Applicant: Kirklees Council
Building: George Hotel
L054-AHR-XX-XX-RP-A-08809
Planning Policy Statement (With addendum)
Revision P1 (Planning and LBC)

April 2025



Kirklees Council
George Hotel

Planning Policy Statement
(With Addendum)

Revision P1

Addendum Statement

This report was originally prepared on behalf of Kirklees Council to accompany application ref: 2023/65/90112/E

The applicant has requested that this be resubmitted with addendum to schedule and clarify relevant design and commitment changes which may be pertinent to relevant statutory consulting parties.

We confirm the following addendum/ amendments to this previous submission:

- 1.1 – Redacted – replace with:
    - **1.1 Introduction -** This Planning Policy Statement has been produced following instructions from Kirklees Council and GMI to support a full planning application with listed building consent for the proposed refurbishment and redevelopment of The George Hotel ("the George"), St George's Square, Huddersfield.

- 2.14 – Add:
    - **Application 2023/48/90024/W** - 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) - Consent Granted 10.08.23

    - **Application 2023/65/90112/E** - Listed Building Consent for partial demolition of Listed Building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1hotel with associated ancillary uses (including bar, restaurant, gym, conference room) – Consent Granted 12.09.25

- 3.2 – Redacted – Replace with:
    - **3.2 Proposed Development -** The total Gross Internal Area (GIA) of the proposed hotel is **5,400 sqm**. The key aims and objectives for the restoration of building are provision of the following:
        - 108 bedrooms, with a broad mix of room types and sizes;
        - Banqueting / events space at Ground Floor level with serving kitchen;
        - Gym/ Fitness Suite at Ground floor Level;
        - 70 cover bar/restaurant on the ground floor level with serving kitchen;
        - 30-person conference room at ground floor level;
        - 26-person conference room at first floor level; and
        - Back of house and staff facilities at all levels.

- 3.3 – Partial Redaction – reference to John Willian Streed façade retention removed. – Replace with:
    - **3.3 Proposed Development -** Conservator level deconstruction and reconstruction of the Block C main façade (John William Street elevation) removal / demolition of building behind the façade including internal courtyard, new build structure.

- 5.9 – Redact - replace:
    - **5.9 Design -** The restoration and redevelopment of The George is led by AHR Architects and their consultant team. AHR is an award-winning team of

architects, building consultants, heritage specialists and interior designers working across the UK.

- 5.10 – Redact - replace:
  - **5.10 Design -** AHR have produced a detailed Design and Access Statement which is submitted with the Application which provides detail of the design evolution of the proposed development works and how this has been shaped in consultation with the Council and other key stakeholders in order to restore the listed building back to full viable use. It is also noted that this also seeks to address a number of matters reserved by condition in the previous approved/ consented application both Planning and LBC.

- 5.16 – Redact - replace:
  - **5.16 Design -** A detailed Heritage Assessment (significance assessment) along with a Heritage impact assessment is submitted with the Application which provides information on the heritage value of the building and its setting in Huddersfield including ongoing and proposed works to save the building from further damaging disrepair and proposals for its restoration.

- 5.39 – Redact - replace:
  - **5.39 Summary -** The proposed restoration and construction works to The George Hotel is undertaken in collaboration with the Council and other primary conservation stakeholders and seeks to protect and conserve a key heritage asset in the town centre and secure its viable future use as a hotel. The scheme delvers a number of economic, social and civic benefits including creation of new jobs, economic spending and working to reduce carbon emissions. In this regard, it represents sustainable development and assists the Council in meeting the aims and objectives of the Huddersfield Blueprint proposals.

- 6.1 – Redact - replace:
  - **6.1 Conclusions -** This Planning Policy Statement has been produced following instructions from Kirklees Council to support a full planning application with listed building consent for the refurbishment and re-development of The George Hotel (“the George”), St George's Square, Huddersfield.

Revised Planning Policy Statement

December 2022

Proposed refurbishment and redevelopment of The George Hotel, St George's Square, Huddersfield HD1 1JA

Planning Policy Statement

On behalf of

Kirklees Council

Prepared by

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Appendices

Appendix 1: Kirklees Council Cabinet Report – 11th October 2022

1. Introduction

1.1 This Planning Policy Statement has been produced following instructions from Redacted George Hotel ('the George'), St George's Square, Huddersfield.

1.2 The George is in a prominent location in Huddersfield town centre with frontage on to St George's Square and adjacent to Huddersfield Railway Station. The building has historic significance as the birthplace of rugby league and is Grade II* listed. Once a popular hotel it has been closed and vacant since 2013.

Figure 1: 'The George' viewed from St George's Square



1.3 With regards to land ownership, there are two landowners/leaseholders relevant to the site. Kirklees Council own the George Hotel and the streets to the east, south and the area of the car park highlighted to the west. The railway station is owned by Kirklees Council and leased to Network Rail. Network Rail own the car park area highlighted to the north and have a common boundary with the George Hotel site.

1.4 The proposed development seeks to refurbish and redevelop the site into a 91-bed hotel with an associated food and beverage offer. Full details are set out in Chapter 3 of this Statement.

Structure of the Planning Policy Statement

1.5 The Planning Policy Statement is structured as follows:

Section 1: provides an introduction to the application site;
Section 2: sets out the site context and planning history;
Section 3: provides a description of the proposed development;
Section 4: sets out relevant national and local planning policies;
Section 5: sets out the planning supporting case against policy; and
Section 6: presents the conclusions

2. Site Context and Planning History

Historical Context

2.1 The George has been constructed in various stages historically, full details of which are set out in the Design and Access Statement accompanying the Application. The building can be categorised generally into three blocks - A, B and C. Block A, the main range of the hotel, has four floors and a basement, Block B has three floors and a mezzanine level and a partial basement, Block C has three floors and basement.

2.2 The ground floor layout connects the three blocks with two further areas, the courtyard, and the kitchen and public toilets. Block A is the most prominent with key elevations facing St. George's square towards the south, the train station and the junction of John William Street, Railway Street to Northumberland Street. This is referred to as the 1851 Block. Block B is towards the rear facing the railway station. This is referred to as the 1930's block but had an older block on this location and an additional storey from the 1960's. Block C is along John William Street. This is referred to as the 1874 block and built as ancillary to Block A. Block B and C triangulate to the north from the main entrance of Block A. There are further infill sections between the blocks, for example the courtyard formed parts of the 1930's extension.

2.3 The building is overall in a state of disrepair and poor condition which varies across the block(s) and areas, with spaces deemed unsafe and inaccessible. For example, the internal staircase is not fully functional due to excessive dry rot, and Block C has spaces that cannot be entered such as the central former Ballroom at the centre of overall plan. There is currently work being undertaken to address some of the conservation work required to Block A but mostly external repairs.

Site Allocation

2.4 Kirklees Council purchased the George Hotel in August 2020 with the intention to bring it back into use as part of the Huddersfield Blueprint. The Blueprint focuses on regenerating six key areas of Huddersfield town, including the Station Gateway which the George sits within.

2.5 The Council are working alongside the Radisson Hotel Group being the hotel operator utilising the Radisson Red brand, to restore the building to bring it back into use as a hotel and to save it from dereliction.

Huddersfield Blueprint

2.6 Kirklees Council launched its Huddersfield Blueprint regeneration vision in June 2019. The Blueprint is a ten-year vision to create a thriving, modern-day town centre that will be accessible, busy, inclusive, family-friendly, sustainable and a safe environment that will stay open longer.

2.7 The significant regeneration and investment planned for the town will transform Huddersfield, helping to stimulate and induce demand for domestic and international tourism. The Blueprint focuses on regenerating six key areas of Huddersfield Town Centre: Station Gateway, St Peter's, Kingsgate / King Street, New Street, The Civic Quarter and a new Cultural Heart in the Queensgate and Piazza area.

2.8 The George sits within the Station Gateway key area and the reopening of the hotel is included as one of the key regeneration projects of the Blueprint.

The Need for refurbishing and re-developing the George

2.9 The Council purchased the George at a time when its condition was continuing to deteriorate in private ownership in order to secure and influence the future of this important gateway building. By bringing it back in to use and ensuring it supports the delivery of the blueprint it will kickstart the wider regeneration of St. George's Square and the town as a whole. The aspiration is to restore the Grade II* listed George Hotel, and reinstate the George as a thriving, sustainable, hotel and hospitality development.

2.10 Following acquisition of the building, the Council undertook an options analysis, exploring how to bring back the George into use using its previous layout of a 60-room hotel. This number of rooms was found to be commercially unviable. Further conclusions of this analysis showed that:

i. In order to create a viable solution, it was essential that a hotel operator providing at least a mid to upper upscale level offer (equivalent to a 3 to 4 plus star hotel) needed to be attracted to generate sufficient income to ensure the new hotel could be viable long term. This level of quality is also one which reflects the historic importance of the building. In addition, a widely recognised quality hotel brand will help to draw people to stay over in Huddersfield who are seeking accommodation in the wider area.

ii. A minimum number of 90 rooms with ancillary hospitality offer would need to be pursued for the building to attract a branded mid to upper upscale hotel operator.

iii. A hotel of this quality in the town centre will provide appropriate and fitting accommodation for visitors to local businesses and to the university to stay in the town centre.

Financial Investment to date to The George

2.11 In March 2022 the Council secured £1,365,000 from the Get Building Fund from DLUHC which is managed by WYCA. This funding has been used to support the acquisition of the George as the freehold owner to undertake essential remedial works to make the building safe, watertight and ready for development.

2.12 In addition, funding of £851,000 was also secured from Heritage Action Zone via Historic England in September 2020 which has contributed to these remedial works including the restoration of the windows, roof and façade.

2.13 Full details of funding and expenditure associated with the refurbishment of the building can be viewed in the Kirklees Council Cabinet Report attached at Appendix 1 of this Planning Statement.

Planning History

2.14 The development site has a long and varied Planning History. The most relevant history associated with the current proposals is set out below:

Application 2021/93807 - Advertisement Consent for erection of non-illuminated image attached to scaffolding (Listed Building within a Conservation Area). Approved

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

Application 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). Approved

Application 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). Approved

Application 2014/90693 - Listed Building Consent for erection of rooftop coffee shop/diner and balustrade, canopies and internal and external alterations (within a Conservation Area). Approved

Application 2012/93694 - Listed Building Consent for re-location of plaque (within a Conservation Area). Approved

Application 90/03353 – Listed building consent for refurbishment. Approved

Application 90/03306 – Extension to hotel and to form additional bedrooms and enclosed fire escape. Approved

See Addendum

3. The Proposed Development

3.1 The proposed development is being undertaken as a partnership between Kirklees Council and Radisson Hotel Group being the hotel operator utilising the Radisson Red brand and proposes to refurbish and redevelop the George Hotel building to bring it back into use as a hotel.

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a

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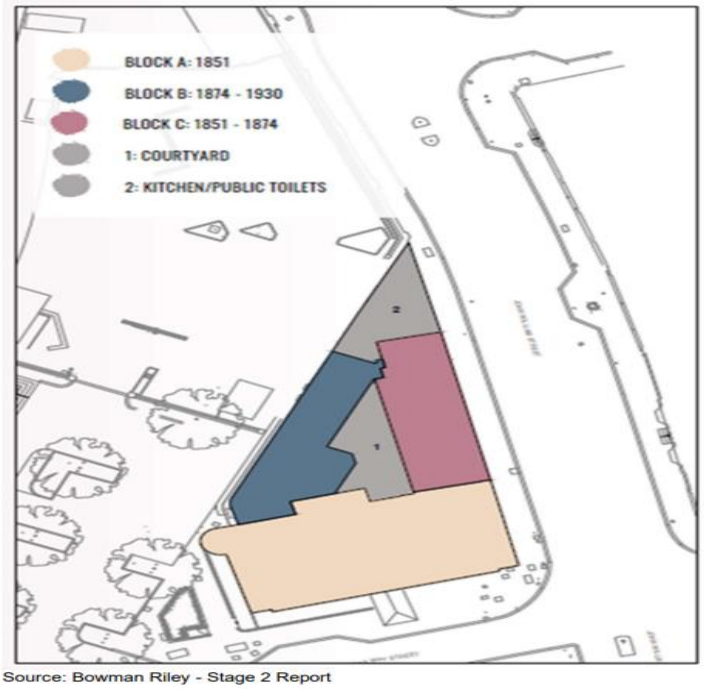
3.3 The above will be achieved through the following works:

- Retention of Block A (main building at the front) with internal structural alterations to accommodate the proposals.
- R
Redacted - See Addendum
of
b
- Demolition of Block B (facing station at rear) and new build structure. The new build upper floors (including block C) will be built up in a stepped back manner on the top floors to not detract from the historic metric of Block A & B

Figure 2: Extract from Stage 2 Report (Bowman Riley Architects)



Source: Bowman Riley - Stage 2 Report

4. Planning Policy Overview

National Planning Policy

National Planning Policy Framework (2021)

4.1 The fourth edition of the National Planning Policy Framework (NPPF) was published in 2021 and supersedes the previous 2012, 2018 and 2019 versions of the document. The NPPF replaces the majority of all previous national guidance. The NPPF is a material consideration in the determination of planning applications.

4.2 The NPPF is clear there should be a presumption in favour of sustainable development where there is no conflict with the development plan.

4.3 The Framework sets policies on a wide range of subjects, the following of which are relevant to this proposal:

- Section 2: Achieving sustainable development
- Section 4: Decision making
- Section 6: Building a strong, competitive economy
- Section 9: Promoting sustainable transport
- Section 11: Making effective use of land
- Section 12: Achieving well-designed places
- Section14: Meeting the challenge of climate change, flooding and coastal change
- Section 16. Conserving and enhancing the historic environment

4.4 Paragraph 8 of the NPPF confirms that the purpose of the planning system is to contribute to the achievement of sustainable development. It advises that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

"a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating"

4.5 Paragraph 11 sets out the Government's commitment to supporting sustainable development. In relation to decision taking, it states: ***"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development.***

4.6 For decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or
d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

4.7 Paragraph 102 sets out guidance on sustainable transport and confirms that transport issues should be considered at the early stages of development proposals,

4.8 Chapter 12 focuses on the importance of good design standards for proposed development and identifies the importance of well-designed places and the need for a consistent and high-quality standard of design.

4.9 Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.

4.10 Paragraph 127 states that decisions should ensure that developments:
a) will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;
b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

4.11 Paragraphs 149 and 150 requires that development proposals and plans should take a proactive approach to mitigating and adapting to climate change, taking into account the long-term implications for flood risk, coastal change, water supply, biodiversity and landscapes, and the risk of overheating from rising temperatures.

4.12 Paragraph 194 relates to Heritage and requires that local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

4.13 Paragraph 199 confirms that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

4.14 Paragraph 202 states 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.

4.15 Finally, the NPPF sets out guidance on pre-application engagement stating early engagement between all stakeholders has the potential to improve the efficiency and effectiveness of the planning application system for all parties (paragraphs 39 - 40).

Statutory Development Plan

4.16 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application to be determined in accordance with the development plan unless material considerations indicate otherwise.

4.17 The Development Plan for Kirklees comprises of the Kirklees Local Plan adopted on the 27th February 2019 alongside any supplementary planning documents (SPDs).

4.18 Policies relevant to the proposed development at The George are listed below:

- LP1 – Presumption in favour of sustainable development
- LP7 – Efficient and effective use of land and buildings
- LP21 – Highways and access
- LP22 – Parking
- LP24 – Design
- LP26 – Renewable and low carbon energy
- LP28 – Drainage
- LP35 – Historic environment
- LP47 – Healthy, Active and Safe Lifestyles
- LP52 - Protection and improvement of environmental quality

4.19 **Policy LP1: Presumption in favour of sustainable development** sets out the presumption in favour of sustainable development set out in the NPPF. Proposals that accord with the policies in the Kirklees Local Plan will be approved without delay, unless material considerations indicate otherwise.

4.20 **Policy LP7: Efficient and effective use of land and buildings** advises that developments should encourage the reuse or adaptation of vacant or underused properties.

4.21 **Policy LP21: Highway safety and access** advises that new development should demonstrate that they can accommodate sustainable modes of transport and be accessed effectively and safely by all users.

4.22 **Policy LP22: Parking** sets out principles for parking provision for new developments.

4.23 **Policy LP24: Design** promotes good design through compliance with a range of design principles.

4.24 **Policy LP26 – Renewable and low carbon energy** promotes energy efficient and sustainable development

4.25 **Policy LP28: Drainage** covers drainage with a presumption that Sustainable Drainage Systems will be uses to assist in achieving acceptable surface water and foul drainage for new development.

4.26 **Policy LP35: Historic Environment** provides guidance on proposals affecting designated heritage assets. The Policy states that “Development proposals affecting a designated heritage asset (or an archaeological site of national importance) should preserve or enhance the significance of the asset. In cases likely to result in substantial harm or loss, development will only be permitted where it can be demonstrated that the proposals would bring substantial public benefits that clearly outweigh the harm, or all of the following are met:

a) the nature of the heritage asset prevents all reasonable uses of the site;
b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;

c) conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
d) the harm or loss is outweighed by the benefit of bringing the site back into use

4.27 **Policy LP47** – confirms that the Council will, with its partners, create an environment which supports healthy, active and safe communities and reduces inequality.

4.28 **Policy LP52 –** sets out guidance on how development should protect and improve environmental quality

Other local, regional and national guidance and documents

4.29 The following guidance has also been considered:

- National Design Guide (2019)
- Negotiating Financial Contributions for Transport Improvements (2007)
- Waste Management Design Guide for New Developments (2020)
- Kirklees Local Air Quality Strategy (2007)
- Kirklees Air Quality Action Plan (2008)

5. Planning Assessment

5.1 This Section of the Planning Policy Statement provides a Planning Assessment of the proposals against national and local planning policies detailed at Section 4 and provides justification how the proposal accords with the Development Plan.

Principle of Development

5.2 The proposed refurbishment and redevelopment of The George is undertaken in response to the aspirations of the Council's Huddersfield Blueprint adopted which was launched in June 2019 a short time after the adoption of the Local Plan.

5.3 The Blueprint seeks to deliver five key objectives for Huddersfield Town Centre setting out a ten-year vision to create a thriving, modern-day town centre that will be accessible, busy, inclusive, family-friendly, sustainable and a safe environment that will stay open longer.

5.4 The George sits within the Station Gateway key area and the reopening of the hotel is one of the key regeneration projects of the Blueprint. The George is in a highly prominent location with frontage on to St George's Square and adjacent to Huddersfield Railway Station. The building also has historic significance as the birthplace of rugby league and is Grade II* listed. Once a popular hotel it has been closed and vacant since 2013.

5.5 Kirklees Council purchased the George Hotel in August 2020 with the intention to bring it back into use as a key part of the Huddersfield Blueprint. The Council are working alongside the Radisson Hotel Group being the hotel operator utilising the Radisson Red brand to restore the building to bring it back into use as an upscale hotel and to save it from dereliction.

5.6 The Council purchased the George at a time when its condition was continuing to deteriorate in private ownership in order to secure and influence the future of this important gateway building. By bringing it back in to use and ensuring it supports the delivery of the blueprint it will kickstart the wider regeneration of St. George's Square and the town as a whole. The aspiration is to restore the Grade II* listed George Hotel, and reinstate the George as a thriving, sustainable, hotel and hospitality development.

5.7 Kirklees Council is committed to seeing the George Hotel brought back into use as part of the Blueprint and have committed to work with the site owner(s) to make sure the building plays a big role in the vision set out in The Huddersfield Blueprint.

5.8 The proposals to refurbish and redevelop this iconic, historic building have been undertaken in consultation with the Council and other key stakeholders. This Planning Application is the first step in its restoration and seeks to respond to the aspirations and vision of the Huddersfield Blueprint. Taking the above into account, the proposals are entirely in accordance with the Council's future vision for The

George and the Station Gateway key area of the Huddersfield Blueprint and the principle of the development accords with NPPF Paragraph 11 and Policies LP1 and LP7 of the Local Plan.

Design

5.9 The restoration and redevelopment of The George is led by Bowman Riley Architects a[Redacted - See Addendum]s, b e U.K.

5.10 Bowman Riley have produced a detailed Design and Access Statement which is s[Redacted - See Addendum]e p e Council and other key stakeholders in order to restore the listed building back to full viable use.

5.11 This includes works that have already been undertaken to secure the safety of the building and stability of the listed building following a period of time in which it has been vacant and under maintained.

5.12 Full details of the design principles of the proposed refurbishment and redevelopment works are set out in the Design and Access Statement which fully accord with design guidance set out at Paragraphs 124 and 127 of the NPPF and Policy LP24 of the Local Plan.

Heritage and Conservation

5.13 Notwithstanding its prime location in Huddersfield town centre, the building has historic significance as the birthplace of rugby league and is also Grade II* listed.

5.14 As detailed previously, The George has fallen into a state of disrepair and neglect over the years to a point where the future retention of the iconic listed building was in jeopardy. The Council's purchase of the building in 2020 and its inclusion in the Huddersfield Blueprint to be restored to provide a new viable hotel operation will look to conserve and secure the buildings future.

5.15 The conservation and retention of the building has been at the heart of the development proposals since the start of the project with a commitment to provide a viable future whilst retaining its historical interest.

5.16 A detailed Heritage Assessment is submitted with the Application which provides i[Redacted - See Addendum]ld i g disrepair and proposals for its restoration.

5.17 In accordance with Policy LP35 of the Local Plan and Paragraphs 199 and 202 of the NPPF, the proposed development seeks to preserve and enhance the historical asset

and delivers public benefits including securing its optimum viable use of the building including creating employment opportunities through the operation of the building as a hotel.

Highways and Parking

5.18 Full details of the impact of development on the local road network be viewed in the Transport Statement and Travel Plan submitted with the Application.

5.19 The building is sited in the heart of Huddersfield town centre and is well connected by the local road network and is also opposite Huddersfield Train Station making it easily accessible via car, train, cycle or pedestrians.

5.20 Given the constraints of the site, no car or cycle parking is to be provided as part of the development proposals. Although no parking is proposed, there are opportunities for car parking in a number of car parks within a short walk from the site, further details of which are provided in Section 7.0. of the Transport Statement.

5.21 In regard to cycle parking, those wishing to park cycles will be able to utilise the secure cycle hub within Huddersfield train station which has 54 spaces.

5.22 The Transport Statement identifies access to the site by all modes, particularly those by sustainable modes, such as foot, cycle and public transport (bus and train). The servicing arrangements for the site have been identified, which will be via Railway Street and the train station car park on the western boundary and states that they will primarily be undertaken outside of peak hours. The peak hour trip generation for the site, by all modes has been determined, which demonstrated that the number of car trips is likely to be minimal. Due to the proposed development site not providing any on-site car parking the impact of these minimal trips will be distributed across a wide area using the existing car parks identified in the Transport Statement throughout Huddersfield, and therefore would not be noticeable.

5.23 The Travel Plan includes a number of measures to minimise single occupancy vehicle traffic to and from the site. The objectives of the Travel Plan are to promote the benefits of active modes of travel; and to encourage staff to adopt sustainable modes of travel for most of their journeys to and from the site.

5.24 The proposal would not cause any material harm to the local road network and promotes sustainable travel in accordance with NPPF Paragraph 102 and Policies LP21 and LP22 of the Local Plan.

Flood Risk and Drainage

5.25 The building is as existing and until 2013 was formerly in use as a hotel before becoming vacant. The proposals seek a refurbishment and re-development of the building to bring it back into use as a hotel again. The proposed development would not further increase flood risk on the site. A flood risk assessment and drainage strategy are submitted with the Application to detail how the site would be drained of

surface and foul water. The proposals accord with local Plan Policy LP28 and NPPF paragraphs 149 and 150 respectively with regards flood risk and drainage.

Energy, Sustainability and Climate Change

5.26 Kirklees Council approved Climate Emergency measures in January 2019 and the West Yorkshire Combined Authority has pledged that the Leeds City Region would reach net zero carbon emissions by 2038. The West Yorkshire Combined Authority published a draft Carbon Emission Reduction Pathways Technical Report (July 2020, Element Energy), setting out how carbon reductions might be achieved.

5.27 A Sustainability Statement is submitted with the Application which provides detail on how the development has been designed to be energy efficient and reduce the impact on climate change. In this regard, the proposals seek to accord with Local Plan Policy LP26.

Socio-Economics

5.28 The Huddersfield Blueprint includes within it a key objective of providing a family friendly town centre. This means that uses, streets and places will favour all age groups including children. Part of the strategy to renew the town is to bring in new uses that attract families and young people in a way the town does not at present including introduction of cultural activities and associated food and beverage offers need to be managed in a way that appeals to all age groups.

5.29 When the Hotel is operational it will create a variety of new job opportunities that are accessible by bus and train. Increased activity in the town centre as a result of this development will increase footfall which in turn helps support the services and businesses that already exist. It is anticipated there will be increased spend in the town.

5.30 The Council's Cabinet Report (October 2022 at Appendix 1) estimates that the hotel will provide between 20-30 full time equivalent jobs plus third party providers such as preparing foods offsite. During construction it is anticipated that the development could create in the region of 250 jobs.

Noise

5.31 A noise impact assessment is submitted with the Application which provides a number of assessments related to noise arising from construction, hotel usage, vehicle movements and staging of events within the hotel.

5.32 The potential for noise and vibration impacts from construction of the Scheme has been considered along with proposals for mitigation by implementation of best practicable means. Appropriate criteria for internal ambient noise for the new hotel have been identified. The measured noise levels indicate that appropriate internal ambient noise levels can be achieved with typical façade constructions, however

acoustically enhanced glazing is recommended for the eastern façade facing John William Street, and part of the southern façade facing onto St George's Square.

5.33 Limits for rating level have been proposed for the fixed plant associated with the development. Limits were based upon measured background sound levels representative of the nearest noise sensitive receptors. The potential for noise emissions from pedestrians accessing the building, events held within the hotel, collection/delivery vehicles and road traffic associated with the proposals have been considered. None of these are anticipated to result in significant adverse impacts and associated effects at the closest noise sensitive receptors.

5.34 The proposed hotel development is consistent with Paragraph 185 of the NPPF and Local Plan Policy LP52.

Air Quality

5.35 An air quality assessment is submitted with the Application to assess the impact of the development during the construction and operational stages on air quality. The assessment of potential impacts during the construction phase has identified that construction activities, together with the location of nearby sensitive receptors results in a low risk for dust soiling effects in relation to demolition, earthworks, construction, and trackout activities. The dust risk for health effects is predicted to be negligible for demolition, earthworks and construction activities and low risk for trackout activities. Dust impacts would be effectively controlled through the use of suitable mitigation measures outlined in this report which should be implemented through the provision of a Construction Environmental Management Plan which should be agreed with Kirklees Council prior to the start of construction. With mitigation in place the construction effects would not be significant.

5.36 The Proposed Development does not provide car parking on site. Therefore, development vehicle emissions have been scoped out of the air quality assessment. Hotel guests would be expected to travel to Site either by sustainable modes such as train or park off-site in existing car parks throughout Huddersfield, thereby spreading the impacts across a wide area.

5.37 The energy strategy for the building proposes air source heat pumps and mechanical ventilation with heat recovery. As assessment of combustion plant/energy centre emissions has therefore been scoped out of the assessment.

5.38 The proposed development has been assessed with reference to the short-term National Air Quality Objectives. Available monitoring data indicates that concentrations of NO2 are likely to be below 60 µg/m3 and therefore meet the short-term national air quality objectives at the development site when it is operational in 2024 without the need for mitigation and in accordance with Local Plan Policy LP52.

Summary

5.39 Redacted - See Addendum

6.0 Conclusions

6.1 This Planning Policy Statement has been produced following instructions from K Redacted - See Addendum n w e Hotel (the George), St George's Square, Huddersfield.

6.2 The planning application will secure a viable future for the listed building and secure its optimum use. The proposals represent sustainable development which meets the social, economic and environmental objectives of the NPPF and Local Plan.

6.3 The proposals support the aspirations for the Huddersfield Blueprint and will deliver a high-quality upscale hotel facility in the heart of Huddersfield town centre.

6.4 Huddersfield has an established reputation for manufacturing and engineering and is a university town. The town will benefit from having an upper upscale hotel in the centre of the town as visitors to many of the business and the university will be able to obtain good quality accommodation.

6.5 In view of the above, it is considered the scheme satisfies both national and local planning policy and represents a suitable development proposal for the site that addresses all the relevant and material considerations. The development constitutes sustainable development as defined by the NPPF and thus satisfies Section 38(6) of the Planning and Compulsory Purchase Act 2004.

Appendices

Appendix 1: Kirklees Council Cabinet Report – 11th October 2022