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Date: 22-May-2026
Our Ref: 2025/93245

Dear Sir/Madam

**Application for Approval of Details Reserved by Condition
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990**

**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) George Hotel, St George's Square, Huddersfield, HD1 1JA
Application Number: 2025/93245**

I write with reference to your application to discharge the conditions for the above development as submitted on 24-Nov-2025.

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.

Yours faithfully

Mathias Franklin
Head of Planning and Development