

2024.00373.000

George Hotel Refurbishment (Planning & LBC) Variation of Condition Request Report LBC-15 (Variation under TCPA Section 73)

(File Ref: 26.02.17 - Condition LBC15 Doors_Variation Request.pptx)

Shaping places that have
a positive impact

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Revision	Date	By
01	17.02.26	AHR Building Consultancy

Dialogue & Summary

REQUEST TO VARY THE CONDITION WORDING AS FOLLOWS

The applicant respectfully requests variation of condition & request the wording in the condition as follows:

FROM: - *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.*

TO (or similar): *No works excepting essential design related investigations to any and all doors, their frames or their architraves & any associated material be commenced within Block A until details have been submitted to and approved in writing by the local planning authority. For clarity this refers to:*

- *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.*

CTD.

- *NOTE: This condition excludes the 3nr internal doors as submitted for partial discharge under application 2026/44A/90231/W doors ref:*
- *A1D4-091 'Bedroom'*
- *A4D4-X73 'Circ.'*
- *A4D6-196 'En-Suite'*

Reasoning:

The condition as written states that no works shall commence until details of all internal and external doors new and proposed are supplied.

To develop designs and proposals that are both historically sensitive and compliant where reasonably practicable with current regulations, this will require the removal of some architraves and investigations around the reveal panelling on a number of doors to develop sufficient architype proposals.

As the condition as written is preventing this from occurring we respectfully request that this be amended by variation to the proposals as adjacent to allow the investigative works to proceed.

Introduction

APPLICATION REFERENCE AND DOCUMENTS:

This mini-report seeks to record the dialogue in respect of application for variation 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.

Applicant Note:

It is note that this condition we understand was develop to ensure that proposals and details for all potential impacts to doors an reveal architraves be duly considered and not the intention to prevent any other approve works from continuing (door material/ related material and protections only).

As the condition is written, this would prevent the applicant from performing the investigative works to develop these designs and therefore are unable to comply with the condition as it stands unless varied. It is noted that this condition also prevents the applicant as written from performing any other approve works within Block A which we do not feel is either appropriate or proportionate to the condition intent

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.

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