Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2025/65/91148/W

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

For: Sarah Collins, Place, Kirklees Council

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR 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)

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

In accordance with the plan(s) and applications submitted to the Council on 01-May-2025 subject to the condition(s) specified hereunder:-

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.

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

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

Details Reserved by Condition

- **This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording "*submitted to and approved in writing by the Local Planning Authority*".**

- **You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.**

- **This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.**

- **You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.**

- **It is important that applications to discharge conditions are accompanied by sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.**

- **If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.**

Development within a Coal Mining Area

DEVELOPMENT HIGH RISK AREA - INFORMATIVE NOTE

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

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

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:
http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property
What is a permit and how to get one? - GOV.UK (www.gov.uk)

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

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches, development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -
https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements

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

Digital Infrastructure: Fibre To The Property (FTTP)

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

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

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

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

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

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

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at https://www.gov.uk/appeal-planning-decision Further information on the Planning Appeal process can be found online at the Planning Inspectorates website https://www.gov.uk/government/organisations/planning-inspectorate.You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

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

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

Dated: 24-Oct-2025

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2025/65/91148/W.

If a paper copy of the decision notice or decided plans are required please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

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