



Jillian Rann
Kirklees Council

16-06-2026

Dear Jillian Rann

**Arrangements for Handling Heritage Applications Direction 2021 & Planning
(Listed Buildings and Conservation Areas) Regulations 1990**

**George Hotel, St George's Square, Huddersfield, HD1 1JA
Application No. 2026/65/91370/W**

Thank you for your letter of 2026-05-28 regarding the above application for listed building consent. On the basis of the information available to date, we offer the following advice.

Summary

Historic England consider that the proposed temporary stair would cause a less than substantial amount of harm to the significance of The George Hotel, a nationally significant Grade II* listed building.

Historic England Advice

Significance

The George Hotel was constructed from 1849-50 in the Italianate style. It is the former railway hotel associated with Huddersfield Railway Station which is one of the finest stations in the country. The George Hotel, the station, and the Britannia Buildings surrounding St George's Square were constructed during a period of new building in Huddersfield under Ramsden Estate's 'New Towns Development' which was an example of town planning without precedent in terms of scale and ambition at this time. These three buildings whilst individually being incredibly architecturally significant in isolation, also therefore possess an important group value as a consequence.

The George itself utilises high quality, decorative detailing to its exterior to visually impress those travelling via rail to Huddersfield. It has an almost landmark character when entering St George's Square from the Railway Station and this detailing and massing contribute highly to its significance.



The George Hotel itself has evolved over three main phases since its original construction and the original external appearance and internal plan form and circulation routes have been preserved in what is commonly known as 'Block A' which is the building facing onto the Square.

Historic England have worked closely with Applicants which led to the 1850 and 1938 rear blocks being removed from the listing with the exception of a portion of the John William Street elevation whose character contributes to formal and well detailed character of Block A.

As well as The George's fine architectural appearance and association with the success of Huddersfield as a key point on the railway line between Manchester and Leeds, it is also the home of Rugby Football League. It was originally termed the Northern Rugby Football Union to distinguish it from middling-class southern clubs who wanted to keep the game at an amateur level. This was an important point in history for the game of Rugby which allowed players who worked to not miss pay in order to play for their rugby team. Whilst the exact room the paperwork was signed in 1895 has been speculated upon, it is considered that this important event happened in what is now called the Commercial Room.

Impact

The proposed temporary service stair would lead to the physical harm to historic fabric across all floors.

This harm is isolated to one room in which a section of floor boards and joists would be cut out. This is considered to cause a less than substantial amount of harm the significance of The George Hotel through the loss of historic fabric.

It is proposed to reinstate the floors which will minimally mitigate the identified harm above.

Position

Overall, Historic England understands the need for a service stair to facilitate crucial works to secure the future of The George Hotel. However, we have identified that the proposals will cause a less than substantial amount of harm.

Recommendation

Historic England recommends that in determining this application your Council should weigh the harm which the proposed development would cause to the significance of The George Hotel against such public benefits as the development may procure. In



doing so, it should give great weight to the conservation of this designated heritage asset/s.

If there are any material changes to the proposals beyond those we have suggested, please contact us. If you propose to determine the application in its current form, please inform us of the date of the committee and send us a copy of your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

Alexander Harrison