



Application Number	
Date Logged	
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KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk Tel: 01484 414746

Application for Listed Building Consent for alterations, extension or demolition of a listed building Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

Applicant Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes

No

Applicant Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

***** REDACTED *****

Secondary number

Fax number

Email address

***** REDACTED *****

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

"Listed Building Consent for internal works to allow the installation of a temporary staircase (to facilitate construction works in association with the refurbishment and redevelopment of the George Hotel and its coming into operational use to provide 108-bedroom hotel with bar, restaurant, gym, conference facilities and ancillary facilities, approved under previous Listed Building Consent application reference: 2025/91148 and previous planning permission reference: 2025/91147).

Has the development or work already been started without consent?

- Yes
 No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- Don't know
 Grade I
 Grade II*
 Grade II

Is it an ecclesiastical building?

- Don't know
 Yes
 No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

- Yes
 No

If Yes, which of the following does the proposal involve?

a) Total demolition of the listed building

- Yes
 No

b) Demolition of a building within the curtilage of the listed building

- Yes
 No

c) Demolition of a part of the listed building

- Yes
 No

If the answer to c) is Yes

What is the total volume of the listed building?

18300.00	Cubic metres
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What is the volume of the part to be demolished?

168.00	Cubic metres
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What was the date (approximately) of the erection of the part to be removed?

Month

December

Year

1889

(Date must be pre-application submission)

Please provide a brief description of the building or part of the building you are proposing to demolish

The works are related solely to the removal of the 1970s hardboard flooring overlay, the historic T&G floorboarding (mixed condition), floor joists (slim joist into wall sockets) and arched brick hearth on levels 1, 2 3 & 4. For clarity this application does not include the removal or reinstatement of ceiling plasterwork (this is covered in the approved LBC to which this application relates).

The DAS includes existing condition and context photography, these rooms were formed largely in the period 1889 and from that date onwards it is understood these have changed use over time between either toilets (serving whole floor plate of hotel) or bedrooms. It is noted that this continual historical change means little decorative features or historic plaster fabric remains in these locations with the exception of some window and door architraves & GF fire/ chimney none of which are intended to be impacted by the floor removal and reinstatement works to which this application pertains.

Why is it necessary to demolish or extend (as applicable) all or part of the building(s) and or structure(s)?

As outlined in the DAS, HIA and the contractors statement (DAS Appendix A), a vast majority of Block A at George Hotel requires extensive internal works, before these can occur, the back wall of Block A must be stabilized at basement level necessitating the demolition of Blocks B & C, as the main central stair is also in need of significant structural repair, there is no workable sequence of construction that would provide safe means of access or escape during the works.

Whilst other options for access have been explored/ addressed in the DAS, these do not meet the minimum safety access/ evacuation requirements of modern construction (HSE duties) and to this effect, the location for the HAKI stair has been chosen carefully to represent least material harm (noting there is already significant joist loss at levels 3 & 4 from water ingress) with the intention to reinstate the floors upon completion of the works in line with the appointed Conservation Architects advice as covered in the HIA.

For absolute clarity - the proposed demolition & reinstatement works relate solely to the floor structures and brick arched hearths (within the floor void space) in the locations identified on the demolition plans.

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

- Yes
 No

If Yes, please describe and include the planning application reference number(s), if known

LBC ref: 2025/65/91148/W
Note, conditions superseded by LBC Variation: 2026/70/90462/W
Planning Ref: 2025/48/91147/W

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

- Yes
 No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

- Yes
 No

If Yes, do the proposed works include

a) works to the interior of the building?

- Yes
 No

b) works to the exterior of the building?

- Yes
 No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

- Yes
 No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

- Yes
 No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

Please refer to previous statements related to the removal and reinstatement of timber floors in specific locations to facilitate a safety HAKI staircase (temporary works).

Please see expansive description & photographic record in DAS & HIA.

Materials

Does the proposed development require any materials to be used?

- Yes
 No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Floors

Existing materials and finishes:
Timber T&G floorboards (presumed slow grow pine) 220x25mm Timber Joists ((presumed slow grow pine) - 285x32mm (into wall sockets) small area of brick arched fireplace hearth.

Proposed materials and finishes:
Timber T&G floorboards (spruce) 220x25mm Timber Joists (spruce) - 235x85mm on wall bearers. Timber counter battens to ensure ceiling heights consistent with historic levels. Note, reclaimed reuse of existing floorboards are intended to be used but this cannot be guaranteed/assessed by the Architect until removal (gaff nailed & historic adaptations issue).

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- Yes
 No

If Yes, please state references for the plans, drawings and/or design and access statement

See DAS and HIA

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

***** REDACTED *****

First Name

***** REDACTED *****

Surname

***** REDACTED *****

Reference

Planning and Conservation - Performance Agreement

Date (must be pre-application submission)

25/03/2026

Details of the pre-application advice received

The team has worked with the LPO Jillian Ran and the HO Sheena Campbell on the matter & justifications - from a planning perspective it has been agreed that to ensure full consultation is performed that a new application would be required (this) but as the works are within a live construction site under works covered by LBC approval, this application and the current approved main works are to be formally linked to ensure relevant protection of the works apply (whilst ensuring consultation performed).

From a CO perspective, the situation has been witnessed on site and advised by Sheena Campbell on 25.03.26 advising:

- Applicant to provide report addressing sequence, legal duty reasoning and other options considered/ discounted.
- Statement required from appointed Conservation Architect (heritage impact assessment)
- Only a specification from appointed Conservation Architect for reinstatement.
- Ground floor where haki stair is proposed to be sited – Lower 1970s ceiling to be removed to expose 1930s ceiling above. 1930s ceiling to be assessed by appointed Conservation Architect and recorded prior to further works.

For clarity, the recording works have now been performed and demonstrated to the Conservation Officer sufficient to satisfy concerns in this regard.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED *****

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?

- Yes
 No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- The Applicant
 The Agent

Title

mr

First Name

Timothy

Surname

Ordway

Declaration Date

19/05/2026

Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

timothy ordway

Date

19/05/2026