

George Hotel - 26.07.08 - S19 Variation Tracker - LBC_Change Statements			
Ref	2025/65/91148/W (LBC) - Supersceded by Conditions: 2026/70/90462/W (Variation L15)		Applicant Change Sta
ID	Condition Note	Reasoning	Change Statement
Conditions Draft 17.10.25			
01	COMMENCEMENT - COMPLIANCE CONDITION The works hereby approved shall be begun not later than 24th October 2028.	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).	Not Applicable
02	IN ACCORDANCE WITH APPROVED DOCUMENTS - COMPLIANCE CONDITION 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.	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.	Maternal Impact requiring consultation
03	CANOPY DETAILS 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.	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.	Minor/ Non material impact
04	JWS FACADE - RECONSTRUCTION COMPLIANCE CONDITION 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.	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.	Maternal Impact requiring consultation

05	METHOD STATEMENTS 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.	Not Applicable
06	BUILDING L3 RECORDING - 1 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.	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.	Not Applicable
07	BUILDING L3 RECORDING - 1 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.	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.	Not Applicable
08	HIGH SIGNIFICANCE - DECORATIVE PLASTER & TIMBER METHOD STATEMENTS 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.	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.	Not Applicable

09	BLOCK A - FLOOR DETAILS GF AND HIGH SIGNIFICANCE AREAS 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, 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.	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.	Minor/ Non material impact
10	FLOOR & CEILING - COMPLIANCE WITH DETAIL CONDITION. 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.	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.	Material Impact requiring consultation
11	WALLS THERMAL - COMPLIANCE WITH DETAIL CONDITION. 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 be 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.	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.	Material Impact requiring consultation
12	BLOCK A EXT STONEMWORK - COMPLIANCE CONDITION. 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.	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.	Minor/ Non material impact

13	EXTERNAL MATERIALS - DETAILS TO BE SUBMITTED 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.	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.	Not Applicable
14	WINDOWS BLOCK A - IN ACCORDANCE CONDITION 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.	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.	Minor/ Non material impact
15a	BLOCK A DOORS - HERITAGE AND NEW DOOR DETAILS 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.	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.	Not Applicable
15b	BLOCK A DOORS - HERITAGE AND NEW DOOR DETAILS 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.	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.	Not Applicable

16	WINDOWS NEW BUILD - WINDOW DETAILS REQUIRED 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.	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.	Not Applicable
17	PROTECTION MEASURES FIXTURES AND FITTINGS 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.	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.	Minor/ Non material impact
18	BLOCK A - VENT PENETRATION. 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.	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.	Material Impact requiring consultation
19	WALL PLASTER - IN ACCORDANCE CONDITION 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.	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.	Material Impact requiring consultation

20	BLOCK A PAINT DECORATION - DETAILS REQUIRED 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 Rooms in Block A; 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.	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.	Not Applicable
21	BLOCK A CENTRAL STAIRCASE - FULL DESIGN REQUIRED 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: L 054-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: L 054-AHR-ZZ-ZZ-04-D-A-20705 Rev P3.	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.	Not Applicable
22	BLOCK A RAINWATER GOOD - ANY NEW TO BLOCK A REQUIRE A DESIGN AND SUBMISSION 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.	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.	Not Applicable
23	NEW BUILD - RAINWATER GOODS DESIGN AND PROPOSAL REQUIRED 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.	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.	Not Applicable

24	CONSERVATION MANAGEMENT PLAN - PRE OCCUPATION CONDITION 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.	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.	Not Applicable
FN 1	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.		Not Applicable
FN 2	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.		Not Applicable
FN 3	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.		Not Applicable
FN 4	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: - o X10 (labelled 'Stair 1') on Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P1; - o X23 (labelled 'Staircase') on First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P1; - o X40 (labelled 'Stair 1') on Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P1; - o 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 - o X70 (labelled 'Stair 1' on Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P1.		Not Applicable

atement 26.06.26

Notes

No change - the works have commenced formally as of 22.05.26 (formal commencement of demolition works).

The drawings schedule will require updating to reflect the ammended drawings persuant to final approval of this application.

A full schedule of the currently approved, documents vs the proposed revision changes can be found in Tab "01 Document Tracker" within this excel spreadsheet.

Drawing reference only affected - new drawing reference to be *L054-AHR-20-ZZ-ZZ-D-A-20120 Rev P7* . No change ostensibly to the condition.

The change hereby under application is for an increase in respect of ventilation grilles (160mm diameter) to the JWS Facade for the purposes of thermal and air quality control.

For regularisation, the following drawing will require re-referencing/ for consideration:

Demolition Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20140 Rev **P4**

Proposed Elevations drawing number: L054-AHR-20-ZZ-ZZ-D-A-20120 Rev **P7**

There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing.

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This application does not propose any change of works within high significance areas and the condition is proposed to remain unaltered to be discharged by separate application.

This application does not propose any change of works within high significance areas and the condition is proposed to remain unaltered to be discharged by separate application.

The following drawing will require re-referencing:
L054-AHR-20-BA-00-D-A-20040 Rev **P3**

For a list of alterations, descriptions and assessment related to these drawing changes please see Heritage Impact Assessment ref: 24.715.000-GH-C2-HIA_r1 (26.05.26).

For clarity, this proposal is to omit the decorative plaster cornice reinstatement to bedrooms in Levels 1-3. All high significance areas, corridors and 4th floor remain as per the currently approved.

The following drawing will require re-referencing/ for consideration:

- LBC Details – Block A Floor and Ceiling drawing number: L054-AHR-20-BA-ZZ-D-A-20300 Rev **P5**
- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev **P3**;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev **P3**;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev **P3**;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev **P3**;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev **P3**;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev **P3**;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev **P3**;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev **P3**;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev **P3**;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev **P3**;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev **P3**.

The following **NEW** Drawing ref to be applied to the application condition if approved:
• LBC Details - Block A Floor & Ceiling - Sheet 2 drawing number: L054-AHR-20-BA-ZZ-D-A-20304 Rev P1

The proposals related to the 4th floor wall upgrades remain unchanged (no change to condition text).

The proposals for other floors are osensibly changing the plaster replacement proposals on all floors and as such may require the following drawings to be referenced if approved:

- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev P3;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev P3;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev P3;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev P3;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev P3;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev P3;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev P3;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev P3;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev P3;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev P3;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev P3.

Whilst this application will undoubtely include some minor elements of stone repair/ replacement, this condition to supply sample panels etc remains unaltered and as such do not perceive this as a material change to either the works or controlling condition requirement.

There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).

There are no changes proposed to the scope of works to windows and no change proposed to the condition. For regularisation, the following drawing will require re-referencing/ for consideration:

- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev **P3**;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev **P3**;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev **P3**;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev **P3**;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev **P3**;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev **P3**;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev **P3**;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev **P3**;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev **P3**;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev **P3**;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev **P3**.

Note: On drawing 20140 in room 032 & 050 (Function Rm) the 2nr windows external have been determined through assessment to have modern cloakings (planted planelling type) not historic reveal timberwork and as such the proposal to reinstate this 70s timberwork has been omitted.

No changes proposed as part of this application materially, referencing or condition (comply with condition accepted unaltered as is).

There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).

There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).

There are no material changes in respect of the protection proposals and duties as approved.
The following drawing will require re-referencing/ for consideration:

- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev **P3**
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev **P3**

This application seeks to clarify and address this condition in full for discharge (of matter reserved by condition) and will require relevant statutory parties consultation regarding the provision of external vents to Blocks A & Block C (Reconstructed Facade on John William Street).

This has been addressed on the following key reference documents supplied with this application:
Proposed Elevations: L054-AHR-20-ZZ-ZZ-D-A-20120_ **P7**
Heritage Impact Assessment: 24.715.000-GH-C2-HIA_ **r1**
Facade ventilation Strategy: L054-GMI-ZZ-ZZ-ZZ-T-J-260424_ **P02**

The following **NEW** Drawing ref to be applied to the application:

- L054-AFC-57-BA-ZZ-D-M-5701_P01 - Block A - Floors 1-3 - Proposed Bathroom Vents

The following drawings are to be **REMOVED** from the aproved application list if approved:

- L054-WAL-57-BA-01-D-M-57005 - Ventilation Services Layout_First Block A_P01
- L054-WAL-57-BA-02-D-M-57007 - Ventilation Services Layout_Second Block A_P01
- L054-WAL-57-BA-03-D-M-57009 - Ventilation Services Layout_Third Block A_P01

This application seeks to retain the "where reasonably practicable" element of the condition. It is noted however that as works have commenced in earnest, the general condition and mixed nature of wall plasterwork within Block A is generally lower condition than hoped and as such significant loss is likley as this application seeks to demonstrate - the proposals for reinstatement can be found in the revised documents and the Heritage Impact Assessment.

If approved, the following documents will require re-referencing/ for consideration:

- Basement Level Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-B1-D-A-20049 Rev **P3**;
- Basement Level Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-B1-D-A-20050 Rev **P3**;
- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev **P3**;
- First Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-01-D-A-20041 Rev **P3**;
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev **P3**;
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev **P3**;
- Second Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-02-D-A-20044 Rev **P3**;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev **P3**;
- Third Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-03-D-A-20046 Rev **P3**;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev **P3**;
- Fourth Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-04-D-A-20048 Rev **P3**.

There are no changes related to this condition proposed and no referenced drawings requiring ammendment/ re referencing. This condition is to be discharged by separate application (discharge of matters reserved by condition).

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There are no material changes in respect of this footnote
The following documents will require re-referencing/ for completeness:

- Ground Floor Heritage Scoping Plan drawing number: L054-AHR-20-BA-00-D-A-20040 Rev **P3**
- First Floor Heritage Scoping Plan – Sheet 2 drawing number: L054-AHR-20-BA-01-D-A-20042 Rev **P3**
- Second Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-02-D-A-20043 Rev **P3**;
- Third Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-03-D-A-20045 Rev **P3**;
- Fourth Floor Heritage Scoping Plan – Sheet 1 drawing number: L054-AHR-20-BA-04-D-A-20047 Rev **P3**;