

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:	2026/65/91370/W
Site Address:	George Hotel, St George's Square, Huddersfield, HD1 1JA
Description:	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)
Recommending Officer:	Jillian Rann

DECISION – Listed Building Consent – Approve

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: 05-Aug-2026

Application: 2026/91370

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

Proposal: 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)

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 George Hotel was a railway hotel, originally designed in 1849-50 and subsequently extended, with some further later alterations. The building occupies a prominent location on the edge of St George's Square, to the front of Huddersfield Railway Station (itself a grade I listed building), and it is one of a number of large, imposing Victorian buildings on St George's Square and John William Street in the vicinity of the site. The listing 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 part of that group of buildings on St George's Square and John William Street, the site is considered to be within the settings of other listed buildings which form part of that group and the site's wider context, which include:

- Huddersfield Railway Station – Grade I
- 12-20 St George's Square – Grade II*
- 8 and 10 Railway Street – Grade II*
- Estate Buildings (1-11 Railway Street, 1 and 9-13 Station Street, 20-26 Westgate) – Grade II*
- 7 St George's Square – Grade II*
- Britannia Buildings – Grade II*
- Lion Buildings – Grade II*
- 13-21 Railway Street – Grade II
- 1 and 3 Northumberland Street – Grade II
- 64 and 66 John William Street – Grade II
- 68 John William Street – Grade II
- 70-78 John William Street – Grade II
- Former Empire Cinema – Grade II

There are also other listed buildings in the wider vicinity of the site. However, because of their distance from the site, it is considered that the site is not within the setting of those other listed buildings.

Description of Proposal

Listed Building Consent was granted in October 2025 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 subsequent 'Section 19' application to vary one of the conditions on that original Listed Building Consent was approved in May 2026 (application reference: 2026/90462).

A separate application for planning permission for the development was also granted in October 2025 (application reference: 2025/91147).

That approved scheme includes the retention and refurbishment of Block A (the southernmost block, facing St George's Square), the demolition of Blocks B and C (in the northern part of the site) and their replacement with a new-build extension, which would include the deconstruction and reconstruction of the John William Street façade of Block C.

Works have now commenced on the site, including on the demolition of parts of the existing building.

The current application is a separate application, seeking Listed Building Consent for additional internal works (which were not part of that previously granted Listed Building Consent), to allow the installation of a temporary staircase to facilitate construction works in association with that previously approved refurbishment and redevelopment of the George Hotel.

The proposed works would include the removal of sections of floors and ceilings from several rooms in Block A to allow for the installation of a temporary 'HAKI Stair' to provide access through Block A during the refurbishment and construction works.

The submitted details identify the rooms where those works are proposed (one room on each floor, going up vertically through the building) and advise that it is proposed to remove floors from those rooms (including floorboards and ceilings), together with hearths and supporting part arches which the submitted details advise will also require removal *"as they will no longer be restrained by the floor structure"*.

The submitted details advise that any wide floorboards recovered will be retained for the repair of floors elsewhere in the building.

The submitted details state that, following the removal of the temporary staircase, the floors in the affected rooms will be replaced, and include details of those proposed replacement/reinstatement works.

The submitted details include information about various options which have been considered for providing/maintaining access for construction during the works, and an explanation as to why other options were ruled out and the proposed approach has been selected as the preferred option, including with reference to:

- The sequencing of construction works which includes the demolition of Blocks B and C and the existing 'escape staircase' at an early stage of the works;
- The condition of the existing staircase within Block A which is referred to in the submitted report as being *"one of the areas of the building requiring the most extensive restoration both structurally and general materially"*;
- Health and safety guidelines;
- The potential impacts of other options on the external façade of Block A, compared with the proposed approach which includes only internal works to Block A; and
- The potential impacts of other options on areas of the building which are considered to be of higher significance than the rooms where floors/ceilings are proposed to be removed as part of this application.

A Heritage Impact Assessment has also been submitted as part of the application.

A revised plan and an additional document (a 'Wall Stability Statement' prepared by a structural engineer) have been received during the course of the application, in response to queries from officers.

The revised plan now shows the removal of a smaller area of floor/ceiling from several of the relevant rooms than was originally proposed, and states that

several joists are proposed to be retained in place near the entrance to each of those rooms.

The Wall Stability Statement was provided in response to a query from officers about whether the proposed removal of sections of the floors from these rooms would have any implications for the stability of the historic staircase, which adjoins those rooms. It notes the proposed removal of part of the existing floors, and proposes that the HAKI stair be fixed to both walls to provide 'lateral restraint'. An updated version, providing further information including details of the proposed sequencing of the construction of the temporary staircase relative to the removal of the floors at each level, and its deconstruction relative to the reinstatement of each floor, has subsequently been received, following a request from the case officer for further clarification on this matter. This is discussed further below.

Relevant Planning History

Application Site

Original Listed Building Consent application ('the original listed building consent')

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.

Section 19 application to vary Condition 15 of original Listed Building Consent ('the revised Listed Building Consent')

2026/90462 – 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). Approved 11/05/2026.

Separate (withdrawn) Section 19 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.

Section 19 application to vary conditions on the revised listed building consent

2026/91801 – Variation of Conditions 2 (approved plans), 3 (canopy), 4 (John William Street facade works), 9 (floor finishes), 10 (works to floors and ceilings), 11 (works to walls), 14 (windows), 17 (protection of fixtures/fittings), 18 (extraction details), 19 (plastering) on previous permission 2026/90462 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. Pending consideration.

Accompanying planning permission relating to the same scheme as original Listed Building Consent (and subsequent revised Listed Building Consent 2026/90462)

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). Split decision 22/05/2026.

Section 73 application to vary conditions on the accompanying planning application

2026/91957 – Variation of conditions 2 (approved plans), 7 (canopy), 16 (cycle storage) and 18 (waste storage and collection) 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. 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 listed building consent.

History of Negotiations

Officers raised queries with the applicant about whether the proposed removal of the floors from the relevant rooms would have any implications for the

stability of the historic staircase within the existing building (which adjoins those rooms). Clarification was also sought about whether it was proposed to remove the full extent of the floors/ceilings from those rooms, or only parts of those floors/ceilings.

In response, the applicant has submitted a revised Demolition Plan, which shows the retention of part of the floors/ceilings closest to the entrance to each of those rooms. A 'Wall Stability Statement', prepared by a Structural Engineer, has also been received, which includes a proposal for the HAKI stair to be fixed to both walls to provide lateral restraint. A further updated Wall Stability Statement has subsequently been received, which includes further information about the sequencing of the proposed works, in response to queries from the case officer in that regard.

The revised/additional details related to further clarification regarding the proposed works and how they are proposed to be carried out to protect the stability of the existing staircase, and now show a revised proposal to retain more historic fabric (i.e. larger areas of the existing floors/ceilings) than was originally proposed. Therefore, those further details received are not considered to represent significant material changes to the scheme compared with the proposals which were submitted originally. Consequently, it was not considered necessary to re-consult other consultees, or to re-publicise the application following the receipt of that information.

Planning Policy

Kirklees Local Plan (KLP)

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 setting 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

As set out above, a revised plan and additional document were received during the course of the application. The conservation officer (K.C. Conservation and Design) has reviewed and commented following the receipt of that information and their comments are set out below. For the reasons set out above, other

consultees were not re-consulted and therefore their comments below are based on the originally submitted details.

Historic England

Historic England's comments include commentary on the significance of the listed building, The George Hotel, and the following comments:

“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.”

The Victorian Society

The Victorian Society has commented that:

“We recognise the need for safe and practical access, and as such we are content to defer to the expertise of your Authority's conservation team on this matter.”

They have also advised that

“However, we do voice our concerns to the spate of several conditions alterations and follow-up LBCs which represent further intensification of the scheme and ongoing erosion of the building's historic fabric and national significance. We question why these access problems were not foreseen, and why they are only being tackled now, so late in the scheme.”

They have also questioned why a detailed ground survey is only being conducted at this point and not when demolition was first being investigated.

They have confirmed that their comments are not an objection to the scheme.

K.C. Conservation and Design

The following comments were received following the receipt of a revised plan and the original version of the additional 'Wall Stability Statement' document during the course of the application as described above:

“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 it's 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.”

An updated Wall Stability Statement was subsequently received, including further information about the proposed sequencing of works to remove floors and install the temporary staircase, and then to remove the temporary staircase and reinstate the floors. Some further clarification from the agent for the application was also received. In the light of this, the Conservation Officer has confirmed that the details are acceptable.

West Yorkshire Archaeology Advisory Service

West Yorkshire Archaeology Advisory Service (WYAAS) have provided the following comments:

“WYAAS notes that a comprehensive, building-wide programme of historic architectural recording has already been required and undertaken across the site under the principal Listed Building Consent (2025/91148). Because the core historical and spatial recording for this phase has already taken place, WYAAS would not request any further archaeological mitigation or independent recording constraints in relation to these localised modifications.

The current proposals involve the temporary removal of historic floor joists and hearth stones within Block A to facilitate contractor site logistics. As these interventions relate strictly to internal architectural fabric, structural alterations, and the subsequent timber salvage/reinstatement strategy, WYAAS defers to the expertise of the authority's Conservation Officer to evaluate the appropriateness of these works and to ensure suitable conservation monitoring is in place.”

Public Representations

Final publicity date expired: 03/07/2026

The application has been advertised as an application for listed building consent, within a conservation area, via site notices and a press notice. This is in line with the Council's adopted Statement of Community Involvement.

The Ward Members for the area were notified of the application on 28/05/2026.

Huddersfield Civic Society was also notified of the application when it was originally submitted.

The applicant has submitted a revised plan and additional Wall Stability Statement document (and, subsequently, a revised Wall Stability Statement) during the course of the application, as set out above. As the revised proposals include the retention of more historic fabric than was originally proposed, and the additional document provides supplementary information regarding

measures to safeguard the stability of the adjacent historic staircase during the works, those further details received are not considered to represent significant material changes to the scheme compared with the proposals which were submitted originally. Consequently, in this instance it was not considered necessary to re-publicise the application or re-notify Ward Members or Huddersfield Civic Society following the receipt of that information.

No public representations have been received to date.

No comments have been received from Ward Members to date.

Main Issues

The main issues in this case are whether the proposed works would preserve the grade II* listed building 'The George Hotel', including any features of special architectural or historic interest which it possesses, and the effects of the proposed works on the settings of other nearby listed buildings and on the character and appearance of the Huddersfield Town Centre Conservation Area.

Assessment of Main Issues

Comments received from consultees are noted, and have been taken into account 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".

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".

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 subsequently 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 with reference, amongst other reasons, to *“its role as the site of the foundation of the sport of Rugby League in 1895”*, and that *“its plan form illustrates the transition between coaching inns and commercial hotels”*.

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 phases of development of the building.

The proposed works would result in the loss of historic fabric from the grade II* listed building, the George Hotel, in addition and cumulative to that which would be lost as a result of some of the works approved under the previous Listed Building Consent.

However, the works are proposed in order to facilitate the installation of a temporary staircase, which is to be used during the construction works associated with bringing the building back into use as a hotel, in accordance with the planning permission and listed building consent detailed above.

The submitted Heritage Impact Assessment provides the following comment on the significance of the area where the works are proposed in order to accommodate the proposed temporary staircase:

“The area currently comprises service zones and bedrooms of general but not unique interest within the building. It’s heritage significance is as a part of the hotel as a whole, rather than having specific heritage significance in its own right.”

This is noted, and it is acknowledged that the rooms affected may not be unique within the building and that historic fabric of similar interest and significance

may exist elsewhere in the building. Nonetheless, the proposed works would result in the loss of historic fabric, and in harm to the special interest and significance of the listed building.

However, the relative significance of the historic fabric in those rooms compared with other areas of the building is noted in the context of other options which have been considered as alternatives to the proposed works, which are set out in the submitted details together with explanations as to why those alternatives were discounted. These are considered below.

Based on the submitted details, it is understood that the sequencing of works on the site includes the demolition of Blocks B and C and the existing 'escape staircase', at a relatively early stage of the works. Therefore, it would not be possible to use that existing staircase for construction purposes.

It is also acknowledged that, due to the existing structural condition of the existing historic staircase within Block A (the part of the building to be retained) and as separate structural works are required to that staircase, it could not be used for construction access.

The submitted details advise that the potential option of creating an 'external break in stair' has been considered, but has been discounted as this would involve the removal of "*a significant amount of material*" from the façade on the upper levels of the building, and would exceed recommended travel distance guidelines under Health and Safety Executive principles. It is therefore understood that this option was discounted on the grounds of safety and the harm that would result to the façade of the building due to the removal of fabric.

This alternative 'external break in stair' approach would include the removal of historic fabric from the external facades of the building. In comparison, it is considered that the proposed approach, which would require only internal works relating to the removal of a relatively small number of floors/ceilings within the building, in rooms where the historic fabric to be removed is not unique within the building, would be relatively less harmful in terms of the historic fabric to be removed (whilst nonetheless still causing some harm). Therefore, and also taking into account the safety implications which have been highlighted with reference to the proposed 'external break in stair' approach, it is considered that the reasons for discounting that option and favouring the submitted option are reasonable.

The submitted details also advise that consideration has been given to keeping part of the existing fire escape stair, but that all options for this "*would have introduced a temporary stair in areas deemed of increased significance*" (with reference to the former 1st floor dining room and former ground floor billiard room). As that option would have resulted in the loss of historic fabric in areas of higher significance than the rooms where floors/ceilings are proposed to be removed under this application, it is again considered that discounting that option was reasonable.

Having set out the various other options which were considered and discounted, the submitted details state that:

“The team then sought to identify the best vertical travel location that would represent the least impact from a material harm perspective upon which this application has rested as this proposal is both in a good escape location travel distance wise, impacts 2nr floors where significant timber material loss has occurred & low levels of historic ceiling plasterwork remains. Following the completion of Level 3 recording on this proposed location, it is felt the proposal as per this application represents the lowest form of harm & most reasonable justification for said works.”

In the light of this submitted information, it is considered that reasonable consideration has been given to alternative options, and that the proposed approach has been satisfactorily justified on the basis that it is a feasible option and would result in lower levels of harm than other alternatives, as well as having regard to health and safety considerations.

It is noted that parts of the floors/ceilings in each of the rooms would be retained. It is also noted that, as set out in the submitted Heritage Impact Assessment, any historic wide floorboards recovered as part of the floor removal works are proposed to be retained for the repair of floors elsewhere in the building. Therefore, it may be possible to retain some elements of that historic fabric for re-use elsewhere in the building, which could reduce the need to source new or reclaimed timbers from elsewhere for such repairs. This would offset the harm arising from the loss of historic fabric from the affected rooms to some degree, and a condition requiring the works to be carried out in accordance with those proposals is recommended if consent is granted.

Nonetheless, as Historic England has identified in its comments on the application, the proposed works would result in harm to the significance of the listed building, The George Hotel, due to the loss of historic fabric, including joists and hearths. Consistent with Historic England's conclusion regarding the level of harm, it is considered that the harm arising would be less than substantial.

The NPPF states that:

“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)”.

The NPPF goes on to state that any harm to the significance of a designated heritage asset should require ‘clear and convincing justification’ and 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.”

In this case the proposed works are required in order to facilitate the installation of a temporary 'Haki' staircase to provide construction access through the building while works are being carried out in accordance with the previously granted planning permission and Listed Building Consent to bring the listed building back into use as a hotel.

As was concluded in the assessment of those previous applications, reintroducing the building's former, and intended, use as a hotel is considered to be the optimum viable use of the building, and bringing the listed building back into use for that purpose would secure its long-term future, which is considered to be a significant public benefit.

As set out in the assessment of the approved scheme, bringing the building back into use as a hotel would also provide public access to parts of the listed building, which would also represent a public benefit. By bringing this long-vacant building, in a prominent position on St George's Square near the entrance to Huddersfield Railway Station (Grade I listed) and within Huddersfield town centre and Huddersfield Town Centre Conservation Area, back into use as a hotel which would provide visitor accommodation and employment opportunities, the approved development would also bring economic and regeneration benefits, and contribute to the vitality and viability of the town centre. These were considered to be public benefits carrying considerable weight in support of the approved development.

The works now proposed, to facilitate the installation of a temporary construction staircase, would therefore allow those previously approved works to be carried out in a safe manner, and those public benefits associated with the previously approved scheme to be realised, securing the listed building's optimum viable use as a hotel.

Consequently, as part of that wider scheme of works and development to bring this long-vacant building back into use and secure its optimum viable use with its associated public benefits as set out above, it is considered that the public benefits of the proposed works would outweigh the less than substantial harm to the grade II* listed building, The George Hotel, that has been identified.

However, as those public benefits would arise from that previously approved scheme, rather than specifically from the works proposed as part of this application in isolation, it is considered reasonable and necessary to include a condition as part of the decision in this case, requiring the temporary staircase to be removed, and the floors/ceilings in the affected areas to be reinstated in accordance with the submitted details, before the approved hotel use commences. A condition to that effect is therefore recommended.

The rooms where the floors/ceilings are proposed to be removed are adjacent to the historic staircase within the George Hotel building which, it is understood, requires structural work. In the light of this, officers raised a query with the applicant as to whether the proposed removal of the floors/ceilings from the rooms adjacent to that historic staircase would have any potential implications

for its stability, in the event that those floors/ceilings provided support to the adjoining wall between those rooms and the historic staircase.

In response, the applicant has provided a Wall Stability Statement report from a Structural Engineer (which has subsequently been updated), which includes recommendations for the carrying out of the work including a proposal to tie the temporary 'Haki' stair to both walls. The updated report also sets out how the works to remove existing floors/ceilings, install the temporary staircase, and then remove the temporary staircase and reinstate the floors/ceilings, would be carried out to ensure that support was maintained to the intervening wall throughout.

That submitted report, from a Structural Engineer, is considered sufficient to provide assurance that the proposed works have been designed to take into account the need to maintain the stability of that intervening wall and thus limit the likelihood of further structural damage to the historic staircase. Therefore, for the purposes of assessing the impacts on the fabric and significance of the listed building in the context of this application for listed building consent, it is considered that the report and the level of detail provided is proportionate and sufficient, and a condition is recommended requiring the works to be carried out in accordance with those proposals. However, this should not be interpreted as indicating that the works would be acceptable in terms of technical structural details and specifications, which are beyond the scope of this application for listed building consent, but which may require separate approval under the Building Regulations, as well as further input and oversight from the Structural Engineer. An informative note drawing the applicant's attention to the potential need for such separate approval(s) is recommended.

The separate listed building consent for the wider scheme for the works to bring the building back into use as a hotel includes conditions relating to the requirements for detailing including skirtings, plasterwork etc in the retained part of the listed George Hotel building. Therefore, it is considered that conditions covering those matters are not necessary as part of this application.

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

The application site 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. The George Hotel is within the setting of those listed railings. However, no works are proposed to those railings as part of this application.

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.”*

The site thus 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 streets 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 internal works within the George Hotel building to facilitate the installation of a temporary staircase for use in association with works to bring the George Hotel building back into use. No external works to the George Hotel building are proposed as part of the current application. Consequently, it is considered that these proposals would not affect the contribution that the George Hotel makes to its wider context including the settings of nearby listed buildings, or the character or appearance of the Huddersfield Town Centre Conservation Area.

Therefore, it is considered that the proposed works would not harm the settings of nearby listed buildings, including those specifically identified above, and would not harm the character or appearance of the Huddersfield Town Centre conservation Area.

Conclusion on Main issues – Effects on Designated Heritage Assets

For the reasons set out above, it is considered that the proposed works would not harm the settings of nearby listed buildings or the character or appearance of the Huddersfield Town Centre Conservation Area.

For the reasons given, it is considered that the proposed works would result in less than substantial harm to the Grade II* listed building, The George Hotel. However, as explained above, the proposed works would facilitate the implementation of the previously approved scheme to bring this long-vacant

building back into use and secure its optimum viable use as a hotel, with the associated public benefits that would arise as a result, as set out above. In that wider context (and subject to a condition requiring the affected floors/ceilings to be reinstated prior to that hotel use commencing) it is considered that those public benefits outweigh the less than substantial harm that would arise as a result of the proposed works in this case.

Subject to relevant conditions to require the works to be carried out in accordance with the submitted details, including to secure the removal of the temporary staircase and the reinstatement of the floors/ceilings in the affected areas prior to the new hotel use commencing, it is therefore considered that the proposed development would not conflict with Local Plan Policies LP24 and LP35 insofar as they seek to protect heritage assets. It would also not conflict with the NPPF with regard to protecting heritage assets, as set out above.

Other matters

Although the Victorian Society has advised that they “*recognise the need for safe and practical access*”, they have also made the following comment in their consultation response:

“However, we do voice our concerns to the spate of several conditions alterations and follow-up LBCs which represent further intensification of the scheme and ongoing erosion of the building’s historic fabric and national significance. We question why these access problems were not foreseen, and why they are only being tackled now, so late in the scheme.”

They have also questioned why a detailed ground survey is only being conducted at this point and not when demolition was first being investigated.

The Victorian Society’s comments are noted. The works proposed in this application would include the removal of some further historic fabric from the building. It is not clear whether the need for those works could have been foreseen at an earlier stage. Nevertheless, this application and those proposed works have been considered on their own merits, including in the context of the scheme and works approved under the previous planning permission and listed building consent, and are considered to be acceptable for the reasons set out above.

Conclusion

For the reasons given, it is concluded that the proposed works would not harm the settings of nearby listed buildings or the character or appearance of the Huddersfield Town Centre Conservation Area.

As set out above, the proposed works would result in some less than substantial harm to the grade II* listed building, The George Hotel. However, for the reasons given, it is considered that the less than substantial harm arising would be outweighed by the public benefits of the wider scheme, to which these proposed works would relate, including securing the optimum viable use of the

grade II* listed building by facilitating its re-use as a hotel, and bring a prominent, long-vacant building and site within the town centre and conservation area back into use, providing employment and visitor accommodation, and economic benefits as part of the ongoing regeneration of this part of Huddersfield town centre.

The proposals are therefore 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.

Recommendation: Approve

Application Number: 2026/91370
Decision Authorisation: Delegated Powers
Officer Recommendation: Approve

Conditions and Reasons

1. The works hereby approved shall be begun within three years of the date of this consent.

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 permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being approved and to ensure 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. The works to install the temporary staircase ('HAKI stair') hereby approved shall be carried out in complete accordance with the Wall Stability Statement, Reference: 2024-079-FR01 Rev B, prepared by Nolan Associates and dated 4th August 2026, including with regard to:

- Tying the 'HAKI stair' between the walls as described therein and as shown in Figure SK07 of the document;
- The sequencing of the works to remove existing floors and install the temporary staircase as set out in the "Proposed Sequence for the erection of the Temporary Stair"; and
- The sequencing of the works to remove the temporary staircase and reinstate floors, as set out in the "Proposed Sequence for the Removal of the Temporary Stair".

Reason: To protect the stability of the historic staircase in the adjacent area during the course of the works hereby approved, 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.

4. The works to remove the existing floors and ceilings from the affected parts of the building, (as identified on Haki Stair – Demolition Plans drawing number: L054-AHR-ZZ-BA-ZZ-D-A-20710 Rev P2) shall be carried out in complete accordance with the following details:

- Haki Stair – Demolition Plans drawing number: L054-AHR-ZZ-BA-ZZ-D-A-20710 Rev P2
- Document titled "Listed Building Temporary Works ACCESS STAIR Block A", Reference: L054-GMI-ZZ-ZZ-ZZ-T-J-251219 Revision P02, prepared by GMI Construction and dated 28-04-2026 (To be found at Appendix 1 of the George Hotel Refurbishment (Planning & LBC) LBC –

HAKI access stair_V3 Block A – Design and Access Statement document, Version 03, dated 11.05.26) (hereafter referred to as “Appendix 1 of the Design and Access Statement”);

- Heritage Impact Assessment, Document Ref: Haki_480_ras_260508, “Removal of floors for insertion of Temporary Haki Stair at the George Hotel, Huddersfield”, prepared by Richard Storah for AHR Building Consultancy and dated 8 May 2026 (hereafter referred to as the “Heritage Impact Assessment”)
- Wall Stability Statement, Reference: 2024-079-FR01 Rev B, prepared by Nolan Associates and dated 4th August 2026 (hereafter referred to as “the Wall Stability Statement”).

Where there is any discrepancy or inconsistency between the Heritage Impact Assessment and Appendix 1 of the Design and Access Statement, the works shall be carried out in accordance with the Heritage Impact Assessment.

For the avoidance of doubt, notwithstanding the commentary in Section D, Paragraph 3 ‘Floor’ of Appendix 1 of the Design and Access Statement, any existing wide floorboards which are recovered during the works to remove the existing floors/ceilings shall be retained, stored securely, and used as necessary for the repair of floors elsewhere in the building, in accordance with section 3.0 of the Heritage Impact Assessment. Those floorboards shall not be disposed of.

The sequencing of the works shall be carried out in accordance with the details in the Wall Stability Statement.

Reason: To ensure that the works are carried out in an appropriate manner, and that, where appropriate, existing historic fabric is retained for potential re-use for repairs elsewhere in the building, 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.

5. The building shall not be first occupied or brought into use as a hotel, as approved under planning permission reference 2025/91147 and Listed Building Consent reference 2025/91148 (as amended by application reference 2026/90462) until the temporary construction staircase has been fully dismantled and removed, and until all floors and ceilings within the affected parts of the building (as identified on Haki Stair – Demolition Plans drawing number: L054-AHR-ZZ-BA-ZZ-D-A-20710 Rev P2) have been fully reinstated in accordance with the Proposed Floor Plan drawings listed in the Plans and Specifications Schedule below insofar as they relate to the affected areas of the building, and the following details:

- Document titled “Listed Building Temporary Works ACCESS STAIR Block A”, Reference: L054-GMI-ZZ-ZZ-T-J-251219 Revision P02, prepared by GMI Construction and dated 28-04-2026 (To be found at Appendix 1 of the George Hotel Refurbishment (Planning & LBC) LBC – HAKI access stair_V3 Block A – Design and Access Statement document, Version 03, dated 11.05.26) (hereafter referred to as “Appendix 1 of the Design and Access Statement”);

- Heritage Impact Assessment, Document Ref: Haki_480_ras_260508, "Removal of floors for insertion of Temporary Haki Stair at the George Hotel, Huddersfield", prepared by Richard Storah for AHR Building Consultancy and dated 8 May 2026 (hereafter referred to as the "Heritage Impact Assessment")
- Wall Stability Statement, Reference: 2024-079-FR01 Rev B, prepared by Nolan Associates and dated 4th August 2026 (hereafter referred to as "the Wall Stability Statement").

Where there is any discrepancy or inconsistency between the Heritage Impact Assessment and Appendix 1 of the Design and Access Statement, the works shall be carried out in accordance with the Heritage Impact Assessment.

The sequencing of the works shall be carried out in accordance with the details in the Wall Stability Statement.

Reason: To ensure that the removed sections of floors/ceilings are reinstated following the completion of construction works, and that the reinstatement works are completed to 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.

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 structural matters. The approval of details as part of this consent, including the Wall Stability Report referred to in Conditions 3, 4 and 5, does not imply compliance with other relevant regulations, including the Building Regulations, in those regards.

Plans and specifications schedule:

Plan Type	Reference	Version	Date Received
Location Plan	L054-GMI-90-ZZ-ZZ-D-A-90006	P1	21/05/2026
Haki Stair – Demolition Plans	L054-AHR-ZZ-BA-ZZ-D-A-20710	P2	17/07/2026
Proposed Ground Floor Plan (Planning)	L054-AHR-ZZ-ZZ-00-D-A-20700	P4	21/05/2026
Proposed First Floor Plan (Planning)	L054-AHR-ZZ-ZZ-01-D-A-20702	P3	21/05/2026
Proposed Second Floor Plan (Planning)	L054-AHR-ZZ-ZZ-02-D-A-20703	P3	21/05/2026
Proposed Third Floor Plan (Planning)	L054-AHR-ZZ-ZZ-03-D-A-20704	P3	21/05/2026
Proposed Fourth Floor Plan (Planning)	L054-AHR-ZZ-ZZ-04-D-A-20705	P3	21/05/2026
Site Layout Existing	8662-BOW-ZZ-ZZ-DR-A-P003	P2	21/05/2026
Existing Ground & Mezzanine Floor Plan	L054-AHR-20-ZZ-ZZ-D-A-20000	P2	21/05/2026

Plan Type	Reference	Version	Date Received
Existing First Floor Plan	L054-AHR-20-ZZ-01-D-A-20002	P2	21/05/2026
Existing Second Floor Plan	L054-AHR-20-ZZ-02-D-A-20003	P2	21/05/2026
Existing Third Floor Plan	L054-AHR-20-ZZ-03-D-A-20004	P2	21/05/2026
Existing Fourth Floor Plan	L054-AHR-20-ZZ-04-D-A-20005	P2	21/05/2026
Design and Access Statement	2024.00373.000 Dated: 11.05.26	03	21/05/2026
Heritage Impact Assessment	Haki_480_ras_260508 Dated: 8 May 2026		21/05/2026
Wall Stability Statement	2024-079-FR01 Rev B – dated 4 th August 2026	B	04/08/2026

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 2015 and otherwise actively engaged with the applicant in dealing with the application.

In this case the case officer undertook discussions with the applicant to seek further clarification regarding the potential implications of the works on the stability of the adjacent historic staircase within the building, and regarding the extent of the floor/ceiling proposed for removal (and subsequent reinstatement) in each of the affected rooms. Revised plans and additional information were received on these matters. These matters were considered to be resolved.

Report Dated: 05/08/2026