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:	2026/70/90462/W
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	Variation of condition 15 (doors) on previous permission 2025/91148 for 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 (Listed Building and within a Conservation Area)
Recommending Officer:	Jillian Rann

DECISION – Section 19 Variation of Condition (LBC) – Consent Granted

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.

Nick Hirst

AUTHORISED OFFICER

Date: 11-May-2026

Application: 2026/90462

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

Proposal: Variation of condition 15 (doors) on previous permission 2025/91148 for 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 (Listed Building and within a Conservation Area)

Procedural Matters

Kirklees Council is the applicant for this application for Listed Building Consent. Regulation 13 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended) requires that applications for Listed Building Consent which are made by a local authority are referred to the Secretary of State for determination where the local planning authority has received an objection from Historic England or a national amenity society and do not propose to refuse the application.

Historic England and the national amenity societies have been consulted on this application, as statutory consultees. No objection has been received from Historic England or from any national amenity society. It is therefore considered that the application can be determined by the local planning authority.

Site Description

The application relates to the George Hotel, a grade II* listed building in Huddersfield town centre, within Huddersfield Town Centre Conservation Area.

The site benefits from Listed Building Consent for the 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 (application reference: 2025/91148). (A separate application for planning permission for the development has also been granted – application reference: 2025/91147).

Description of Proposal

This application seeks to vary a condition on Listed Building Consent reference: 2025/91148 ('the original Listed Building Consent'), under the terms of Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended).

The application seeks to vary Condition 15 of the original Listed Building Consent, which states:

"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.*"

At present, Condition 15 prevents any works to Block A of the buildings on site 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 current application seeks to amend the wording of that part of Condition 15 to allow some works to take place to Block A before all those details are required to be submitted and approved.

The applicant has suggested the following re-wording for Condition 15:

"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.*

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"*

By way of justification, the applicant has stated:

> *"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."*

They have noted that the condition as written prevents this, and they therefore request that the condition be amended as proposed, *"to allow the investigative works to proceed".*

Since this application was submitted, a separate application for the part-discharge of Condition 15 of the original Listed Building Consent, relating to the first bullet point of the condition only, has been approved (2026/90231). That application approved information relating solely to the first bullet point of Condition 15. All other requirements of Condition 15, in the remaining 3 bullet points of the condition, remain outstanding.

Relevant Planning History

<u>Application Site</u>

Original Listed Building Consent application

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 (Listed Building and within a Conservation Area). Granted 24/10/2025.

Discharge of Conditions applications relating to original Listed Building Consent

2026/90231 – Discharge of details reserved by condition 15 (doors) (partial discharge – first bullet point only) on previous permission 2025/91148 for Listed Building Consent for refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction, extension, internal and external works and alterations) to provide a 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities (Listed Building and within a Conservation Area). Split decision (approving details for first bullet point only) 27/04/2026.

2025/93484 – 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. Approved 25/02/2026.

2025/93485 – Discharge of details reserved by condition 17 (Method Statement - Protection of fixtures and fittings) 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. Approved 25/02/2026.

2025/93243 – Discharge of details reserved by condition 6 (scheme of building recording) 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. Approved 23/02/2026.

Separate (withdrawn) application to vary Condition 19 of original Listed Building Consent

2026/90641 – Variation of condition 19 (masonry/walling) on previous permission no. 2025/91148 for 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 (Listed Building and within a Conservation Area). Withdrawn 31/03/2026.

Accompanying planning permission relating to the same scheme as original Listed Building Consent

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 (Listed Building and within a Conservation Area). Granted 24/10/2025.

Discharge of Conditions applications relating to accompanying planning permission

2025/93153 – Discharge of details reserved by condition 14 (construction traffic access) of previous permission 2025/91147 for refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction and extension) to provide 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities. Approved 25/02/2026.

2025/93154 – Discharge of details reserved by condition 21 (CEMP) of previous permission 2025/91147 for refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction and extension) to provide 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities. Approved 25/02/2026.

2025/93155 – Discharge of details reserved by condition 27 (water supply) of previous permission 2025/91147 for refurbishment and redevelopment of the George Hotel (including partial demolition, partial reconstruction and extension) to provide 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities. Approved 23/02/2026.

2025/93245 – 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). Pending consideration.

Other earlier planning history

2023/90112 – Listed Building Consent for partial demolition of Listed Building to facilitate refurbishment and extension of the George Hotel to form 90+ room C1 hotel with associated ancillary uses (including bar, restaurant, gym, conference room). Granted 12/09/2023.

2021/94596 – Listed Building Consent for repair works to the external facade with window replacements and re-roofing [within a Conservation Area]. Granted 25/05/2022.

2019/91505 – Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/café/ function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area). Permitted 19/09/2019.

2019/91506 – Listed Building consent for Partial change of use of hotel to 50 apart-hotel rooms, A3 (restaurant/cafe/function room), A4 (drinking establishment), D1 (museum), Spa, ancillary storage and associated internal and external works (within a Conservation Area). Granted 19/09/2019.

2014/90692 – Change of use to mixed use 30 bedroom hotel with function rooms, part of first floor to dental centre and educational facility, basement to spa, formation of 11 apartments on parts of first, second and third floor, erection of rooftop coffee shop/diner with creation of terrace with balustrade, erection of canopies and external alterations (Listed Building within a Conservation Area). Permitted 02/09/2015.

2014/90693 – Listed Building Consent for erection of rooftop coffee shop/diner and balustrade, canopies and internal and external alterations (within a Conservation Area). Granted 02/09/2015.

All other planning history relevant to the site relates to applications for planning permission and/or listed building consent for other alterations to the building, including the installation of lighting, and applications for advertisement consent and/or listed building consent for signage relating to previous uses of the building.

Surrounding Area

Huddersfield Railway Station, to the west of the site, is currently undergoing works as part of the Transpennine Route Upgrade, and there is recent planning history relating to applications relevant to those works, including applications for listed building consent.

Other planning history relating to nearby buildings is not directly relevant to this application for a variation of conditions on a listed building consent.

History of Negotiations

None undertaken.

Planning Policy

Kirklees Local Plan (the Local Plan)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019).

The George Hotel is a grade II* listed building, and the site includes part of the separately-listed (grade II) 'Railings to Station Yard' to the west of the hotel building. The site is also within the settings of other nearby listed buildings. The site is within Huddersfield Town Centre Conservation Area.

The following Local Plan policies are relevant:

- **LP1** – Presumption in favour of sustainable development
- **LP2** – Place shaping

- **LP24** – Design
- **LP35** – Historic environment

Neighbourhood Planning

The site does not fall within a Neighbourhood Plan Area.

Relevant legislation

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that, in considering whether to grant listed building consent for any works, the local planning authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

The site is within a conservation area. Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that, in the exercise of planning functions, with respect to any buildings or other land in a conservation area, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

National Policies and Guidance

National planning policy and guidance is set out in the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG), together with Circulars, Ministerial Statements and associated technical guidance.

The NPPF is a material consideration and has been taken into account as part of the assessment of the proposals. Relevant chapters are:

- **Chapter 2** – Achieving sustainable development
- **Chapter 4** – Decision-making
- **Chapter 12** – Achieving well-designed places
- **Chapter 16** – Conserving and enhancing the historic environment

Climate change

The Council approved Climate Emergency measures at its meeting of full Council on 16/01/2019, and the West Yorkshire Combined Authority has pledged that the Leeds City Region would reach net zero carbon emissions by 2038. A draft Carbon Emission Reduction Pathways Technical Report (July 2020, Element Energy), setting out how carbon reductions might be achieved, has been published by the West Yorkshire Combined Authority.

On 12/11/2019 the Council adopted a target for achieving 'net zero' carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system, and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan

predates the declaration of a climate emergency and the net zero carbon target; however, it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the council would use the relevant Local Plan policies and guidance documents to embed the climate change agenda.

Consultation Responses

Historic England

Not offering advice in this case. "This should not be interpreted as comment on the merits of the application".

National Amenity Societies

No responses received to date. The 21 day consultation period has expired.

K.C. Conservation and Design

Based on the information submitted, *"it is agreed that the Condition can be varied to allow other approved works to commence prior to submission of details of both internal and external new doors. These works could include any general approved works and also works specifically related to doors including "removal of some architraves and investigations around the reveal panelling on a number of doors to develop sufficient proposals"".*

Some comments are also reiterated from K.C. Conservation and Design comments on separate application 2026/90231 (for the part-discharge of Condition 15, specifically the first bullet point of the condition only), as follows:

> *"Regarding the second bullet point of Condition 15, the agent has been asked to confirm if the external door to the bar will be retained for possible re-use within the Billiard Room. We await confirmation of this.*
>
> *Due the submission of Variation of Condition 2026/90526 the last 2 bullet points will be dealt with at a later date, to allow commencement of works prior to submission of details of new doors.*
>
> *New External Doors details – to be supplied by separate application for Discharge of Condition.*
>
> *New Internal Doors details – to be supplied by a separate application for Discharge of Condition."*

Representations

Final publicity date expired: 26th April 2026.

The application has been advertised as an application for Listed Building Consent, affecting the setting of a listed building, and within a conservation

area, via site notices and a press notice. This is in line with the Council's adopted Statement of Community Involvement.

No public representations have been received to date.

The Ward Members for the area were also notified of the application in March 2026. No comments have been received.

Main Issues

This application is made under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which allows for application to the local planning authority for the variation of conditions where listed building consent has been granted subject to conditions.

The main issues in this case are whether the proposed variation to Condition 15 of the original Listed Building Consent would be acceptable, including with reference to:

- Whether the proposed variation would preserve the grade II* listed building, 'The George Hotel' and the Grade II listed building 'Railings to Station Yard' within the site, including any features of special architectural or historic interest which those listed buildings possess; and
- The effects of the proposed variation on the settings of other nearby listed buildings and on the character and appearance of the Huddersfield Town Centre Conservation Area.

As this is a 'Section 19' application to vary a condition on an existing Listed Building Consent, the assessment of the application is limited to matters arising as a result of the proposed variations to that condition (Condition 15), including the effects of those variations on the designated heritage assets identified above.

Assessment of Main Issues

Comments received from consultees are noted and have been considered as part of the assessment of the application.

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that, in considering whether to grant listed building consent for any works, the local planning authority "shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that, in the exercise of planning functions, with respect to any buildings or other land in a conservation area, "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area".

Effects on the Grade II* listed building 'The George Hotel'

The application relates to the grade II* listed George Hotel, a substantial building which was originally designed in 1849-50 and substantially extended and altered.

The list description for the building identifies, amongst the principal reasons for its listing at Grade II*, its architectural interest, including that *"it retains much of its early plan form and C19 decorative joinery and plasterwork…the decorative detailing demonstrating a hierarchy of status throughout the building".*

The list description also identifies that the building is of historic interest, amongst other reasons, *"for its role as the site of the foundation of the sport of Rugby League in 1895 and retaining the Commercial Room (the most likely location for the meeting of the northern clubs) with very little-altered historic character".*

In their comments on the original Listed Building Consent application, the conservation officer noted that 'internally, there is a reasonable degree of surviving fabric, and the planform largely remains, however, in some areas, there has been a significant degree of intervention which has resulted in some areas in the total loss of plasterwork, skirting boards, ceilings and cornice details and other historic fabric.' However, they also noted that 'there are some sections of fabric which are extant from the first phase of development'.

Insofar as it relates to the current application, the special interest and significance of the listed building, The George Hotel, are drawn from its architectural interest and detailing, including those elements of its historic fabric and plan form which remain, and from its historic interest as identified in the list description, including as part of the foundation of Rugby League as referred to above, and its evolution as a hotel, which has been adapted over time as part of that evolution to ensure its ongoing survival, and which remains evident in the various phases of development of the building.

Details have now been submitted and approved, under Discharge of Conditions application 2026/90231, regarding the proposals for the three existing 'historic doors' specified in the first bullet point of Condition 15.

Furthermore, although no details have yet been provided regarding its proposed re-use (and therefore the relevant part of the second bullet point of Condition 15 has not yet been discharged), the applicant has confirmed that they intend to retain and assess the existing external door to the bar (referred to in the Conservation Officer's comments) and that 'this will be retained/protected until this assessment has been done and supplied for comment'.

Therefore, insofar as condition 15 relates to the retention and/or re-use or relocation of existing internal and external doors which are considered to be of sufficient interest or significance to justify their retention, it is considered that

sufficient information has been provided, via the Discharge of Conditions application 2026/90231 and the email confirmation from the applicant confirming the proposed retention external door to the bar.

Consequently, all remaining details required by Condition 15 relate to the re-use of that external door which has been confirmed for retention, and to the details of proposed new internal and external doors, rather than to existing doors.

Amending the wording of the 'trigger' for Condition 15, as now proposed, would still protect other existing fabric, including door surrounds, and would still require details of new doors to be submitted and approved, thus allowing the local planning authority to assess any such proposals and their impacts on the listed building prior to any new doors being inserted, but would allow other works to Block A (unrelated to the doors) and some investigative work to those existing door surrounds in the meantime, prior to those other details being finalised.

The proposed variation would therefore allow the local planning authority to retain control over the detail of those remaining matters and ensure that such proposals would be appropriate to the Grade II* listed building with regard to their design and detail, but would allow those remaining details to be submitted at a later stage, thus allowing other works to the building to take place in the meantime.

Consequently, it is considered that the proposed variation to the wording of Condition 15 would be acceptable and would not have adverse implications for the Grade II* listed building 'The George Hotel'.

Effects on the Grade II listed building 'Railings to Station Yard'

The application site also includes a section of the Grade II listed railings which extend from the western side of the George Hotel building, across the adjacent station yard, to the railway station building to the west.

Insofar as it relates to this application, the significance of those railings arises from their completeness and architectural detailing.

This application relates solely to the proposed variation of Condition 15 of the original Listed Building Consent, the requirements of which relate to retained and proposed internal and external doors to Block A (the retained southern section of the Grade II* listed George Hotel building). Furthermore, the proposed variation relates solely to the 'trigger' for Condition 15 (i.e. the point at which relevant details are required to be submitted and approved), rather than to the substance of what is required in terms of details of retained and proposed new doors.

Consequently, the proposed variation would allow the local planning authority to retain control over the detail of the retained and proposed doors and ensure that such proposals would be appropriate to the building and its wider

surroundings with regard to their design, but would allow some of those details to be submitted at a later stage, thus allowing other works to the building to take place in the meantime. Therefore, it is considered that the proposed variation would not result in any adverse implications for these separately-listed railings or their setting, compared with the original Listed Building Consent.

Effects on the settings of other nearby listed buildings and on the character and appearance of the Huddersfield Town Centre Conservation Area.

The George Hotel is prominently located on St George's Square and is one of a number of listed buildings which surround St George's Square, including Huddersfield Railway Station (Grade I), Lion Buildings (Grade II*) and Britannia Buildings (Grade II*), amongst others.

The list description for The George Hotel identifies that *"it has strong group value with numerous highly graded listed buildings that face onto St George's Square, which were constructed following the arrival of the Leeds-Manchester Railway and as part of the New Town development, including the Grade I railway station and Grade II* Britannia Buildings opposite the George Hotel."*

As such, the site forms part of, and makes a positive contribution to, the setting of those other listed buildings around St George's Square.

It also forms part of the setting of other listed buildings within the wider surrounding street scenes within Huddersfield town centre.

The site is also within Huddersfield Town Centre Conservation Area. Insofar as it relates to this application, the significance of the Huddersfield Town Centre Conservation Area is drawn, in part, from the architectural and historic interest of the well-preserved group of buildings which grew up around St George's Square (including other listed buildings) following the arrival of the railway and as part of the Ramsden Estate's New Town development – referred to in the list description for The George Hotel as *"an example of town planning almost without precedent in terms of scale and ambition at the time".*

As part of that group of buildings, and having regard to its architectural detailing and well-preserved external appearance, the application site makes a positive contribution to the character and appearance of Huddersfield Town Centre Conservation Area, despite having been vacant for some time.

This application relates solely to the proposed variation of Condition 15 of the original Listed Building Consent, the requirements of which relate to retained and proposed internal and external doors to Block A (the retained southern section of the Grade II* listed George Hotel building). Furthermore, the proposed variation relates solely to the 'trigger' for Condition 15 (i.e. the point at which relevant details are required to be submitted and approved), rather than to the substance of what is required in terms of details of retained and proposed new doors.

Consequently, the proposed variation would allow the local planning authority to retain control over the detail of the retained and proposed doors to Block A, and ensure that such proposals would be appropriate to the building and its wider surroundings with regard to their design, but would allow some of those details to be submitted at a later stage, thus allowing other works to the building to take place in the meantime. Therefore, it is considered that the proposed variation would not result in any adverse implications for the settings of other nearby listed buildings or for the character or appearance of the Huddersfield Town Centre Conservation Area, compared with the original Listed Building Consent.

Conclusion on Main Issues – Effects on Designated Heritage Assets

The proposed variation to Condition 15 of the original Listed Building Consent relates specifically to the 'trigger' for the condition (i.e. the point at which relevant information is required to be submitted) rather than to the substance or detail of what information is required. Details of the proposals for the existing historic doors which are specifically referred to in the first bullet point of Condition 15 have now been approved. The proposed variation would therefore allow the local planning authority to retain control over the relevant remaining details, relating to new doors and the re-use of the external bar door which has been confirmed for retention, in the interest of preserving the Grade II* listed building, The George Hotel, the separately-listed (Grade II) railings within the site, the settings of other nearby listed buildings and the character and appearance of the Huddersfield Town Centre Conservation Area, whilst still permitting other works including investigative works to the doors, and other works unrelated to the doors, to take place in the meantime.

It is therefore considered that the proposed variation to the 'trigger' for Condition 15 would be acceptable, and would not have adverse implications for the Grade II* listed building, The George Hotel, for the separately-listed (Grade II) railings within the site, for the settings of other nearby listed buildings or for the character or appearance of the Huddersfield Town Centre Conservation Area, compared with the original Listed Building Consent.

It is therefore considered that the proposed variation would be acceptable, and in accordance with Local Plan Policies LP24 and LP35 and with the NPPF.

As details have already been submitted and approved with regard to the first bullet point of Condition 15 of the original Listed Building Consent, under a separate 'Discharge of Conditions' application, and as that first bullet point relates to the retention and re-use of existing doors, it is considered appropriate to also vary Condition 15 to require those works to existing doors to be carried out in accordance with those previously-approved details, to ensure that existing historic fabric is appropriately retained and re-used within the building.

The following suggested re-wording for Condition 15 (split into two component parts), incorporating the applicant's proposed variations to its 'trigger' as well as requiring compliance with the previously-approved details for the first bullet point, is recommended:

15(a). Works to 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), including their retention or re-use within Block A where practicable, shall be carried out in accordance with the following details approved under Discharge of Condition application 2026/90231 (approved 27/04/2026), unless otherwise approved in writing by the local planning authority by means of an application for the approval of details reserved by condition:

- *George Hotel Refurbishment (Planning & LBC) Condition Discharge (Partial) Report LBC-15, reference number: 2024.00373.000 Revision 02, dated 17.02.26.*

Those doors shall be retained and/or installed in accordance with the details hereby 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.*

15(b). With the exception of those doors listed in Condition 15(a), no works shall commence to any other external or internal doors in Block A, including their frames or their architraves and any associated material, (except for essential design-related investigation works) until details of all retained and proposed doors to Block A (except for those listed in Condition 15(a)) have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- *Details of any other historic internal or external doors to Block A (other than those listed in Condition 15(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.*

Other Previous Conditions

As this is an application under Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), it would result in the granting of a new, stand-alone Listed Building Consent if approved.

Therefore, it is necessary to re-impose all other conditions from the original Listed Building Consent that continue to have effect. Given the stage that the scheme is currently at, it is considered that all such previous conditions are still relevant. It is therefore recommended that all previous conditions from the original Listed Building Consent are included as part of this decision.

However, a number of those original conditions have now had details approved under subsequent 'discharge of conditions' applications. Specifically, this relates to the following conditions:

- Condition 5 (Method Statement - demolition, dismantling and alterations);
- Condition 6 (scheme of building recording); and
- Condition 17 (Method Statement – Protection of fixtures and fittings)

In the light of this, and having regard to Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), which states that on such an application the local planning authority may vary the conditions attached to the consent, it is recommended that, the wording of those conditions is varied to require the relevant works to be carried out in accordance with those approved details, rather than requiring those details to be submitted again for approval.

Section 19 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) also states that an application to vary a condition under that Section must not vary a condition subject to which a consent was granted by extending the time within which the works must be started. Consequently, it is also recommended that Condition 1 of the original Listed Building Consent (time limit for commencement) is varied to require the works to commence within 3 years from the date of the original Listed Building Consent.

Conclusion

For the reasons given, it is considered that the proposed variation to Condition 15 of the original Listed Building Consent is acceptable and would not have adverse implications for the Grade II* listed building, The George Hotel, for the Grade II listed railings within the site, for the settings of other nearby listed

buildings, or for the character or appearance of the Huddersfield Town Centre Conservation Area, compared with the original Listed Building Consent.

It is considered necessary and appropriate to re-impose all other relevant conditions from the original Listed Building Consent. However, other variations to the wording of Condition 15 and to the wordings of several other specified conditions are also considered appropriate, as set out above, to reflect the fact that details have been approved with regard to aspects of those conditions since the original Listed Building Consent was granted.

The proposals are considered acceptable and in accordance with Local Plan Policies LP24 and LP35 and with the NPPF.

It is therefore recommended that the application is approved, subject to the suggested conditions as set out below.

Recommendation: Approve

Report Dated: 11/05/2026

Application Number: 2026/90462
Decision Authorisation: Delegated Powers
Officer Recommendation: Approve

Conditions and Reasons

1. The works hereby approved shall be begun not later than 24th October 2028.
Reason: Pursuant to the requirements of Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended by the Planning and Compulsory Purchase Act 2004).

2. The works hereby approved shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this consent, which shall in all cases take precedence.
Reason: For the avoidance of doubt as to what is being approved and to ensure that the works are carried out to an appropriate quality standard of design and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

3. Notwithstanding the details on the submitted plans, no works shall commence in association with the installation of the canopy on the southern, St Georges Square elevation of Block A, as shown on Proposed Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev P5, until full details of the proposed canopy have been submitted to and approved in writing by the local planning authority. The submitted information shall include plans and elevations showing the canopy, at a scale of 1:10 – 1:20, details of the proposed materials for the canopy, and details of the method of fixing the canopy to the building.

The canopy shall be installed in accordance with the details thereby approved.

For the avoidance of doubt, reference within this condition to Block A refers 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 canopy is appropriate in terms of its detailed design and materials, in the interests of preserving the special interest of the listed building, The George Hotel and the character and appearance of the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

4. The works to deconstruct and reconstruct the John William Street façade of Block C, as shown on Demolition Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20140 Rev P1 and Proposed Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev P5, shall be carried out in complete accordance with 'The George Hotel, Huddersfield: John William Street Deconstruction and Reconstruction' document, reference L054-GMI-XX-XX-RP-A-08806_P1 Version: 01, produced by GMI and dated April 2025.

For the avoidance of doubt, those works shall include the reinstatement of existing window timberwork (including frames and architraves) within the windows of the reconstructed façade.

No part of the development shall be first occupied or brought into use until the reconstruction of the John William Street façade of Block C has been fully completed in accordance with the details hereby approved.

For the avoidance of doubt, references within this condition to Block C refer to Block 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 that the works are carried out and completed to an appropriate specification and quality, to protect the character, fabric and significance of the listed building, and the character and appearance of the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

5. All demolition works, and all dismantling of any parts of the existing buildings, shall be carried out in complete accordance with the following details approved under Discharge of Condition application 2025/93484 (approved 25/02/2026), unless otherwise approved in writing via an application for the approval of details reserved by condition:

- 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 002.
- Document titled 'High Level Heritage Take-Down & Re-Build Philosophy, East elevation St John Williams Street, Huddersfield', Revision 2.

For the avoidance of doubt, the demolition and dismantling works which are to be carried out in accordance with the details listed above shall include, but shall not necessarily be limited to, 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.

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.

6. Building recording of all elements of the buildings, to a level 3 standing as set out in the Historic England guidance document: *Understanding Historic Buildings: A Guide to Good Recording Practice*, shall be carried out in complete accordance with the following details approved under Discharge of Condition application 2025/93243 (approved 23/02/2026), unless otherwise approved in writing by the local planning authority by means of an application for the approval of details reserved by condition:

- Document titled: Specification for an Archaeological and Architectural Recording at The George Hotel, John William Street, Huddersfield, West Yorkshire;
- Document titled: The George Hotel, John William Street, Huddersfield Planning Ref: 2023/65/90112/E Historic Building Recording Progress Report 15/04/2025;
- Package of photographic images of The George Hotel, received 24/11/2025;
- Package of photo-directions, internal and external, received 24/11/2025.

Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest and importance associated with the building that may be lost or replaced in the course of the works, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

7. The development shall not be first occupied or brought into use until all building recording has been carried out and completed in accordance with the building recording scheme approved under Condition 6 of this consent, and until the following have been submitted to and approved in writing by the local planning authority:

a) The results of the building recording which has been carried out; and
b) Confirmation that the results of the building recording have been deposited with the West Yorkshire Historic Environment Record.

Reason: To secure and safeguard provision for the inspection and recording of items, fabric and matters of architectural and historic interest and importance associated with the building that may be lost or replaced in the course of the works, and to accord with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

8. Notwithstanding the submitted details, no works shall commence in any of the High Significance Areas of Block A until a detailed Method Statement for all repairs to, and/or reinstatement of, decorative/detailed plasterwork and joinery within those High Significance Areas of Block A has been submitted to and approved in writing by the local planning authority.

For the avoidance of doubt, the Method Statement shall include the reinstatement of existing window timberwork (i.e. window architraves, shutter boxes etc) to the windows of those High Significance Areas of Block A.

No part of the development shall be first occupied or brought into use until the works to the High Significance Areas of Block A have been carried out and completed in accordance with the details thereby approved, and the works shall be retained as such thereafter.

For the avoidance of doubt, for the purposes of this condition, the 'High Significance Areas of Block A' are those areas which are specified in the High Significance Areas of Block A Schedule on this decision notice.
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.

9. Notwithstanding the submitted details, no works shall commence to the floors in the following areas of Block A until details of all floor finishes to those areas have been submitted to and approved in writing by the local planning authority:

a) The areas of the ground floor identified as X11 and X14 on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1, where there are existing stone flags between the basement and the ground floor, to include the retention of those stone flags and details for the treatment of the floors above them in those areas;
b) The areas of the ground floor identified as X10, X11 and 047 on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1, including the retention, and repair and/or replacement where necessary, of the existing floor tiles in those areas;
c) The High Significance Areas of Block A (as defined in the High Significance Areas of Block A Schedule on this decision notice), where they are not specifically referred to in points a) and b) above.

No part of the development shall be first occupied or brought into use until the floor finishes to those areas specified in points a), b) and c) above have been carried out in complete accordance with the details thereby approved, and the works 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.

10. All proposed fire, thermal and acoustic upgrades to the floors and ceilings within Block A shall be carried out, and thereafter retained, in accordance with

the following drawings, unless otherwise approved in writing by the local planning authority by means of an application for the approval of details reserved by condition:

- LBC Details – Block A Floor and Ceiling drawing number: L054-AHR-20-BA-ZZ-D-A-20300 Rev P2
- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev P1;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev P1;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev P1.

For the avoidance of doubt, reference within this condition to Block A refers 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.

11. Works to existing walls in Block A to provide fire, thermal and/or acoustic upgrades to those walls shall only be carried out in accordance with the details on LBC Details Level 04 Mansard Wall Lining drawing number: L054-AHR-20-BA-ZZ-D-A-20301 Rev P2.

No other works to any existing walls in Block A to provide fire, thermal and/or acoustic upgrades to those walls shall take place unless and until details of any such proposed upgrades have been submitted to and approved in writing by the local planning authority. The details shall also outline any necessary protection measures to any fabric or features of interest required both during the initial scheme of investigation and subsequent construction phases. All

works shall thereafter by carried out 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 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.

12. In the event that any works to repair, replace and/or make good existing stonework to the external walls of Block A are required, no such works shall commence until details of those works have been submitted to and approved in writing by the local planning authority. The details shall include a sample panel of stonework, which shall be constructed on site for inspection by the local planning authority, and shall include any stone to be used in such works and the methods and materials to be used in any pointing of stonework (which shall be with lime mortar appropriate to the stone type and width of joints to be finished flush or slightly recessed). The local planning authority shall be notified in writing once the sample panel has been constructed on site.

Any repairs to, or making good of, existing stonework to the external walls of Block A shall only be carried out in accordance with the details thereby approved, and shall be retained as such thereafter. The sample panel thereby approved shall be retained on site for the duration of the works on site and shall not be removed until all works to Block A have been completed on site.

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 and materials are of an appropriate standard and quality in order to result in a high quality development, in the interests of maintaining the significance of the listed building and the character and appearance of the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

13. No works shall commence above ground level on the construction of the external walls of the new-build extension hereby approved until full details and samples of all proposed external materials for the new-build elements of the works have been submitted to and approved in writing by the local planning authority. The details shall include:

a) Details of the proposed stone for the external walls of the new-build extension, including a sample panel of the proposed stonework and pointing, which shall be constructed on site;
b) The materials, colour and pattern of decorative metal panels to the extension, including a sample of the proposed material;

c) The materials and colour of any other cladding panels, including to the rooftop plant enclosure;
d) The materials and colour of the framing of the glazing to the upper floors of the extension;
e) The materials, colour and design of the balustrade to the roof of the extension;
f) The materials and colour of the louvred plant screen to the roof of the extension.

Samples of all of the proposed materials shall be provided on site (including a sample panel of the proposed new stonework) for the inspection of the local planning authority, which shall be notified in writing of their availability for viewing on site.

The external-facing parts of the new-build extension shall thereafter only be constructed using the materials thereby approved, and shall be retained as such thereafter.

The sample panel of stonework thereby approved shall be retained on site for the duration of the works to construct the new-build extension, and shall not be removed until the external walls of the new-build extension have been completed.
Reason: To ensure that materials of an appropriate standard and quality are used in order to result in a high quality development, in the interests of maintaining the significance of the listed building and the character and appearance of the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

14. All windows in Block A shall be retained in complete accordance with the following details as part of the works:

- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev P1;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev P1;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev P1;

- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev P1.

The windows in Block A shall thereafter be retained in accordance with the details hereby approved.

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.

15(a). Works to 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), including their retention or re-use within Block A where practicable, shall be carried out in accordance with the following details approved under Discharge of Condition application 2026/90231 (approved 27/04/2026), unless otherwise approved in writing by the local planning authority by means of an application for the approval of details reserved by condition:

- George Hotel Refurbishment (Planning & LBC) Condition Discharge (Partial) Report LBC-15, reference number: 2024.00373.000 Revision 02, dated 17.02.26.

Those doors shall be retained and/or installed in accordance with the details hereby 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.

15(b). With the exception of those doors listed in Condition 15(a), no works shall commence to any other external or internal doors in Block A, including their frames or their architraves and any associated material, (except for essential design-related investigation works) until details of all retained and proposed doors to Block A (except for those listed in Condition 15(a)) have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- Details of any other historic internal or external doors to Block A (other than those listed in Condition 15(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.

16. Notwithstanding the submitted details, no works above ground level shall commence on the new-build extension hereby approved, including the reconstruction of the façade on John William Street, until full details of all proposed windows and doors to the new build extension and the reconstructed John William Street façade have been submitted to and approved in writing by the local planning authority. The submitted details shall include:

- Detailed sections and elevations of all doors and windows proposed within the re-constructed façade of Block C on John William Street, at a scale of 1:5 and 1:20;
- Detailed sections and elevations of any other timber windows proposed within the new-build extension, at a scale of 1:5 and 1:20;
- Detailed sections and elevations of all new metal-framed windows proposed within the new-build extension, at a scale of 1:5 and 1:20;
- Detailed sections and elevations of all external doors proposed within the new-build extension, at a scale of 1:5 and 1:20.

All windows and doors to the new-build extension, and in the reconstructed façade of Block C on John William Street, shall be 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 C refer to Block 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 that the works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building and the character and appearance of the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

17. All works shall be carried out in complete accordance with the Method Statement setting out the protection measures for all fixtures and fittings (and, where specified in the list below, other features) to be retained, as set out in the following details approved under Discharge of Condition application 2025/93485 (approved 25/02/2026), unless otherwise approved in writing by the local planning authority by means of an application for the approval of details reserved by condition:

- Document titled 'Block A Protections', document number OF-01-11-002 Version 03.
- Clarification email dated 24/02/2026
- Plan L054-AHR-20-BA-01-D-A-20205 rev. P2

For the avoidance of doubt, the protection measures to be installed in accordance with the details listed above shall include, but shall not necessarily be limited to, protection measures for the following:

- All fireplaces to be retained;
- The staircase entry area identified as Areas X10 and X18 on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1, including the display cabinet by the stairs within that area (identified as 'Listed display cabinet to be retained' on that drawing);
- The oval window in the staircase entry area identified as Area X10 ('Stair 1') on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- All fixtures, fittings, plasterwork, timberwork and all decorative elements (except lighting) in the proposed Function Room on the First Floor of Block A (identified as Room 051 'Function Room' on First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1).

All necessary protection measures shall be installed in accordance with the details hereby approved prior to the commencement of any other works to Block A, and those protection measures shall be retained in place for the duration of all works to Block A.

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 existing historic fabric to be retained is appropriately protected during the works, to protect the character and fabric of the building and the significance of the heritage asset, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

18. No extraction, mechanical or electrical systems shall be installed until details of any penetrations to historic fabric walls of the retained buildings (including Block A and the reconstructed façade of Block C on John William Street) which are required as part of the installation of any such system(s) have been submitted to and approved in writing by the local planning authority.

Any works to install extraction, mechanical or electrical systems shall thereafter only be carried out in accordance with the details thereby approved.

For the avoidance of doubt, references within this condition to Blocks A and C refer to Blocks A 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 that the works are of an appropriate specification and quality, to protect the character, fabric and significance of the listed building, and the character and appearance of the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

19. All plastering to historic masonry/walling within Block A shall be retained where it is reasonably practicable to do so, and any necessary repairs to, or replacement of, plaster to historic masonry/walling within Block A shall only be carried out in accordance with the details and specifications on the following drawings:

- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev P1;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev P1;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P1;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P1;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev P1.

The works shall thereafter be retained in accordance with the details on the drawings listed above.

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.

20. No paint decoration works to Block A shall commence until details of the proposed colour scheme for room decoration to the following rooms and areas has been submitted to and approved in writing by the local planning authority:

- All High Significance Areas of Block A (as defined in the High Significance Areas of Block A Schedule on this decision notice); and
- The proposed Reception and Bar areas in Block A (identified as rooms/areas: 032, 048, 049, 050, X10, X11, X14, X18 and X22 on Ground Floor Heritage Scoping Plan drawing number L054-AHR-20-BA-00-D-A-20040 Rev P1).

The development shall not be first occupied or brought into use until the rooms and areas listed above have been decorated in accordance with the details thereby approved. Those rooms and areas shall thereafter be retained in accordance with the details thereby approved.

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.

21. Notwithstanding the details on the submitted drawings, no works to the staircase within Block A shall commence (except for investigative works and/or essential temporary support works) until full details of all proposed works to that staircase have been submitted to and approved in writing by the local planning authority. The submitted information shall include:

- Details of all proposed structural works to the staircase, including a Structural Appraisal of the existing staircase;
- Detailed sections and elevations of all landings, at a scale of 1:10, including those sections of the landings which are proposed to be retained and those which are proposed to be replaced;
- Detailed sections and elevations, at a scale of 1:10, showing the junctions of each flight of stairs with the landings at each end;
- Details of the retention and refurbishment of the existing balustrade including the retention of existing decorative iron balusters and installation of matching cast-iron replacements for any damaged or missing balusters as necessary;
- Detailed elevations and sections, at a scale of 1:5, showing the proposed glass balustrade to be installed ‘inboard of existing handrail / balustrade’ as indicated on Main Staircase – Refurbishment Strategy drawing number: L054-AHR-20-BA-ZZ-D-A-20200 rev P2;

- The retention of the St George Panel at the bottom of the staircase;
- Details of protection measures for all retained fabric (including those items and features listed above) throughout the full duration of works to the staircase, including details of when those measures would be installed, and when they would be removed.

The development shall not be first occupied or brought into use until all works to the staircase within Block A have been carried out and completed in accordance with the details thereby approved, and those works shall be retained as such thereafter.

For the avoidance of doubt, the 'staircase' referred to in this condition is the staircase leading from the Ground Floor to the Fourth Floor of Block A, starting from the area labelled 'Stair 03' on Proposed Ground Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-00-D-A-20700 Rev P4 and ending at the point labelled 'Stair' and 'Circulation' (between 'Lift A' and 'Guest Room U') on Proposed Fourth Floor Plan (Planning) drawing number: L054-AHR-ZZ-ZZ-04-D-A-20705 Rev P3.

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.

22. No new or replacement rainwater goods shall be installed or fitted to Block A unless details of any such new or replacement rainwater goods have been submitted to and approved in writing by the local planning authority, including details of their materials, design, colour and methods of fixing to the building.

Any new or replacement rainwater goods shall only be installed or fitted to Block A in 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 listed building and its surroundings, including the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

23. No development above ground level shall commence on the new-build extension, including the reconstruction of the John William Street façade, until details of proposed rainwater goods on the new-build extension, including the reconstructed John William Street façade, have been submitted to and approved in writing by the local planning authority. In all cases, the submitted information shall include details of the design, materials and colour of all

proposed rainwater goods. In addition, where any rainwater goods are proposed to the reconstructed John William Street façade, the submitted details shall also include the methods of fixing them to the building.

The development shall be carried out in complete accordance with the details thereby approved, and retained as such thereafter.
Reason: To ensure that the works are of an appropriate specification and quality, to protect the listed building and its surroundings, including the Huddersfield Conservation Area, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

24. No part of the development shall be first occupied or brought into use until a Conservation Management Plan has been submitted to and approved in writing by the local planning authority. The Conservation Management Plan shall include all relevant information from the building recording and Heritage Scoping Plans listed in the Plans and Specifications Table below, and any other relevant information necessary to inform the future management of the building by future occupants.

The development shall be carried out, and shall thereafter be managed, in complete accordance with the Conservation Management Plan thereby approved.
Reason: To ensure that the works are carried out to an appropriate specification and quality, and to inform the subsequent management of the building and protect the historic fabric and special interest of the building, in accordance with Policy LP35 of the Kirklees Local Plan and Chapter 16 of the National Planning Policy Framework.

NOTE: For the avoidance of doubt, any reference in the conditions on this decision notice to ‘Block’ or ‘Blocks’, or to ‘Block A’, ‘Block B’ and/or ‘Block C’ refers to Block A, Block B and Block 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.

NOTE: Notwithstanding the details on the submitted drawings, this decision does not grant any consent for any signage or advertisements on the buildings or within the site. The developer is advised that separate advertisement consent and/or listed building consent may be required for any proposed signage and/or advertisements.

NOTE: The developer is advised that separate approval may also be required for the works under other regulations, including the Building Regulations, including with regard to matters of fire safety. The approval of details as part of this consent, including those details approved under Conditions 10 and 11, which refer to thermal, fire and acoustic upgrades, do not imply compliance with other relevant regulations, including the Building Regulations, in those regards.

High Significance Areas of Block A schedule:

For the avoidance of doubt, for the purposes of the Conditions on this decision notice, the 'High Significance Areas of Block A' are as follows:

- Ground Floor Former Billiard Room – Room number 034 (labelled 'Function Room') on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
- First Floor Former Dining Room – Room numbers 059 and 060 (labelled 'Bedroom & Ensuite') on First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P1;
- First Floor Former Signing Room – Room number 051 (labelled 'Function Room') on First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
- Main Staircase – The area identified in Main Staircase – Refurbishment Strategy drawing number: L054-AHR-20-BA-ZZ-D-A-20200 Rev P2, made up of the following areas:
    - X10 (labelled 'Stair 1') on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1;
    - X23 (labelled 'Staircase') on First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1;
    - X40 (labelled 'Stair 1') on Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1;
    - X56 (labelled 'Stair 1' on Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P1; and
    - X70 (labelled 'Stair 1' on Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1.

Plans and specifications schedule:

(All documents can be viewed on the file for the original Listed Building Consent, application reference: 2025/91148)

Plan Type	Plan Reference	Version	Date Received
Location Plan	L054-GMI-90-ZZ-ZZ-D-A-90006	P1	08/07/2025
Proposed Site Plan	L054-AHR-90-ZZ-ZZ-D-A-90001	P3	08/07/2025
Proposed Basement Floor Plan (Planning)	L054-AHR-ZZ-ZZ-B1-D-A-20706	P4	04/09/2025
Proposed Ground Floor Plan (Planning)	L054-AHR-ZZ-ZZ-00-D-A-20700	P4	08/07/2025
Proposed Mezzanine Floor Plan (Planning)	L054-AHR-ZZ-ZZ-MZ-D-A-20701	P4	08/07/2025
Proposed First Floor Plan (Planning)	L054-AHR-ZZ-ZZ-01-D-A-20702	P3	28/04/2025
Proposed Second Floor Plan (Planning)	L054-AHR-ZZ-ZZ-02-D-A-20703	P3	28/04/2025

Proposed Third Floor Plan (Planning)	L054-AHR-ZZ-ZZ-03-D-A-20704	P3	28/04/2025
Proposed Fourth Floor Plan (Planning)	L054-AHR-ZZ-ZZ-04-D-A-20705	P3	28/04/2025
Proposed Roof Plan (Planning)	L054-AHR-ZZ-ZZ-RF-D-A-20707	P2	28/04/2025
Proposed Elevations	L054-AHR-20-ZZ-ZZ-D-A-20120	P5	08/07/2025
Proposed Sections – Sheet 1	L054-AHR-20-ZZ-ZZ-D-A-20220	P2	28/04/2025
Existing Floor Plans (Block A,B&C) Planning & LBC Definition Plans	L054-AHR-20-ZZ-ZZ-D-A-20801		06/10/2025
John William Street Sections	L054-AHR-20-ZZ-ZZ-D-A-20802		06/10/2025
West Elevation Plan & Section Details	L054-AHR-20-ZZ-ZZ-D-A-20306	P2	28/04/2025
John William Street Plan & Section Details	L054-AHR-20-ZZ-ZZ-D-A-20307	P2	28/04/2025
Level 04 Mansard Connection Plan & Section Details	L054-AHR-20-ZZ-ZZ-D-A-20308	P2	28/04/2025
Basement Level Demolition Plan	L054-AHR-20-ZZ-B1-D-A-20016	P2	28/04/2025
Ground & Mezzanine Floor Demolition Plan	L054-AHR-20-ZZ-ZZ-D-A-20010	P2	28/04/2025
First Floor Demolition Plan	L054-AHR-20-ZZ-01-D-A-20012	P2	28/04/2025
Second Floor Demolition Plan	L054-AHR-20-ZZ-02-D-A-20013	P2	28/04/2025
Third Floor Demolition Plan	L054-AHR-20-ZZ-03-D-A-20014	P2	28/04/2025
Fourth Floor Demolition Plan	L054-AHR-20-ZZ-04-D-A-20015	P2	28/04/2025
Roof Level Demolition Plan	L054-AHR-20-ZZ-RF-D-A-20017	P2	28/04/2025
Demolition Elevations	L054-AHR-20-ZZ-ZZ-D-A-20140	P1	28/04/2025
Basement Level Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-B1-D-A-20049	P1	28/04/2025
Basement Level Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-B1-D-A-20050	P1	28/04/2025
Ground Floor Heritage Scoping Plan	L054-AHR-20-BA-00-D-A-20040	P1	28/04/2025
First Floor Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-01-D-A-20041	P1	28/04/2025
First Floor Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-01-D-A-20042	P1	28/04/2025

Second Floor Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-02-D-A-20043	P1	28/04/2025
Second Floor Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-02-D-A-20044	P1	28/04/2025
Third Floor Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-03-D-A-20045	P1	28/04/2025
Third Floor Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-03-D-A-20046	P1	28/04/2025
Fourth Floor Heritage Scoping Plan – Sheet 1	L054-AHR-20-BA-04-D-A-20047	P1	28/04/2025
Fourth Floor Heritage Scoping Plan – Sheet 2	L054-AHR-20-BA-04-D-A-20048	P1	28/04/2025
Site Layout Existing	8662-BOW-ZZ-ZZ-DR-A-P003	P2	28/04/2025
Existing Basement Floor Plan	L054-AHR-20-ZZ-B1-D-A-20006	P2	28/04/2025
Existing Ground & Mezzanine Floor Plan	L054-AHR-20-ZZ-ZZ-D-A-20000	P2	28/04/2025
Existing First Floor Plan	L054-AHR-20-ZZ-01-D-A-20002	P2	28/04/2025
Existing Second Floor Plan	L054-AHR-20-ZZ-02-D-A-20003	P2	28/04/2025
Existing Third Floor Plan	L054-AHR-20-ZZ-03-D-A-20004	P2	28/04/2025
Existing Fourth Floor Plan	L054-AHR-20-ZZ-04-D-A-20005	P2	28/04/2025
Existing Roof Plan	L054-AHR-20-ZZ-RF-D-A-20007	P2	28/04/2025
Existing Elevations	L054-AHR-20-ZZ-ZZ-D-A-20100	P1	28/04/2025
Sections Sheet 1 of 2 Existing	8662-BOW-ZZ-ZZ-DR-A-P040	P1	28/04/2025
Sections Sheet 2 of 2 Existing	8662-BOW-ZZ-ZZ-DR-A-P041	P1	28/04/2025
External Wall Strip Sections – Sheet 1	L054-AHR-21-ZZ-ZZ-D-A-21001	P1	08/07/2025
External Wall Strip Sections – Sheet 2	L054-AHR-21-ZZ-ZZ-D-A-21002	P1	08/07/2025
External Wall Strip Sections – Sheet 3	L054-AHR-21-ZZ-ZZ-D-A-21003	P1	08/07/2025
External Wall Plan Details – Sheet 1	L054-AHR-21-ZZ-ZZ-D-A-21101	P2	08/07/2025
External Wall Typical Section Details – Sheet 1	L054-AHR-21-ZZ-ZZ-D-A-21201	P1	08/07/2025
External Wall Typical Section Details – Sheet 2	L054-AHR-21-ZZ-ZZ-D-A-21202	P1	08/07/2025
External Door Types (Planning)	L054-AHR-ZZ-ZZ-ZZ-D-A-31701	P1	08/07/2025

Main Staircase – Refurbishment Strategy	L054-AHR-20-BA-ZZ-D-A-20200	P2	08/07/2025
Ground Floor Reception – Refurbishment Strategy	L054-AHR-20-BA-00-D-A-20201	P2	08/07/2025
Ground Floor Reception Elevations – Refurbishment Strategy	L054-AHR-20-BA-00-D-A-20202	P2	08/07/2025
Conference Room – Refurbishment Strategy	L054-AHR-20-BA-00-D-A-20203	P2	08/07/2025
Former Dining Room – Refurbishment Strategy	L054-AHR-20-BA-01-D-A-20204	P2	08/07/2025
Former Signing Room – Refurbishment Strategy	L054-AHR-20-BA-01-D-A-20205	P2	08/07/2025
LBC Details – Block A Floor & Ceiling	L054-AHR-20-BA-ZZ-D-A-20300	P2	28/04/2025
LBC Details – Level 04 Mansard Wall Lining	L054-AHR-20-BA-ZZ-D-A-20301	P2	28/04/2025
LBC Details – Central Staircase Balustrade Details	L054-AHR-20-BA-ZZ-D-A-20302	P2	28/04/2025
Level 00 – Openings Reference Plan	L054-AHR-30-ZZ-00-D-A-30000	P1	08/07/2025
Level MZ – Openings Reference Plan	L054-AHR-30-ZZ-MZ-D-A-30001	P1	08/07/2025
Level 01 – Openings Reference Plan	L054-AHR-30-ZZ-01-D-A-30002	P1	08/07/2025
Level 03 – Openings Reference Plan	L054-AHR-30-ZZ-03-D-A-31004	P1	08/07/2025
Level 04 – Openings Reference Plan	L054-AHR-30-ZZ-04-D-A-30005	P1	08/07/2025
Level RF – Openings Reference Plan	L054-AHR-30-ZZ-RF-D-A-30007	P1	08/07/2025
External Windows – Types & Schedule	L054-AHR-31-ZZ-ZZ-D-A-31201	P1	08/07/2025
Ventilation Services Layout Level B1 – Basement Level Sheet 1 of 1	L054-WAL-57-BA-B1-D-M-57001	P01	28/04/2025
Ventilation Services Layout Level 00 – Ground Floor Sheet 1 of 2	L054-WAL-57-BA-00-D-M-57002	P01	28/04/2025
Ventilation Services Layout Level 00 – Ground Floor Sheet 2 of 2	L054-WAL-57-01-00-D-M-57003	P01	28/04/2025
Ventilation Services Layout Level M1 – Mezzanine Sheet 1 of 1	L054-WAL-57-01-M1-D-M-57004	P01	28/04/2025
Ventilation Services Layout Level 01 – First Floor Sheet 1 of 2	L054-WAL-57-BA-01-D-M-57005	P01	28/04/2025

Ventilation Services Layout Level 01 – First Floor Sheet 2 of 2	L054-WAL-57-01-01-D-M-57006	P01	28/04/2025
Ventilation Services Layout Level 02 – Second Floor Sheet 1 of 2	L054-WAL-57-BA-02-D-M-57007	P01	28/04/2025
Ventilation Services Layout Level 02 – Second Floor Sheet 2 of 2	L054-WAL-57-01-02-D-M-57008	P01	28/04/2025
Ventilation Services Layout Level 03 – Third Floor Sheet 1 of 2	L054-WAL-57-BA-03-D-M-57009	P01	28/04/2025
Ventilation Services Layout Level 03 – Third Floor Sheet 2 of 2	L054-WAL-57-01-03-D-M-57010	P01	28/04/2025
Ventilation Services Layout Level 04 – Fourth Floor Sheet 1 of 2	L054-WAL-57-BA-04-D-M-57011	P01	28/04/2025
Ventilation Services Layout Level 04 – Fourth Floor Sheet 2 of 2	L054-WAL-57-01-04-D-M-57012	P01	28/04/2025
Ventilation Services Layout Level RF – Roof Level Sheet 1 of 2	L054-WAL-57-BA-RF-D-M-57013	P01	28/04/2025
Ventilation Services Layout Level RF – Roof Level Sheet 2 of 2	L054-WAL-57-01-RF-D-M-57014	P01	28/04/2025
Combined MEP Services Level RF – Roof Level Sheet 1 of 1	L054-WAL-55-ZZ-RF-D-M-55001	P01	28/04/2025
Level -01 Phasing	8662-BOW-ZZ-B1-DR-A-P060	P1	28/04/2025
Level 02 Phasing	8662-BOW-ZZ-02-DR-A-P063	P1	28/04/2025
Level 03 Phasing	8662-BOW-ZZ-03-DR-A-P064	P1	28/04/2025
Level 04 Phasing	8662-BOW-ZZ-04-DR-A-P065	P1	28/04/2025
George Hotel Contractors Site Setup	L054-GMI-90-ZZ-ZZ-D-A-90005	P1	08/07/2025
Air Quality Assessment (With addendum)	L054-AHR-XX-XX-RP-A-08810 Dated: April 2025	P1	28/04/2025
Air Quality Technical Note: George Hotel Huddersfield	MAN.2011.001.AQ. R.001.P01 Dated: 22 September 2025	Issue Rev2	24/09/2025
Assessment of Significance (With Addendum)	L054-AHR-XX-XX-RP-A-08804 Dated: April 2025	P1	28/04/2025

Block A – Central Staircase Structural Condition Report A	00.24363-ACE-ZZ-ZZ-T-S-0001 Dated: 15/04/25	P2	28/04/2025
Block A – Central Staircase Structural Condition Report B	00.24363-ACE-ZZ-ZZ-T-S-0002 Dated: 15/04/25	P2	28/04/2025
Building Regulations Part L & EPC Report	L054-WAL-06-XX-R-Z-50001-Part L & EPC-The George Hotel	P01	28/04/2025
Phase 1 Contaminated Land – Part 1	L054-AHR-XX-XX-RP-A-08807.1 Dated: April 2025	P1	28/04/2025
Phase 1 Contaminated Land – Part 2	L054-AHR-XX-XX-RP-A-08807.2 Dated: April 2025	P1	28/04/2025
Phase 1 Contaminated Land – Part 3	L054-AHR-XX-XX-RP-A-08807.3	P1	28/04/2025
Peer review of Phase I Contaminated Land Report for the George Hotel, Huddersfield	Dated 10th September 2025. Produced by TRC		24/09/2025
Design and Access Statement	L054-AHR-00-XX-RP-A-A3-001 Dated: April 2025	P1	28/04/2025
Drainage Strategy Report: George Hotel, Huddersfield	L054-ACE-5X-ZZ-ZZ-RP-C-0001 Dated: 16.04.2025	P01	25/07/2025
Ecology and Biodiversity (With Addendum)	L054-AHR-XX-XX-RP-A-08801 Dated: April 2025	P1	28/04/2025
Flood Risk Assessment (With Addendum)	L054-AHR-XX-XX-RP-A-08802 Dated: April 2025	P1	28/04/2025
George Hotel, Huddersfield – Planning Report (Structures): Proposed New Concrete Frame Extension			28/04/2025
Heritage Impact Assessment	L054-AHR-XX-XX-RP-A-08805 Dated: April 2025	P1	28/04/2025
Historic Building Recording Progress Report 15.04.2025	Dated: 15.04.2025		28/04/2025
John William Street Deconstruction and Reconstruction	L054-GMI-XX-XX-RP-A-08806_P1 Dated: April 2025	01	28/04/2025
LBC Doors Assessment (With Addendum)	L054-AHR-XX-XX-RP-A-08806 Dated: April 2025	P1	28/04/2025

MEP Strategy Submission Report	L054-WAL-42-XX-XX-L-M-50003 Dated: 16/04/2025	P01	28/04/2025
Ventilation Strategy Report	L054-WAL-42-XX-XX-L-M-50004	P01	28/04/2025
Noise Impact Assessment (With addendum)	L054-AHR-XX-XX-RP-A-08801 Dated: April 2025	P1	28/04/2025
Response – Acoustics	2024.00373.000 Dated: 28.05.25	01	28/05/2025
Planning Policy Statement (With Addendum)	L054-AHR-XX-XX-RP-A-08809 Dated: April 2025	P1	28/04/2025
Response – Biodiversity	2024.00373.000 Dated: 28.05.25	01	28/05/2025
Response – Coal Authority	2024.00373.000 Dated: 29.05.25	01	29/05/2025
Response – Cycle Storage	2025_4891147_W-15-Response – Cycle Storage_29.08.25 Dated: 29.08.25	01	04/09/2025
Response – Historic England (John William Street Wall).	2024.00373.000 Dated: 25.06.25	01	08/07/2025
Response – Historic England_v3	2024.00373.000 Dated: 10.07.25	03	10/07/2025
Response – The Victorian Society	2025_4891147_W-11-Response-VICSOC_05.08.25 Dated: 05.08.25	01	05/08/2025
Response – VICSOC, SBH, CC and 20th C	2024.00373.000 Dated: 10.07.25	02	10/07/2025
Response – Tree Protection	2024.00373.000 Dated: 02.07.25	02	08/07/2025
Structural Condition Report: Block A – Condition Report	00.24363 -ACE-ZZ-ZZ-T-S-0003 Dated: 14/04/25	P1	28/04/2025
Block A – Structural Design Philosophy	00.24363-ACE-ZZ-ZZ-T-S-0004 Dated: 17/04/25	P1	28/04/2025
Sustainability Statement (With Addendum)	L054-AHR-XX-XX-RP-A-08811 Dated: April 2025	P1	28/04/2025
Transport Statement (With Addendum)	L054-AHR-XX-XX-RP-A-08800 Dated April 2025	P1	28/04/2025
Travel Plan (With Addendum)	L054-AHR-XX-XX-RP-A-08808 Dated: April 2025	P1	28/04/2025
Waste Collection Strategy	Email received 21 July 2025		21/07/2025

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application.

In this case, the case officer undertook discussions with the applicant regarding the proposed wording of Condition 15 (to which the application relates) and other conditions, to reflect the fact that details have been approved under some of the previous conditions since the original Listed Building Consent (2025/91148) was granted.