02 & 03 Demo	8662-BOW-ZZ-ZZ-DR-A-P153	P1	16/01/2023
LBC Details Doors Demo	8662-BOW-ZZ-ZZ-DR-A-P155	P1	16/01/2023
Site Layout Proposed	8662-BOW-ZZ-ZZ-DR-A-P202	P2	16/01/2023
Proposed Roof Plan	8662-BOW-ZZ-ZZ-DR-A-P210	P2	25/04/2023

Proposed Elevations Sheet 1 of 2	8662-BOW-ZZ-ZZ-DR-A-P230	PS	16/05/2023
8662-BOW-ZZ-ZZ-DR-A-P231	Proposed Elevations Sheet 2 of 2	PS	16/05/2023
8662-BOW-ZZ-ZZ-DR-A-P240	Proposed Sections Sheet 1 of 2	P3	25/04/2023
8662-BOW-ZZ-ZZ-DR-A-P242	Proposed Sections Site	P4	25/04/2023
8662-BOW-ZZ-ZZ-DR-A-P320	LBC Details Block A Connection(s)	P1	16/01/2023
8662-BOW-ZZ-ZZ-DR-A-P330	LBC Details Stair(s)	P1	16/01/2023
8662-BOW-ZZ-ZZ-DR-A-P335	LBC Doors Internal	P1	16/01/2023
8662-BOW-ZZ-ZZ-DR-A-P401	Existing GIA	P1	16/01/2023
8662-BOW-ZZ-ZZ-DR-A-P402	Proposed GEA	P1	16/01/2023
8662-BOW-ZZ-ZZ-DR-A-P403	Proposed GIA	P1	16/01/2023
H4036-BOW-AO-XX-RP-A-0001	Heritage Statement	P1	16/01/2023
1176-BOW-ZZ-B 1-DR-1-2000	Ground Floor GA Plan Block A	P1	16/01/2023
1176-BOW-ZZ-B1-DR-1-2104	First Floor Function Room	P1	16/01/2023
1176-BOW-ZZ-B 1-DR-1-2900	Basement GA Plan Block A	P1	16/01/2023
H4026-BOW-A 1-XX-RP-A-0004	Response to Historic England comments	P1	15/05/2023

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. Following engagement and discussions with the agent and applicant and the submission of amended plans and details the proposals are considered to be acceptable.

Report Dated:

12th September 2023