KIRKLEES METROPOLITAN COUNCIL
INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

Town and Country Planning Act 1990 (as amended)

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR CONSENT, AGREEMENT OR APPROVAL REQUIRED BY CONDITION

Reference No:	2025/44/93245/W
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Discharge of details reserved by condition 17 (walls supporting the adjoining highway) on previous permission 2025/91147 for 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)
Recommending Officer:	Jillian Rann

DECISION – Discharge of Condition – Split Decision

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

Nick Hirst

AUTHORISED OFFICER

Date: 22-May-2026

Officer Report

Application: 2025/93245

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

Proposal: Discharge of details reserved by condition 17 (walls supporting the adjoining highway) on previous permission 2025/91147 for 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.

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. Approved 24/10/2025.

2025/91148 – 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. Approved 24/10/2025.

Consultation Responses

See Assessment section below for details.

Assessment

Condition 17 (walls supporting the adjoining highway)

Condition 17 of planning permission 2025/91147 states that:

> *"Development shall not commence until a scheme relating to existing building walls supporting the adjoining highway, together with the design of any new retaining walls adjacent to the highway, has been submitted to and approved in writing by the local planning authority. The scheme shall include:*
>
> - *Details of the location(s) of the walls and cross-sectional information;*
> - *A method statement for the demolition of existing building walls supporting the adjoining adopted highway; and*
> - *The designs of any temporary works.*

The scheme thereby approved shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development.
Reason: *In the interests of highway safety and to ensure that the stability of the highway is not detrimentally affected by the development.*
This pre-commencement condition is necessary to ensure that measures to protect the stability of the highway are satisfactorily assessed, devised and approved at the appropriate stage of the development process, before any works commence on the development."

The original planning permission includes the demolition of existing buildings and the infilling of parts of the existing basement of the buildings, including sections adjacent to the highway.

Condition 17 has multiple component parts which each require relevant information to be submitted and approved.

History of negotiations

In response to the application as originally submitted, the Highways Structures officer advised that:

"condition 17 (walls supporting the adjoining highway) can not be discharged pending the formal technical approval of design of temporary and permanent retaining structures supporting the highway via submission of AIPs."

The applicant has subsequently undertaken separate discussions with the Highways Structures team with regard to the AIP (Approval in Principle) process referred to by the Highways Structures officer. Further information was submitted directly to the Highways Structures team by the applicant as part of that process.

An AIP has now been agreed with regard to the proposed temporary works (referred to in the third bullet point of Condition 17), and was signed by a member of the Highways Structures team on 18/03/2026. A 'Design and Check' certificate for the temporary works was then submitted, with further supporting information, and the 'Design and Check' certificate was signed by a member of the Highways Structures team on 29/04/2026.

Both the signed AIP and the signed 'Design and Check' certificate refer to various supporting documents. Since the AIP was signed, it has come to light that there were some discrepancies between some of the documents listed in the AIP and the documents which had been submitted, including with regard to their titles, reference numbers and revision references. An Addendum to the AIP with an updated, corrected list of documents, was submitted and was signed by a member of the Highways Structures team on 18/05/2026.

For the avoidance of doubt, the signed AIP and Addendum, and the signed 'Design and Check' certificate, and the associated documents, relate solely to

the requirements of the third bullet point of Condition 17 (i.e. 'the designs of any temporary works'). This process did not cover any of the other aspects of Condition 17.

A link to the approved documents associated with the AIP and the 'Design and Check' Certificate was provided by the Highways Structures team. Those documents were sent to the applicant's agent by the planning case officer. The applicant's agent has confirmed that those documents are a complete and accurate set of the relevant documents in relation to the third bullet point of Condition 17 (i.e. 'the designs of any temporary works'), and that they are happy for those documents to be deemed their substantive application insofar as it relates to the third bullet point of Condition 17. The documents have therefore been added to the file on that basis. The documents have also been confirmed by the Highways Structures officer as a complete and accurate set of the relevant documents relating to the design of temporary works.

This is considered further in the relevant section below.

Third bullet point of Condition 17 ('The designs of any temporary works')

In support of the third bullet point of Condition 17, as set out above, the applicant has submitted:

- Document titled "APPROVAL IN PRINCIPLE FOR ASSESSMENT OF The existing basement wall of a partially demolished building to temporarily support John William Street, adjacent to the George Hotel, *Huddersfield*", Revision: 04, Structure reference: K61208T, Dated 17/03/26, signed by Farhad Khatibi, Kirklees Council 18/03/2026;
- Document titled "Addendum to the AIP Rev 04 APPROVAL IN PRINCIPLE FOR ASSESSMENT OF The existing basement wall of a partially demolished building to temporarily support John William Street, adjacent to the George Hotel, *Huddersfield*", Revision: 04, Structure reference: K61208T, Dated 17/03/26, signed by Farhad Khatibi, Kirklees Council 18th May 2026;
- Site Plan drawing number: 3518-01 Rev B;
- Basement, Ground & Mezz Floor Plans drawing number: 3518-02 Rev B;
- Sections drawing number: 3518-05 Rev A;
- Temporary Propping of the Basement Wall to John William Street drawing number: 2024-079-FR-01 Rev B;
- Document titled "GMI ,The Refurbishment of the George Hotel, Huddersfield, Performance Specification for the temporary Propping of the Existing Basement Wall, John William Street, Structural Diagram", Reference: 2024-079-BPS-02 Rev A, dated 08/03/26;
- Document titled "Interpretative Site Investigation at The George Hotel, Huddersfield", Project Reference: 22.1150, produced by Constructive Evaluation, dated July 2023;
- Document titled "Appendix L. Model form of certificate for type 'P' temporary works", Name of Project: George Hotel, Huddersfield, Name of Structure: BASEMENT WALL PROPPING SYSTEM SUPPORTING

THE HIGHWAY, Structure reference no: K61208T, Section 6 signed by Claire Richardson, Kirklees Council, 29-04-2026;
- Drawing including Foundation Detail, Screw Jack Detail, Band and Plate Tie Detail 1, AST Tie Detail 2, Plan Layout and Elevation A-A, reference: CRE-IBN-433-001A-1 Rev A;
- Drawing including Band and Plate Tie Detail 1, AST Plate Tie Detail 2 and Section B-B, reference: CRE-IBN-433-001A-2 Rev A;
- Drawing/document including Tube and Fitting Scaffold Notes, Designers Risk Assessment, ND and Plate Tie Detail 1 and AST Plate Tie Detail 2, reference: CRE-IBN-433-001A-GN Rev A.

Highways Structures have advised that the submitted details listed above are acceptable to address the third bullet point of Condition 17 ('The designs of any temporary works') only.

It is therefore considered that the details listed above are acceptable with regard to the requirements of the third bullet point of Condition 17. It is therefore recommended that the details are approved for the purposes of the third bullet point only.

Furthermore, Highway Structures have advised that the submitted documents listed above, relating solely to 'The designs of any temporary works', are sufficient only for the building demolition works down to the level of the existing footway (subject to the propping system set out therein having first been installed). These details do not cover any further works (including demolition) below the existing footway level, including demolition of the existing basement walls. A note is recommended as part of the decision, making it clear that this is the case.

A note is also recommended advising the applicant of the following ongoing requirement of Condition 17, which applies to all aspects of the condition and which must be complied with to ensure ongoing compliance with the condition:

> *"The scheme thereby approved shall be implemented prior to the commencement of the proposed development and thereafter retained during the life of the development."*

Other requirements of Condition 17 (General Requirements and First and Second Bullet Points)

In support of their application to discharge Condition 17, the applicant has submitted the following document:

- George Hotel – Highways Protection, Document number: OF-01-11-002 Version 03, dated November 2023.

The appendices to that document include several separate drawings, diagrams and method statements.

Highways Structures have provided the following comments on the submitted information:

"With regards to the supporting documents and methodology provided for the proposed works below the footway level, I would suggest that these are not sufficiently explicit nor considered to be adequately coherent to enable me to recommend the discharge the element of condition 17 pertaining to the design of permanent works for the following reasons:

- ***C600_875_r002 - Highways Protection - Method Statement – Demex -*** *The only specific reference found in this document suggests that " The demolition aggregates temporarily stockpiled will be used to backfill the section of basement until 300mm - 400mm below footpath height", however, this is incompatible with X-sectional details provided on Foundations, Sections and Details drawings Ref L054-ACE-1X-01-FN-D-S-4022-P04 & L054-ACE-1X-01-FN-D-S-4023-P02, which will require this fill to be removed and part of the existing basement wall to be taken down to accommodate the construction of the new building foundations. The partial demolition of the basement wall will undermine the support to the adjoining highway, which would appear to have been overlooked as no provisions to support the highway during this stage of construction have been made. In addition, it is unclear how the foundations and substructure slab to building block B can be removed to a depth of 1.5m, without undermining the temporary propping system installed on the existing basement floor slab to support the adjoining highway. In view of this, all relevant operations, their sequence and their potential impact on the structural integrity of the temporary propping system which is intended to support the adjoining highway will need to be fully considered and explicitly addressed prior to the submission of a specific method statement and construction sequence drawings to ascertain whether further formal technical approval via submission of an AIP for this phase of the construction will be required.*

- ***HG_GH_rA - Highways Protection - Deconstruction Statement – Henley -*** *This document only relates to the demolition of the building façade and not relevant to condition 17.*

In the light of the Highways Structures officer's comments above, those submitted details are not considered acceptable for the following requirements of Condition 17:

- The general requirements of Condition 17 relating to existing building walls supporting the adjoining highway and the design of any new retaining walls adjacent to the highway;
- The requirements of the first bullet point of Condition 17 ('Details of the location(s) of the walls and cross-sectional information' (including insofar as those details relate to the permanent proposals and/or the design of any new retaining walls adjacent to the highway)); and

- The requirements of the second bullet point of Condition 17 ('A method statement for the demolition of existing building walls supporting the adjoining adopted highway').

Therefore, it is recommended that these aspects of Condition 17 (i.e. the general requirements and the first and second bullet points) are not approved or discharged.

Summary

The submitted details listed in the 'Third Bullet Point' section above are considered acceptable to address the third bullet point of Condition 17 (relating to 'The designs of any temporary works') and it is recommended that those details are approved insofar as they relate to the third bullet point of Condition 17 only, and subject to the advisory notes set out above.

The other submitted details listed are not considered acceptable to address the remaining requirements of Condition 17 (i.e. the general requirements of the condition and the first and second bullet points). It is therefore recommended that those aspects of Condition 17 are refused and are not discharged.

A split decision is therefore recommended, approving the third bullet point and refusing all other aspects of Condition 17.

Recommendation: Split decision, approving the third bullet point of Condition 17 only.

Report Dated: 22/05/2026

Recommended Decision Notice Text

Condition 17 (walls supporting the adjoining highway)

Overview

Condition 17 has multiple component parts which each require relevant information to be submitted and approved. This letter sets out the following position:

Parts of Condition 17 approved

- Third bullet point ('The designs of any temporary works')

Parts of Condition 17 not approved

- General requirements of Condition 17 relating to existing building walls supporting the adjoining highway and the design of any new retaining walls adjacent to the highway;
- First bullet point ('Details of the location(s) of the walls and cross-sectional information' (including insofar as those details relate to the

permanent proposals and/or the design of any new retaining walls adjacent to the highway));
- Second bullet point ('A method statement for the demolition of existing building walls supporting the adjoining adopted highway').

The following sets out the above, in detail.

Condition 17 (Third Bullet Point)

You have submitted the following details pursuant to the third bullet point of Condition 17 ('The designs of any temporary works'):

- Document titled "APPROVAL IN PRINCIPLE FOR ASSESSMENT OF The existing basement wall of a partially demolished building to temporarily support John William Street, adjacent to the George Hotel, *Huddersfield*", Revision: 04, Structure reference: K61208T, Dated 17/03/26, signed by Farhad Khatibi, Kirklees Council 18/03/2026;
- Document titled "Addendum to the AIP Rev 04 APPROVAL IN PRINCIPLE FOR ASSESSMENT OF The existing basement wall of a partially demolished building to temporarily support John William Street, adjacent to the George Hotel, *Huddersfield*", Revision: 04, Structure reference: K61208T, Dated 17/03/26, signed by Farhad Khatibi, Kirklees Council 18th May 2026;
- Site Plan drawing number: 3518-01 Rev B;
- Basement, Ground & Mezz Floor Plans drawing number: 3518-02 Rev B;
- Sections drawing number: 3518-05 Rev A;
- Temporary Propping of the Basement Wall to John William Street drawing number: 2024-079-FR-01 Rev B;
- Document titled "GMI ,The Refurbishment of the George Hotel, Huddersfield, Performance Specification for the temporary Propping of the Existing Basement Wall, John William Street, Structural Diagram", Reference: 2024-079-BPS-02 Rev A, dated 08/03/26;
- Document titled "Interpretative Site Investigation at The George Hotel, Huddersfield", Project Reference: 22.1150, produced by Constructive Evaluation, dated July 2023;
- Document titled "Appendix L. Model form of certificate for type 'P' temporary works", Name of Project: George Hotel, Huddersfield, Name of Structure: BASEMENT WALL PROPPING SYSTEM SUPPORTING THE HIGHWAY, Structure reference no: K61208T, Section 6 signed by Claire Richardson, Kirklees Council, 29-04-2026;
- Drawing including Foundation Detail, Screw Jack Detail, Band and Plate Tie Detail 1, AST Tie Detail 2, Plan Layout and Elevation A-A, reference: CRE-IBN-433-001A-1 Rev A;
- Drawing including Band and Plate Tie Detail 1, AST Plate Tie Detail 2 and Section B-B, reference: CRE-IBN-433-001A-2 Rev A;
- Drawing/document including Tube and Fitting Scaffold Notes, Designers Risk Assessment, ND and Plate Tie Detail 1 and AST Plate Tie Detail 2, reference: CRE-IBN-433-001A-GN Rev A.

The submitted details listed above are acceptable to address the requirements of the third bullet point of Condition 17 ('The designs of any temporary works') only and are hereby approved only insofar as they relate to the third bullet point of Condition 17 ('The designs of any temporary works').

In that regard you are reminded of the following ongoing requirement of Condition 17, which refers to all aspects of the condition and must be complied with, including insofar as it relates to the 'temporary works' referred to in the third bullet point:

> *"The scheme thereby approved shall be implemented prior to the commencement of the proposed development and thereafter retained during the lifetime of the development"*

Condition 17 (General Requirements, First Bullet Point and Second Bullet Point)

In addition to those details listed above, you have submitted the following details, pursuant to the remaining requirements of Condition 17.

- George Hotel – Highways Protection, Document number: OF-01-11-002 Version 03, dated November 2023.

Those submitted details, and the other details listed above, are not considered acceptable for the following requirements of Condition 17:

- The general requirements of the condition relating to existing building walls supporting the adjoining highway and the design of any new retaining walls adjacent to the highway;
- The requirements of the first bullet point of the condition, ('Details of the location(s) of the walls and cross-sectional information' (including insofar as those details relate to the permanent proposals and/or the design of any new retaining walls adjacent to the highway)); and
- The requirements of the second bullet point of the condition ('A method statement for the demolition of existing building walls supporting the adjoining adopted highway').

The submitted details listed above do not address these requirements of Condition 17. This is because the submitted details are not considered sufficiently clear or consistent to allow the proposals to be fully understood or assessed with regard to the design of the permanent works.

Therefore, for the avoidance of doubt, these requirements of Condition 17 are not hereby approved or discharged, and the condition cannot be fully discharged until all relevant details specified therein have been submitted and approved.

Note

The information which is hereby approved for the purposes of the third bullet point of Condition 17, as set out in the list of documents listed in the 'Condition 17 (Third Bullet Point)' section above, is sufficient for the building demolition works down to the existing footway level only (although no such works shall commence until the temporary works/support have been fully installed in accordance with those details).

The information submitted does not cover any further works (including demolition) below the existing footway level, and no works shall take place below the existing level of the footway(s) immediately adjacent to the site (including demolition of the existing basement walls), nor shall the approved temporary works/support be removed, until all aspects of Condition 17 have been approved and discharged in full.