Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2023/65/90112/E

To: James Ross
Bowman Riley
Toronto Square
Toronto Street
Leeds
LS1 2HJ

For: Kirklees Council, Growth & Regeneration

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 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)

At: GEORGE HOTEL, ST GEORGE'S SQUARE, HUDDERSFIELD, HD1 1JA

In accordance with the plan(s) and applications submitted to the Council on 16-Jan-2023 subject to the condition(s) specified hereunder:-

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 the 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**	**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

Plan Type	Plan Reference	Version	Received
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 & 01Demolition	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-0 1-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-0 1-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 04Demo	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

Plan Type	Plan Reference	Version	Received
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	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

Plan Type	Plan Reference	Version	Received
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.

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.**

Development within a Coal Mining Area

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

The application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the 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/appeal-planning-decision 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: 12-Sep-2023

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 2023/65/90112/E.

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