

**Consultation Response from KC,
Conservation & Design**

2026/91370 George Hotel, St George's Square, Huddersfield, HD1 1JA

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) (Listed Building within a Conservation Area)

Date Responded: 17-7-26

Responding Officer: SC

Responding Ref:

The significance of this Grade II* Listed Building is related to external and internal features related to

Architectural interest:

- * as a good example of a railway hotel dating from the 'heroic' period of railway expansion (1841-1850), with grand architecture in an Italianate style incorporating high-quality decorative detailing;

- * it retains much of its early plan form and C19 decorative joinery and plasterwork

These features would not be affected by the proposed new temporary staircase and justification has been submitted stating that the loss of some original fabric will be limited to parts of the floors that are not unique and repeat detailing elsewhere throughout the building.

A structural report was requested and has been submitted which explains that the proposed temporary staircase would not compromise the original existing structure and original staircase nearby.

The impact on the heritage asset (the loss of the floor joists and hearths) is minimal. There are benefits in the proposal in terms of the regeneration of the hotel as a heritage asset and it being put to its original and long term viable use.

The proposals should be considered in the context of national guidance in the National Planning Policy Framework. Paragraph 215 states that 'Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.'

It appears that these works are required to undertake the necessary repair and regeneration scheme and to secure the optimal viable use of this building.