



Town and Country Planning Act 1990

Town and Country Planning General Regulations 1992

PLANNING PERMISSION FOR DEVELOPMENT SUBJECT TO REGULATION 3

Application Number: 2025/48/91147/W

To: Timothy Ordway,
AHR Building Consultancy
Norwich Union House
High Street
Huddersfield
HD1 2LR

For: Sarah Collins, Kirklees Council, Place

Description and location of development:

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)

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

Date of submission: 01-May-2025

**In pursuance of its powers under the above mentioned Act and Regulations
KIRKLEES COUNCIL (hereinafter called "The Council") hereby grants planning
permission for the above development subject to the following condition(s):-**

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 reconstructed 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 24th 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 20th 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:

Plan Type	Plan Reference	Version	Date Received
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 10th September 2025. Produced by TRC		24/09/2025
Design and Access	L054-AHR-00-XX-RP-A-A3-001	P1	28/04/2025

Statement	Dated: April 2025		
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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 20th 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.

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

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

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “*submitted to and approved in writing by the Local Planning Authority*”.
- You can apply online for approval of these details at [the Planning Portals website](#). Alternatively the forms and supporting guidance for submitting an application can be found online at [Kirklees Council Planning Website](#).
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.
- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

DEVELOPMENT HIGH RISK AREA - INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

[Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. 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. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at: <http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>

[What is a permit and how to get one? - GOV.UK \(www.gov.uk\)](#)

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

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. 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>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](#)

Digital Infrastructure: Fibre To The Property (FTTP)

Access to affordable and reliable broadband is necessary for Kirklees' residents, businesses, and visitors to take advantage of the growing digital economy and 'digital by default' services. Fibre optic cables direct to a property (FTTP) is the most reliable way of delivering high speed broadband connectivity and allows for gigabit internet speeds. Access to high quality digital infrastructure provides the foundations for, amongst other things:

- Economic prosperity – workforces that are digitally-literate enables business to thrive.
- Digital literacy – digital literacy and skills increase employability and people can exploit the internet for transactional, social, entertainment and learning purposes.
- New services – digital delivery can lower costs and provide innovative public and health services more conveniently.

It is therefore advised that digital infrastructure, including FTTP, and its benefits for the development be considered from the earliest feasible stage. Methods include working with Internet Service Providers to install digital infrastructure alongside other utilities or providing pre-infrastructure allowing for speedier installation at a later date.

Note: The provision of fibre infrastructure is often available from certain telecommunications providers free of charge for development over a certain scale, provided that sufficient notice is given. Notice periods are typically at least 12 months prior to first occupation. In some cases, providers may request a contribution from the developer.

Note: Where no telecommunications provider has been secured to provide fibre infrastructure by the time of highway construction, it is advised that additional dedicated telecommunications ducting is incorporated alongside other utilities to enable the efficient and cost effective provision of fibre infrastructure in the future.

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

Appeals to the Secretary of State

- If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your Local Planning Authority's decision then you must do so within 6 months of the date of this notice.
- Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at [the Planning Inspectorates website](#). Further information on the Planning Appeal process can be found online at [the Planning Inspectorates website](#)
- You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

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

Purchase Notices

- If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

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

Dated: 24-Oct-2025

Signed:



David Shepherd
Executive Director for Place

Application Plans

The decision notice indicates which plan/s relate to the decision.

Plans can be viewed on the Planning and Building Control web site:

[Kirklees Council Planning Website](#)

If a paper copy of the decided plan is required please email:

planning.contactcentre@kirklees.gov.uk

or telephone (01484) 414746 with the application number.

There may be a charge for this service.

Address to which all communications should be sent:

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