KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) – SECTION 16

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	2025/65/91148/W
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Listed Building Consent for refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction, extension and internal and external works and alterations) to provide a 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities (Listed Building and within a Conservation Area)
Recommending Officer:	Jillian Rann

DECISION – Consent Granted

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Nicholas Hirst

AUTHORISED OFFICER

Date: 24-Oct-2025

Application: 2025/91148

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

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

Procedural Matters

Kirklees Council is the applicant for this application for listed building consent. Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) requires that applications for listed building consent which are made by a local authority are referred to the Secretary of State for determination where the local planning authority has received an 'objection' from a national amenity society and do not propose to refuse the application.

Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) defines 'objection' as 'means a written notice to the authority setting out the objector's reasons for objecting to the application <u>and stating that the application should be referred to the Secretary of State'</u> (emphasis added).

In this case, the Victorian Society (a national amenity society) has objected to the application. The Victorian Society's comments set out their reasons for objecting to the application, but do not state that the application should be referred to the Secretary of State. Clarification has been sought from The Victorian Society regarding their objection, and The Victorian Society has confirmed that they 'do not wish to refer the case to the Secretary of State', although they have confirmed that they do 'still hold an objection to the works'.

In the light of this confirmation received from The Victorian Society, it is considered that their objection does not constitute an 'objection' which triggers the requirement for the application to be referred to the Secretary of State under Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended). It is therefore considered that the application can be determined by the local planning authority.

The Victorian Society's objection, and their reasons for objecting, are noted and are set out and addressed in the report below.

Site Description

The application relates to the George Hotel, a grade II* listed building in Huddersfield town centre, and within Huddersfield Conservation Area. The

existing hotel occupies most of the site, however the site boundary also includes some land within the existing car park to the west. The building has been vacant for over 10 years.

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

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

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

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

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

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

- Former Empire Cinema – Grade II

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

Description of Proposal

Listed building consent has previously been granted, in September 2023, for 'partial demolition of listed building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room)' (application: 2023/90112) (the 2023 listed building consent). An associated application for planning permission for the development was also approved in August 2023 (application: 2023/90024).

The current application seeks listed building consent for a revised scheme, for 'refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction, extension and internal and external works and alterations) to provide a 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities'.

Block A is still proposed to be retained as part of the current scheme. Some amendments are proposed in terms of the internal and external works proposed to Block A, including the retention of more historic fabric within Block A than the previously-approved scheme.

The 2023 listed building consent included the demolition of Block B and most of Block C, but proposed to retain part of the façade of Block C on John William Street as part of the approved new extension. As part of this current application, that existing façade is now proposed to be taken down and reconstructed on a like-for-like basis, with the exception of some changes to the fenestration including the insertion of 2 additional windows.

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

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

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

The works now proposed as part of the current application also including the infilling of part of the existing basement (beneath Blocks B and C), which was proposed to be retained as part of the 2023 listed building consent.

Works are also proposed to the separately-listed (grade II) railings to the station yard to the west of the existing George Hotel building, to cut back the railings slightly away from the building and insert a new gate, provision access alongside the proposed new extension.

A separate application for planning permission for the proposed development has also been submitted, and is currently under consideration (application reference: 2025/91147).

Supporting information

In addition to the submitted plans, the details submitted with the application include a Heritage Impact Assessment.

Relevant Planning History

Application Site

2025/91147 – 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). Pending consideration.

2023/90024 – Partial demolition of Listed Building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room) (within a Conservation Area). Permitted 10/08/2023.

2023/90112 – Listed Building Consent for partial demolition of Listed Building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room). Granted 12/09/2023.

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

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

2019/91506 – Listed Building consent for Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area). Granted 19/09/2019.

2014/90692 – Change of use to mixed use 30 bedroom hotel with function rooms, part of first floor to dental centre and educational facility, basement to spa, formation of 11 apartments on parts of first, second and third floor, erection of rooftop coffee shop/diner with creation of terrace with balustrade, erection of canopies and external alterations (Listed Building within a Conservation Area). Permitted 02/09/2015.

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

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

Surrounding Area

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

Other planning history relating to nearby buildings is not directly relevant to this application for listed building consent.

History of Negotiations

Revised plans and additional information have been received during the course of the application, in response to officer and consultee feedback. The additional information received included further details regarding the proposed deconstruction and rebuilding of the John William Street façade, further explanation regarding the age of the fabric in some parts of the building, and further explanation and justification regarding some aspects of the proposed design. The revised plans included a reduction in the height of the proposed roof extension.

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

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

Some further minor revisions and additional information have subsequently been received from the applicant. This included minor revisions to show cycle storage provision within the building, a further response to comments which were received in July 2025 from the Victorian Society, and further information on matters relevant to the accompanying planning application. The Victorian Society was given a further opportunity to comment following the receipt of the response to its earlier comments. However, as the information related to very minor changes and/or supplementary supporting information, and did not significantly alter the proposals, these details have not been the subject of any further publicity.

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

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

Planning Policy

<u>Kirklees Local Plan (the Local Plan)</u>

The George Hotel is a grade II* listed building, and the site includes part of the separately-listed (grade II) ‘Railings to Station Yard’ to the west of the hotel building. The site is also within the setting of other nearby listed buildings. The site is within Huddersfield Conservation Area.

The following Local Plan policies are relevant:

- **LP1** – Presumption in favour of sustainable development.
- **LP2** – Place shaping
- **LP24** – Design
- **LP35** – Historic Environment

Relevant legislation

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that in considering whether to grant listed building consent for any works, the local planning authority 'shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'

The site is in a conservation area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that, in the exercise of planning functions, with respect to any buildings or other land in a conservation area, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

National Policies and Guidance

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

Relevant chapters of the NPPF include:

- **Chapter 2** – Achieving sustainable development
- **Chapter 4** – Decision-making
- **Chapter 12** – Achieving well-designed places
- **Chapter 16** – Conserving and enhancing the historic environment

Climate change

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

On 12/11/2019 the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the council would use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Consultation Responses

Historic England

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

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

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

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

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

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

(Comments following receipt of additional and revised plans/information from the applicant):

Advice provided regarding significance of the George Hotel.

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

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

are further considered such as the glazed link and junction with the mansard roof'.

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

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

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

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

National Amenity Societies

The Twentieth Century Society

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

Object. 'Strong concerns about the demolition and removal of listed twentieth century fabric'. Comments provided regarding the submitted Heritage Impact Assessment, including with regard to the assessed significance of twentieth century fabric within the building, and justification for the proposed demolition of Block C.

'We defer to the Victorian Society to comment on the suitability of the proposed new-build element in the context of Huddersfield Town Centre Conservation Area and the other listed buildings of St George's Square.'

(Comments following receipt of additional and revised plans/information from the applicant):

Withdraw objection to the scheme.

Following the previous letter objecting to the proposals, have met with the planning agent and applicant lead. ‘It was made clear in this meeting that the areas that we have noted as being of significance the lobby, dining room, and ballroom had been substantially altered for fire remediation works in the 1970s or 1980s, with existing features facsimile replicas of the 1930s fabric.’

‘Provided that this is the case, we do not object to the loss of these features in these areas. As such, we retract our objection to this application. We support the retention of the scagliola columns, skirting, and cornice in the lobby areas. We support the retention of the existing lobby tiles wherever possible, whether original or 1980s facsimile, and other original 1930s fabric.’

Previous letter objected to the demolition of Block C. ‘In our meeting justification was provided for the demolition of Block C.’

Continue to defer to the Victorian Society, and to SAVE Britain’s Heritage, ‘to assess the suitability of the replacement block on the surrounding listed buildings and conservation area.’

The Victorian Society

(Comments received May 2025, based on originally-submitted plans and information):

Object. Harm to the George Hotel, and negative impact on the settings of other listed buildings.

Demolition unjustified. ‘Clear and convincing evidence must be supplied as to the buildings structural condition if the justification for demolition is reliant on its lack of structural integrity.’

Concerns raised regarding the design of the proposed new-build extension, including with reference to its ‘architectural language’ and its massing.

Support the principle of reuse ‘for this significant building’. Object to the current plans, ‘but welcome revisions to minimise harm and maximise reuse of historic fabric and character’.

(Further comments July 2025 following a site visit by representatives of The Victorian Society):

Site visit has been carried out to The George Hotel by representatives of The Victorian Society. They met with representatives of the applicant, and with the agent. This ‘has provided a greater understanding of the challenges facing this building, the extent of remaining historic fabric, the structural concerns surrounding areas of the George and the nuances of its significance following C20th alterations.’

‘Also recognise that the proposed reuse of the building is a continuation of the historic use of the George and, in principle, a fantastic opportunity for

Huddersfield and the wider Kirklees area.' Support for the re-use of the George as a hotel and 'eagerness to see a sympathetic and conservation-led approach to its preservation'.

Withdraw objection to the demolition of 'Block B' and 'Block C'. 'Now better aware of the structural problems faced by the John William Street façade (Block C) and the nature of the C20th material in the delisted wing (Block B).' Still advocate for a 'nuanced and careful approach to demolition, as any loss of historic fabric will harm the significance of the building.

Still maintain an objection to part of the proposed works. Main objection 'is to the design and unsympathetic language of the proposed extension.' Also, a 'suitably comprehensive Conservation Management Plan should be produced, updated and referred to when necessary' to ensure there is transparency in the works and any harm is mitigated as far as possible.

(Further comments September 2025 based on further information received from the applicant)

Maintain objection.

'We do not object to the demolition of the unstable and deteriorated wings of The George Hotel. We are eager to see a sustainable and considered reuse for the building and reinstating its role as a hotel is quite appropriate.'

'Chief concern is the impact the architecture of the new extension to the hotel will have on the sensitive Conservation Area and wider setting.'

'The proposed extension struggles to directly contribute to the character of this significant area, and the Society is concerned that the building does not reflect 'Huddersfield'; we feel that the proposed does not *'establish or maintain a strong sense of place*' (NPPF 2024, para. 135). We recognise that effort has been made to tie the proposed *John William Street* elevation to the existing; this has been somewhat successful, and it does reflect a vague Classical order. The rear of the proposed property, facing the Grade I-listed Railway Station, does not reflect this Classicism and poses potential harm to both the setting of the Hotel and Station.'

<u>K.C. Conservation and Design</u>

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

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

'In conclusion, there is some less than substantial harm of a moderate to low level, but as the building has been vacant for over 15 years, it is considered that he proposals are justified and outweighed by the public benefit of securing

the optimum viable long term original use as a hotel to this Grade II* Listed Building, allowing public access and regeneration to the town centre'.

Conditions recommended.

Representations

Final publicity date expired: 15th August 2025

The application has been advertised as an application for listed building consent, within a conservation area, via site notices and a press notice. This is in line with the Council's adopted Statement of Community Involvement.

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

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

Three public representations were received in response to the original publicity, which included comments from Huddersfield Civic Society and from SAVE Britain's Heritage.

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

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

SAVE Britain's Heritage objects to the application. The following comments are made:

- Demolition of listed fabric would fail to satisfy the local planning authority's legal duty to preserve listed buildings and their settings.

- Proposed new-build elements ‘would increase both the height and massing of the hotel building, which would dominate the remaining fabric of the George Hotel and erode the character of the surrounding conservation area and the setting of eight listed buildings, including the grade I-listed railway station’. In its current form ‘consider that the proposed development would amount to substantial harm to the conservation area’.
- Inadequate justification for the demolition of the 1874 wing of this grade II* listed building. NPPF states that ‘substantial harm to, or loss of…assets of the highest significance…should be wholly exceptional’ and requires clear and convincing justification. Without further information ‘it cannot be demonstrated that these measures are both necessary and financially viable’.

The other public representation received was an objection, raising the following comments:

- Important that there is provision for car park spaces nearby for hotel guests. Reference to lack of dedicated car parking as being reason ‘given for the failure of this hotel in the past’.
- Consideration should also be given to whether pick-up area for the railway station should be reinstated once work on the station is complete. Comments regarding drivers ‘vying for best places to pick up their loved ones’ and implications of this for reviews of the hotel.

Main Issues

The main issues in this case are whether the proposed development would preserve the Grade II* listed building ‘The George Hotel’ and the Grade II listed building ‘Railings to Station Yard’ within the site, including any features of special architectural or historic interest which those listed buildings possess, and the effects of the proposed development on the settings of other nearby listed buildings and on the character and appearance of the Huddersfield Conservation Area.

Assessment of Main Issues

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

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that, in considering whether to grant listed building consent for any works, the local planning authority ‘shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses’.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that, in the exercise of planning functions, with

respect to any buildings or other land in a conservation area, 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

Heritage assets affected

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

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

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

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

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

Insofar as it relates to the current application, the special interest and significance of the listed building, The George Hotel, are drawn from its architectural interest and detailing including those elements of its historic fabric

and planform which remain, from its historic interest as identified in the list description, including as part of the foundation of Rugby League as referred to above, and its evolution as a hotel, which has been adapted over time as part of that evolution to ensure its ongoing survival, and which remains evident in the various phases of development of the building.

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

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

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

(iii) The settings of other nearby listed buildings

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

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

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

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

(iv) Huddersfield Conservation Area

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

As part of that group of buildings, and having regard to its architectural detailing and well-preserved external appearance, the application site makes a positive

contribution to the character and appearance of Huddersfield Conservation Area, despite having been vacant for some time.

<u>The proposed development and its effects on the significance of designated heritage assets</u>

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

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

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

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

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

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

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

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

> *"Consideration was given previously to the retention of this wing, but this approach was discounted owing to the identified structural concerns, safety issues during construction and level of intervention that would be required to the historic structure requiring re-building. There is a suggestion that some of the timbers are more recent 20th-century additions as the timbers appear to be machine sawn and of softwood."*

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

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

The conservation officer has noted that:

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

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

Overall, the conservation officer has advised that:

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

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

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

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

In the light of the information submitted, including further information received during the course of the application, and taking into account the conservation officer's comments, including with regard to the relatively lower and/or diminished significance of Block B and parts of Block C, the structural issues that have been identified with regard to those parts of the existing building and the constraints to conversion that are presented by some aspects of those existing structures, it is considered that satisfactory information has been provided to justify the proposed demolition of Blocks B and C.

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

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

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

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

Following the receipt of additional information and justification from the applicant during the course of the application regarding the proposed demolition and reconstruction of this façade of Block C, Historic England have advised that they 'consider that the careful dismantling and rebuilding of the John William

Street elevation would amount to less than substantial harm. In this regard, Historic England have noted various aspects of the justification that has been provided by the applicants, and have advised that they 'acknowledge that this justification has been provided and this is for the local authority to assess whether it is clear and convincing to outweigh the harm identified'.

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

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

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

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

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

of the proposals. This is considered in the 'Heritage balance and conclusion' section below.

(ii) Proposed new-build extension

Concerns raised by consultees and other interested parties regarding the design of the proposed new-build extension are noted, including concerns raised by the Victorian Society that 'the building does not reflect 'Huddersfield' and that they 'feel that the proposed does not 'establish or maintain a strong sense of place'', with reference to the NPPF.

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

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

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

A plant enclosure is proposed on the roof of the proposed extension. However, this would be set back still further from the edges of the roof of the upper floors of the extension below, sufficiently that it is considered that its visual impact

would be mitigated to a satisfactory degree. It is also noted that the extent of the rooftop plant area now proposed would be less than was approved as part of the previous planning permission (2023/90024). This aspect of the proposals is therefore considered to be acceptable, subject to a condition requiring details of the external materials to the plant enclosure and rooftop balustrade.
On the John William Street elevation, the northernmost section of the proposed extension, beyond the re-constructed part of the John William Street façade, would include a taller stone section which would 'bookend' the elevation. As advised by the conservation officer, this element of the proposed extension would 'make a clear visual break', and 'takes cues from the surrounding character of the Conservation Area, where there are several examples of such architectural features and where corners are chamfered, to soften an otherwise sharp corner detail'.

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

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

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

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

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

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

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

Historic England have been re-consulted following the receipt of that further information and have advised that 'the glazed link between Block A and the new build element still raises some concerns however it is acknowledged that this element was permitted under the previous, approved scheme'. Historic England's comments go on to state that 'we would advise that the glazed link could be articulated in some manner as to lessen this visual impact which we have identified as causing a less than substantial amount of harm'.

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

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

The design and detailing of the proposed extension are therefore considered to be acceptable, subject to the recommended conditions.

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

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

(iii) Block A – external alterations

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

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

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

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

(iv) Internal works to Block A

The historic stairwell within Block A is proposed to be retained, with some minor alterations, including the addition of a glazed balustrade within the existing timber and iron balustrade, for safety reasons. The proposals would include the retention of the existing balustrade, including repairs (with matching replacement iron balusters where necessary). The conservation officer has advised that 'this will preserve, enhance and better reveal the space which is welcomed'. The proposed works to the staircase have not been finalised as they are subject to further investigation, including in relation to structural matters. However, it is considered that sufficient information has been provided in this regard at this stage, and that the remaining detailed information regarding the final design of the staircase could be dealt with via a suitably-worded condition. An appropriate condition is recommended.

The conservation officer has also noted that the proposals would also reinstate elements of the historic plan form of the building, which had previously been lost, Nib walls and downstands would be retained and numerous historic doorways would also be retained as 'false' doorways within hallway areas in cases where those doorways would be blocked up in the rooms beyond. These measures would help to preserve the legibility and understanding of the historic plan form of the building.

Various other historic features are proposed to be refurbished and reinstated within the first and second floor corridors of Block A, including door surrounds,

dados, cornices, ceiling panelling, skirtings and arches with decorative corbels. Metal mesh ceiling rafts are proposed across the widths of corridors, to carry mechanical and electrical services. In that regard, the conservation officer has advised that ‘although this is a contemporary feature, it is a method of dealing with the need to provide services whilst retaining historic features’ and that ‘as it is reversible it is considered acceptable’. The proposals are therefore considered acceptable in this regard.

All existing floors in Block A would be retained as part of the current proposals. In this regard, the current proposals would preserve more historic fabric than the scheme which formed the subject of the previous listed building consent, and would thus result in less harm in this respect compared with that previously-approved scheme.

Some areas of Block A have been the subject of numerous interventions and alterations over time. However, there are several rooms and areas within Block A which retain a greater extent of historic fabric, and which are thus considered to be of higher significance. In those rooms and areas, enhanced levels of conservation works are proposed. Those rooms and areas (referred to collectively as the ‘High Significance Areas’ of Block A) are:

- Commercial room (also referred to as the ‘signing room’) on the first floor;
- Former dining room on the first floor;
- Former billiard room on the ground floor;
- Main staircase

The proposals for the main staircase are considered above.

In the Commercial Room (‘signing room’), which is proposed to be used as a Function Room, the 1874 decorative ceiling is proposed to be retained. This is considered to be a significant improvement compared with the scheme which was approved under the previous listed building consent, which proposed a greater extent of fabric removal in this and other parts of Block A. The current application also proposes fewer other interventions to this significant room, so that historic details and decoration can be retained, which is welcomed. Some new fabric is proposed, including radiators and lighting, however this is considered acceptable and proportionate in the context of the degree of historic fabric which is proposed to be retained in this room.

The original layout of the former dining room on the first floor has been previously lost due to later alterations to insert a bedroom. However, the bay window ceiling decoration, timber panelling and skirting are proposed to be retained in the proposed bedroom in the part of that former dining room which includes the historic bay window, and it is proposed to reinstate more of the plasterwork in that bedroom where practicable. This is considered to be

appropriate and proportionate, allowing the remaining areas of highest significance within the former dining room to be retained and enhanced.

The former billiard room on the ground floor of Block A is proposed to be used as conference rooms. In this room, historic fabric including architraves, window panels, door surrounds and skirtings are proposed to be retained and redecorated, and ceiling roses (which are understood to be later, 20th century additions) are proposed to be relocated to reflect the amended layout of this room. The proposals are considered acceptable in terms of retaining historic fabric whilst also facilitating and accommodating the intended function of this room as part of the proposed use.

Conditions are recommended requiring various details to be submitted and approved for all of the 'High Significance Areas' within Block A before relevant works are carried out, including method statements for repairs to and/or reinstatement of decorative plasterwork and joinery; floor finishes and colour schemes for room decoration, to ensure that the details of those proposed works are acceptable.

The former reception area of Block A (proposed as the reception area and bar area as part of the current application scheme) has been the subject of multiple alterations and interventions throughout the lifetime of the building and its previous hotel use and, although some elements of historic fabric remain, other aspects are understood to date from the later 20th century (1970s/1980s) and are of lower significance.

Within the reception area, historic features including the curved display cabinet and oval window at the foot of the staircase, and the historic fireplace, are proposed to be retained. Skirting boards and cornicing are also proposed to be retained. This is all welcomed, and a condition requiring method statements for the protection of historic features and fixtures during works is recommended. The conservation officer has noted that the 'internal volumes and layout will reflect the 1851 planform with down stand beams to inform understanding' and that 'the 20th century 1970s/1980s (low quality) alterations including coffered ceiling at the base of the stair will be removed to allow better understanding of the 1850s spaces'.

It is understood that there are two layers of decorative plasterwork currently existing in the reception area – one dating from around the 1930s and a lower, later level dating from the 1970s/80s. The plaster is all proposed to be removed, but it is intended to reinstate the higher level plasterwork to match the existing pattern of that older layer. Given the relatively recent age of the existing plasterwork to those areas, this is considered acceptable.

The scagliola columns in the reception area – most of which are also understood to date from the 1970s in their decoration – are also proposed to

be replicated, to ensure that they would be fire compliant. Again, given the recent age of those features, this is considered acceptable.

Decorative floor tiling remains evident in some parts of the former reception area and, where it exists, this is proposed to be retained. However, it is understood that this is likely to be covered as part of the proposed flooring of the reception area. A condition requiring details of the proposed treatment of this area of flooring (and other significant areas of flooring including those in the identified 'High Significance Areas' and an area of existing stone flags which form part of the floor/ceiling between the ground floor and the basement) is recommended, to ensure that those areas of higher significance historic flooring are appropriately retained and protected, even where they are proposed to be covered over as part of the decoration of the hotel.

Overall, with regard to the proposed internal works to Block A, the conservation officer has advised that 'while there is to be some intervention in block A' they 'do consider that overall, the works are necessary and justified in order to secure the future viable re-use of this important heritage asset as a hotel'. In the light of the above, and subject to the recommended conditions, it is considered that the internal works to Block A would represent an appropriate balance between preserving the significance and special interest of the listed building and facilitating its future viable re-use as a hotel.

(v) Railings to station yard

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

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

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

(vi) Conservation Management Plan

The Victorian Society's comments suggesting a Conservation Management Plan for the proposed works are noted.

As part of the application, a significant amount of detailed information has been provided, on 'Heritage Scoping Plan' drawings, including information regarding the existing fabric within each room and area in Block A, and detailed proposals for works in each of those rooms and areas. As such, and subject to conditions requiring more specific detailed proposals for the areas of highest significance, as set out above, it is considered that sufficient information and certainty have

been provided regarding the detailed proposals at this stage. Therefore, a Conservation Management Plan has not been sought from the applicant at this stage, prior to determination.

However, to ensure and secure the ongoing maintenance and preservation of the listed building and that any further works are carried out to an appropriate specification and quality, it is considered reasonable and appropriate to require a Conservation Management Plan for the subsequent maintenance of the building following completion of the works and its occupation as a hotel. A condition to this effect is therefore recommended as part of any consent.

Other matters

Comments and suggestions received from the Victorian Society regarding the involvement of a conservation architect are noted. The applicant has confirmed that the design team for the project includes a conservation architect 'who is actively involved in the proposals and leading on the preservation and restoration of Wallen's 1849 block and other parts of the Building having been a key attendee and contributor to all key site investigations and design team meetings'. This is noted.

Justification and Public Benefits

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

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

Full viability information has not been provided as part of the current application, which also proposes additional bedroom accommodation compared with the previously-approved scheme. However, the building has now been vacant for a further 2 years, and it is considered that the viability is unlikely to have improved since the approval of that previous scheme, which remains extant as a fallback position, and it remains the case that reintroducing its former, and intended, use as a hotel is considered to be the optimum viable use of the building.

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

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

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

Heritage balance and conclusion

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

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

The NPPF states that, 'when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)'. The NPPF goes on to state that and harm to the significant of a designated heritage asset should require 'clear and convincing justification' and that 'where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

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

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

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

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

Representations

Comments and concerns raised, in the representations received, regarding the proposed demolition of parts of the existing building, and the design of the proposed new-build extension and effects on the existing building and its surroundings, including the Huddersfield Conservation Area, are addressed in the 'Heritage and Design' section above.

Comments received in support of the proposed works, including with reference to bringing the existing building, in the town centre, back into use, are noted. Those matters have been taken into account as public benefits in support of the proposals, as set out in the appraisal above.

The following concerns have been raised by an interested party with regard to matters of parking and access:

- Important that there is provision for car park spaces nearby for hotel guests. Reference to lack of dedicated car parking as being reason 'given for the failure of this hotel in the past'.
- Consideration should also be given to whether pick-up area for the railway station should be reinstated once work on the station is complete. Comments regarding drivers 'vying for best places to pick up their loved ones' and implications of this for reviews of the hotel.

Response: These matters, relating to car parking and access, do not relate directly to this application, which is seeking listed building consent for the works that are proposed to the listed buildings within the site. However, matters relating to parking and access have been assessed as part of the accompanying application for planning permission for the proposed development (application reference: 2025/91147).

The Highways officer was consulted on that application, and has noted that no parking is available within the site. However, they have not raised any objections in that regard, noting the site's location within the town centre, close to the railway station, bus station and numerous public car parks.

Amongst the Highways officer's comments on the accompanying planning application, they have also noted that there is a single drop-off/loading bay on Railway Street to the front of the hotel, and that 'it is assumed that guests attending functions at the hotel will arrive either by taxi or coach, for which there is adequate drop off space close to the hotel or will arrive by private car and park in one of the town centre public car parks.' The Highways officer has raised no objections in this regard.

Therefore, in the light of the Highways officer's comments on the accompanying planning application, it is considered that the proposal would be acceptable with regard to those parking and access matters that have been raised in the comments received on this application.

Conclusion

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

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

It is considered that the public benefits that would arise from the proposed development would outweigh the less than substantial harm that would arise in this case, and the proposals are therefore considered acceptable and in accordance with Local Plan Policies LP24 and LP35 and with the NPPF.
It is therefore recommended that the application is approved, subject to the suggested conditions.

Recommendation: Approve.

Application Number: 2025/91148
Decision Authorisation: Delegated Powers
Officer Recommendation: Approve

Conditions and Reasons

1. The works hereby approved shall be begun within three years of the date of this consent.
Reason: Pursuant to the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004).

2. The works hereby approved shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being approved and to ensure the works are carried out to an appropriate quality standard of design and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

3. 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 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.

4. The works to deconstruct and reconstruct the John William Street façade of Block C, as shown on Demolition Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20140 Rev P1 and Proposed Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev P5, shall be carried out in complete accordance with 'The George Hotel, Huddersfield: John William Street Deconstruction and Reconstruction' document, reference L054-GMI-XX-XX-RP-A-08806_P1 Version: 01, produced by GMI and dated April 2025.

For the avoidance of doubt, those works shall include the reinstatement of existing window timberwork (including frames and architraves) within the windows of the reconstructed façade.

No part of the development shall be first occupied or brought into use until the reconstruction of the John William Street façade of Block C has been fully completed in accordance with the details hereby approved.

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 carried out and completed to an appropriate specification and quality, to protect the character, fabric and significance of the listed building, 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.

5. No demolition works, or dismantling of any part of the existing buildings, shall take place until a detailed Method Statement for all such works has been submitted to and approved in writing by the local planning authority. The Method Statement shall include, but shall not necessarily be limited to, details of the following works:

- Works to the mansard timberwork in Block A to accommodate the new extension hereby approved;
- The demolition of Block B, including deconstruction works to those parts of Block B which adjoin retained Block A;
- The demolition of Block C (with the exception of the section of the John William Street façade of Block C which is to be deconstructed and reconstructed as referred to in Condition 4 of this decision), including deconstruction works to those parts of Block C which adjoin retained Block A;
- The alterations to the separately listed Railings to Station Yard to the western side of the George Hotel building, to allow for the insertion of a gate, as shown on Proposed Site Plan drawing number: L054-AHR-90-ZZ-ZZ-D-A-90001 Rev P3.

All demolition and dismantling works shall be carried out in complete accordance with the Method Statement thereby approved.

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 an appropriate quality of development and to protect the character and fabric of the retained parts of the listed buildings, and the significance of the heritage assets, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

6. No works shall commence on the existing buildings within the site until details of a scheme of building recording for all elements of the buildings, to be carried out to a level 3 standing as set out in the Historic England guidance document: *Understanding Historic Buildings: A Guide to Good Recording Practice*, has been submitted to and approved in writing by the local planning authority.

The scheme of building recording shall thereafter be carried out in complete accordance with the details thereby approved.
Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest and importance associated with the building that may be lost or replaced in the course of the works, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. The development shall not be first occupied or brought into use until all building recording has been carried out and completed in accordance with the building recording scheme approved under Condition 6 of this consent, and until the following have been submitted to and approved in writing by the local planning authority:

a) The results of the building recording which has been carried out; and
b) Confirmation that the results of the building recording have been deposited with the West Yorkshire Historic Environment Record.

Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest and importance associated with the building that may be lost or replaced in the course of the works, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. Notwithstanding the submitted details, no works shall commence in any of the High Significance Areas of Block A until a detailed Method Statement for all repairs to, and/or reinstatement of, decorative/detailed plasterwork and joinery within those High Significance Areas of Block A has been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt, the Method Statement shall include the reinstatement of existing window timberwork (i.e. window architraves, shutter boxes etc) to the windows of those High Significance Areas of Block A.

No part of the development shall be first occupied or brought into use until the works to the High Significance Areas of Block A have been carried out and completed in accordance with the details thereby approved, and the works shall be retained as such thereafter.

For the avoidance of doubt, for the purposes of this condition, the ‘High Significance Areas of Block A’ are those areas which are specified in the High Significance Areas of Block A Schedule on this decision notice.
Reason: To ensure that the works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in

accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

9. Notwithstanding the submitted details, no works shall commence to the floors in the following areas of Block A until details of all floor finishes to those areas have been submitted to and approved in writing by the local planning authority:

a) The areas of the ground floor identified as X11 and X14 on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1, where there are existing stone flags between the basement and the ground floor, to include the retention of those stone flags and details for the treatment of the floors above them in those areas;
b) The areas of the ground floor identified as X10, X11 and 047 on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1, including the retention, and repair and/or replacement where necessary, of the existing floor tiles in those areas;
c) The High Significance Areas of Block A (as defined in the High Significance Areas of Block A Schedule on this decision notice), where they are not specifically referred to in points a) and b) above.

No part of the development shall be first occupied or brought into use until the floor finishes to those areas specified in points a), b) and c) above have been carried out in complete accordance with the details thereby approved, and the works shall be retained as such thereafter.

For the avoidance of doubt, references within this condition to Block A refer 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 works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

10. All proposed fire, thermal and acoustic upgrades to the floors and ceilings within Block A shall be carried out, and thereafter retained, in accordance with the following drawings, unless otherwise approved in writing by the local planning authority by means of an application for the approval of details reserved by condition:

- LBC Details – Block A Floor and Ceiling drawing number: L054-AHR-20-BA-ZZ-D-A-20300 Rev P2
- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev P1;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev P1;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P1;

- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev P1.

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 works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

11. Works to existing walls in Block A to provide fire, thermal and/or acoustic upgrades to those walls shall only be carried out in accordance with the details on LBC Details – Level 04 Mansard Wall Lining drawing number: L054-AHR-20- BA-ZZ-D-A-20301 Rev P2.

No other works to any existing walls in Block A to provide fire, thermal and/or acoustic upgrades to those walls shall take place unless and until details of any such proposed upgrades have been submitted to and approved in writing by the local planning authority. The details shall also outline any necessary protection measures to any fabric or features of interest required both during the initial scheme of investigation and subsequent construction phases. All works shall thereafter by carried out 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 A refer 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 works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

12. In the event that any works to repair, replace and/or make good existing stonework to the external walls of Block A are required, no such works shall commence until details of those works have been submitted to and approved in writing by the local planning authority. The details shall include a sample panel of stonework, which shall be constructed on site for inspection by the

local planning authority, and shall include any stone to be used in such works and the methods and materials to be used in any pointing of stonework (which shall be with lime mortar appropriate to the stone type and width of joints to be finished flush or slightly recessed). The local planning authority shall be notified in writing once the sample panel has been constructed on site.

Any repairs to, or making good of, existing stonework to the external walls of Block A shall only be carried out in accordance with the details thereby approved, and shall be retained as such thereafter. The sample panel thereby approved shall be retained on site for the duration of the works on site and shall not be removed until all works to Block A have been completed on site.

For the avoidance of doubt, references within this condition to Block A refer 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 works and materials are of an appropriate standard and quality in order to result in a high quality development, in the interests of maintaining the significance of the listed building 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.

13. No works shall commence above ground level on the construction of the external walls of the new-build extension hereby approved until full details and samples of all proposed external materials for the new-build elements of the works have been submitted to and approved in writing by the local planning authority. The details shall include:

a) Details of the proposed stone for the external walls of the new-build extension, including a sample panel of the proposed stonework and pointing, which shall be constructed on site;
b) The materials, colour and pattern of decorative metal panels to the extension, including a sample of the proposed material;
c) The materials and colour of any other cladding panels, including to the rooftop plant enclosure;
d) The materials and colour of the framing of the glazing to the upper floors of the extension;
e) The materials, colour and design of the balustrade to the roof of the extension;
f) The materials and colour of the louvred plant screen to the roof of the extension.

Samples of all of the proposed materials shall be provided on site (including a sample panel of the proposed new stonework) for the inspection of the local planning authority, which shall be notified in writing of their availability for viewing on site.

The external-facing parts of the new-build extension shall thereafter only be constructed using the materials thereby approved, and shall be retained as such thereafter.

The sample panel of stonework thereby approved shall be retained on site for the duration of the works to construct the new-build extension, and shall not be removed until the external walls of the new-build extension have been completed.
Reason: To ensure that materials of an appropriate standard and quality are used in order to result in a high quality development, in the interests of maintaining the significance of the listed building 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.

14. All windows in Block A shall be retained in complete accordance with the following details as part of the works:

- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev P1;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev P1;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev P1.

The windows in Block A shall thereafter be retained in accordance with the details hereby approved.

For the avoidance of doubt, references within this condition to Block A refer 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 works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

15. Notwithstanding the submitted details, no works to Block A shall commence until details of all retained and proposed doors to Block A have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- The retention or the re-use within Block A, where practicable, of the historic doors identified as: A1D4-091 'Bedroom'; A4D4-X73 'Circ.'; and A4D6-196 'En-Suite' in the Door Schedule Block A demo table on LBC Details Doors Demo drawing number: 8662-BOW-ZZ-ZZ-DR-A-P155 Rev P1 (which is within the LBC Doors Assessment (With Addendum) document reference L054-AHR-XX-XX-RP-A-08806 Rev P1);
- Details of any other historic internal or external doors to Block A which are to be retained;
- Details of any new and/or replacement external doors to Block A, including section and elevation drawings at a scale of 1:5;
- Details of any new and/or replacement internal doors to Block A, including section and elevation drawings at a scale of 1:5.

All doors to Block A shall be retained and/or 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 A refer 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 works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

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

- Detailed sections and elevations of all doors and windows proposed within the re-constructed façade of Block C on John William Street, at a scale of 1:5 and 1:20;
- Detailed sections and elevations of any other timber windows proposed within the new-build extension, at a scale of 1:5 and 1:20;
- Detailed sections and elevations of all new metal-framed windows proposed within the new-build extension, at a scale of 1:5 and 1:20;
- Detailed sections and elevations of all external doors proposed within the new-build extension, at a scale of 1:5 and 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 character, fabric and significance of the listed building 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.

17. No works to Block A shall commence until a Method Statement, setting out the protection measures for all fixtures and fittings (and, where specified in the list below, other features) to be retained, has been submitted to and approved in writing by the local planning authority. The Method Statement shall include drawings identifying the fixtures, fittings and other features referred to therein. The Method Statement shall include, but shall not necessarily be limited to, protection measures for the following:

- All fireplaces to be retained;
- The staircase entry area identified as Areas X10 and X18 on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1, including the display cabinet by the stairs within that area (identified as 'Listed display cabinet to be retained' on that drawing);
- The oval window in the staircase entry area identified as Area X10 ('Stair 1') on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- All fixtures, fittings, plasterwork, timberwork and all decorative elements (except lighting) in the proposed Function Room on the First Floor of Block A (identified as Room 051 'Function Room' on First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1).

All works shall thereafter be carried out in complete accordance with the Method Statement thereby approved. All necessary protection measures shall be installed in accordance with the details thereby approved prior to the commencement of any other works to Block A, and those protection measures shall be retained in place for the duration of all works to Block A.

For the avoidance of doubt, references within this condition to Block A refer 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 existing historic fabric to be retained is appropriately protected during the works, to protect the character and fabric of the building and the significance of the heritage asset, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

18. No extraction, mechanical or electrical systems shall be installed until details of any penetrations to historic fabric walls of the retained buildings (including Block A and the reconstructed façade of Block C on John William

Street) which are required as part of the installation of any such system(s) have been submitted to and approved in writing by the local planning authority.

Any works to install extraction, mechanical or electrical systems shall thereafter only be carried out in accordance with the details thereby approved.

For the avoidance of doubt, references within this condition to Blocks A and C refer to Blocks A 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 character, fabric and significance of the listed building, 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.

19. All plastering to historic masonry/walling within Block A shall be retained where it is reasonably practicable to do so, and any necessary repairs to, or replacement of, plaster to historic masonry/walling within Block A shall only be carried out in accordance with the details and specifications on the following drawings:

- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev P1;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev P1;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev P1.

The works shall thereafter be retained in accordance with the details on the drawings listed above.

For the avoidance of doubt, references within this condition to Block A refer 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 works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

20. No paint decoration works to Block A shall commence until details of the proposed colour scheme for room decoration to the following rooms and areas has been submitted to and approved in writing by the local planning authority:

- All High Significance Areas of Block A (as defined in the High Significance Areas of Block A Schedule on this decision notice); and
- The proposed Reception and Bar areas in Block A (identified as rooms/areas: 032, 048, 049, 050, X10, X11, X14, X18 and X22 on Ground Floor Heritage Scoping Plan drawing number L054-AHR-20-BA-00-D-A-20040 Rev P1).

The development shall not be first occupied or brought into use until the rooms and areas listed above have been decorated in accordance with the details thereby approved. Those rooms and areas shall thereafter be retained in accordance with the details thereby approved.

For the avoidance of doubt, references within this condition to Block A refer 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 works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

21. Notwithstanding the details on the submitted drawings, no works to the staircase within Block A shall commence (except for investigative works and/or essential temporary support works) until full details of all proposed works to that staircase have been submitted to and approved in writing by the local planning authority. The submitted information shall include:

- Details of all proposed structural works to the staircase, including a Structural Appraisal of the existing staircase;
- Detailed sections and elevations of all landings, at a scale of 1:10, including those sections of the landings which are proposed to be retained and those which are proposed to be replaced;
- Detailed sections and elevations, at a scale of 1:10, showing the junctions of each flight of stairs with the landings at each end;
- Details of the retention and refurbishment of the existing balustrade including the retention of existing decorative iron balusters and installation of matching cast-iron replacements for any damaged or missing balusters as necessary;

- Detailed elevations and sections, at a scale of 1:5, showing the proposed glass balustrade to be installed 'inboard of existing handrail / balustrade' as indicated on Main Staircase – Refurbishment Strategy drawing number: L054-AHR-20-BA-ZZ-D-A-20200 rev P2;
- The retention of the St George Panel at the bottom of the staircase;
- Details of protection measures for all retained fabric (including those items and features listed above) throughout the full duration of works to the staircase, including details of when those measures would be installed, and when they would be removed.

The development shall not be first occupied or brought into use until all works to the staircase within Block A have been carried out and completed in accordance with the details thereby approved, and those works shall be retained as such thereafter.

For the avoidance of doubt, the 'staircase' referred to in this condition is the staircase leading from the Ground Floor to the Fourth Floor of Block A, starting from the area labelled 'Stair 03' on Proposed Ground Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-00-D-A-20700 Rev P4 and ending at the point labelled 'Stair' and 'Circulation' (between 'Lift A' and 'Guest Room U') on Proposed Fourth Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-04-D-A-20705 Rev P3.

For the avoidance of doubt, references within this condition to Block A refer 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 works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

22. No new or replacement rainwater goods shall be installed or fitted to Block A unless details of any such new or replacement rainwater goods have been submitted to and approved in writing by the local planning authority, including details of their materials, design, colour and methods of fixing to the building.

Any new or replacement rainwater goods shall only be installed or fitted to Block A in accordance with the details thereby approved, and shall be retained as such thereafter.

For the avoidance of doubt, references within this condition to Block A refer 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 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.

23. 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.

24. No part of the development shall be first occupied or brought into use until a Conservation Management Plan has been submitted to and approved in writing by the local planning authority. The Conservation Management Plan shall include all relevant information from the building recording and Heritage Scoping Plans listed in the Plans and Specifications Table below, and any other relevant information necessary to inform the future management of the building by future occupants.

The development shall be carried out, and shall thereafter be managed, in complete accordance with the Conservation Management Plan thereby approved.
Reason: To ensure that the works are carried out to an appropriate specification and quality, and to inform the subsequent management of the building and protect the historic fabric and special interest of the building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

NOTE: For the avoidance of doubt, any reference in the conditions on this decision notice to ‘Block’ or ‘Blocks’, or to ‘Block A’, ‘Block B’ and/or ‘Block C’ refers to Block A, Block B and 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.

NOTE: Notwithstanding the details on the submitted drawings, this decision does not grant any consent for any signage or advertisements on the buildings or within the site. The developer is advised that separate advertisement consent and/or listed building consent may be required for any proposed signage and/or advertisements.

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, including those details approved under Conditions 10 and 11, which refer to thermal, fire and acoustic upgrades, do not imply compliance with other relevant regulations, including the Building Regulations, in those regards.

High Significance Areas of Block A schedule:

For the avoidance of doubt, for the purposes of the Conditions on this decision notice, the 'High Significance Areas of Block A' are as follows:

- Ground Floor Former Billiard Room – Room number 034 (labelled 'Function Room') on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- First Floor Former Dining Room – Room numbers 059 and 060 (labelled 'Bedroom & Ensuite') on First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P1;
- First Floor Former Signing Room – Room number 051 (labelled 'Function Room') on First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
- Main Staircase – The area identified in Main Staircase – Refurbishment Strategy drawing number: L054-AHR-20-BA-ZZ-D-A-20200 Rev P2, made up of the following areas:
    - X10 (labelled 'Stair 1') on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
    - X23 (labelled 'Staircase') on First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
    - X40 (labelled 'Stair 1') on Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1;
    - X56 (labelled 'Stair 1' on Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P1; and
    - X70 (labelled 'Stair 1' on Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1.

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 Statement	L054-AHR-00-XX-RP-A-A3-001 Dated: April 2025	P1	28/04/2025
Drainage Strategy Report: George Hotel, Huddersfield	L054-ACE-5X-ZZ-ZZ-RP-C-0001 Dated: 16.04.2025	P01	25/07/2025
Ecology and Biodiversity (With Addendum)	L054-AHR-XX-XX-RP-A-08801 Dated: April 2025	P1	28/04/2025
Flood Risk Assessment (With Addendum)	L054-AHR-XX-XX-RP-A-08802 Dated: April 2025	P1	28/04/2025
George Hotel, Huddersfield – Planning Report (Structures): Proposed New Concrete Frame Extension			28/04/2025
Heritage Impact Assessment	L054-AHR-XX-XX-RP-A-08805 Dated: April 2025	P1	28/04/2025
Historic Building Recording Progress Report 15.04.2025	Dated: 15.04.2025		28/04/2025
John William Street Deconstruction and Reconstruction	L054-GMI-XX-XX-RP-A-08806_P1 Dated: April 2025	01	28/04/2025
LBC Doors Assessment (With Addendum)	L054-AHR-XX-XX-RP-A-08806 Dated: April 2025	P1	28/04/2025
MEP Strategy Submission Report	L054-WAL-42-XX-XX-L-M-50003 Dated: 16/04/2025	P01	28/04/2025
Ventilation Strategy Report	L054-WAL-42-XX-XX-L-M-50004	P01	28/04/2025
Noise Impact Assessment (With addendum)	L054-AHR-XX-XX-RP-A-08801 Dated: April 2025	P1	28/04/2025
Response – Acoustics	2024.00373.000 Dated: 28.05.25	01	28/05/2025
Planning Policy Statement (With Addendum)	L054-AHR-XX-XX-RP-A-08809 Dated: April 2025	P1	28/04/2025
Response – Biodiversity	2024.00373.000 Dated: 28.05.25	01	28/05/2025
Response – Coal Authority	2024.00373.000 Dated: 29.05.25	01	29/05/2025
Response – Cycle Storage	2025_4891147_W-15-Response – Cycle Storage_29.08.25 Dated: 29.08.25	01	04/09/2025
Response – Historic England (John William Street Wall).	2024.00373.000 Dated: 25.06.25	01	08/07/2025
Response – Historic England_v3	2024.00373.000 Dated: 10.07.25	03	10/07/2025
Response – The Victorian Society	2025_4891147_W-11-Response-VICSOC_05.08.25 Dated: 05.08.25	01	05/08/2025
Response – VICSOC, SBH, CC and 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.

Report Dated: 24th October 2025