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:	**2025/44/93484/W**
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Discharge of details reserved by condition 5 (Method Statement - demolition, dismantling and alterations) 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 Conditions – 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: 25/02/2026

Application: 2025/44A/93484/W

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

Proposal: Discharge of details reserved by condition 5 (Method Statement - demolition, dismantling and alterations) 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

Representation

Publicity Expired: 13/02/2026

One representation was received in response to the proposal. A summary of the comment received follows:

- Question whether the George Hotel really needs 108 rooms.
- Concern that any rebuilding should use similar stone and not spoil the façade of the building.
- Concern as to where additional parking will be located, as there is limited space.

Consultation Responses

Historic England: No advice offered, comments dated 28/01/2026.

K.C. Conservation and Design: Provided the following assessment within their consultation response dated 23/02/2026

> *Three documents have been submitted to demonstrate the proposed methods for demolition, dismantling and partial reconstruction as follows.*
>
> *High Level Heritage Take-Down & Re-Build Philosophy*
> *East elevation John Williams Street, Huddersfield*
> *REV 2*
> *16/12/25*
>
> *Overall the methods proposed by Henley Group are very comprehensive and follow best practice for dealing with this listed building.*
>
> *For rebuilding, they state they would match original mortar widths and finish, this is acceptable provided it can be agreed on the existence of evidence of the original mortar finish. There are other conditions that will*

deal with checking the mortar finish, so this detail is considered acceptable in this case regarding the dismantling and reconstruction.

Method Statement For The Demolition and Associated Works at the George Hotel
DEM: C600/857
ISSUE:02
DATE: NOV 2025
TENDER: T6092/24/D
Revision 002

The heritage elements of these works appear to be appropriate demonstrated by the relevant extracts of the report below. The methods and details appear to be in accordance with ongoing discussions and as expected. The Health and Safety aspects will be governed by other parties e.g. Building Control, HSE.

P.14 With utmost respect for the historical and architectural significance of the building, all operatives will conduct the demolition with a keen focus on preserving as much of the original structure and materials as possible.

Our approach will incorporate the following key principles to ensure the careful and sensitive handling of the Grade II listed building: 1. Detailed Survey: Prior to the commencement of any of strip works within block A, Demex staff must review the Architectural AHR Heritage scope drawings for each floor / area, the drawings comprehensive survey of the areas include a colour coded guide and key for heritage significance and a referenced floor plan

P.24 Block A Rear Staircase - Information Only The staircase within Block A will be temporarily supported as per the Adept / GMI Block A Stair Strengthening Detail Ref: LO54-ACE-2X-BA-22-D-5-8060 drawing see location and extracts of design. Demex must not interfere with this element of work and accessing into the staircase is strictly prohibited Any interface during mechanical demolition work will be coordinated effort between Adept, GMI and Demex Ltd and recorded under a separate task related SSoW.

P.28 Any points where Blocks B+C meet Block A will be separated by hand to ensure block A is not damaged as part of the demolition process by Henleys Block C and Demex Block B.

MANSARD ALTERATION
DOCUMENT NUMBER: OF-01-11-002
VERSION:03
APPROVED BY:CAB

APPROVAL DATE: NOVEMBER 2023

The proposed details appear to be adequate in line with expectations and the relevant extracts demonstrate a summary of the method details below.

P.2 Overview

The interface of the new build construction and the existing mansard structure to Block A is managed by a small span flat roof that is cantilevered from the new concrete structure of the new build. Three sections, each approximately 2m will require supporting from the new structure prior to removing the lower leg of the mansard.

P.4 The existing Mansard roof of block A will remain intact until such point that the new build superstructure and roof area ready for roof finishes. This will ensure that watertightness is maintained for as long as possible and any breach will be for as short a duration as possible without requiring a temporary roof covering for an extended period of time.

In conclusion the information submitted is adequate and appropriate so the Condition 5 can be discharged.

Assessment

Condition 5 (Method Statement - demolition, dismantling and alterations)

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.*

The applicant has submitted the following documents pursuant to condition 5:

- Document titled 'Mansard Alteration', document number OF-01-11-002 Version 03.
- Document titled 'Demolition and Associated Works at The George Hotel Huddersfield', reference C600/857 Issue 02.
- Document titled 'High Level Heritage Take-Down & Re-Build Philosophy, East elevation St John Williams Street, Huddersfield', Revision 2.

Officers concur with the assessment provided by K.C. Conservation and Design and consider the submitted details to be acceptable.

With regard to the representation received, comments concerning the number of bedrooms and parking fall outside the scope of this condition and Discharge of Condition assessment. In terms of the materials and façade, officers are satisfied that the proposed methodologies, in so far as they relate to this subject, comprise acceptable information.

Officers recommend that the submitted details be approved, subject to the applicant being reminded of the condition's ongoing requirement.

Recommendation: Approve details

Report Dated: 24/02/2026

Proposed Letter Text

Condition 5 (Method Statement - demolition, dismantling and alterations)

You have submitted the following documents pursuant to condition 5:

- Document titled ‘Mansard Alteration’, document number OF-01-11-002 Version 03.
- Document titled ‘Demolition and Associated Works at The George Hotel Huddersfield’, reference C600/857 Issue 02.
- Document titled ‘High Level Heritage Take-Down & Re-Build Philosophy, East elevation St John Williams Street, Huddersfield’, Revision 2.

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

Notwithstanding the above, you are reminded of condition 5’s following ongoing requirement and note:

> *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.*