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:	**2025/44/93243/W**
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Discharge of details reserved by condition 6 (scheme of building recording) of previous listed building consent 2025/91148 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
Recommending Officer:	Nick Hirst

DECISION – Discharge of Condition – Approve

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.

Victor Grayson

AUTHORISED OFFICER

Date: 23/02/2026

Application: 2025/44A/93243/W

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

Proposal: Discharge of details reserved by condition 6 (scheme of building recording) of previous listed building consent 2025/91148 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

Publicity

Publicity expired: 12/01/2026

The proposal was advertised via site notices within the vicinity of the application site.

No public representations were received.

Consultation Response

West Yorkshire Archaeology Advisory Service: WYAAS have provided the following comments within their consultation response dated 08/12/2025:

> *Condition 6 requires the submission and approval of a detailed Written Scheme of Investigation (WSI) for Level 3 building recording before any works commence on the existing buildings.*
>
> *I can confirm that the WSI detailing the required Level 3 recording for the buildings has been received and formally approved by the Local Planning Authority (LPA), acting on advice from the West Yorkshire Archaeology Advisory Service (WYAAS).*
>
> *This WSI is now the approved scheme for the recording works. WYAAS would be happy for the condition to be discharged*
>
> *Please be aware that while the scheme (Condition 6) has been approved, Condition 7 should remain active and govern the completion and reporting of the work.*

Assessment

Condition 6 (scheme of building recording)

> *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.*

Condition 6 was imposed on the advice of West Yorkshire Archaeology Advisory Service who have confirmed, in their consultation response dated 08/12/2025 (detailed above), that the submitted details are acceptable in their view.

Officers support this assessment and recommend that the details be approved.

Notwithstanding the above, condition 6 has an ongoing requirement which prevents full discharge at this time, a note of which is recommended to be included in the council's decision letter. Furthermore, condition 7 has associated requirements related to building recording and it is recommended that this also be noted in the decision letter.

Recommendation: Approve details

Report Dated: 20/02/2026

Recommended Decision Notice Text

Condition 6 (scheme of building recording)

You have submitted the following details pursuant to condition 6:

- Document titled: Specification for an Archaeological and Architectural Recording at The George Hotel, John William Street, Huddersfield, West Yorkshire
- Document titled: The George Hotel, John William Street, Huddersfield Planning Ref: 2023/65/90112/E Historic Building Recording Progress Report 15/04/2025
- Package of photographic images of The George Hotel, received 24/11/2025
- Package of photo-directions, internal and external, received 24/11/2025

I can confirm that the submitted details are acceptable and are hereby approved.

Notwithstanding the above, you are reminded that condition 6 has the following ongoing requirement which must be adhered to, to ensure ongoing compliance with the condition:

> *The scheme of building recording shall thereafter be carried out in complete accordance with the details thereby approved.*

Furthermore, you are reminded of the associated requirements of condition 7, which are repeated below for convenience:

> *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.*