2024.00373.000

George Hotel

Refurbishment (Planning & LBC)

Condition Discharge (Partial)

Report LBC-15

(File Ref: 26.02.26 - Condition LBC15 - Block A Doors_r2)

Shaping places that have
a positive impact

January 2026

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Revision	Date	By
01	26.01.26	AHR Building Consultancy
02	17.02.26	Tim Ordway

Summary

REQUEST OR DISCHARGE OF CONDITION (PARTIAL) AROUND HERITAGE RETENTION INTERNAL DOORS 3NR

In this report we provide resolution proposals for the 3nr remaining internal heritage A1D4-091 ‘Bedroom’; A4D4-X73 ‘Circ.’; and A4D6-196 ‘En-Suite’ and request that these matters be discharged by partial discharge of the planning condition.

RESIDUAL MATTERS (SUBJECT TO SEPARATE APPLICATION):

We confirm the remaining matters are to be addressed in subsequent application (text as lifted from the condition wording):

- *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.*

Introduction

APPLICATION REFERENCE AND DOCUMENTS:

This mini-report seeks to record the dialogue in respect of application for discharge of condition LBC Nr 15

AIM OF THIS REPORT:

The aim of this report is to provide the Lead Planning Officer and relevant parties with a singular point of reference in respect of the submitted material & the reasoning and clarifications in justification of the proposals.

BACKGROUND:

The original application for both Planning and LBC (2025/91147 & 2025/91148 Respectively) whilst clear about proposals/ Intention in respect of doors within Block A it was felt by the Conservation officer that further clarification was required to ensure the principles of restoration first and minimal impact would be applied.

The conservation team requested clarity around:

- Any retained doors internally or externally, retention/ relocation and repair proposals where applicable.
- New internal door details and impact on existing timberwork.
- New external door details & impact on existing stonework/ any retained heritage timber fabric.

REFERENCE MATERIAL:

- L054-AHR-XX-XX-RP-A-08806 Rev P1
    - 8662-BOW-ZZ-ZZ-DR-A-P155 Rev P1
        - A1D4-091 ‘Bedroom
        - A4D4-X73 ‘Circ.’
        - A4D6-196 ‘En-Suite
- AHR-20-ZZ-ZZ-D-A-20801 (LBC Definition plans).
- 8662-BOW-ZZ-01-DR-A-P062_P1 - Level 01 Phasing Significance.PDF
- 8662-BOW-ZZ-B1-DR-A-P060_P1 - Level -01 Phasing Significance.PDF

Condition 15 – Listed Building Condition

Ref: 2025/65/91148/W – Condition 15
Date: 24.10.25
From: Kirklees Council Conservation
Officer: Sheena Campbell (Via LO Jillian Rann).

Condition 15 text:

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.*

Background to the formation of this condition

Whilst a number of details around doors had been submitted as part of the application, the Conservation department raised a concern around the lack of clarity pertaining to any retained/ historic doors (where possible) as well as assessment of the condition/ suitability of these.

It was noted also that the works to install new doors internally would mean modification of all reveal panelling/ architraves/ skirting blocks and there was the need to demonstrate in detail as to how this was proposed to be performed to reflect proportionate and justified harm to the historic fabric.

In respect of external doors, full product details and fixings were felt to be required to reduce the risk of harm to the newly restored stone fabric.

Internal Door - A1D4-091 ‘Bedroom’

Shaping places that have
a positive impact

Internal Door - A1D4-091 ‘Bedroom’ - Assessment

Door Assessment:

This initial historic assessment has been reviewed and subsequent inspection indicates this may have been incorrectly identified as a matter worthy of protection. There is clear evidence of architrave removal relatively recently and the reveal frame to the doorset is clearly 1960s in origin and the setting point of the original door handle hole indicates this applies to the door which we would assess as being 1960s in origin and therefore of limited significance,

It is also noted that this door location required a fire upgrade (to FD30s) requiring a new doorset and highly unlikely that this doorset can be upgraded to accommodate this life critical protection.

A1D4-091 – matterport extract 2022/3



Level 01

A1D1	X23	Stair 1	Late 20th century glazed fire screen
A1D2	X39	Circ.	Late 20th century glazed fire door
A1D3	X37	Circ.	Late 20th century glazed fire door
A1D4	091	Bedroom	Historic 6 panel door - to be retained
A1D5	052	Store	Late 20th century composite timber door

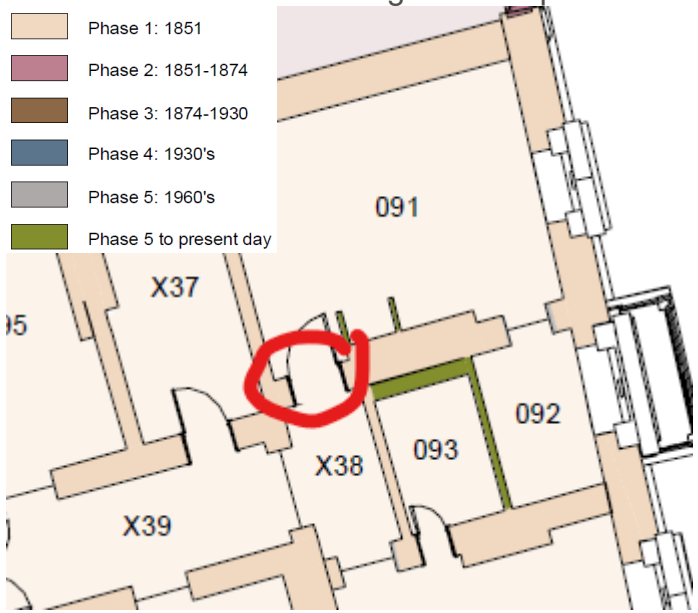
Internal Door - A1D4-091 ‘Bedroom’ - Location

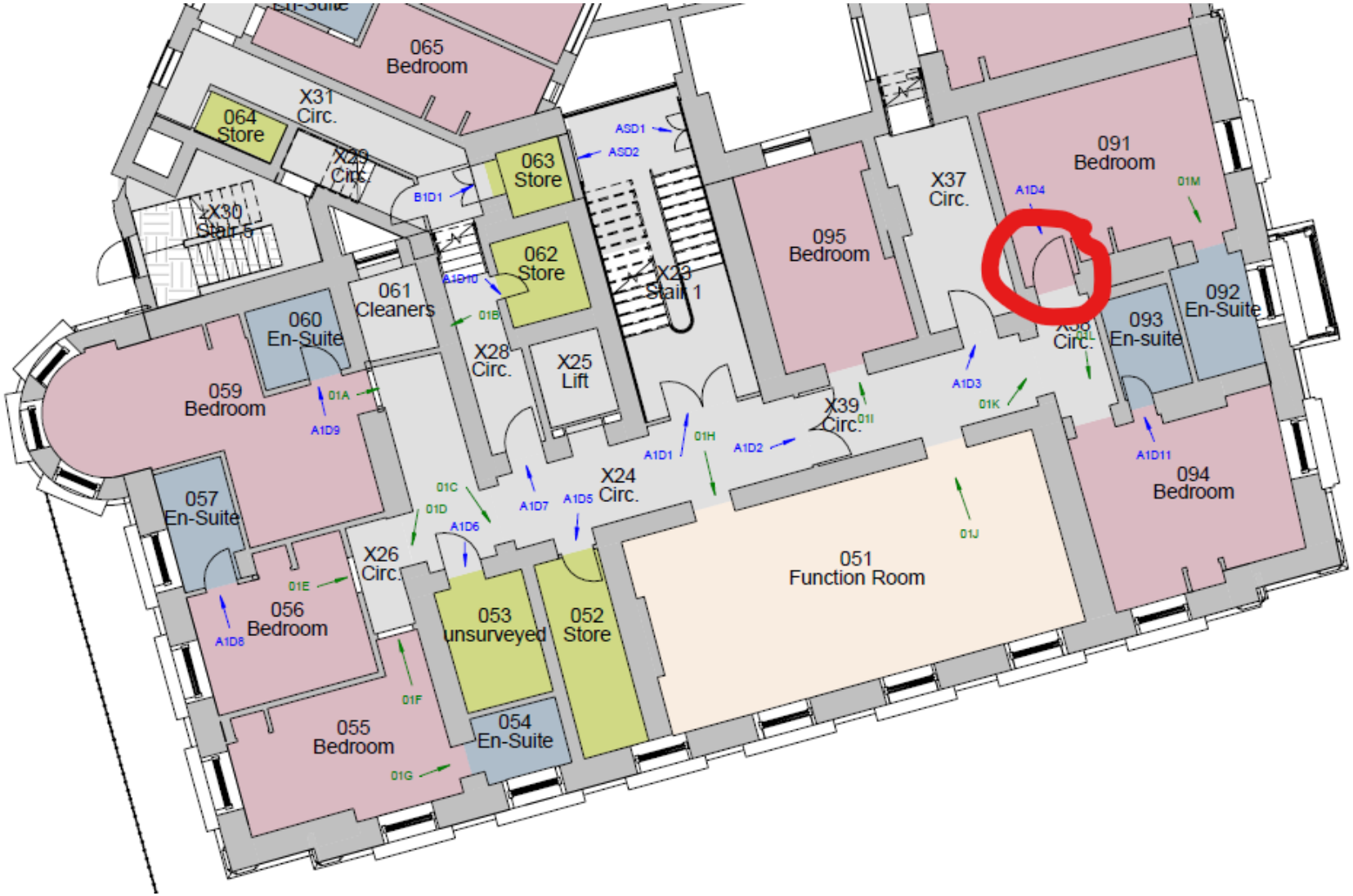
Door Location

The door is located on the First Floor in the location of a room which has consistently provided bedroom accommodation (unchanged since 1860s construction).

The adjacent is an extract of Bowman Riley drawing ref: 8662-BOW-ZZ-01-DR-A-P006_P1 First Floor Plans

Below extract of relevant significance plan:





Internal Door - A1D4-091 ‘Bedroom’ - Proposal

Proposal

On the basis that this has now been assessed as having neutral/ limited significance, it is proposed that the architects designs as per the LBC submission to replace with new heritage style doorset (solid hardwood” to be Sheraton/ longden doors) is deemed justified and appropriate resolution to the matter.

The requirement for these doors to be 1h fire protected and certified units is also a significant factor in the justification in respect of material harm.

This proposal would be in accordance with the current approved planning and LBC documents (no variation to submitted documents required) ref:

L054-AHR-20-BA-01-D-A-20042_P1 - First Floor Heritage Scoping Plan - Sheet 2.pdf

L054-AHR-20-ZZ-01-D-A-20012_P2 - First Floor Demolition Plan.pdf

The submitted plans for clarity propose the use of Longden Doorsets “Sheraton” solid core with image proposal adjacent:

https://longdendoors.co.uk/conservation-heritage/

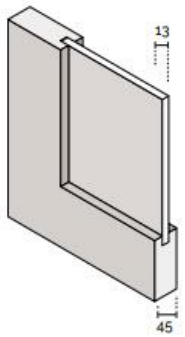
These are almost identical match for the 1930s refurbishment doors in both panelling, material and beading profile.



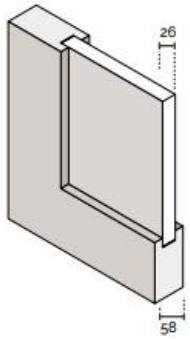
Sheraton (The Recessed)

Sheraton flat panel doorsets offer the perfect combination of classic contemporary styling and high quality traditional construction. The flat panels within the Sheraton range are manufactured from high performance materials, selected to suit particular applications. The flat panels are tongued into grooves within the framings; they are typically 13mm thick for FD30 doors and 26mm for FD60. These dimensions represent the minimum needed to achieve fire resistance but other panel thicknesses can be supplied.

Sheraton FD30



Sheraton FD60





Internal Door - A4D4-X73 ‘Circ.’

Shaping places that have
a positive impact

Internal Door - A4D4-X73 ‘Circ.’ - Assessment

Door Assessment:

This door blank is clearly 1930s in origin from the panelling proportions, profile and quality of beading & the location and size of door lock.

The inside face has been overboarded which has damaged some of the moulding on that side (but mostly intact).

The frame, architraves and wall in which it is located are of much more recent construction and as such context has been lost (assumed relocated door).

In summary, it has been assessed that the door blank retains some significance material value but that having lost its context, restoration of this blank & relocation to a more appropriate location would be worth consideration.

A4D4-X73 – matterport extract 2022/3



Level 04			
A4D1	186	En-Suite	Late 20th century composite timber door
A4D2	X76	Stair 4	Late 20th century composite timber door
A4D3	X75	Stair 6	Late 20th century glazed fire door
A4D4	X73	Circ.	Historic 5 panel timber door - to be retained
A4D5	188	En-Suite	Late 20th century composite timber door
A4D6	196	En-Suite	Historic 5 panel timber door - to be retained

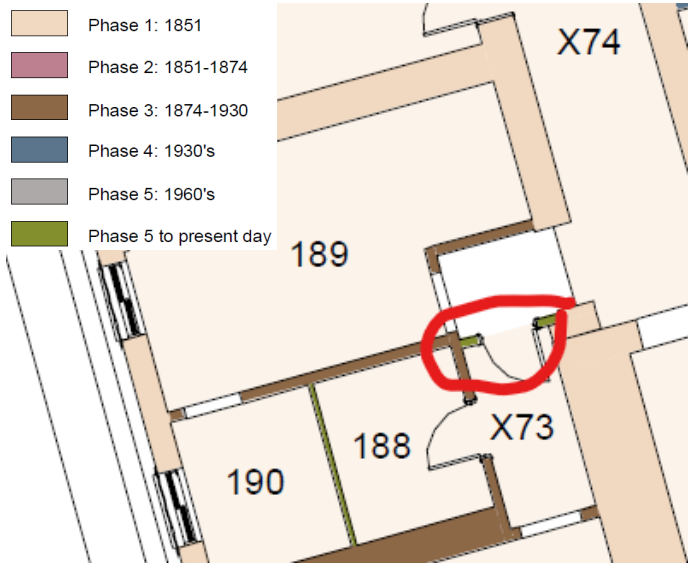
Internal Door - A4D4-X73 ‘Circ.’ - Location

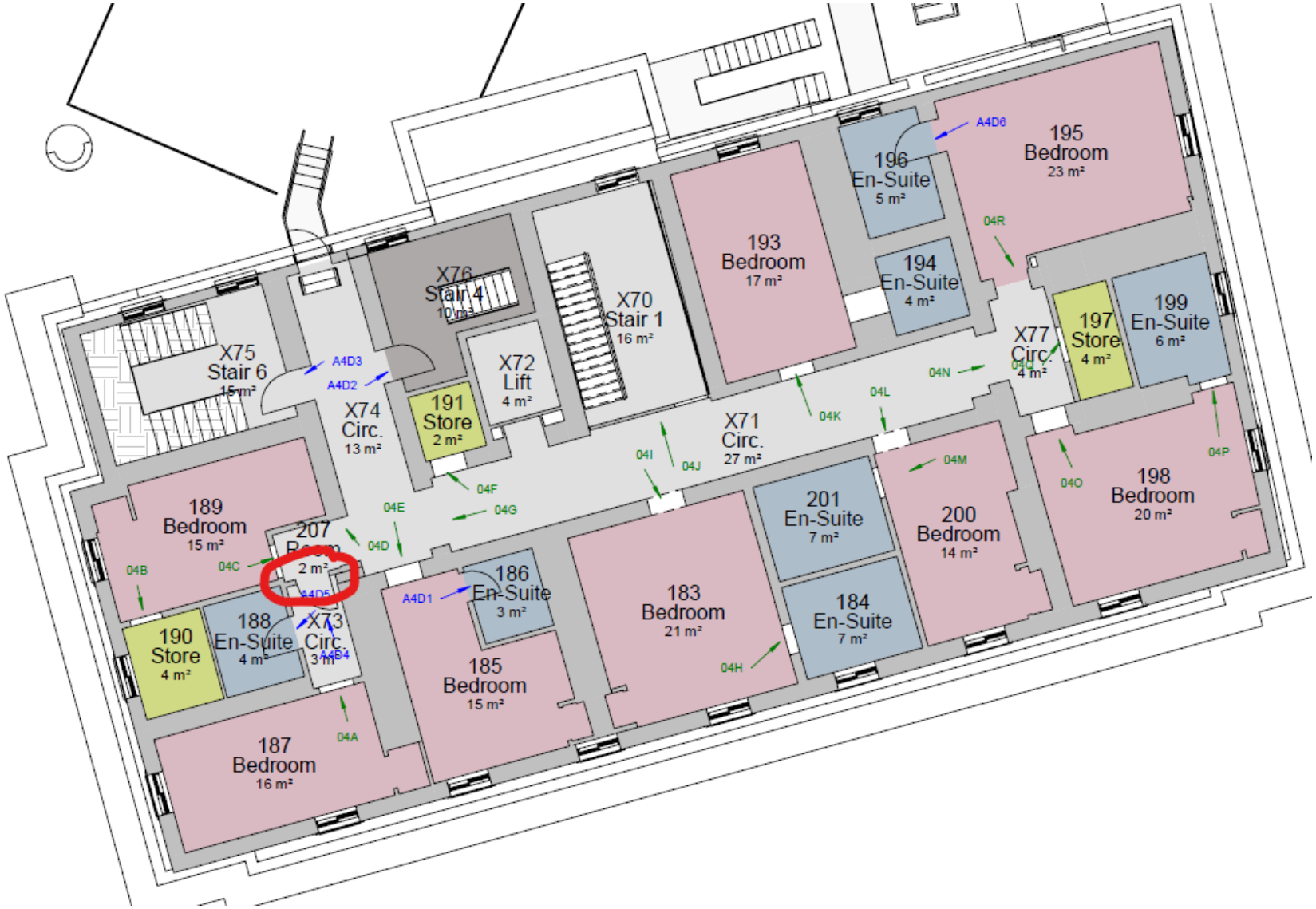
Door Location

The door is located on the Fourth Floor in the location of a room which under the significance plans indicate this may be of much later construction (1960s onwards) wall and such will be a relocated door.

The adjacent is an extract of Bowman Riley drawing ref: 8662-BOW-ZZ-04-DR-A-P009_P1 - Level 4 Plans.

Below extract of relevant significance plan:





Internal Door - A4D4-X73 ‘Circ.’ - Proposal

Proposal

On the basis that the door should be retained but that relocation to more fitting location should be considered, it is the applicant's proposal that this be restored and relocated on the same floor.

In the application approved drawing ref: “L054-AHR-ZZ-ZZ-01-D-A-20702_P3 - Proposed First Floor Plan_Planning.pdf” there is a proposed “false door” in the corridor “X39 Circ” adjacent to the entrance to the main first floor Function/ Signing Room.

It is proposed that this door be relocated into this location.

For clarity, this would be a fake door location (non opening) and as such may well protect this from any further material harm in the future.

This would require a new door frame to replace historic works poorly performed and would we feel compliment well the panelling and architraves in this location as experienced off the main corridor.

Adjacent is the proposed location for relocation.



Internal Door - A4D4-X73 'Circ.'– Proposal (plan)

Proposal (Plan)

Adjacent approved planning/ LBC drawing "*L054-AHR-ZZ-ZZ-01-D-A-20702_P3 - Proposed First Floor Plan_Planning.pdf*".

The red ring highlights the proposed location for the retained/ restored door.



Excerpt of approved drawing: "*L054-AHR-ZZ-ZZ-01-D-A-20702_P3 - Proposed First Floor Plan_Planning.pdf*"

Internal Door - A4D6-196 ‘En-Suite’

Shaping places that have
a positive impact

Internal Door - A4D6-196 ‘En-Suite’

Door Assessment:

This door has been subsequently removed temporarily for inspection due to location within a fragile/ unsafe floor area and the top hinge having failed.

This door blank is clearly 1930s in origin from the panelling proportions, profile and quality of beading & the location and size of door lock.

The inside face has been overboarded which has damaged some of the moulding on that side (but mostly intact).

The frame, And architraves are clearly of a later reproduction indicating this door has been relocated and as such context has been lost (assumed relocated door).

In summary, it has been assessed that the door blank retains some significance material value but that having lost its context, restoration of this blank & relocation to a more appropriate location would be worth consideration.

Level 04

A4D1	186	En-Suite	Late 20th century composite timber door
A4D2	X76	Stair 4	Late 20th century composite timber door
A4D3	X75	Stair 6	Late 20th century glazed fire door
A4D4	X73	Circ.	Historic 5 panel timber door - to be retained
A4D5	188	En-Suite	Late 20th century composite timber door
A4D6	196	En-Suite	Historic 5 panel timber door - to be retained

A4D6-196 ‘En-Suite’ – matterport extract 2022/3



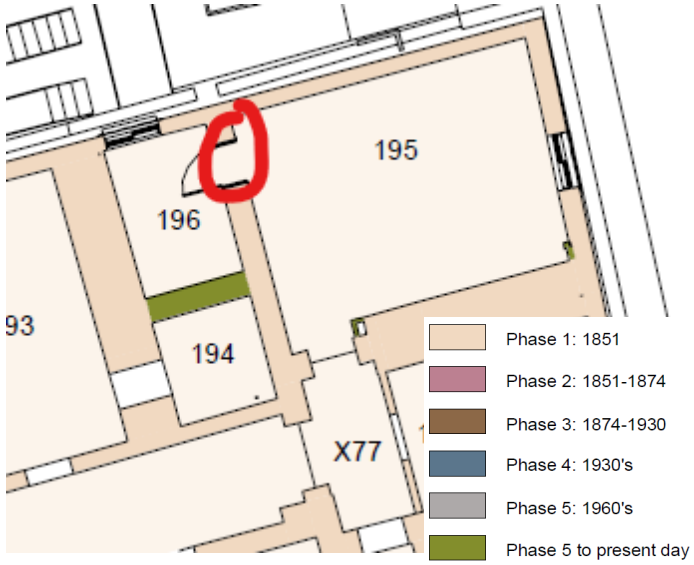
Internal Door - A4D6-196 ‘En-Suite’

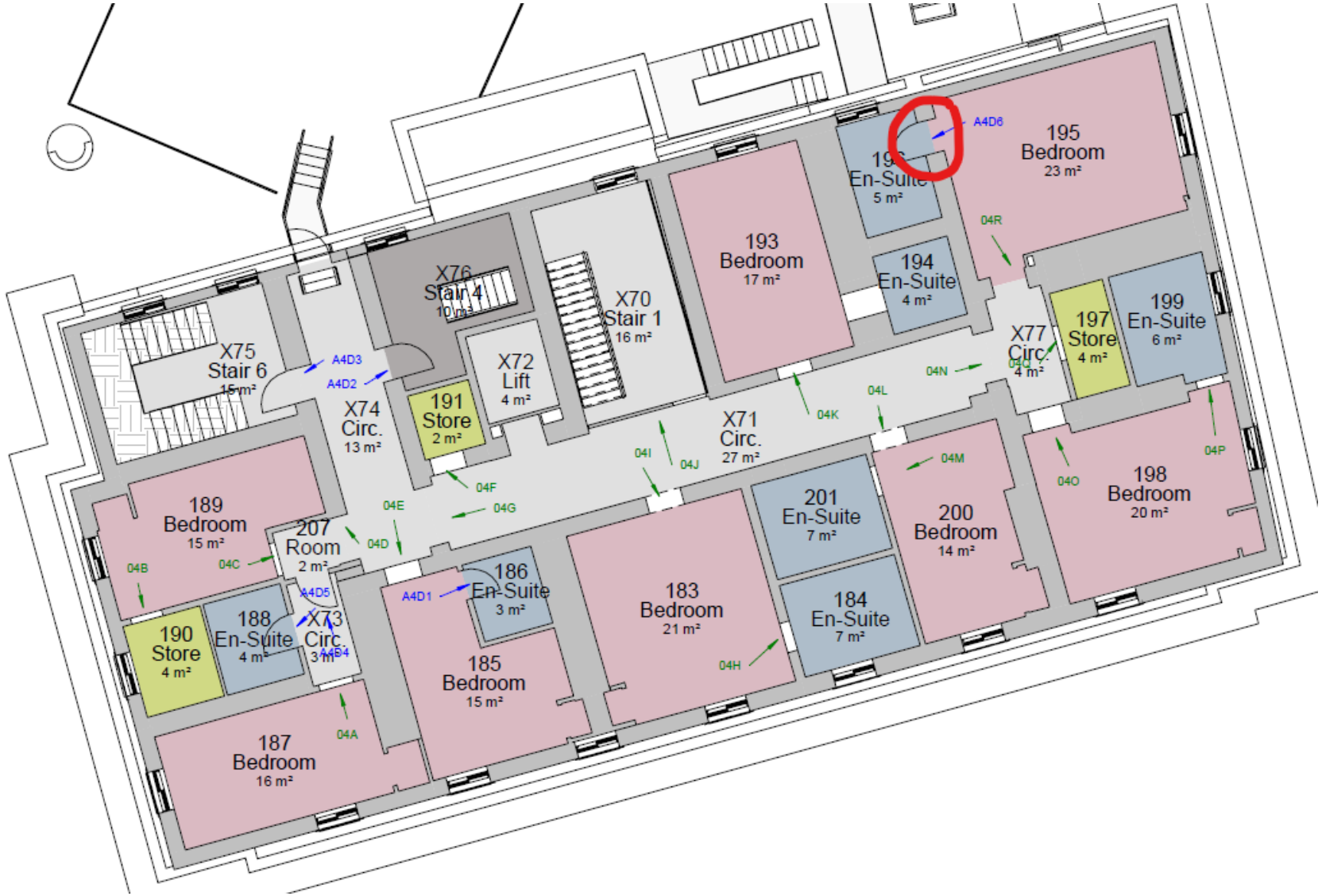
Door Location

The door is located on the Fourth Floor in the location of a room opening for the door which is indicated to have occurred during the 1930s which is the assumed and apparent age of the door/set.

The adjacent is an extract of Bowman Riley drawing ref: 8662-BOW-ZZ-04-DR-A-P009_P1 - Level 4 Plans.

Below extract of relevant significance plan:





Internal Door - A4D6-196 ‘En-Suite’ - Proposal

Proposal

On the basis that the door should be retained but that relocation to more fitting location should be considered, it is the applicant's proposal that this be restored and relocated on the same floor.

In the application approved drawing ref: “*L054-AHR-ZZ-ZZ-04-D-A-20705_P3 - Proposed Fourth Floor Plan_Planning.pdf*” there is a proposed “false door” in the corridor “X71 Circ” opposite the main central staircase.

It is proposed that this door be relocated into this location.

For clarity, this would be a fake door location (non opening) and as such may well protect this from any further material harm in the future.

This would require minimal works to relocate and would we feel compliment well the architraves and overall setting (opposite main stairs) in this location as experienced off the main corridor.

Adjacent is the proposed location for relocation.



Internal Door - A4D6-196 'En-Suite' – Proposal (plan)

Proposal (Plan)

Adjacent approved planning/ LBC drawing "*L054-AHR-ZZ-ZZ-04-D-A-20705_P3 - Proposed Fourth Floor Plan_Planning.pdf*".

The red ring highlights the proposed location for the retained/ restored door.



Excerpt of approved drawing: "*L054-AHR-ZZ-ZZ-04-D-A-20705_P3 - Proposed Fourth Floor Plan_Planning.pdf*"

Internal Doors (new) – Typical Details

Shaping places that have
a positive impact

Internal Doors (new) – Typical Details

NOTE:

To be supplied by separate application (for discharge of condition).

External Doors – Details

Shaping places that have
a positive impact

External Doors – Details

NOTE:

To be supplied by separate application (for discharge of condition).

Shaping places that have a positive impact