

**KIRKLEES METROPOLITAN COUNCIL  
INVESTMENT & REGENERATION SERVICE**

**DEVELOPMENT MANAGEMENT**

**Town and Country Planning Act 1990 (as amended)**

**DELEGATED DECISION TO DETERMINE PLANNING APPLICATIONS -  
REGULATION 3 TOWN AND COUNTRY PLANNING GENERAL  
REGULATIONS 1992 (AS AMENDED)**

**Reference No:** 2025/48/91147/W

**Site Address:** George Hotel, St George's Square, Huddersfield, HD1  
1JA

**Description:** Refurbishment and redevelopment of the George  
Hotel (including partial demolition, partial  
reconstruction and extension) to provide a 108-  
bedroom hotel with bar, restaurant, gym, conference  
facilities and ancillary facilities (Listed Building and  
within a Conservation Area)

**Recommending Officer:** Jillian Rann

**DECISION – Grant Under Regulation 3**

**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.**

Nicholas Hirst

***AUTHORISED OFFICER***

**Date: 24-Oct-2025**

**Application:** 2025/91147

**Site:** George Hotel, St George's Square, Huddersfield, HD1 1JA

**Proposal:** Refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction and extension) to provide a 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities (Listed Building and within a Conservation Area).

### **Procedural Matters**

The applicant for this application is Kirklees Council. The application is therefore a 'Regulation 3' application (under Regulation 3 of the Town and Country Planning General Regulations 1992). Regulation 3 applies to applications for planning permission made by a local authority to itself as the local planning authority.

### **Site Description**

The application relates to the George Hotel, a grade II\* listed building in Huddersfield town centre, and within Huddersfield Conservation Area. The existing hotel occupies most of the site, however the site boundary also includes some land within the existing car park to the west. The building has been vacant for over 10 years.

The George Hotel was a railway hotel, originally designed in 1849-50 and subsequently extended, with some further later alterations.

The main part of the building, facing St George's Square ('Block A') is 4 storeys high with attic rooms set within a slate mansard roof. Behind that main part of the building, a 3 storey wing extends northwards alongside John William Street ('Block C'), which is simpler in its design but follows similar themes to the main façade. The north west service wing ('Block B'), which is positioned at an angle to the other parts of the building and facing towards part of the railway station, is a later addition built in coursed hammer-dressed stonework with a flat roof and a tall stone chimney.

The site boundary also includes a section of the railings which run from the station buildings to the west, across the adjacent car park, and up the George Hotel site. Those railings are a separate grade II listed building (referred to in the official list entry as 'Railings to Station Yard').

The George Hotel occupies a prominent location on the edge of St George's Square, to the front of Huddersfield Railway Station (itself a grade I listed building). It is one of a number of large, imposing Victorian buildings on St George's Square and John William Street in the vicinity of the site. The listing description for the George Hotel identifies that it has 'strong group value with numerous highly graded listed buildings that face onto St George's Square, which were constructed following the arrival of the Leeds-Manchester Railway

and as part of the New Town development, including the Grade I railway station and Grade II\* Britannia Buildings opposite the George Hotel’.

There are a number of other listed buildings in the vicinity of the site. As part of the group of buildings on St George’s Square and John William Street, the site is considered to be within the setting of other listed buildings which form part of that group and the site’s wider context, which include:

- Huddersfield Railway Station – Grade I
- 12-20 St George’s Square – Grade II\*
- 8 and 10 Railway Street – Grade II\*
- Estate Buildings (1-11 Railway Street, 1 and 9-13 Station Street, 20-26 Westgate) – Grade II\*
- 7 St George’s Square – Grade II\*
- Britannia Buildings – Grade II\*
- Lion Buildings – Grade II\*
- 13-21 Railway Street – Grade II
- 1 and 3 Northumberland Street – Grade II
- 64 and 66 John William Street – Grade II
- 68 John William Street – Grade II
- 70-78 John William Street – Grade II
- Former Empire Cinema – Grade II

There are other listed buildings within the wider vicinity, however, because of their distance from the site, it is considered that the site is not within the setting of those other listed buildings.

### **Description of Proposal**

Planning permission has previously been granted, in August 2023, for a scheme described as ‘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) (application: 2023/90024). An associated application for listed building consent for the relevant works was also approved in September 2023 (application: 2023/90112).

The current application seeks planning permission for a revised scheme.

The proposed development in this case includes the demolition of Blocks B and C, and the redevelopment of the site, including the refurbishment of Block A and the construction of a new extension to replace Blocks B and C, to provide a new 108-bedroom hotel, including a bar, restaurant, gym, conference facilities and ancillary facilities (including toilets and staff facilities).

The proposals include some minor works to the exterior of Block A, including the replacement of some external doors.

As part of the new extension, part of the existing façade of Block C on John William Street, which was proposed to be retained as part of the previous planning permission on the site, is now proposed to be taken down and reconstructed on a like-for-like basis, with the exception of some changes to the fenestration including the insertion of 2 additional windows.

The new-build extension now proposed would differ in its external appearance and detailing from that which was previously approved.

The extension now proposed would have a roughly triangular footprint, reflecting the shape of the site, tapering towards a rounded corner at the northern end of the site. Most of the extension is proposed to be clad in natural stone, with some bronze cladding panels in the new-build section of the John William Street elevation (beyond the section where the existing façade is proposed to be taken down and re-built). The upper parts of the extension, (including the section above the re-constructed part of the existing John William Street façade), would be set back from the floors below, and would incorporate more glazing, with bronze-coloured window frames and cladding sections. A plant enclosure is proposed to the roof of the extension, which would be further set back from the top of the extension, with a steel balustrade around the edge.

The extension now proposed would occupy all of the northern part of the site, and would not incorporate a central atrium with a glazed roof as the previous proposal did.

The development proposed as part of the current application also includes the infilling of part of the existing building's basement (beneath Blocks B and C), which was proposed to be retained as part of the previous permission.

Guest access to the hotel for guests would be from St George's Square, through Block A. The submitted details set out that deliveries and servicing would take place from the car park area to the west of the building, except for refuse collections, which would take place from John William Street.

The development also includes works to part of the separately-listed (grade II) railings to the station yard to the west of the existing George Hotel building, to cut back the railings slightly away from the building and insert a new gate, providing access alongside the proposed new extension.

A separate application for listed building consent has been submitted for those works proposed as part of the proposed development which require listed building consent, including internal works, and is currently under consideration (application reference: 2025/91148).

### Supporting information

In addition to the submitted plans, the details submitted with the application include:

- Air Quality information

- Contaminated Land (Phase I) information
- Design and Access Statement
- Drainage Strategy
- Ecology information
- Flood Risk Statement
- Heritage Impact Assessment
- Noise Impact Assessment
- Planning Statement
- Transport Statement
- Travel Plan

## **Relevant Planning History**

### Application Site

2025/91148 – Listed Building Consent for refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction, extension and internal and external works and alterations) to provide a 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities (Listed Building and within a Conservation Area). Pending consideration.

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) (within a Conservation Area). Permitted 10/08/2023.

2023/90112 – 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). Granted 12/09/2023.

2021/94596 – Listed Building Consent for repair works to the external facade with window replacements and re-roofing [within a Conservation Area]. Granted 25/05/2022.

2019/91505 – Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/café/ function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area). Permitted 19/09/2019.

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). Granted 19/09/2019.

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 (Listed Building within a Conservation Area). Permitted 02/09/2015.

2014/90693 – Listed Building Consent for erection of rooftop coffee shop/diner and balustrade, canopies and internal and external alterations (within a Conservation Area). Granted 02/09/2015.

All other planning history relevant to the site relates to applications for planning permission and/or listed building consent for other alterations to the building, including the installation of lighting, and applications for advertisement consent and/or listed building consent for signage relating to previous uses of the building.

### Surrounding area

Huddersfield Railway Station, to the west of the site, is currently undergoing works as part of the Transpennine Route Upgrade, and there is recent planning history relating to applications relevant to those works, including applications for listed building consent.

Applications for planning permission (2025/90548) and listed building consent (2025/90549) are currently under consideration at 78 John William Street, to the north east of the site, for 'change of use and alterations to convert offices to 14 apartments (use class C3)'. These applications are still pending consideration, but have been taken into account in the assessment below insofar as the proposals are material to this application.

Applications for planning permission (2023/92692) and listed building consent (2023/92693) are currently under consideration at Britannia Buildings, to the south of the site, for 'alterations to convert redundant basement to hotel rooms'. These applications are still pending consideration, but have been taken into account in the assessment below insofar as the proposals are material to this application.

### **History of Negotiations**

Revised plans and additional information have been received during the course of the application, in response to officer and consultee feedback. The additional information received included further details regarding the proposed deconstruction and rebuilding of the John William Street façade, and updated information regarding noise. The revised plans included a reduction in the height of the proposed roof extension.

The revised plans and information received in July 2025 also included a revised red line boundary, including additional land adjacent to the hotel building which was not within the originally-submitted red line site boundary.

Following the receipt of revised and additional information, relevant consultees have been re-consulted. The application was also re-publicised in July 2025,

including the revised red line boundary. Further details of the publicity carried out are set out below.

Some further minor revisions and additional information have subsequently been received from the applicant, including additional cross sections in response to comments from the Highways Structures officer, minor revisions to show cycle storage provision within the building, and reviews regarding the submitted information regarding air quality and contaminated land. Relevant consultees have been re-consulted regarding this information. However, as the information related to very minor changes and/or supplementary supporting information, and did not significantly alter the proposals, these details have not been the subject of any further re-publicity.

A discrepancy has been noted between the revised elevation drawings and one of the submitted supporting documents regarding the reduction in the height of the proposed extension shown on the revised plans. Clarification has been sought on this matter from the applicant, who has confirmed that the 1.1m reduction in height referred to in the supporting document was an error, and that the proposed extension has been reduced in height by 225mm during this application. This 225mm reduction is consistent with the revised elevation drawings submitted. For the avoidance of doubt, the application has been assessed on the basis of those revised elevation drawings.

This discrepancy has been drawn to the attention of Historic England (and to the attention of the Victorian Society and the Twentieth Century Society, who have both commented on the accompanying application for listed building consent), and all have been given the opportunity to provide further comments in the light of this. The Victorian Society and the Twentieth Century Society have both confirmed that they have no further comments. No further response has been received from Historic England. For the avoidance of doubt, while the written discrepancy is noted, the plans as drawn and advertised are correct and a true representation of the proposal.

## **Planning Policy**

### Kirklees Local Plan (the Local Plan)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27<sup>th</sup> February 2019).

The site is unallocated in the Local Plan.

The George Hotel is a grade II\* listed building and the site includes part of the separately-listed (grade II) 'Railings to Station Yard' to the west of the hotel building. The site is also within the setting of other nearby listed buildings. The site is within Huddersfield Town Centre (as defined in the Local Plan) and Huddersfield Conservation Area.

The following Local Plan policies are relevant:

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping
- **LP3** – Location of new development
- **LP7** – Efficient and effective use of land and buildings
- **LP9** – Supporting skilled and flexible communities and workforce
- **LP13** – Town centre uses
- **LP16** – Food and drink uses and the evening economy
- **LP17** – Huddersfield Town Centre
- **LP20** – Sustainable travel
- **LP21** – Highways and access
- **LP22** – Parking
- **LP24** – Design
- **LP27** – Flood risk
- **LP28** – Drainage
- **LP30** – Biodiversity and geodiversity
- **LP32** – Landscape
- **LP33** – Trees
- **LP34** – Conserving and enhancing the water environment
- **LP35** – Historic environment
- **LP38** – Minerals safeguarding
- **LP47** – Healthy, active and safe lifestyles
- **LP51** – Protection and improvement of local air quality
- **LP52** – Protection and improvement of environmental quality
- **LP53** – Contaminated and unstable land

The following are relevant Supplementary Planning Documents or other guidance documents published by, or with, Kirklees Council;

#### Supplementary Planning Documents (SPDs) and other guidance documents

The following SPDs and other guidance documents are relevant:

- Kirklees Highway Design Guide SPD (2019)
- Biodiversity Net Gain Technical Advice Note (Kirklees Council, 2021)
- Planning Applications Climate Change Guidance (Kirklees Council, 2021)
- West Yorkshire Low Emissions Strategy and Air Quality and Emissions Technical Planning Guidance (2016)
- Waste Management Design Guide for New Developments (Kirklees Council, 2020)

#### Neighbourhood Planning

The site does not fall within a Neighbourhood Plan Area.

#### National Policies and Guidance

National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG), together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF is a material consideration and has been taken into account as part of the assessment of the proposals. Relevant chapters are:

- **Chapter 2** – Achieving sustainable development
- **Chapter 4** – Decision-making
- **Chapter 6** – Building a strong, competitive economy
- **Chapter 7** – Ensuring the vitality of town centres
- **Chapter 8** – Promoting healthy and safe communities
- **Chapter 9** – Promoting sustainable transport
- **Chapter 11** – Making effective use of land
- **Chapter 12** – Achieving well-designed places
- **Chapter 14** – Meeting the challenge of climate change, flooding and coastal change
- **Chapter 15** – Conserving and enhancing the natural environment
- **Chapter 16** – Conserving and enhancing the historic environment

Other relevant national guidance is:

- National Design Guide (2021)

### Climate change

The Council approved Climate Emergency measures at its meeting of full Council on 16/01/2019, and the West Yorkshire Combined Authority has pledged that the Leeds City Region would reach net zero carbon emissions by 2038. A draft Carbon Emission Reduction Pathways Technical Report (July 2020, Element Energy), setting out how carbon reductions might be achieved, has been published by the West Yorkshire Combined Authority.

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 predates 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 would use the relevant Local Plan policies and guidance documents to embed the climate change agenda. In June 2021, the Council approved a Planning Applications Climate Change Guidance document.

## Consultation Responses

### Historic England

*(Comments received based on originally-submitted plans and information):*

'The principle of the demolition of Blocks B and C was explored in the consented scheme (LPA REF: 2023/65/90112/E) and our advice was that the structural work required for large scale retention was extensive and we agreed that their loss would amount to a less than substantial amount of harm. We maintain this advice relating to the loss of Blocks B and C'.

'Broadly the conversion of Block A will have a positive impact on the significance'. Some concerns about potential cumulative harm which could be caused by some of the interior elements 'such as the visual impact of service rafts, lighting design in significance spaces, and the design of the balustrade to improve stair safety'. Acknowledge that 'it is a necessity to improve stair safety', but 'would ask the applicant to explore design options to lessen its potential visual impact'.

Supportive overall but 'presently have some concerns relating to the supporting information which is required to demonstrate 'clear and convincing justification' as per paragraph 213 of the NPPF.

Further information required, to 'understand the financial and structural need to demolish and then rebuild the John William Street elevation'.

Also 'consider that the design of the new build elements should look to achieve more as to further enhance the setting of the George Hotel and the Railway Station'.

*(Comments following receipt of additional and revised plans/information):*

Advice provided regarding significance of the George Hotel.

Consider that 'the careful dismantling and rebuilding of the John William Street elevation would amount to less than substantial harm'. Acknowledge the justification provided, it is 'for the local authority to assess whether it is clear and convincing to outweigh the harm identified'. Would 'appreciate the opportunity, should there be further design amendments, to have our internal engineering team to more comprehensively assess the justification put forward by the Applicant'.

Glazed link considered to cause less than substantial amount of harm to significance of the George Hotel 'due to its visual impact directly adjacent to Block A, the most significant part of the listed building, particularly its physical and visual relationship with the mansard roof'. 'Some elements we would ask are further considered such as the glazed link and junction with the mansard roof'.

Acknowledge that height of proposed glazed extension has been reduced 'as far as possible regarding building regulations and viability'. Revised height of the proposed rooftop extension still considered to cause 'less than substantial harm to the special character of the listed building due to the relative height and form of the extension compared to the form and height of the mansard of Block A'. Acknowledge 'no more scope for reduction without the loss of a storey'. Would 'advise that the local authority grants great weight to the conservation of the listed building and considers whether the identified harm is outweighed by any public benefits which are perceived to arise' from the scheme.

Updated documents 'states that the materials proposed to be used are of the highest quality and therefore this can only truly be tested via sampling which is set to be provided by the Applicant'. Both the design and materiality should be of the highest quality.

With reference to the main staircase, 'have no concerns regarding a pre-commencement condition to manage the investigation required to understand how to resolve the stair issues'.

Overall, supportive of the principle of the proposal 'which is to provide a sustainable future for this nationally significant building. Still elements of the proposed design which would cause less than substantial amount of harm. Some has been further justified by the applicant, but 'some elements we would ask are further considered such as the glazed link and the junction with the mansard roof'.

#### K.C. Building Control

Building Control currently have an application for this scheme. Demolition proposed 'will not impact the building and works can be carried out as proposed'. Discussions ongoing 'as to what is technically feasible with regards to building regulations requirements and the constraints imposed by a listed building'.

#### K.C. Conservation and Design

*(Comments following receipt of additional and revised plans and information).*

Comments provided regarding existing building, including special interest and significance, and assessing justification for, and impacts of, various aspects of the proposed development.

'In conclusion, there is some less than substantial harm of a moderate to low level, but as the building has been vacant for over 15 years, it is considered that the proposals are justified and outweighed by the public benefit of securing the optimum viable long term original use as a hotel to this Grade II\* Listed Building, allowing public access and regeneration to the town centre'.

Conditions recommended.

### K.C. Ecology

'The building itself appears to be in a good state, and the site is surrounded by hardstanding. It is unlikely that ecological features would be of much concern. The site in the centre of built-up Huddersfield and so does not have good connectivity to any surrounding habitats.' Conditions and informative notes recommended.

'The site is on an area of original hardstanding. As a result, Biodiversity Net Gain is exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).'

### K.C. Environmental Health (Noise)

Applicant's Acoustic Consultant has reviewed Noise Impact Assessment submitted with previous application and compared it with their most recent testing, which confirmed external noise levels present on John William Street tested during both surveys were similar.

Level of exceedance of recommended internal noise criterion is up to 3dBA is estimated in a number of rooms. Reference has been made to target criteria for hotel bedrooms within BS8233, Note 7 within BS8233 does state 'Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved.

'It is for the Planning Officer to determine if the development is considered 'necessary or desirable'. However, we [Environmental Health] accept the submitted information.' Conditions recommended.

### K.C. Highways Development Management

*(Comments following receipt of additional and revised plans and information).*

Some parking spaces are shown outside but adjacent to red line site boundary, if they are associated with hotel, would expect them to be in the red line boundary, but 'as the site is in a sustainable town centre location, this is not a concern'.

Contractor's site set-up shown on a submitted drawing. However, no details provided regarding timings of works to the station, or if current Network Rail compound would be required to remain for duration of the hotel works. If those other works finish before hotel works completed, would expect a revised compound line to be created around the hotel site. Hoardings also seem to extend to middle of John William Street, this would require suitable traffic management and temporary closure should be done under correct licence/temporary traffic regulation order from the local highway authority. Details can be included as part of Construction Access Management Plan. Condition and footnote recommended.

Condition recommended for Travel Plan.

Location of proposed cycle parking, to rear of servicing and loading bay, not suitable as it's not overlooked and may have security issues. Also uncovered stands not suitable for long stay cycle parking. A more secure method of covered cycle storage should be used. Condition recommended.

Acceptable on highways grounds subject to conditions.

*(Further comments following receipt of revised plans and additional information showing proposed cycle parking/storage provision within the site).*

Further details show cycle parking/storage within the basement. These details are acceptable. Note external cycle parking is still proposed, for electric cycles. Consider that this may make the parking unattractive to some electric cycle owners, but understand that there may be fire safety concerns with the cycles' batteries, therefore accept the outdoor location.

Consider the application is acceptable on highways grounds. Other relevant conditions and footnotes from previous responses should remain.

#### K.C. Highway Structures

*(Comments following receipt of additional and revised plans and information)*

Condition recommended.

#### K.C. Landscape

No comments received to date.

#### K.C. Lead Local Flood Authority

No comments to make on the Flood Risk Statement. Following receipt of revised information, including an updated Drainage Strategy Report, the LLFA has advised 'The developer has submitted further information to clarify the previous LLFA consultation comments. Kirklees Flood Management and Drainage as the Lead Local Flood Authority supports the application and has no recommended drainage conditions.'

#### K.C. Trees

*(Comments following receipt of additional and revised plans/information).*

After receiving further information, 'confident that appropriate tree protection measures will be implemented' to ensure 'the trees within the compound are not impacted'. Condition recommended.

#### K.C. Waste Strategy

*(Comments following receipt of additional and revised plans and information).*

Revised waste management strategy for the hotel noted, including with reference to various aspects of the anticipated arrangements for waste. 'Reviewing the calculations for waste generation and storage I can confirm that the proposal is acceptable'.

#### Mining Remediation Authority (formerly the Coal Authority)

Objection based on originally-submitted information, and advised that Coal Mining Risk Assessment Report required.

The Mining Remediation Authority was re-consulted following receipt of additional and revised plans/information and it responded that it 'withdraw its objection' subject to conditions. Informatives also recommended. Advise local planning authority of potential risk of mine gas and that this should be considered. Advice provided about potential implications if SuDS are proposed as part of drainage scheme.

#### National Amenity Societies

No response received to date regarding this planning application. However, responses were received from the Victorian Society and the Twentieth Century Society regarding the accompanying application for Listed Building Consent, which is under separate consideration.

#### West Yorkshire Archaeology Advisory Service

'We have already requested a historic buildings record that is currently being enacted.'

#### West Yorkshire Fire Authority

No response received to date.

#### West Yorkshire Police

No objection in principle. Advice provided regarding suggested crime reduction and prevention and security measures. Recommend condition.

#### Yorkshire Water

Conditions recommended.

### **Public Representations**

*Final publicity date expired: 15<sup>th</sup> August 2025*

The application has been advertised as a major development, within a conservation area and as affecting listed buildings (including settings), by site

notices and press notice. This is in line with the Council's adopted Statement of Community Involvement.

The application was originally advertised by site notices, posted 2<sup>nd</sup> May 2025, and press notice, published 16<sup>th</sup> May 2025. The end date for this original publicity was 7<sup>th</sup> June 2025.

Following the receipt of additional and revised information during the course of the application, the application was re-publicised via site notices, posted 10<sup>th</sup> July 2025, and a press notice, published 25<sup>th</sup> July 2025. Notification letters were also sent to those interested parties who had made representations in response to the original publicity, notifying them of the revised and additional information received. The end date for this re-publicity was 15<sup>th</sup> August 2025.

Three public representations were received in response to the original publicity, which included comments from Huddersfield Civic Society.

Huddersfield Civic Society made comments stating that they 'strongly support the ongoing proposals to bring the George Hotel back into use. Its prime town centre location, as well as the urgent need for quality town centre hotel space makes these applications a necessity that should be welcomed'. However, they advised that they have some concerns, as follows, and asked for these to be noted:

- New design 'could have been more sensitive to the original historical character of the building and historical urban context it sits within'.
- Alterations to windows on John William Street façade 'though understandable for interior bedroom layouts, diverge from the original features'.
- 'The large glazing strip replacing the historic roof feature does not seem to fit well with its surroundings. Its excessive height, assuming extended to the roof level to hide the plant compound inside, feels out of proportion comparing to windows and features on other levels.'

Of the other 2 public representations received, one was a comment, making the following points:

- 'Fully support the regeneration and redevelopment of the George Hotel as a key part of Huddersfield town centre's economy, heritage culture and tourism offer'.
- Accept that changes are necessary for it to function as a 21<sup>st</sup> century hotel.
- Shape of proposed design 'makes a coherent whole', and 'new far end of the John William Street elevation echoes the original hotel with its three "columns" of fenestration'.
- However, new windows seem to be 2 storeys high – would be better if horizontal panels in them were stone or material to match the stone, 'to connect the old and new visually'.

The other was an objection, making the following comments:

- New sections 'not in keeping with the style of the rest of the building'. Just using similar colour materials 'isn't enough to make it fit together'.
- Curved end section is 'ugly and doesn't match the aesthetic'.

No further public representations were received following the re-publicity of the application.

The Ward Members for the area were also notified of the application, and were updated in July 2025 following the receipt of additional and revised information. No comments have been received from the Ward Members.

## **Main Issues**

1. Principle of development
2. Heritage and Design
3. Sustainable construction and climate change
4. Residential amenity
5. Highways and transportation
6. Accessibility
7. Flood risk and drainage
8. Ecology and biodiversity
9. Trees
10. Coal mining and land stability
11. Contaminated land
12. Air quality
13. Crime Prevention
14. Planning obligations
15. Other matters
16. Representations

## **Assessment of Main Issues**

### 1 – Principle of development

The application relates to a former hotel, which is within Huddersfield town centre and in an accessible location close to public transport connections and other town centre facilities.

Hotels are included in the list of 'main town centre uses' defined in the NPPF. It is considered that bringing the site back into use as a hotel would be appropriate in this town centre location, and would reflect the size and function of the settlement of Huddersfield, consistent with the requirements of Policies LP3 and LP13 of the Local Plan in those regards.

It is also considered that the proposed hotel use would make a positive contribution to the vitality and viability of the town centre and build on its focus as a location for leisure, as identified in the sub-area box for Huddersfield

referred to in Local Plan Policy LP2, consistent with the requirements of that Policy. It would also be consistent with Local Plan Policy LP17, which includes leisure and tourism as uses supporting Huddersfield Town Centre.

As the proposed development would bring a vacant, previously-developed site and listed building, in a sustainable location, back into use as a hotel, it is considered that it would represent an efficient use of land and would be consistent with the requirements of Local Plan Policy LP7 which, amongst other things, states that to ensure the best use of land and buildings, proposals should encourage the efficient use of previously developed land in sustainable locations, and should encourage the reuse or adaptation of vacant or underused properties. It would also accord with Policy LP17 of the Local Plan, which states that proposals for new development within Huddersfield town centre will be supported where, amongst other things, they retain and regenerate key historic features of the town centre such as historic listed buildings. It would also be considered with the advice in the NPPF which states that planning decisions should promote and support the development of under-utilised land and buildings.

Local Plan Policy LP16 states that proposals for food and drink, licensed entertainment venues and associated proposals 'will be supported, provided they are located within a defined centre' and subject to ensuring that the concentration of such uses 'are not located in a particular centre or part of a centre where they would result in harm to the character, function, vitality and viability of the centre, either individually or cumulatively'.

In this case, the proposed hotel would include a bar and restaurant. However, whilst those facilities may be open to the general public, they would be ancillary to the main use of the building as a hotel, and are not uncommon features of hotel uses.

Whilst there are food and drink uses and licensed premises nearby within the town centre, it is not considered that the introduction of this ancillary bar and restaurant would result in an unacceptable or harmful concentration of such uses in the context of Huddersfield town centre as a whole. As the bar and restaurant would be part of the hotel, and managed as such, it is also considered that any risk of antisocial behaviour would be acceptably managed. Therefore, it is considered that the proposals would not conflict with criteria a. or c. of Policy LP16.

Overall, as set out above, it is considered that bringing this long-vacant site back into use as a hotel would be of benefit to the vitality and viability of the centre. It is considered that the incorporation of a ground floor restaurant and bar as part of that use, re-introducing an active ground floor frontage to the adjacent part of John William Street, would contribute positively to, rather than detracting from, the character, function, vitality and viability of the centre. Therefore, it is considered that, in principle, the proposed development would not conflict with the overall aims of Policy LP16,

Other material considerations referred to in the other criteria of Policy LP16 are considered in the relevant sections below, including with reference to which refer to noise and disturbance, public transport access and highway safety, the provision of refuse storage and collection, and character and appearance matters. Those matters are assessed in detail in the relevant sections below.

The previous planning permission for the '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) (application (2023/90024)) remains extant and could still be implemented. As such, that previous planning permission represents a 'fallback position' which carries weight as a material consideration in the assessment of this application for a similar, but revised, proposal.

Matters relating to the principle of demolishing parts of the existing building and replacing them with a new-build extension are considered in detail in the Heritage and Design section below.

However, subject to detailed consideration of that aspect of the scheme, including with reference to the effects of the proposed development on designated heritage assets, and subject to consideration of other material planning considerations below, the principle of the proposed use is considered to be acceptable.

## 2 – Heritage and Design

Comments received from consultees and other interested parties regarding heritage matters are noted, and have been taken into account as part of the assessment of the application.

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that, in considering whether to grant planning permission for development which affects a listed building or its setting, 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(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that, in the exercise of planning functions, with respect to any buildings or other land in a conservation area, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

### *Heritage assets affected*

(i) *Grade II\* listed building – 'The George Hotel including stone-flagged area and surrounding walls and railings to the south and west' (hereafter referred to as 'The George Hotel')*

The application relates to the Grade II\* listed George Hotel, a substantial building which was originally designed in 1849-50 and subsequently extended and altered. The list description for the building identifies, amongst the principal reasons for its listing at Grade II\*, its architectural interest 'as a good example of a railway hotel dating from the 'heroic' period of railway expansion (1841-1850), with grand architecture in an Italianate style incorporating high-quality decorative detailing'. In their comments on the application, Historic England state that The George 'utilises high quality, decorative detailing to its exterior to visually impress those travelling via rail to Huddersfield' and that 'it has an almost landmark character when entering St George's Square from the Railway Station and this detailing and massing contribute highly to its significance'.

The list description also identifies that the building is of historic interest, amongst other reasons 'for its role as the site of the foundation of the sport of Rugby League in 1895, and retaining the Commercial Room (the most likely location for the meeting of the northern clubs).'

According to the submitted details, the building has been vacant since 2013. The conservation officer has noted that conservation works to the external envelope of the building were granted consent in 2021 and subsequently undertaken. The conservation officer has also noted that 'internally, there is a reasonable degree of surviving fabric and the planform largely remains, however, in some areas, there has been a significant degree of intervention which has resulted in some areas in the total loss of plasterwork, skirting boards, ceilings and cornice details and other historic fabric'. However, the conservation officer also notes that 'there are some sections of fabric which are extant from the first phase of development', and that 'one of these notable areas is on the first floor in Block A which was known as the Commercial Room (or Signing Room), and which is a highly ornate room with decorative plasterwork detail and pedimented doorcases'.

A detailed listing assessment was undertaken by Historic England in 2022 and, amongst other things, some elements of the building are now identified in the list description as being not of special interest and excluded from the listing. This includes the north west wing of the building and chimney and the 'single storey flat-roofed east return of the north west service wing'.

Insofar as it relates to the current application, the special interest and significance of the listed building, The George Hotel, are drawn from its architectural interest and detailing including those elements of its historic fabric and planform which remain, from its historic interest as identified in the list description, including as part of the foundation of Rugby League as referred to above, and its evolution as a hotel, which has been adapted over time as part of that evolution to ensure its ongoing survival, and which remains evident in the various phases of development of the building.

*(ii) Grade II listed building 'Railings to Station Yard'*

The application site also includes a section of the Grade II listed railings which extend from the western side of the George Hotel building, across the adjacent station yard, to the railway station building to the west.

The railings are cast iron and mounted on a stone plinth. Insofar as it relates to this application, their significance arises from their completeness and architectural detailing.

*(iii) The settings of other nearby listed buildings*

The George Hotel is prominently located on St George's Square in Huddersfield, and is one of a number of listed buildings which surround St George's Square, including Huddersfield Railway Station (Grade I), Lion Chambers (Grade II\*) and Britannia Buildings (Grade II\*) and others which are set out in the 'Site and Surroundings' section of this report above.

The list description for The George Hotel identifies that 'it has strong group value with numerous highly graded listed buildings that face onto St George's Square, which were constructed following the arrival of the Leeds-Manchester Railway and as part of the New Town development, including the Grade I railway station and Grade II\* Britannia Buildings opposite the George Hotel.'

As such, the site forms part of, and makes a positive contribution to, the setting of those other listed buildings around St George's Square.

It also forms part of the setting of other listed buildings within the wider surrounding street scenes within Huddersfield town centre, including those specified in the 'Site and Surroundings' section above.

*(iv) Huddersfield Conservation Area*

The site is within Huddersfield Conservation Area. Insofar as it relates to this application, the significance of the Huddersfield Conservation Area is drawn, in part, from the architectural and historic interest of the well-preserved group of buildings which grew up around St George's Square (including other listed buildings) following the arrival of the railway and as part of the Ramsden Estate's New Town development – referred to in the list description for The George Hotel as 'an example of town planning almost without precedent in terms of scale and ambition at the time'.

As part of that group of buildings, and having regard to its architectural detailing and well-preserved external appearance, the application site makes a positive contribution to the character and appearance of Huddersfield Conservation Area, despite having been vacant for some time.

*The proposed development and its effects on the significance of designated heritage assets*

*(i) Demolition of Blocks B and C, including the deconstruction and reconstruction of the John William Street façade of Block C*

Comments received from consultees and other interested parties regarding the proposed demolition of Blocks B and C and the proposed demolition and reconstruction of the John William Street façade are noted.

The proposals include a high degree of demolition, including the whole of the north west wing (Block B) and the central ball room. Block C would also be demolished, including the façade of Block C on John William Street which was previously proposed to be retained (as part of the previous planning permission (ref. 2023/90024), but which is now proposed to be demolished and reconstructed.

With reference to the north west wing (Block B), the list entry for The George Hotel identifies that the 'north-west wing and chimney are not of special interest and are excluded from the listing'. The conservation officer has advised that the Assessment of Significance and Heritage Impact Assessment submitted with the application 'shows that the existing northwest wing, Block B is a later addition and replaced an earlier service wing'. The conservation officer has also advised 'there are structural concerns with this section of the building, which would require substantial engineering work amounting to significant intervention', and that 'it is therefore considered acceptable for Block B to be demolished'.

As part of the previous planning permission, the façade of Block C facing John William Street was proposed to be retained. However, further information has been submitted as part of the current application, including structural information and further details to justify the approach now proposed, which is to instead demolish and reconstruct the façade.

With regard to the eastern wing, Block C, the conservation officer has noted the proposed rebuilding of the façade fronting John William Street, to be taken down block by block, numbered and the façade rebuilt to match existing, with some 'very minor amendments to fenestration...for functional reasons'. This would include the addition of two further windows in the reconstructed façade, compared with the existing.

The conservation officer has advised that 'the upper floors of the wing have seen a higher degree of alteration and do not retain many historic details or features' and goes on to advise that 'there is evidence of significant works undertaken in the late 20<sup>th</sup> century and more recently under previous consents contributing to its dilution of interest'.

The conservation officer notes that there are 'structural concerns relating to this element of the building' and has commented that 'this appears to be as a result of works which were undertaken during its construction, later alterations, and subsequent poor and inappropriate repairs.' The conservation officer has also commented that:

*"Consideration was given previously to the retention of this wing, but this approach was discounted owing to the identified structural concerns,*

*safety issues during construction and level of intervention that would be required to the historic structure requiring re-building. There is a suggestion that some of the timbers are more recent 20th-century additions as the timbers appear to be machine sawn and of softwood.”*

The conservation officer advises that there are also concerns in respect of floor levels. In that regard, they have advised that:

*“Due to the nature of its construction, the floor levels are varied and present complexities of retention and reuse and aspiring to meet accessibility standards as it would result in uneven floor plates, creating a restricted level access.”*

The conservation officer has noted that:

*“Structural justifications and reports have been submitted and detail the work which would be required to make the structure safe, which would require a high degree of intervention. Alterations are considered necessary to make the scheme economically/ commercially viable to deal with internal complexities to meet building regulations for its continued public use.”*

The conservation officer has also advised that ‘previously information was submitted which addressed the viability concerns and demonstrated that to make the scheme viable additional space is required.’

Overall, the conservation officer has advised that:

*“The building is suffering from severe structural defects which have worsened and current structural justification has been submitted for the proposed approach in this case.”*

With regard to the proposed demolition of Blocks B and C, Historic England have advised that:

*‘the principle of the demolition of Blocks B and C was explored in the consented scheme (LPA REF: 2023/65/90112/E) and our advice was that the structural work required for large scale retention was extensive and we agreed that their loss would amount to a less than substantial amount of harm.’*

Historic England then go on to state that they ‘maintain this advice relating to the loss of Blocks B and C’.

In the light of the information submitted, including further information received during the course of the application, and taking into account the conservation officer’s comments, including with regard to the relatively lower and/or diminished significance of Block B and parts of Block C, the structural issues that have been identified with regard to those parts of the existing building and the constraints to conversion that are presented by some aspects of those

existing structures, it is considered that satisfactory information has been provided to justify the proposed demolition of Blocks B and C.

It is also noted that the principle of demolishing Blocks B and C (but retaining the John William Street façade of Block C) has been established through the previous planning permission and listed building consent which have been granted on the site. At that time, the officer report for the previously-granted listed building consent (reference: 2023/90112) stated that:

*“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.”*

The building has now been vacant for a further 2 years and, although repairs have been carried out to some parts of it, it is considered that its structural condition is not likely to have changed or improved in that time.

In the light of the submitted information and the advice from the conservation officer and Historic England, including with regard to the structural issues which have been identified with Blocks B and C, it is considered that their proposed demolition has been justified. However, given the intrinsic links between those parts of the buildings and the historic evolution of the George Hotel, and as their demolition would result in the loss of some historic fabric and some of the evidence of the listed building’s phasing and evolution, it is considered that their demolition would result in some harm to the listed building, The George Hotel, to the character and appearance of the Huddersfield Conservation Area, and to the settings of nearby listed buildings. In all cases, in the context of the existing building (having regard to the relatively lower interest and significance of most of those areas proposed for demolition), and in the context of the wider settings of nearby listed buildings, and of the conservation area as a whole, in all cases that harm is considered to be less than substantial. This is considered in the ‘Heritage balance and conclusion’ section below.

Following the receipt of additional information and justification from the applicant during the course of the application regarding the proposed demolition and reconstruction of this façade of Block C, Historic England have advised that they ‘consider that the careful dismantling and rebuilding of the John William Street elevation would amount to less than substantial harm. In this regard, Historic England have noted various aspects of the justification that has been provided by the applicants, and have advised that they ‘acknowledge that this justification has been provided and this is for the local authority to assess whether it is clear and convincing to outweigh the harm identified’.

With regard to the proposal to now demolish and re-construct the John William Street façade of Block C rather than retain it as previously proposed, in the light of the specific nature and extent of the issues and concerns identified in the justification submitted by the applicant, including with reference to the structural condition of this part of the building, the potential risks should the elevation collapse during works, and the safety risks to workers during the carrying out of the development, and having regard to the conservation officer's comments regarding the building's condition and the information submitted, as set out above, it is considered that clear and convincing justification has been provided for that harm.

As part of the re-construction of the John William Street façade, 2 additional windows are proposed to be inserted at second floor level, compared with the existing façade. The position of one of the existing windows would also be relocated slightly to accommodate one of those additional windows. The additional windows would facilitate the internal layout of bedrooms within the proposed hotel. They would be similar in their design and detailing to the other existing second floor windows in this part of the façade and would align with other windows on the first floor below. As such, those additional windows would not significantly disrupt the rhythm of the elevation. Nonetheless, the changes would alter the simpler fenestration pattern of the second floor as it currently exists, and thus the appearance of this elevation.

The proposed demolition and reconstruction of the John William Street façade of Block C would introduce changes to this façade through the addition of further windows, and even despite the proposals to dismantle and rebuild it block-by-block, it would still be a reconstruction rather than the 'original' façade. Furthermore, although the two additional windows proposed would reflect the scale of existing windows and would align with existing windows on the lower floors, they would nonetheless represent a change from the elevation as it was originally designed and intended.

For these reasons, it is considered that the proposed demolition and reconstruction of the John William Street façade would result in less than substantial harm to the listed building, The George Hotel, and to the Huddersfield Conservation Area.

It is considered that clear and convincing justification has been provided for that harm, including with reference to the structural condition of Block C and the issues and risks identified in association with retaining the John William Street façade, and to works which are required in order to facilitate the proposed hotel use, as the optimum viable use of the building. Nevertheless, it is also necessary to weigh that less than substantial harm against the public benefits of the proposals. This is considered in the 'Heritage balance and conclusion' section below.

*(ii) Proposed new-build extension*

Concerns raised by consultees and other interested parties regarding the design of the proposed new-build extension are noted.

Following feedback and comments from officers and Historic England regarding the proposals as originally submitted, revised plans and additional information regarding the design of the proposed new-build extension have been received during the application. The revisions included a reduction in the height of the proposed extension of around 225mm, according to the agent, and some changes to its detailing. Further information was also received regarding the detailing of the glazed link between the extension and the retained Block A on the western elevation of the extension.

The design of the proposed extension would generally follow the footprint of the existing building, thus preserving the distinctive layout of the building as it follows the boundaries of this roughly triangular site. It would take some references from the existing building, including in the rhythm of its fenestration, lined horizontally and vertically, with some breaks to provide variation, and in the use of natural stone in the lower parts of its elevations. However, with its generally simpler detailing, and the use of more extensive sections of glazing to its upper floors and the incorporation of metal cladding panels between sections of glazing, it would be distinctive and distinguishable from the historic Block A building, as a modern-day, 21<sup>st</sup> century addition to the building which has been designed to reflect modern fire, accessibility and safety standards, as the latest phase in the ongoing evolution of this hotel which has seen various phases and changes since its original construction. As such, the conservation officer has advised that 'the new blocks can be viewed as a contemporary interpretation of past phases of extension/alteration.'

The upper floors of the proposed extension would be quite tall, but would still be lower than the original mansard roof of Block A of the George Hotel building. Those upper floors would also be set back from the extension's lower floors, and would use contrasting materials and large areas of glazing. It is considered that the massing and presence of those upper levels would thus be minimised, such that they would remain subservient in their appearance overall relative to the retained Block A building, and would not appear unduly dominant in the context of the site's wider historic surroundings. The conservation officer has commented that 'the roof line is contemporary and subservient', and it is considered acceptable in this regard.

A plant enclosure is proposed on the roof of the proposed extension. However, this would be set back still further from the edges of the roof of the upper floors of the extension below, sufficiently that it is considered that its visual impact would be mitigated to a satisfactory degree. It is also noted that the extent of the rooftop plant area now proposed would be less than was approved as part of the previous planning permission (2023/90024). This aspect of the proposals is therefore considered to be acceptable, subject to a condition requiring details of the external materials to the plant enclosure and rooftop balustrade.

On the John William Street elevation, the northernmost section of the proposed extension, beyond the re-constructed part of the John William Street façade, would include a taller stone section which would 'bookend' the elevation. As advised by the conservation officer, this element of the proposed extension

would 'make a clear visual break', and 'takes cues from the surrounding character of the Conservation Area, where there are several examples of such architectural features and where corners are chamfered, to soften an otherwise sharp corner detail'.

It is also considered that the design of the northern part of the proposed extension would provide some enhancement to this part of the site compared with the existing service block which currently occupies this northern corner of the site, which 'currently displays unsightly services' as advised by the conservation officer.

With regard to the eastern elevation of the proposed extension, facing John William Street, the conservation officer has advised that 'provided the materials and details are of high quality it is considered to be appropriate'.

The western elevation of the new-build extension, which would replace Block B (a former service wing) of the existing building, would remain subservient to Block A and would incorporate relatively simple fenestration which would nonetheless preserve the rhythm and pattern of fenestration which characterises the existing building.

With regard to the new-build extension, the conservation officer has advised that:

*"Overall, it is considered that the design is coherent, polite and allows the original historic building to command respect from the main public realm space. The materiality and detailing are important to its overall success and sensitive integration with The George itself. The proposed materials using a good quality natural local stone will be conditioned to help assimilate it into the local distinctive character of the area. The form and design are a contemporary interpretation, will be subservient and ancillary to the main frontage of George Hotel and hope to improve on the existing and previously approved proposals."*

In the light of the conservation officer's comments, it is considered that the proposed extension would remain subservient to the existing building, and would not unduly dominate the existing listed building, or the settings of other listed buildings nearby, including the grade I listed railway station, or its wider surroundings within the Huddersfield Conservation Area.

In response to comments from Historic England regarding the glazed link proposed between the western elevation of the new-build extension and the rear of the retained Block A, further information has been received from the applicant.

Historic England have been re-consulted following the receipt of that further information and have advised that 'the glazed link between Block A and the new build element still raises some concerns however it is acknowledged that this element was permitted under the previous, approved scheme'. Historic England's comments go on to state that 'we would advise that the glazed link

could be articulated in some manner as to lessen this visual impact which we have identified as causing a less than substantial amount of harm’.

The conservation officer has advised that ‘the use of a glazed link is a method to join historic and new buildings, and amendments have been made to address concerns where it joins to the George’.

Historic England’s comments regarding the glazed link are noted. However, a similar relationship between the new-build extension and retained Block A was part of the previously-approved scheme, and that part of the extension immediately adjoining Block A was not fully glazed in that case. In this case, it is considered that the incorporation of a greater extent of glazing in this link would help to provide a better sense of separation and distinction between the new-build extension and retained Block A. On that basis, it is considered that the proposals would be acceptable in this regard.

The design and detailing of the proposed extension are therefore considered to be acceptable, subject to recommended conditions relating to external materials and detailing, including doors, windows and the proposed canopy.

Nonetheless, it is acknowledged that this non-historic addition and would result in some less than substantial harm to the listed building, The George Hotel, and to the settings of other nearby buildings and the character and appearance of the conservation area.

The less than substantial harm identified is also to be weighed against the public benefits of the proposals. This is considered in the ‘Heritage balance and conclusion’ section below.

### *(iii) Block A – external alterations*

The submitted drawings include a proposed canopy above the main entrance to Block A from St George’s Square. This is considered acceptable in principle. However, it is considered that further detailed information is required regarding the proposed canopy, including its design and materials, and the proposed methods of fixing it to the building, to ensure that it would be appropriate to the listed building in those regards. It is considered that those matters could be dealt with via an appropriately worded condition in this case, and a condition is suggested below.

The proposed development would also include the replacement of some external doors to Block A. Based on information received from the agent, it is understood that the doors that are proposed to be replaced are not historic doors, and that they are believed to date from the 1950s and 1980. Therefore, they are not considered to materially contribute to the heritage value of the building. The submitted information indicates that the frame and glazed light above one of the doors appears to be ‘approx. 1930s period’, and it is proposed to retain the glazed light and repair/retain the frame ‘where practicable’. Therefore, it is considered that the removal and replacement of the doors themselves would not result in the loss of historic fabric.

On that basis, and subject to a condition requiring details of the proposed replacement doors to be submitted and approved, to ensure that they would be appropriate to the listed building, it is considered that this aspect of the proposals would not result in harm to the listed building, or to the settings of other nearby listed buildings or the character or appearance of the conservation area.

Subject to the recommended conditions, it is considered that the relatively minor external alterations proposed to Block A would be acceptable and would preserve the listed building, the settings of other nearby listed buildings, and the character and appearance of the conservation area.

The proposed scheme also includes a series of internal works to Block A. Those internal works are not considered as part of this application for planning permission. However, a separate application for listed building consent for the scheme, including the internal works proposed to Block A, has been submitted and is currently under separate consideration (application reference: 2025/91148).

#### *(iv) Railings to station yard*

The proposed development includes some alterations to the separately-listed (grade II) railings to the station yard, including the removal of a section of those railings and the wall below them, in order to provide a gate to facilitate access to the rear of the hotel for servicing and deliveries.

The proposed works would be minor, but would result in some less than substantial harm due to the loss of historic fabric.

The less than substantial harm identified is also to be weighed against the public benefits of the proposals. This is considered in the 'Heritage balance and conclusion' section below.

#### *Justification and Public Benefits*

The proposed development would allow the George Hotel, a Grade II\* listed building which has been vacant for a significant period of time, to be brought back into use as a hotel. As such, it would secure the long-term future of the listed building. This is considered to be a significant public benefit.

It was concluded, as part of the previous planning permission and listed building consent applications and based on information submitted as part of those applications, including with regard to viability, that 'officers are satisfied that the optimum viable use for this building is hotel use, as originally intended', as stated in the report for the previously-granted listed building consent.

Full viability information has not been provided as part of the current application, which also proposes additional bedroom accommodation compared with the previously-approved scheme. However, the building has now been vacant for

a further 2 years, and it is considered that the viability is unlikely to have improved since the approval of that previous scheme, which remains extant as a fallback position, and it remains the case that reintroducing its former, and intended, use as a hotel is considered to be the optimum viable use of the building.

Furthermore, the current proposals are considered to also include numerous improvements to the design of the scheme compared with the previously-approved scheme. Those include improvements to the design and detailing of the proposed extension and a revised ventilation strategy which would reduce the amount of rooftop plant required, as well as the retention of more internal fabric within Block A compared with the previously-approved scheme.

The proposed development would also provide public access to parts of the listed George Hotel building, which would also represent a public benefit.

By bringing this long-vacant building, in a prominent position on St George's Square near the entrance to Huddersfield Railway Station (Grade I listed) and within Huddersfield town centre and Huddersfield conservation area, back into use as a hotel which would provide visitor accommodation and employment opportunities, it is considered that the proposed development would also bring economic and regeneration benefits, and contribute to the vitality and viability of the town centre. These are considered to be further public benefits carrying considerable weight in support of the proposed development.

#### *Heritage balance and conclusion*

For the reasons given, it is considered that in a number of respects the proposed development would result in some less than substantial harm to the grade II \* listed building, The George Hotel, to the grade II listed railings to the west of the George Hotel building, and to the settings of nearby listed buildings and to the character and appearance of the Huddersfield Conservation Area.

This can largely be attributed to the loss of historic fabric and the introduction of a contemporary extension, in an otherwise largely historic environment. The identified harm is, however, mitigated through the fabric to be lost being of limited value in itself and the high quality of design that is sympathetic to the historic environment (subject to the recommended conditions).

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)'. The NPPF goes on to state that and harm to the significant of a designated heritage asset should require 'clear and convincing justification' and 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.'

As set out above, it is considered that the proposed development would result in a number of public benefits, including securing the optimum viable use of the grade II\* listed building by facilitating its re-use as a hotel, preserving areas of significant historic fabric within the building, providing public access to parts of the listed building, and bringing a prominent, long-vacant building and site within the town centre and conservation back into use, providing employment and visitor accommodation, and economic benefits as part of the ongoing regeneration of this part of Huddersfield town centre.

In this case, it is considered that the public benefits that would arise from the proposed development would outweigh the less than substantial harm to designated heritage assets that has been identified.

Conditions are recommended to cover various matters, including the proposed materials, and proposed details of windows, doors and rainwater goods, to the new-build extension, to ensure that these are of appropriate quality, to protect the listed building and the character and appearance of the site's wider surroundings, including the conservation area.

Subject to the inclusion of conditions to cover such matters, it is therefore concluded that the proposed development would not conflict with Local Plan Policies LP24 and LP35 insofar as they require good design, including that extensions are subservient to the existing building and are in keeping in terms of scale, materials and details, and seek to protect heritage assets. It would also not conflict with the NPPF with regard to protecting heritage assets, as set out above.

### 3 – Sustainable construction and climate change

A Sustainability Statement has been submitted as part of the application, and includes proposals for a range of sustainability measures to be incorporated as part of the construction and operation of the development. Those include:

- The 'inclusion of additional thermal insulation wherever possible' to the existing building fabric;
- 'The new build elements will incorporate high performance thermal properties throughout';
- Air Source heat pumps for heating and cooling;
- Mechanical ventilation with heat recovery;
- 'Removing the need for gas and providing all the buildings energy needs by electricity';
- Reuse of fabric of the existing structure 'where possible' and 'sourcing of natural and renewable materials wherever possible';
- 'Careful selection and specification of low water usage appliances in accordance with building regulations', including the following which are specified: water efficient taps, low flow WCs and low output showers;
- 'The site waste management plan will include procedures to sort, reuse and recycle construction waste'

In the light of the above and as the proposals relate, in part, to the retention and refurbishment of a listed building, it is considered that the proposed approach is appropriate.

A condition is recommended, requiring the development to be carried out in accordance with the submitted Sustainability Statement unless acceptable alternative proposals are otherwise submitted and approved (which would need to be done via a discharge of conditions application).

On that basis, it is considered that the proposed development would accord with Local Plan Policy LP24(d), which states that proposals should promote good design by ensuring high levels of sustainability through, amongst other things, the re-use and adaptation of existing buildings, where practicable, and considering the use of innovative construction materials and techniques, including reclaimed and recycled materials. It is considered that the proposals would also accord with the NPPF which states that the need to mitigate and adapt to climate change should be considered in assessing planning applications.

#### 4 – Residential amenity

The site is within Huddersfield town centre and its surroundings are predominantly characterised by other commercial uses, public spaces and public transport infrastructure including the railway station. However, there are residential properties in some nearby buildings close to the site.

The application relates to the site of an existing, albeit vacant, hotel building. The proposed hotel would use existing openings in Block A, and the windows in the extension which is proposed to replace Blocks B and C (including in the reconstructed façade of Block C on John William Street) would not be significantly closer to any nearby residential properties on John William Street than windows in the existing Blocks B and C. Therefore, and taking into account the separation distance of around 19m between the proposed extension and properties on the opposite side of John William Street to the east, and having regard to the site's town centre location, it is considered that an acceptable level of privacy would be maintained for the occupants of those nearby residential properties. Therefore, and as other residential properties to the south are further away from the site, it is considered that the proposed development would not have a significant adverse impact on the privacy of nearby residential occupants.

The proposed new-build extension would be taller than Blocks B and C, but would be no taller than the tallest part of existing Block A and, having regard to the separation distances between the proposed new-build extension and residential properties in buildings around the site, as set out above, and also having regard to the site's town centre location, it is considered that the extension would not have a materially greater effect on the amenity of nearby residential occupants than the existing building with regard to outlook and light.

Applications are currently under consideration for the conversion of 78 John William Street, to the north east of the site, into apartments. That nearby building does not directly face the site, but is located slightly further along John William Street to the north. Therefore, and taking into account the separation distance of at least 19m between the site and that nearby building, it is considered that the proposed development would not have adverse implications for residential amenity within that nearby building or prejudice that proposed development.

Applications are also under consideration for the conversion of the basement of Britannia Buildings, to the south of the site, into hotel rooms. Given the distance of around 50m between that other site and the application building, and as those applications relate to the provision of hotel rooms rather than permanent residential accommodation, it is considered that this proposed development would not adversely affect or prejudice that proposed development with regard to residential amenity.

The proposed development would be a hotel, rather than providing permanent residential accommodation. However, it would still need to provide an appropriate standard of amenity for guests staying at the hotel, proportionate to the likely relatively limited length of their occupancy.

Most of the hotel bedrooms would face outwards towards surrounding streets and spaces, and would have good levels of light and outlook. A small number of the proposed bedrooms (around 8) would face into a small internal space and, as such, would receive less light and would have quite a limited outlook. However, the number of such rooms are limited and, in the context of the scheme as a whole, and as guests would only be likely to occupy those rooms for relatively short durations, it is considered that refusal on these grounds could not be justified.

The Noise Impact Assessment which was submitted as part of the previous planning application has been submitted again as part of the current application. In response to officer queries as to whether that previously-submitted Assessment was still applicable to the current application, further information has been received from the applicant, including a report from their acoustic consultant which includes a review of the previous Noise Impact Assessment and comparison of that with their most recent testing.

The Noise Impact Assessment, and that further report, have been reviewed by the Environmental Health Officer (EHO), who has noted that the submitted details include a review of the original Noise Impact Assessment 'and compared it with their most recent testing which confirmed that the external noise levels present on the John William Street' during both surveys were similar.

In response to the submitted information, the EHO has noted that 'after the installation of new heritage approved windows', the most recent consultant's survey 'identified a marginal exceedance of the recommended internal noise criterion in the tested room on the upper floor overlooking John William street.' The EHO notes that 'based upon predictions undertaken for the lower floors, it

is estimated that the level of exceedance of the recommended internal noise criterion...is up to 3dBA in a number of rooms as shown in the plan.'

In this regard, the EHO has advised 'reference has been made to the target criteria for hotel bedrooms within BS8233 and whilst this is not within the remit of Environmental Health, there are identified exceedances. Note 7 within BS8233 does state '*Where development is considered necessary or desirable, despite external noise levels above WHO guidelines, the internal target levels may be relaxed by up to 5 dB and reasonable internal conditions still achieved.*' The EHO has advised that 'it is for the planning officer to determine if the development is considered 'necessary or desirable' but that they 'accept the submitted information'.

In this instance, the proposed development would bring a long-vacant, grade II\* listed hotel building, in Huddersfield town centre and conservation area, back into use as a hotel. In those regards, it is considered that it would have numerous significant benefits, including heritage, social, economic and regeneration benefits, as set out in more detail in the Heritage and Design section above. It is therefore considered that the proposed development would be desirable, and that, given the circumstances in this case and having regard to the British Standard guidance quoted above, some relaxation of the target levels would be acceptable.

On that basis, taking into account the benefits of the scheme and that the proposals relate to hotel accommodation rather than permanent residential accommodation, and as the exceedances would not be above the levels referred to in the relevant British Standard as referred to above, it is considered that the proposed development would provide an acceptable balance between providing a new hotel use to this vacant building and site, and ensuring satisfactory internal noise conditions for guests staying at the hotel.

As recommended by the EHO, it is recommended that the re-submitted original Noise Impact Assessment and the further information received as part of this application are listed in the approved plans and specifications table on the decision notice.

The EHO has also recommended that conditions attached to the previous permission, restricting the hours of operational use of the building doors on John William Street (which include doors serving the proposed refuse storage area), and relating to the noise levels from fixed plant and equipment, are repeated as part of the current application.

In the light of the above, and subject to those recommended conditions, it is considered that the proposed development would provide appropriate levels of amenity for guests of the proposed hotel, and would not have an unacceptable adverse impact on the amenities of the occupants of existing nearby residential properties.

It is therefore concluded that the proposed development would accord with Policy LP24 of the Local Plan insofar as it requires developments to provide a

high standard of amenity for future and neighbouring occupiers, and with the NPPF, which states that planning decisions should ensure that developments create places with a high standard of amenity for existing and future users.

## 5 – Highways and transportation

The application site is in a highly-accessible location within Huddersfield town centre, close to public transport links via the railway station, bus station and bus routes through the town centre, and within walking distance of other facilities and amenities within the town centre.

No car parking is proposed within the site as part of the development. However, having regard to the site's accessible location, including by public transport, and its proximity to numerous town centre car parks, this is considered acceptable in this instance.

A Travel Plan has been provided as part of the application, which includes measures aimed at promoting sustainable transport use in association with the proposed hotel. A condition is recommended requiring a Full Travel Plan to be produced and submitted for approval (and subsequently implemented) once the development has been occupied, consistent with the requirements of Local Plan Policy LP20, which states that Travel Plans will normally be required for all major planning applications in accordance with current guidance and should set targets and monitoring arrangements to ensure sustainable travel patterns are maintained.

The proposed development would also be above the threshold for requiring a Travel Plan Monitoring Fee, to cover the Council's costs in monitoring the Travel Plan. Based on the development proposed in this case, the Highways officer has advised that the required Travel Plan Monitoring Fee would be £2000 per year for the first 5 years following the first occupation of the development (£10,000 in total). This is discussed further in the Planning Obligations section below.

Following comments from Highways regarding the plans as originally submitted, revised plans have been received which include a cycle store within one of the rooms in the basement of the proposed hotel, indicating storage capacity for 6 cycles. Due to concerns about potential fire safety issues relating to the storage of electronic cycles within the building, 3 external cycle stands are also proposed within the site to the west of the building.

The Highways officer has advised that they are satisfied with the proposed cycle storage provision. It is likely that this would be generally aimed at staff use. This is considered acceptable, as there would be likely to be a limited prospect of guests bringing cycles, although the possibility of guests using the on-site storage could not necessarily be ruled out, if staff were to take guests' cycles to the appropriate storage areas for example. Given the constraints of the site, and taking into account that it includes a listed building, it is considered that the amount of cycle storage accommodation proposed would be acceptable in this case. A condition requiring its provision and retention is

recommended, to secure the provision of such facilities and thus encourage cycle use. This is consistent with the requirements of Local Plan Policies LP20 and LP21, which state that proposals should include measures to encourage the use of sustainable travel options and provide on-site safe, secure and convenient cycle parking/storage facilities to encourage sustainable travel modes.

With the exception of refuse collections (which would take place from John William Street), servicing and deliveries for the proposed hotel would take place from the western side of the building. Further information has been submitted during the course of the application regarding the access arrangements to that area for servicing and delivery vehicles. The Highways officer has not raised any objections in this regard.

Based on the information submitted, the Council's Waste Strategy officer has advised that they are satisfied with the proposed refuse storage and collection arrangements. A condition is recommended requiring the development to be carried out and managed in accordance with the submitted details in those respects, to ensure that appropriate refuse storage is provided within the site and that collections are managed satisfactorily, to prevent bins being left outside the property and potentially causing an obstruction to the highway or footways around the site.

Drawing those threads together, for the reasons given it is considered that the proposed development would not have significant implications for highway safety and would be acceptable with regard to access, highways and transport matters.

It is therefore concluded that the development would accord with Local Plan Policies LP20, LP21 and LP22 which, amongst other things, state that proposals should include measures to encourage the use of sustainable travel options, that travel plans will normally be required for all major planning applications in accordance with current guidance, that proposals shall demonstrate that they can be accessed effectively and safely by all users and shall provide on-site safe, secure and convenient cycle parking/storage facilities to encourage sustainable travel modes, and that car parking provision in new development will be determined by the availability of public transport and the accessibility of the site and location of the development.

It is also concluded that the proposed development would not conflict with the NPPF, which requires that sustainable transport modes are prioritised taking account of the vision for the site, the type of development and its location, and states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or if the residual cumulative impacts of the road network, following mitigation, would be severe.

## 6 – Accessibility

Revised plans have been received during the course of the application which included amendments to provide an accessible toilet closer to reception, thus improving the accessibility of this facility compared with the originally-submitted proposals, where the only ground floor accessible toilet was in the rear part of the building and would have involved a relatively lengthy travel distance including a lift, due to a levels difference. This revised proposal is welcomed.

Several of the proposed hotel bedrooms would be accessible bedrooms, and level access would be provided throughout the hotel. Although no parking is proposed within the site, there would be no change from the existing situation in that regard and, as the Highways officer has noted, there is a drop-off bay to the front of the hotel on Railway Street for guests.

Overall, and acknowledging that the proposals relate, in part, to a retained historic building, it is considered that the proposals would achieve a reasonable balance between preserving the listed building and ensuring that the building and ensuring safe and effective access to the hotel for all users.

It is therefore considered that the proposed development would not conflict with Local Plan Policy LP24 which, amongst other things, states that proposals should promote good design by ensuring the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places, or with the NPPF which states that planning decisions should ensure that developments create places that are safe, inclusive and accessible.

## 7 – Flood risk and drainage

The proposals relate to a brownfield site, and include the demolition of parts of the existing buildings and their replacement with a new-build extension. An updated Drainage Strategy Report has been received during the course of the application. The Drainage Strategy Report states that the surface water run off would 'drain below ground before being restricted to 8.7l/s via flow control device before discharging into the existing combined sewer within existing building', and goes on to state that 'consultations with Yorkshire Water have dictated the 8.7l/s discharge to the Yorkshire Water Sewer within John Williams Street. This is a 30% betterment of the existing flows which currently drain unrestricted into the Yorkshire Water Sewer'.

The Drainage Strategy Report has been reviewed by the Lead Local Flood Authority officer, and they have advised that they support the application and have no recommended drainage conditions.

Yorkshire Water has confirmed that the submitted Drainage Strategy Report is acceptable and has recommended a condition requiring the development to be carried out in accordance with the submitted Drainage Strategy Report.

In their original comments on the application, Yorkshire Water also recommended a condition requiring measures to protect public water supply infrastructure within the site boundary.

In the light of the consultee responses received, and subject to a condition requiring the development to be carried out in accordance with the submitted Drainage Strategy Report, and a condition relating to measures to protect any public water supply infrastructure within the site boundary, as suggested, it is considered that the proposed development would be acceptable with regard to flood risk and drainage matters.

It is therefore considered that the proposed development would not conflict with Local Plan Policies LP27 or LP28 which, amongst other things, require proposals to be 'supported by an appropriate site specific Flood Risk Assessment' and state that development 'will only be permitted if it can be demonstrated that the water supply and waste water infrastructure required is available or can be co-ordinated to meet the demand generated by the new development'.

## 8 – Ecology and biodiversity

The application site is currently occupied by existing buildings and hard surfacing. It is therefore considered that the development would impact less than 25 square metres of onsite habitat and, as such, it is considered that the development would be subject to the *de minimis* exemption from biodiversity net gain (BNG). The Council's Ecologist has noted that 'the site is on an area of original hardstanding' and that BNG is 'exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended)'.

With regard to on-site habitats and species, the Council's Ecologist has noted that 'the building itself appears to be in a good state, and the site is surrounded by hardstanding' and has advised that 'it is unlikely that ecological features would be of much concern'. They also advise that 'the site is in the centre of built-up Huddersfield and so does not have good connectivity to any surrounding habitats'. They have advised that they 'don't believe at this point in time that any further assessment is required' and have recommended informatives relating to bats and birds.

In the light of the Ecologist's comments, and subject to a condition relating to nesting birds and an informative footnote relating to bats, it is considered that the proposals would not have adverse implications for protected species.

A further condition is also recommended requiring details of proposals for the incorporation of biodiversity enhancement measures as part of the development to be submitted and approved, and subsequently implemented, in accordance with Policy LP30(iv), which states that development proposals will be required to incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone. Any details received will, however, need to be considered in the context of the historic environment too.

For the reasons given, and subject to the recommended conditions, it is considered that the proposed development would not have adverse

implications for biodiversity or ecology, and would provide biodiversity enhancements. It is therefore concluded that the proposed development would not conflict with the requirements of Local Plan Policy LP30 which, amongst other things, states that development proposals will be required to result in no significant loss or harm to biodiversity and incorporate biodiversity enhancements. It would also not conflict with the NPPF, which states that planning decisions should contribute to and enhance the natural and local environment by minimising impacts on and providing net gains for biodiversity.

## 9 – Trees

Although the site is occupied by buildings and hard surfacing, there are several trees nearby, including within the adjacent car park. Further information has been submitted by the applicant during the course of the application regarding those nearby trees, including details of proposed tree protection measures during works on the site.

In the light of that further information, the Council's Tree officer has advised that they are 'confident that appropriate tree protection measures will be implemented to ensure the trees...are not impacted', and that a condition can be attached requiring the works to be carried out in accordance with that document submitted by the applicant.

Therefore, subject to the recommended condition to secure the implementation of appropriate tree protection measures during works, it is considered that the proposed development would not have adverse implications for existing trees. It is therefore concluded that the development would not conflict with the requirements of Local Plan Policy LP33 with regard to the retention and protection of trees, or with the NPPF which states that planning decisions should ensure that existing trees are retained wherever possible.

## 10 – Coal mining and land stability

The site is within a Coal Referral Area, which is an area considered to be at high risk with regard to its coal mining history and potential for underlying shallow mining works and associated features and hazards.

On the basis of the information originally submitted as part of the application, the Mining Remediation Authority objected to the application, and requested the submission of a Coal Mining Risk Assessment Report.

An up-to-date Coal Mining Risk Assessment report has subsequently been received from the applicant and the Mining Remediation Authority was re-consulted following the receipt of that further information.

In the light of the further information submitted, the Mining Remediation Authority has withdrawn its objection to the proposed development, subject to the imposition of two recommended conditions. Those conditions include requirements for intrusive investigations on site to establish the risk posed to the development by past shallow coal mining activity, the implementation of any

necessary remediation works and/or mitigation measures to address land stability arising from coal mining legacy, and the provision of a signed statement or declaration, prior to the occupation of the development, by a suitably competent person confirming that the site is, or has been made safe and stable for the proposed development.

On the basis of the Mining Remediation Authority's comments, and subject to the conditions, and a series of informative footnotes, recommended by the Mining Remediation Authority to ensure that land stability matters relating to former coal mining activity are satisfactorily considered, and addressed as necessary, it is considered that the proposed development would be acceptable in this regard.

It is therefore considered that the proposed development would accord with Policy LP53 of the Local Plan with regard to unstable land, which states that development on land that is unstable will require the submission of a land instability risk assessment, and that, for developments identified as being at risk of instability, measures should be incorporated to remediate the land and/or incorporate other measures to ensure that the instability does not have the potential to cause harm to people or the environment.

It is also considered that the proposals would be in accordance with the NPPF, which states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability, including with reference to risks arising from former activities such as mining.

The comment received from the Mining Remediation Authority also refer to the potential for mine gases to exist. This is considered further in the Contaminated Land section below.

## 11 – Contaminated Land

A Phase I Contaminated Land Desk Study Report was submitted as part of the previous planning permission on the site (application reference: 2023/90024), and that previous permission was subject to conditions relating to contaminated land matters, including conditions requiring a Phase II site investigation report, and a Remediation Strategy in the event that remediation was found to be necessary.

The Phase I Contaminated Land Desk Study report which was submitted as part of that previous planning permission has been submitted again as part of the current application. Given the time that has passed since that previous report was carried out, and as the current application proposes a revised development compared with that which was previously permitted, further information has been sought from the applicant in this regard.

In response, the applicant has submitted a 'Peer Review' document, which reviews the previously-submitted Phase I report and which includes the following conclusions:

- The review 'indicates that limited changes have occurred on site' since the previously-submitted Phase I report was produced. 'The Site history has not changed significantly in the last three years, as well as the surrounding land uses and potential contaminants of concern.' 'Can confirm that the CSM [Conceptual Site Model] is still valid and the preliminary risk assessment is considered to be accurate'.
- 'Generally agrees with the findings and recommendations' of the previously-submitted Phase I report.
- 'Recommend an intrusive investigation to characterise soils, ground water quality and the ground gas regime at the site and assess any potential active contaminant linkages identified.'

The submitted 'Peer Review' document has been discussed with the Environmental Health Officer (EHO) and, on the basis of the conclusions of that document, (i.e. that the originally-submitted Phase I Report remains valid), and as the originally-submitted Phase I was carried out by a suitably-competent person, it is considered appropriate to impose the same conditions that were attached to the previous permission with reference to contaminated land matters. Specifically, those conditions include a requirement for a further Site Investigation report and, if necessary, a Remediation Strategy, as well as conditions to cover any necessary remediation and the possibility of unexpected contamination being encountered.

The EHO has also confirmed that the submitted Phase I report considers the possibility of mine gas being present, as has been identified by the Mining Remediation Authority in their comments as set out above.

In the light of the above, and subject to the recommended conditions to ensure that contaminated land matters are satisfactorily considered, and addressed as necessary, it is considered that the proposed development would be acceptable in this regard.

It is therefore considered that the proposed development would accord with Local Plan Policy LP53, which states that development on land which is contaminated or suspected of being contaminated will require the submission of an appropriate contamination assessment, and that where there is evidence of contamination, measures should be incorporated to remediate the land and/or incorporate other measures to ensure that the contamination does not have the potential to cause harm to people or the environment.

It is also considered that the proposals would not conflict with the NPPF which states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from contamination.

## 12 – Air quality

The site is within an Air Quality Management Area.

The Air Quality Impact Assessment that was submitted as part of the previous planning permission (2023/90024) has been submitted again as part of the current application. Given the time that has passed since that previous application (and since that Air Quality Impact Assessment was carried out), and as the current application now seeks permission for a revised development, further information has been sought from the applicant in this regard.

In response, the applicant has submitted an Air Quality Technical Note, which reviews the previously-submitted Air Quality Assessment (AQA) and includes the following conclusions:

- 'Policy and guidance used in the 2022 remain valid and updates would not affect the conclusions';
- 'The construction dust risk assessment and proposed control measures in the 2022 AQA remain valid';
- 'The traffic impacts conclusions of the 2022 AQA remain valid and not significant'; and
- 'Background and monitored data updated indicate that the 2022 AQA assessment of site exposure can be relied on as valid and not significant'.

The conclusions of the Air Quality Technical Note also state that 'however, travel plan mitigation measures should be considered'.

The submitted Air Quality Technical Note has been discussed with the EHO and, on the basis of its conclusions (i.e. that the originally-submitted Air Quality Impact Assessment remains valid and the revised scheme now proposed would not have material implications for the conclusions of the Assessment), it is considered appropriate to impose the same condition that was imposed on the previous permission with regard to air quality matters. Specifically, that condition requires a Construction Environmental Management Plan to be submitted and approved, including measures to control dust arising from construction-related activities, including measures to monitor and record the emissions of dust during construction.

The submitted Air Quality Technical Note also recommends a Travel Plan for the development. As set out above with reference to highways and transport matters, a condition requiring a Travel Plan is also recommended as part of any permission.

In the light of the above, and subject to the recommended conditions, including mitigation measures during construction, it is considered that the proposed development would not have significant adverse implications with regard to air quality.

It is therefore considered that the proposed development would accord with Policy LP51 of the Local Plan which states that development will be expected to demonstrate that it is not likely to result in an increase in air pollution which

would have an unacceptable impact on the natural and built environment or to people, that proposals that have the potential to increase local air pollution must be accompanied by evidence to show that the impact of the development has been assessed, and must incorporate sustainable mitigation measures where development has the potential to cause levels of local air pollution to increase, or where the development introduces new receptors into Air Quality Management Areas.

It is also considered that the proposed development would not conflict with the NPPF, which states that opportunities to improve air quality or mitigate impacts should be identified.

### 13 – Crime Prevention

The West Yorkshire Police Designing Out Crime Officer (DOCO) has reviewed the proposals and has made a number of recommendations for measures to be incorporated as part of the proposed development with regard to crime prevention and optimising the safety and security of the proposed development. The Police DOCO has also forwarded advice provided by the Police's Counter Terrorism Security Advisors. The advice has been forwarded to the agent for the application.

It is acknowledged that the proposals include a grade II\* listed building. However, the scheme would also include a new-build extension and alterations to that listed building, and in the light of the advice received from the Police with regard to the proposals, it is considered that a condition requiring a full scheme of security and crime prevention measures for the development to be submitted, approved and then incorporated as part of the development would be necessary and reasonable in this case.

Subject to a suitably-worded condition to that effect, it is considered that the proposals would be acceptable and consistent with the requirements of Local Plan Policy LP24 which requires that proposals should promote good design by ensuring, amongst other things, that the risk of crime is minimised by enhanced security and well-design security features. It would also be consistent with the NPPF, which states that planning decisions should ensure that developments create places that are safe, inclusive and accessible and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

### 14 – Planning obligations

A Travel Plan has been submitted as part of the application, in accordance with Local Plan Policy LP20, which states that Travel Plans will normally be required for all major planning applications in accordance with current guidance.

In accordance with the Council's Travel Plan Guidance for Developers and Planning Applicants, a monitoring fee is required, 'to contribute to the cost of monitoring Travel Plan progress'. This is calculated based on the scale of the proposed development and, based on the total floorspace proposed in this

case, and in accordance with the Council's Travel Plan Guidance, would be '£2000 per annum for the first five years after opening', therefore a total of £10,000.

It is considered that the requirement for a Travel Plan monitoring fee would meet the tests in the CIL Regulations (repeated in paragraph 58 of the NPPF), in that it would be necessary to make the development acceptable in planning terms, directly related to the development, and fairly and reasonably related in scale and kind to the development.

A Travel Plan monitoring fee has been received from the applicant.

No other planning obligations (including contributions) are considered necessary to make the proposal acceptable in planning terms.

## 15 – Other matters

### *Fire strategy*

A Fire Statement has been submitted as part of the application. However, notwithstanding its height, the proposed development would not comprise a 'relevant building' for the purposes of Planning Gateway One, as it does not 'contain two or more dwellings or educational accommodation', as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended). Therefore, the requirement for a Fire Statement and for the Health and Safety Executive to be consulted as a statutory consultee do not apply in this instance. However, fire safety matters would still need to be appropriately considered and assessed as part of a separate application under the Building Regulations. An informative note drawing the applicant's attention to this is recommended.

### *Minerals safeguarding*

The site is within a Mineral Safeguarding Area (Sand and Gravel with Sandstone and Surface Coal Reserves) as identified in the Local Plan. However, Local Plan Policy LP38, which refers to Minerals safeguarding, states that the policy will not apply to specified classes of development. Those exceptions include extensions to existing buildings, and developments on sites of less than 1000 sq. metres (except for proposals within 250 metres of an existing planning permission for mineral extraction). Both of these exceptions would apply in this case. Therefore, the requirements of Policy LP38 are not considered applicable to this application.

### *Signage*

The submitted plans indicate some external signage on the building. However, notwithstanding those details submitted, proposals for signage would need to be subject to a separate application under the Advertisement Regulations, and may also need separate Listed Building Consent. A footnote is recommended as part of the decision, drawing this to the applicant's attention.

## 16 – Representations

Comments and concerns raised, in the representations received, with regard to the design of the proposed new-build extension and the effects on the existing building and its surroundings are addressed in the 'Heritage and Design' section above.

Comments received in support of the proposed development, including with reference to bringing the existing building back into use, and the regeneration benefits of the scheme, including to Huddersfield town centre, are noted. Those matters have been taken into account as public benefits in support of the proposals, as set out in the 'Heritage and Design' section above.

### **Conclusion**

In principle, bringing this vacant building back into use is welcome, particularly given the use would align with the original purpose of the building. This would contribute to supporting the viability and vitality of Huddersfield Town Centre.

As set out above, the proposed development would result in some less than substantial harm to the listed building, the George Hotel, to the settings of nearby listed buildings and to the character and appearance of the Huddersfield Conservation Area.

However, the proposals would also result in public benefits, including securing the optimum viable use of the grade II\* listed building by facilitating its re-use as a hotel, preserving areas of significant historic fabric within the building, providing public access to parts of the listed building, and bringing a prominent, long-vacant building and site within the town centre and conservation back into use, providing employment and visitor accommodation, and economic benefits as part of the ongoing regeneration of this part of Huddersfield town centre.

It is considered that the public benefits that would arise from the proposed development would outweigh the less than substantial harm that would arise in this case, and the proposals are therefore considered acceptable in that regard.

For the reasons given, the proposals are also considered to be acceptable with regard to other material planning matters, including residential amenity, highway safety, flood risk and drainage, and ecology, amongst other things.

It is therefore considered that the proposed development would be acceptable and in accordance with relevant Local Plan Policies and the NPPF, as set out above. It is therefore recommended that the application is approved, subject to the conditions suggested below.

Where pre-commencement conditions are considered necessary, the reasons for this are identified below. The applicant has confirmed their agreement to all pre-commencement conditions.

**Recommendation:** Approve

**Application Number:** 2025/91147

**Decision Authorisation:** Delegated Powers

**Officer Recommendation:** Approve

### **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 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in complete accordance with the documents in 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 development is carried out to an appropriate quality standard of design and to accord with Policies LP20, LP21, LP24, LP28, LP30, LP33, LP35, LP47, LP51, LP52 and LP53 of the Kirklees Local Plan.

3. No works shall commence on the construction of the external walls of the new-build extension hereby permitted until details and samples of all external materials for the extension have been submitted to and approved in writing by the local planning authority. The information submitted shall include:

- Details and samples of the stone to be used for the external walls of the extension;
- Details and samples of the framing of the glazing to the upper floors of the extension (including materials and colour);
- Details and samples of any cladding panels (including details and colour), including cladding panels to the rooftop plant compound;
- Details of the balustrade to the roof of the new-build extension (including design, materials and colour);
- Details of the materials and colour of the louvred plant screen to the roof of the new-build extension.

Samples of the materials shall be made available on site for the inspection of the local planning authority, which shall be notified in writing of their availability for viewing on site.

The development shall then only be constructed using the materials thereby approved, and shall be retained as such thereafter.

**Reason:** To ensure a high quality development with regard to urban design and the character of the townscape, and to protect the listed building, the settings of other nearby listed buildings and the character and appearance of the conservation area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapters 12 and 16 of the National Planning Policy Framework.

4. Notwithstanding the submitted details, no external works to Block A shall commence (except for any works relating to demolition in Blocks B and C) until details of any new and/or replacement external doors to Block A, including section and elevation drawings at a scale of 1:5, have been submitted to and approved in writing by the local planning authority.

Any new and/or replacement external doors to Block A shall be installed in complete accordance with the details thereby approved, and shall be retained as such thereafter.

For the avoidance of doubt, references within this condition to Blocks A, B and C refer to Blocks A, B and C as identified on Existing Floor Plans (Block A,B&C) Planning & LBC Definition Plans drawing number: L054-AHR-20-ZZ-ZZ-D-A-20801.

**Reason:** To ensure that the works are of an appropriate specification and quality, to protect the listed building and its surroundings, including the Huddersfield Conservation Area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. Notwithstanding the submitted details, no development above ground level shall commence on the construction of the new-build extension hereby approved, including the reconstruction of the façade on John William Street, until details of all external doors and windows to the new-build extension and the reconstructed John William Street façade have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- Detailed sections and elevations of all doors and windows proposed within the re-constructed façade of Block C on John William Street, at a scale of 1:5, including details relating to the reinstallation and/or re-use of historic timber window panelling to window interiors;
- Detailed sections and elevations of any other timber windows proposed within the new-build extension, at a scale of 1:5;
- Detailed sections and elevations of all new metal-framed windows proposed within the new-build extension, at a scale of 1:10 or 1:20;
- Detailed sections and elevations of all external doors proposed within the new-build extension, at a scale of 1:10 or 1:20.

All windows and doors to the new-build extension, and in the reconstructed façade of Block C on John William Street, shall be installed in complete accordance with the details thereby approved, and shall be retained as such thereafter.

For the avoidance of doubt, references within this condition to Block C refer to Block C as identified on Existing Floor Plans (Block A,B&C) Planning & LBC Definition Plans drawing number: L054-AHR-20-ZZ-ZZ-D-A-20801.

**Reason:** To ensure that the works are of an appropriate specification and quality, to protect the listed building and its surroundings, including the

Huddersfield Conservation Area, in accordance with Policies LP24 and LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. Notwithstanding the submitted details, no development above ground level shall commence on the new-build extension, including the reconstruction of the John William Street façade, until details of proposed rainwater goods on the new-build extension, including the reconstructed John William Street façade, have been submitted to and approved in writing by the local planning authority. In all cases, the submitted information shall include details of the design, materials and colour of all proposed rainwater goods. In addition, where any rainwater goods are proposed to the reconstructed John William Street façade, the submitted details shall also include the methods of fixing them to the building.

The development shall be carried out in complete accordance with the details thereby approved, and retained as such thereafter.

**Reason:** To ensure that the works are of an appropriate specification and quality, to protect the listed building and its surroundings, including the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. Notwithstanding the details on the submitted plans, no works shall commence in association with the installation of the canopy on the southern, St Georges Square elevation of Block A, as shown on Proposed Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev P5, until full details of the proposed canopy have been submitted to and approved in writing by the local planning authority. The submitted information shall include plans and elevations showing the canopy, at a scale of 1:10 – 1:20, details of the proposed materials for the canopy, and details of the method of fixing the canopy to the building.

The canopy shall be installed in accordance with the details thereby approved.

For the avoidance of doubt, reference within this condition to Block A refers to Block A as identified on Existing Floor Plans (Block A,B&C) Planning & LBC Definition Plans drawing number: L054-AHR-20-ZZ-ZZ-D-A-20801.

**Reason:** To ensure that the canopy is appropriate in terms of its detailed design and materials, in the interests of preserving the special interest of the listed building, The George Hotel, the settings of other nearby listed buildings and the character and appearance of the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. No development shall commence (other than demolition, temporary support works, or any works required for a site investigation report) until a Phase II Intrusive Site Investigation Report by a suitably competent person has been submitted to and approved in writing by the local planning authority.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.

9. Where site remediation is recommended in the Phase II Intrusive Site Investigation Report approved pursuant to Condition 8 of this permission, no development shall commence (other than demolition, temporary support works, or any works required for a site investigation report) until a Remediation Strategy by a suitably competent person has been submitted to and approved in writing by the local planning authority. The Remediation Strategy shall include a timetable for the implementation and completion of the approved remediation measures.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process.

10. Remediation of the site shall be carried out and completed in accordance with the Remediation Strategy approved pursuant to Condition 9 of this permission.

In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy or contamination not previously considered in either the Preliminary Risk Assessment or the Phase II Intrusive Site Investigation Report is identified or encountered on site, all groundworks in the affected area (except for site investigation works) shall cease immediately and the local planning authority shall be notified in writing within 2 working days.

Works shall not recommence until proposed revisions to the Remediation Strategy have first been submitted to and approved in writing by the local planning authority. Remediation of the site shall thereafter be carried out in full accordance with the approved revised Remediation Strategy.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

This pre-commencement condition is necessary to ensure that contamination is identified and suitable remediation measures are agreed at an appropriate stage of the development process

11. Following completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy, a Verification Report by a suitably competent person shall be submitted to the local planning authority. No part of the site shall be brought into use until such time as the remediation measures have first been completed for the site in full accordance with the approved Remediation Strategy or the approved revised

Remediation Strategy and a Verification Report in respect of those remediation measures has been approved in writing by the local planning authority.

**Reason:** To ensure the safe occupation of the site in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

12. No above ground development shall commence (excluding demolition of existing structures and site clearance) until:

- a) a scheme of intrusive investigations has been carried out on site to establish the risks posed to the development by past shallow coal mining activity; and
- b) any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed.

The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

**Reason:** The undertaking of intrusive site investigations, prior to the commencement of development, is considered to be necessary to ensure that adequate information pertaining to ground conditions and coal mining legacy is available to enable appropriate remedial and mitigatory measures to be identified and carried out before building works commence on site. This is in order to ensure the safety and stability of the development, in accordance with Policy LP53 of the adopted Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

13. The development hereby permitted shall not be first occupied or brought into use until a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development has been submitted to and approved in writing by the local planning authority. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.

**Reason:** To ensure that intrusive site investigation is carried out and any necessary remedial works and/or mitigation are completed before the development is brought into use, to ensure the safety and stability of the development, in accordance with Policy LP53 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

14. Notwithstanding the details submitted, no development shall commence until a Schedule of the means of access to the site for construction traffic has been submitted to and approved in writing by the local planning authority. The Schedule shall include:

- a) The point of access for construction traffic;
- b) Details of the times of use of the access;
- c) The numbers and sizes of vehicles expected to access the site;
- d) The routing of construction traffic to and from the site;

- e) Construction workers' and delivery parking facilities;
- f) The location of materials storage and site facilities;
- g) The use of traffic management/banksman for large deliveries; and
- h) The provision, use and retention of adequate wheel washing facilities within the site and the means of removal of mud and debris from the highway/footway.

All construction works and arrangements shall be carried out in accordance with the Schedule thereby approved throughout the period of the construction of the development.

**Reason:** In the interests of highway safety, in accordance with Policy LP21 of the Kirklees Local Plan and Chapter 9 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures to avoid obstruction to the wider highway network, to avoid increased risks to highway safety, and to prevent or minimise amenity impacts, are devised and approved at an appropriate stage of the development process.

15. Not later than 6 months from the date of first occupation of the development hereby permitted, the submitted Travel Plan shall be made up to a Full Travel Plan, and that Full Travel Plan shall be submitted to the local planning authority for approval in writing. The Full Travel Plan shall include the results and data from the initial staff travel survey, proposals for enabling and encouraging the use of active and sustainable modes of transport, the name and contact details of the Travel Plan Co-ordinator, a timetable for the delivery of measures within the Full Travel Plan, and proposals for the monitoring and review of the Full Travel Plan.

Once the Full Travel Plan has been approved in writing by the local planning authority, the development shall thereafter be operated in complete accordance with the Full Travel Plan thereby approved.

**Reason:** In the interests of enabling and encouraging the use of active and sustainable transport modes, and to mitigate the air quality impacts of the development, in accordance with Policies LP20, LP21, LP24, LP47, LP51 and LP52 of the Kirklees Local Plan, Chapters 9 and 15 of the National Planning Policy Framework and the West Yorkshire Low Emissions Strategy.

16. The development hereby permitted shall not be first occupied or brought into use until facilities for the storage and parking of cycles within the building and the site have been provided in accordance with the following plans and details:

- Proposed Basement Floor Plan (Planning) drawing number: L054-AHR-ZZZZ-B1-D-A-20706 Rev P4
- Proposed Site Plan drawing number: L054-AHR-90-ZZ-ZZ-D-A-90001 Rev P3
- George Hotel Refurbishment (Planning & LBC) Response – Cycle Storage (Ref: 2025\_4891147\_W - 15 - Response - Cycle Storage\_29.08.25), dated August 2025, received 04/09/2025.

The cycle storage and parking facilities shall thereafter be retained in accordance with the details hereby approved.

**Reason:** In the interests of encouraging sustainable travel, in accordance with Policies LP20 and LP21 of the Kirklees Local Plan.

17. Development shall not commence until a scheme relating to existing building walls supporting the adjoining highway, together with the design of any new retaining walls adjacent to the highway, has been submitted to and approved in writing by the local planning authority. The scheme shall include:

- Details of the location(s) of the walls and cross-sectional information;
- A method statement for the demolition of existing building walls supporting the adjoining adopted highway; and
- The designs of any temporary works.

The scheme thereby approved shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.

**Reason:** In the interests of highway safety and to ensure that the stability of the highway is not detrimentally affected by the development.

This pre-commencement condition is necessary to ensure that measures to protect the stability of the highway are satisfactorily assessed, devised and approved at the appropriate stage of the development process, before any works commence on the development.

18. The development hereby permitted shall not be first occupied or brought into use until facilities for the storage and collection of waste from the premises have been provided in accordance with the following details:

- Waste Collection Strategy – email received 21 July 2025
- Proposed Ground Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-00-D-A-20700 Rev P4
- Proposed Site Plan drawing number: L054-AHR-90-ZZ-ZZ-D-A-90001 Rev P3.

The refuse storage and collection facilities shall thereafter be retained and managed in accordance with the details hereby approved, for the lifetime of the development.

**Reason:** In the interests of amenity and highway safety, in accordance with Policy LP24 d. vi. of the Kirklees Local Plan.

19. There shall be no operational use of the doors on John William Street outside the hours of:

- 0700 hours and 2300 hours Monday to Saturday; and
- 0900 hours to 2300 hours on Sundays and Bank Holidays

**Reason:** To ensure that the proposed use does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at

unsociable hours, in accordance with the aims of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

20. The combined noise from any fixed mechanical services and external plant and equipment shall be effectively controlled so that the combined rating level of noise from all such equipment does not exceed the background sound level at any time. "Rating level" and "background sound level" are as defined in BS 4142:2014+A1:2019.

**Reason:** To ensure the proposed development does not cause harmful noise pollution within neighbouring noise sensitive locations, in the interest of amenity, to comply with the aims and objectives of Policies LP24 and LP52 of the Kirklees Local Plan and Chapters 12 and 15 of the National Planning Policy Framework.

21. Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall include details of the actions that shall be taken to minimise adverse impacts on the occupants of nearby properties by effectively controlling:

- Noise and vibration arising from all construction-related activities. This should include suitable restrictions on the hours of working on the site, including the times of deliveries.
- Dust arising from all construction-related activities, including measures to monitor and record the emissions of dust during construction.

The CEMP shall also include a communications plan, detailing the responsible person, their contact details, and how this will be communicated to local residents and the local authority.

The construction of the development shall be carried out in complete accordance with the CEMP thereby approved.

**Reason:** To safeguard the amenities of the occupants of nearby properties, in accordance with Policy LP52 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework. This pre-commencement condition is necessary to ensure that measures to prevent or minimise amenity impacts are devised and approved at an appropriate stage of the development process.

22. The construction of the development, including demolition works, shall at all times be carried out in accordance with the document titled 'George Hotel Refurbishment (Planning & LBC) Response – Tree Protection 02.07.25', Revision 02, including the undertakings therein with respect to the Tree Protection Plan.

**Reason:** To ensure the satisfactory protection of nearby trees during demolition and construction works, in accordance with Policy LP33 of the Local Plan.

23. The development hereby permitted shall be carried out in accordance with the Drainage Strategy Report, Document ref: L054-ACE-5X-ZZ-ZZ-RP-C-0001 Rev P01, produced by Adept and dated 16.04.2025.

**Reason:** In the interests of providing a satisfactory drainage strategy in accordance with Policy LP28 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

24. No development above ground level shall commence, with the exception of demolition and enabling/stabilisation works, until a scheme of crime prevention and security measures to be incorporated as part of the development has been submitted to and approved in writing by the local planning authority.

No part of the development shall be first occupied or brought into use until all crime prevention and security measures have been installed and completed in accordance with the details thereby approved. The approved measures shall thereafter be retained and maintained for the lifetime of the development.

**Reason:** To ensure that appropriate crime prevention and security measures are incorporated as part of the development, in the interests of the safety and security of the development and its staff and users, in accordance with Policy LP24 of the Kirklees Local Plan and Chapters 8 and 12 of the National Planning Policy Statement.

25. All demolition of buildings and removal of vegetation from the site shall be undertaken outside of the bird breeding season, March to August inclusive. If any demolition or vegetation removal is to be carried out within this period, all potential bird nesting opportunities shall be checked by a suitably qualified ecologist within the 24 hour period immediately prior to the works taking place. If any active nests are present, work which may cause the destruction of nests or disturbance to the resident birds must cease until the young have fledged.

**Reason:** To ensure the protection of biodiversity, including protected species, during the works, in accordance with Policy LP30 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

26. No development above ground level shall commence on the new-build extension, including the reconstruction of the John William Street façade, until a scheme of proposed biodiversity enhancement measures to be incorporated as part of the development has been submitted to and approved in writing by the local planning authority.

No part of the development hereby permitted shall be first occupied or brought into use until all biodiversity enhancement measures have been carried out or installed in accordance with the details thereby approved, and they shall be retained as such thereafter.

**Reason:** To ensure that appropriate biodiversity enhancements are incorporated as part of the development, and that any such works are appropriate to the listed building, in accordance with Policies LP30 and LP35 of the Kirklees Local Plan and Chapter 15 of the National Planning Policy Framework.

27. No development shall commence until details of any public water supply infrastructure that is laid within the site boundary (or evidence that no public water supply infrastructure is present within the site boundary) have been submitted to and approved in writing by the local planning authority.

In the event that public water supply infrastructure is laid within the site boundary, no development shall commence until details of measures to protect the public water supply infrastructure that is laid within the site boundary have been submitted to and approved in writing by the local planning authority. The details shall include, but not be exclusive to, the means of ensuring that access to the pipe for the purposes of repair and maintenance by the statutory undertaker shall be retained at all times.

In the event that public water supply infrastructure is laid within the site boundary, no development shall commence until the measures to protect the public water supply infrastructure that is laid within the site boundary have been implemented in full in accordance with the details thereby approved, and those measures shall be retained throughout the development.

**Reason:** In the interests of public health and maintaining the public water supply.

This pre-commencement condition is necessary to ensure that measures to protect the relevant infrastructure are satisfactorily assessed, devised and approved at the appropriate stage of the development process, before any works commence on the development.

28. The development shall be carried out in accordance with the submitted Sustainability Statement (With addendum), reference L054-AHR-XX-XX-RP-A-08811 Rev P1, unless otherwise approved in writing by the local planning authority by means of an application for the approval of details reserved by condition.

**Reason:** To ensure that appropriate sustainability measures are incorporated as part of the development, in accordance with Policy LP24 of the Kirklees Local Plan and Chapter 14 of the National Planning Policy Framework.

**NOTE:** Notwithstanding the details on the submitted plans, this planning permission does not grant any consent for any advertisements or signage on the buildings or within the site. The developer is advised that separate advertisement consent and/or listed building consent may be needed for any signage or advertisements.

**NOTE:** All contamination reports shall be prepared by a suitably competent person, as defined in Annex 2 of the National Planning Policy Framework. Reports must be prepared in accordance with the following guidance:

- Land Contamination Risk Management (LCRM)
- BS 10175:2011+ A2:2017 Investigation of Potentially Contaminated Sites.
- Code of Practice Development on Land Affected by Contamination - Technical Guidance for Developers, Landowners & Consultants - (v11.2) June 2020 by the Yorkshire and Lincolnshire Pollution Advisory Group.

The conditions relate to Planning Control only. Approval under the Building Regulations may also be required, and the applicant should contact their Building Control Provider for further information. Any other necessary consent must be obtained from the appropriate authority. If the applicant commences

work without discharging conditions, they will be at risk of enforcement action and invalidating the permission if the planning condition is a pre commencement condition.

**NOTE:** Under the Coal Industry Act 1994 any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) require the prior written permission of the Coal Authority since these activities can have serious public health and safety implications. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain permission to enter or disturb their property will result in the potential for court action. Application forms for Coal Authority permission and further guidance can be obtained from The Coal Authority's website at: <http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>.

**NOTE:** In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

**NOTE:** If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required from the Coal Authority. Further information regarding Incidental Coal Agreements can be found here:

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>.

**NOTE:** Any works within the adopted highway fronting the property will need to be constructed under the correct legal agreement of the 1980 Highways Act. You are required to consult the Design Engineer (Kirklees Street Scene: 01484 221000) with regard to obtaining this permission and approval of the construction specification. Interference with the highway without such permission is an offence which could lead to prosecution.

**NOTE:** Noisy construction related activities should not take place outside the hours of:

- 07.30 to 18.30 hours Mondays to Fridays
- 08.00 to 13.00 hours Saturdays

With no noisy activities on Sundays or Public Holidays.

**NOTE:** Institute of Air Quality Management document "Guidance on the assessment of dust from demolition and construction" Version 1.1 2014 provides detailed information regarding dust control.

**NOTE:** Kirklees Council has powers under Section 60 of the Control of Pollution Act 1974 to control noise from construction sites and may serve a notice imposing requirements on the way in which construction works are to be carried out. It has additional powers under Sections 80 of the Environmental Protection Act 1990 to prevent statutory nuisance including noise, dust, smoke and

artificial light and must serve an abatement notice when it is satisfied that a statutory nuisance exists or is likely to occur or recur. Failure to comply with a notice served using the above-mentioned legislation would be an offence for which the maximum fine on summary conviction is unlimited.

**NOTE:** Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost.

Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.

**NOTE:** The developer is advised that separate approval may also be required for the works under other regulations, including the Building Regulations, including with regard to matters of fire safety. The approval of details as part of this consent does not imply compliance with other relevant regulations, including the Building Regulations, in those regards.

**NOTE:** The developer's attention is drawn to the following advice from Yorkshire Water, set out in their comments dated 24<sup>th</sup> July 2025:

- 'The developer is required to consult with Yorkshire Water's Trade Effluent team (telephone 03451 242424) on any proposal to discharge trade effluent to the public sewer network.'
- 'Foul water from kitchens and/or food preparation areas of any restaurants and/or canteens etc. must pass through a fat and grease trap of adequate design before any discharge to the public sewer network.'
- 'Under the provisions of section 111 of the Water Industry Act 1991 it is unlawful to pass into any public sewer (or into any drain or private sewer communicating with the public sewer network) any items likely to cause damage to the public sewer network interfere with the free flow of its contents or affect the treatment and disposal of its contents. Amongst other things this includes fat, oil, nappies, bandages, syringes, medicines, sanitary towels and incontinence pants. Contravention of the provisions of section 111 is a criminal offence.'

**NOTE:** With reference to Condition 27 of this permission, the developer's attention is drawn to the following comments from Yorkshire Water, set out in their comments dated 20<sup>th</sup> May 2025:

"1.) The 6 inch cast iron main connecting these stubbs will need to be adequately protected from vibration, damage and loading during the demolition and construction process.

2.) The two existing supplies required to be capped of prior to demolition"

**Plans and specifications schedule:**

<b>Plan Type</b>	<b>Plan Reference</b>	<b>Version</b>	<b>Date Received</b>
Location Plan	L054-GMI-90-ZZ-ZZ-D-A-90006	P1	08/07/2025
Proposed Site Plan	L054-AHR-90-ZZ-ZZ-D-A-90001	P3	08/07/2025
Proposed Basement Floor Plan (Planning)	L054-AHR-ZZ-ZZ-B1-D-A-20706	P4	04/09/2025
Proposed Ground Floor Plan (Planning)	L054-AHR-ZZ-ZZ-00-D-A-20700	P4	08/07/2025
Proposed Mezzanine Floor Plan (Planning)	L054-AHR-ZZ-ZZ-MZ-D-A-20701	P4	08/07/2025
Proposed First Floor Plan (Planning)	L054-AHR-ZZ-ZZ-01-D-A-20702	P3	28/04/2025
Proposed Second Floor Plan (Planning)	L054-AHR-ZZ-ZZ-02-D-A-20703	P3	28/04/2025
Proposed Third Floor Plan (Planning)	L054-AHR-ZZ-ZZ-03-D-A-20704	P3	28/04/2025
Proposed Fourth Floor Plan (Planning)	L054-AHR-ZZ-ZZ-04-D-A-20705	P3	28/04/2025
Proposed Roof Plan (Planning)	L054-AHR-ZZ-ZZ-RF-D-A-20707	P2	28/04/2025
Proposed Elevations	L054-AHR-20-ZZ-ZZ-D-A-20120	P5	08/07/2025
Proposed Sections – Sheet 1	L054-AHR-20-ZZ-ZZ-D-A-20220	P2	28/04/2025
Existing Floor Plans (Block A,B&C) Planning & LBC Definition Plans	L054-AHR-20-ZZ-ZZ-D-A-20801		06/10/2025
John William Street Sections	L054-AHR-20-ZZ-ZZ-D-A-20802		06/10/2025
West Elevation Plan & Section Details	L054-AHR-20-ZZ-ZZ-D-A-20306	P2	28/04/2025
John William Street Plan & Section Details	L054-AHR-20-ZZ-ZZ-D-A-20307	P2	28/04/2025
Level 04 Mansard Connection Plan & Section Details	L054-AHR-20-ZZ-ZZ-D-A-20308	P2	28/04/2025
Basement Level Demolition Plan	L054-AHR-20-ZZ-B1-D-A-20016	P2	28/04/2025
Ground & Mezzanine Floor Demolition Plan	L054-AHR-20-ZZ-ZZ-D-A-20010	P2	28/04/2025
First Floor Demolition Plan	L054-AHR-20-ZZ-01-D-A-20012	P2	28/04/2025
Second Floor Demolition Plan	L054-AHR-20-ZZ-02-D-A-20013	P2	28/04/2025
Third Floor Demolition Plan	L054-AHR-20-ZZ-03-D-A-20014	P2	28/04/2025

Fourth Floor Demolition Plan	L054-AHR-20-ZZ-04-D-A-20015	P2	28/04/2025
Roof Level Demolition Plan	L054-AHR-20-ZZ-RF-D-A-20017	P2	28/04/2025
Demolition Elevations	L054-AHR-20-ZZ-ZZ-D-A-20140	P1	28/04/2025
Basement Level Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-B1-D-A-20049	P1	28/04/2025
Basement Level Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-B1-D-A-20050	P1	28/04/2025
Ground Floor Heritage Scoping Plan	L054-AHR-20-BA-00-D-A-20040	P1	28/04/2025
First Floor Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-01-D-A-20041	P1	28/04/2025
First Floor Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-01-D-A-20042	P1	28/04/2025
Second Floor Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-02-D-A-20043	P1	28/04/2025
Second Floor Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-02-D-A-20044	P1	28/04/2025
Third Floor Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-03-D-A-20045	P1	28/04/2025
Third Floor Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-03-D-A-20046	P1	28/04/2025
Fourth Floor Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-04-D-A-20047	P1	28/04/2025
Fourth Floor Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-04-D-A-20048	P1	28/04/2025
Site Layout Existing	8662-BOW-ZZ-ZZ-DR-A-P003	P2	28/04/2025
Existing Basement Floor Plan	L054-AHR-20-ZZ-B1-D-A-20006	P2	28/04/2025
Existing Ground & Mezzanine Floor Plan	L054-AHR-20-ZZ-ZZ-D-A-20000	P2	28/04/2025
Existing First Floor Plan	L054-AHR-20-ZZ-01-D-A-20002	P2	28/04/2025
Existing Second Floor Plan	L054-AHR-20-ZZ-02-D-A-20003	P2	28/04/2025
Existing Third Floor Plan	L054-AHR-20-ZZ-03-D-A-20004	P2	28/04/2025
Existing Fourth Floor Plan	L054-AHR-20-ZZ-04-D-A-20005	P2	28/04/2025
Existing Roof Plan	L054-AHR-20-ZZ-RF-D-A-20007	P2	28/04/2025
Existing Elevations	L054-AHR-20-ZZ-ZZ-D-A-20100	P1	28/04/2025
Sections Sheet 1 of 2 Existing	8662-BOW-ZZ-ZZ-DR-A-P040	P1	28/04/2025
Sections Sheet 2 of 2 Existing	8662-BOW-ZZ-ZZ-DR-A-P041	P1	28/04/2025
External Wall Strip Sections – Sheet 1	L054-AHR-21-ZZ-ZZ-D-A-21001	P1	08/07/2025
External Wall Strip Sections – Sheet 2	L054-AHR-21-ZZ-ZZ-D-A-21002	P1	08/07/2025

External Wall Strip Sections – Sheet 3	L054-AHR-21-ZZ-ZZ-D-A-21003	P1	08/07/2025
External Wall Plan Details – Sheet 1	L054-AHR-21-ZZ-ZZ-D-A-21101	P2	08/07/2025
External Wall Typical Section Details – Sheet 1	L054-AHR-21-ZZ-ZZ-D-A-21201	P1	08/07/2025
External Wall Typical Section Details – Sheet 2	L054-AHR-21-ZZ-ZZ-D-A-21202	P1	08/07/2025
External Door Types (Planning)	L054-AHR-ZZ-ZZ-ZZ-D-A-31701	P1	08/07/2025
Main Staircase – Refurbishment Strategy	L054-AHR-20-BA-ZZ-D-A-20200	P2	08/07/2025
Ground Floor Reception – Refurbishment Strategy	L054-AHR-20-BA-00-D-A-20201	P2	08/07/2025
Ground Floor Reception Elevations – Refurbishment Strategy	L054-AHR-20-BA-00-D-A-20202	P2	08/07/2025
Conference Room – Refurbishment Strategy	L054-AHR-20-BA-00-D-A-20203	P2	08/07/2025
Former Dining Room – Refurbishment Strategy	L054-AHR-20-BA-01-D-A-20204	P2	08/07/2025
Former Signing Room – Refurbishment Strategy	L054-AHR-20-BA-01-D-A-20205	P2	08/07/2025
LBC Details – Block A Floor & Ceiling	L054-AHR-20-BA-ZZ-D-A-20300	P2	28/04/2025
LBC Details – Level 04 Mansard Wall Lining	L054-AHR-20-BA-ZZ-D-A-20301	P2	28/04/2025
LBC Details – Central Staircase Balustrade Details	L054-AHR-20-BA-ZZ-D-A-20302	P2	28/04/2025
Level 00 – Openings Reference Plan	L054-AHR-30-ZZ-00-D-A-30000	P1	08/07/2025
Level MZ – Openings Reference Plan	L054-AHR-30-ZZ-MZ-D-A-30001	P1	08/07/2025
Level 01 – Openings Reference Plan	L054-AHR-30-ZZ-01-D-A-30002	P1	08/07/2025
Level 03 – Openings Reference Plan	L054-AHR-30-ZZ-03-D-A-31004	P1	08/07/2025
Level 04 – Openings Reference Plan	L054-AHR-30-ZZ-04-D-A-30005	P1	08/07/2025
Level RF – Openings Reference Plan	L054-AHR-30-ZZ-RF-D-A-30007	P1	08/07/2025
External Windows – Types & Schedule	L054-AHR-31-ZZ-ZZ-D-A-31201	P1	08/07/2025

Ventilation Services Layout Level B1 – Basement Level Sheet 1 of 1	L054-WAL-57-BA-B1-D-M-57001	P01	28/04/2025
Ventilation Services Layout Level 00 – Ground Floor Sheet 1 of 2	L054-WAL-57-BA-00-D-M-57002	P01	28/04/2025
Ventilation Services Layout Level 00 – Ground Floor Sheet 2 of 2	L054-WAL-57-01-00-D-M-57003	P01	28/04/2025
Ventilation Services Layout Level M1 – Mezzanine Sheet 1 of 1	L054-WAL-57-01-M1-D-M-57004	P01	28/04/2025
Ventilation Services Layout Level 01 – First Floor Sheet 1 of 2	L054-WAL-57-BA-01-D-M-57005	P01	28/04/2025
Ventilation Services Layout Level 01 – First Floor Sheet 2 of 2	L054-WAL-57-01-01-D-M-57006	P01	28/04/2025
Ventilation Services Layout Level 02 – Second Floor Sheet 1 of 2	L054-WAL-57-BA-02-D-M-57007	P01	28/04/2025
Ventilation Services Layout Level 02 – Second Floor Sheet 2 of 2	L054-WAL-57-01-02-D-M-57008	P01	28/04/2025
Ventilation Services Layout Level 03 – Third Floor Sheet 1 of 2	L054-WAL-57-BA-03-D-M-57009	P01	28/04/2025
Ventilation Services Layout Level 03 – Third Floor Sheet 2 of 2	L054-WAL-57-01-03-D-M-57010	P01	28/04/2025
Ventilation Services Layout Level 04 – Fourth Floor Sheet 1 of 2	L054-WAL-57-BA-04-D-M-57011	P01	28/04/2025
Ventilation Services Layout Level 04 – Fourth Floor Sheet 2 of 2	L054-WAL-57-01-04-D-M-57012	P01	28/04/2025
Ventilation Services Layout Level RF – Roof Level Sheet 1 of 2	L054-WAL-57-BA-RF-D-M-57013	P01	28/04/2025
Ventilation Services Layout Level RF – Roof Level Sheet 2 of 2	L054-WAL-57-01-RF-D-M-57014	P01	28/04/2025
Combined MEP Services Level RF – Roof Level Sheet 1 of 1	L054-WAL-55-ZZ-RF-D-M-55001	P01	28/04/2025
Level -01 Phasing	8662-BOW-ZZ-B1-DR-A-P060	P1	28/04/2025

Level 02 Phasing	8662-BOW-ZZ-02-DR-A-P063	P1	28/04/2025
Level 03 Phasing	8662-BOW-ZZ-03-DR-A-P064	P1	28/04/2025
Level 04 Phasing	8662-BOW-ZZ-04-DR-A-P065	P1	28/04/2025
George Hotel Contractors Site Setup	L054-GMI-90-ZZ-ZZ-D-A-90005	P1	08/07/2025
Air Quality Assessment (With addendum)	L054-AHR-XX-XX-RP-A-08810 Dated: April 2025	P1	28/04/2025
Air Quality Technical Note: George Hotel Huddersfield	MAN.2011.001.AQ. R.001.P01 Dated: 22 September 2025	Issue Rev2	24/09/2025
Assessment of Significance (With Addendum)	L054-AHR-XX-XX-RP-A-08804 Dated: April 2025	P1	28/04/2025
Block A – Central Staircase Structural Condition Report A	00.24363-ACE-ZZ-ZZ-T-S-0001 Dated: 15/04/25	P2	28/04/2025
Block A – Central Staircase Structural Condition Report B	00.24363-ACE-ZZ-ZZ-T-S-0002 Dated: 15/04/25	P2	28/04/2025
Building Regulations Part L & EPC Report	L054-WAL-06-XX-R-Z-50001-Part L & EPC-The George Hotel	P01	28/04/2025
Phase 1 Contaminated Land – Part 1	L054-AHR-XX-XX-RP-A-08807.1 Dated: April 2025	P1	28/04/2025
Phase 1 Contaminated Land – Part 2	L054-AHR-XX-XX-RP-A-08807.2 Dated: April 2025	P1	28/04/2025
Phase 1 Contaminated Land – Part 3	L054-AHR-XX-XX-RP-A-08807.3	P1	28/04/2025
Peer review of Phase I Contaminated Land Report for the George Hotel, Huddersfield	Dated 10 <sup>th</sup> September 2025. Produced by TRC		24/09/2025
Design and Access Statement	L054-AHR-00-XX-RP-A-A3-001 Dated: April 2025	P1	28/04/2025
Drainage Strategy Report: George Hotel, Huddersfield	L054-ACE-5X-ZZ-ZZ-RP-C-0001 Dated: 16.04.2025	P01	25/07/2025
Ecology and Biodiversity (With Addendum)	L054-AHR-XX-XX-RP-A-08801 Dated: April 2025	P1	28/04/2025
Flood Risk Assessment (With Addendum)	L054-AHR-XX-XX-RP-A-08802 Dated: April 2025	P1	28/04/2025
George Hotel, Huddersfield – Planning Report (Structures): Proposed New Concrete Frame Extension			28/04/2025
Heritage Impact Assessment	L054-AHR-XX-XX-RP-A-08805 Dated: April 2025	P1	28/04/2025

Historic Building Recording Progress Report 15.04.2025	Dated: 15.04.2025		28/04/2025
John William Street Deconstruction and Reconstruction	L054-GMI-XX-XX-RP-A-08806_P1 Dated: April 2025	01	28/04/2025
LBC Doors Assessment (With Addendum)	L054-AHR-XX-XX-RP-A-08806 Dated: April 2025	P1	28/04/2025
MEP Strategy Submission Report	L054-WAL-42-XX-XX-L-M-50003 Dated: 16/04/2025	P01	28/04/2025
Ventilation Strategy Report	L054-WAL-42-XX-XX-L-M-50004	P01	28/04/2025
Noise Impact Assessment (With addendum)	L054-AHR-XX-XX-RP-A-08801 Dated: April 2025	P1	28/04/2025
Response – Acoustics	2024.00373.000 Dated: 28.05.25	01	28/05/2025
Planning Policy Statement (With Addendum)	L054-AHR-XX-XX-RP-A-08809 Dated: April 2025	P1	28/04/2025
Response – Biodiversity	2024.00373.000 Dated: 28.05.25	01	28/05/2025
Response – Coal Authority	2024.00373.000 Dated: 29.05.25	01	29/05/2025
Response – Cycle Storage	2025_4891147_W-15-Response – Cycle Storage_29.08.25 Dated: 29.08.25	01	04/09/2025
Response – Historic England (John William Street Wall).	2024.00373.000 Dated: 25.06.25	01	08/07/2025
Response – Historic England_v3	2024.00373.000 Dated: 10.07.25	03	10/07/2025
Response – The Victorian Society	2025_4891147_W-11-Response-VICSOC_05.08.25 Dated: 05.08.25	01	05/08/2025
Response – VICSOC, SBH, CC and 20 <sup>th</sup> C	2024.00373.000 Dated: 10.07.25	02	10/07/2025
Response – Tree Protection	2024.00373.000 Dated: 02.07.25	02	08/07/2025
Structural Condition Report: Block A – Condition Report	00.24363 -ACE-ZZ-ZZ-T-S-0003 Dated: 14/04/25	P1	28/04/2025
Block A – Structural Design Philosophy	00.24363-ACE-ZZ-ZZ-T-S-0004 Dated: 17/04/25	P1	28/04/2025
Sustainability Statement (With Addendum)	L054-AHR-XX-XX-RP-A-08811 Dated: April 2025	P1	28/04/2025
Transport Statement (With Addendum)	L054-AHR-XX-XX-RP-A-08800 Dated April 2025	P1	28/04/2025

Travel Plan (With Addendum)	L054-AHR-XX-XX-RP-A-08808 Dated: April 2025	P1	28/04/2025
Waste Collection Strategy	Email received 21 July 2025		21/07/2025

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.

In this case the case officer undertook discussions with the applicant regarding concerns raised by officers, consultees and interested parties, and revised plans and additional information were received and considered, including with regard to the design of the proposed extension, further justification for the proposed demolition and reconstruction of the John William Street façade, and further supplementary information on other matters. Those matters were resolved.

**Report Dated:** 24<sup>th</sup> October 2025