2024.00373.000

George Hotel

2026/91801 - Section 19 (LBC) &;
2026/91957 - Section 73 (Plan)

File Ref: Response – Historic England_v1
23.10.26

Shaping places that have
a positive impact

October 2026

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Revision	Date	By
01	23.10.26	AHR Building Consultancy (Draft)

Introduction

AIM OF THIS REPORT:

The aim of this report is to provide the Lead Planning Officer and relevant parties with a singular point of reference in respect of the submitted material, the Statutory Consultee's and neighbourhood representative queries/ comments and a record of formal response by the applicant and/ or their appointed sub-consultants (Specialist).

In this case the response is Authored by the appointed planning consultant Timothy Ordway - Associate (AHR Architects and Building Consultants).

APPLICATION REFERENCE AND DOCUMENTS:

This report pertains to the following applications:

- 2026/91801 - Section 19 (LBC) – seeking variation to:
    - LBC ref: 2025/65/91148/W - dated 24.10.25
    - Superseded (Conditions) by Variation: 2026/70/90462/W - Conditions (and scheduled drawings) dated 11.05.26

- 2026/91957 - Section 73 (Plan) – seeking variation to:
    - Planning Ref: 2025/48/91147/W (Condition 2 Approved Drawings) dated 24.10.25

This mini-report seeks to record the matters pertaining to comments received from the following consultees:

- Historic England - Statutory Consultees:
- Conservation Officers (LPA) - Comments arising from officers:

This report is prepared in a response to the following consultations:

- 2026-91801_+Consultee+Responses_1154655.PDF
- 2026-91957_+Consultee+Responses_1153688.PDF

REFERANCE DOCUMENTS (This report):

- 2026_70LBC_91801_W - 01 - Response - HE.pdf
- L054-AFC-57-BA-ZZ-D-M-5701 P02 - Block A - Floors 1-3 - Proposed Bathroom Vent.pdf
- L054-AHR-20-ZZ-ZZ-D-A-20120_C1 - Proposed Elevations.pdf

Consultation (Historic England).

Ref: 2025-91147_+Consultee+Responses_1093249 - Historic England.pdf
Date: 20.06.25
From: Historic England - ref: L01592148
Officer: Alexander Harrison - Inspector of Historic Buildings and Areas

The consultee has formally posted comments upon the portal and has made the following **Comments in summary:**
Historic England provided advice on the Listed Building Consent on 31st July 2025 (Ref: L01592148); this advice remains relevant in considering these variations. The proposed variations include removal of skirtings, plaster and doors to provide fire protection and replace some of the roof top plant and ventilation system with external ventilation grilles.

With the following **Advice**

The previous advice asserts the significance of The George Hotel, a Grade II listed building of international significance. It was constructed from 1849-50 in the Italianate style and is the former railway hotel associated with Huddersfield Railway Station which is one of the finest stations in the country. The George Hotel, the station, and the Britannia Buildings surrounding St George's Square were constructed during a period of new building in Huddersfield under Ramsden Estate's 'New Towns Development'. This was an example of town planning without precedent in terms of scale and ambition at this time. The George is one of the first buildings seen by visitors arriving by rail, as such it is a landmark building. The detailing and massing contribute highly to its significance.*

With the following **Recommendations** (matter pertaining to this report highlighted).

Historic England advises that your Council should seek the following amendments to this application in order to limit the harm the proposals would do to the significance of The George Hotel.

- *The revised proposals will result in a increased loss of historic fabric, including features such as skirtings, doors, cornices and ceiling roses. Consideration should be given to alternative measures to allow retention of architectural features, whilst meeting the needs of the hotel. Historic England guidance is available online, such as Fire Resistance and Historic Timber Panel Doors: https://historicengland.org.uk/images-books/publications/fire-resistance-historic-timber-panel-doors/ife-sig-guide-fire-resistance-historic-timber-panel-doors/.*

- *The revised proposals include the reduction in scale of the roof top plant. In its place is a ventilation system, serving the guest bathrooms, with new circular vents to the elevations. Due to the high number of vents, the cumulative impact on architectural significance is notable. We would encourage consideration of a review of this scheme to remove or reduce the vents, particularly on the principle elevation fronting St George Square/ Railway Street. Historic England's Building Services Engineers can provide support, please contact us if you would like to consider this.*

Consultation (Historic England) – Ctd'

Recommendations (Continued).

- *If it is not possible to remove the vents from the scheme, advice on potential mitigation should be sought from the Council's conservation advisers.*

- *Should the proposals remain unchanged, it will be for your Council to assess whether the harm to The George Hotel's significance would be outweighed by public benefits secured by the development. In doing so, it should give great weight to the conservation of this designated heritage asset.*

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

Dialogue (Response)

In assessing the response, the key following comment has been brought to the fore by the Conservation Team to the Applicant:

Due to the high number of vents, the cumulative impact on architectural significance is notable. We would encourage consideration of a review of this scheme to remove or reduce the vents, particularly on the principle elevation fronting St George Square/ Railway Street.

The applicant, design team lead and Conservation architect have subsequently met with the Conservation & Historic England parties to discuss the matter on 21.09.26 with the following notes of the discussion:

Meeting – 21.02.26

Attendees:

Helen Bower – KC Conservation
Sheena Campbell – KC Conservation
Jillian Rann (Part of meeting) – lead Planner
Mike Collins (Part of meeting) – HE Senior
Steve Wallman – HE (M&E)
Tm Ordway – Applicant Agent

Meeting Notes:

1. ***Introductions***

2. ***Project overview*** *- 5mins given by Tim Ordway noting:*

a) *Previous application – M&E designers having same challenges, but their scheme involved levels of material loss/ harm that were reviewed as worthy of review.*

2. *Their application had a sizable AHU/ Roof impact which was deemed excessive.*
3. *Their M&E design also hadn't addressed all of the constraints.*
4. *Their approved design included complete floor removals (allowing more vertical ventilation plenum options) which our scheme is seeking to avoid & thereby reduce material harm.*

b) *Current application/ Variation S19 & S73 design constraints:*

Acoustic impact of roof plant.

Building overall perceived height (roof plant limit).

Stack vent constraints (high winds at roof level).

Block A – receding ceiling heights as rising level to level.

Block A – High importance areas needing enhance protection/ limiting ducting strategy.

New Build – reduced floor to floor levels to better match the reconstructed John William St Façade window heights.

Operational – Usage expectations over thermal/ comfort control in modern hotel.

Operational – concealed services maintenance access 9avoiding concealment where possible).

Dialogue (Response)

2. ***Project overview*** *– (Continued):*
    - c) *Core conservation aim – Avoid concealed services where possible to reduce risk of future maintenance material harm.*
    - d) *Core conservation aim – Limit penetrations floor to floor & cross compartments (unsightly fire dampers/ service access etc & simplified fire strategy).*
    - e) *Common areas to be centralised plant ventilated as these areas are not fluctuating thermal conditions (unlike the bedrooms).*

3. ***Discussion Point 1 – Centralised ducting for bedrooms.***

This was discussed at length & the conclusion was reached that the current variation proposals did appear justified where a centralised system for common areas and a VRX in each bedroom approach on balance appeared to reflect a reasonable approach when the constraints are fully considered in respect of harm vs benefit/ need.

4. ***Discussion Point 2 – Principal Elevations.***

JR asked clarification as to what were deemed exactly the elements of consultee concern and whether there was a hierarchy to be applied to the comments/ assessment.

The main John William Street elevation (reconstructed wall) was deemed of a lower significance solely for this purpose of assessment (Vents) than the Block A 1860s main building.

Block A East elevation & West Elevation whilst deemed high significance, it was agreed by all that the greatest endeavours to reduce impact should be made with the South Elevation (facing into St George Square).

It was discussed & agreed in principal that if the Planning/ Consultation parties are accepting the strategy Under DP1 – that reduction of harm focus should be on this South Facing elevation of Block A.

5. ***Discussion point 3 – Vent Reduction Options:***

New Build/ part John William St *– It was queried as to "could the designers consider venting the eastern bedroom VRX units to the West elevation?" Responded by TO as:*

- *Ceiling height restrictions at services crossover points were tested during the design period and it became apparent that tis would create deep downstands to the ceiling reducing large areas of the corridors to 2.2m FFL to ceiling which would not be acceptable under Building Control (noting the already constrained Floor to floor to meet the elevational constraints of the reconstructed John William St Façade.*
- *VRX limitations in ducting runs due to the deep triangular nature of the building (ducting would be longer than the fans could deal with).*
- *Flat Ducting – whilst these can be made 150mm "flat" in some areas, insulation and transfer cowls for fire dampers at compartments greatly exacerbates the size issue of these types of ducting.*
- *Note: It was accepted in principal that these were plausible/ justifiable explanations of constraint.*

Dialogue (Response)

5. Discussion point 3 – Vent Reduction Options (Ctd)

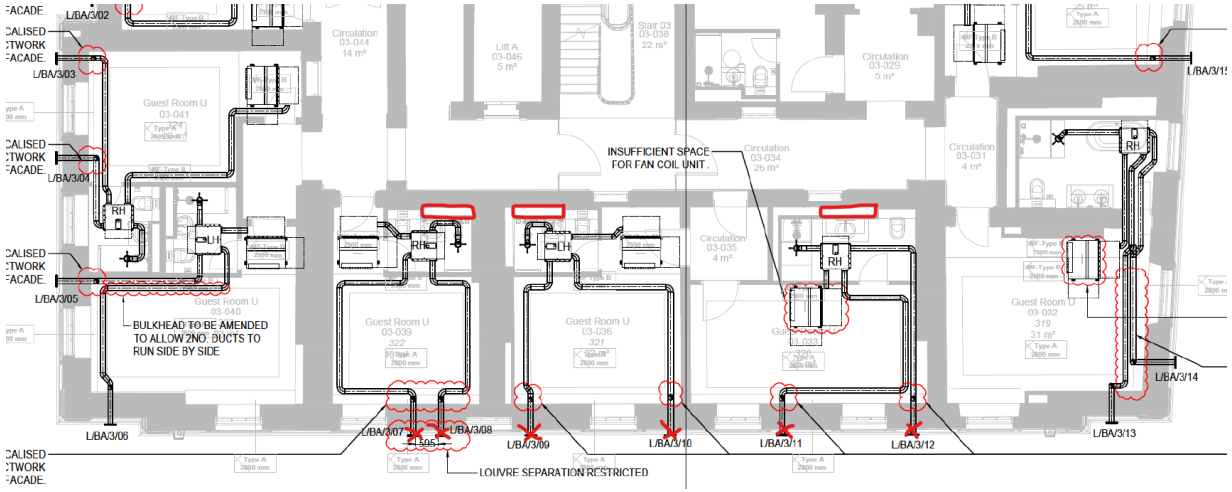
Block A – *This was identified as the area where minor tweaks could be beneficial with the team referring to the drawings in the application ref:*

- *L054-AHR-20-ZZ-ZZ-D-A-20120_P7 - Proposed Elevations.pdf*
- *L054-AFC-57-BA-ZZ-D-M-5701_P01 - Mechanical Services Block A - Floors 1-3 - Proposed Bathroom Vents.pdf*

Block A – 3rd Floor Front Bedrooms *– it was queried as to "whether the vents to the following could be redirected vertically through the bedrooms above (4th floor en suite riser) to roof?"*

- *TO noted this might be possible but noted this would need careful design review related to fabric above & fire damper/ compartment design. It was also noted again the limitations of VRX pipe runs due to fan size.*
- *TO noted this would not be a viable solution to any lower floors due to penetrations & duct run limitations.*
- *TO agreed to explore this option & formally respond back with statement/ amended drawings.*

Block A – 3rd Floor Front Bedrooms – Example markup Image 1



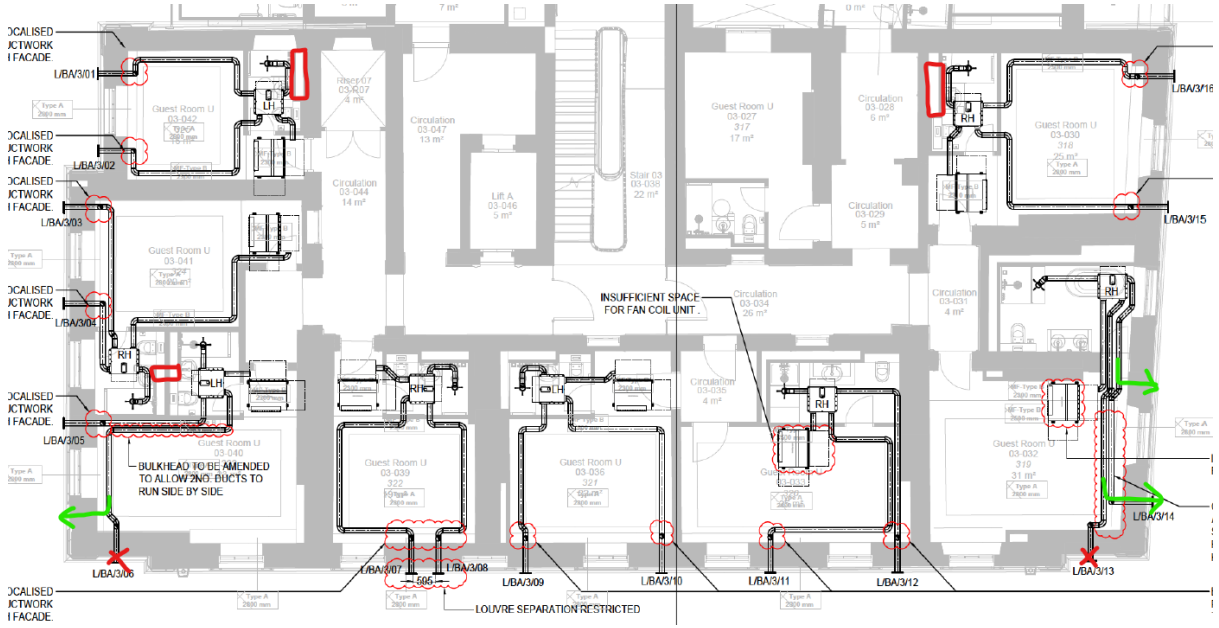
Dialogue (Response)

5. Discussion point 3 – Vent Reduction Options (Ctd)

Block A – 3rd Floor Side Bedrooms *– It was "queried if the same vertical strategy could be used for the side bedrooms".*

- *TO noted possibly but less likely due to plan form conflicts on the floor above/ complex roof forms/ timberwork to navigate.*
- *TO noted however that if this is not possible, it may be possible to relocate the vents on the corners onto the East and West elevations (to prioritise the penetrations to those locations).*
- *It was queried as to whether this relocation to E/W (away from soulth elev) would work for levels 1 & 2 also?*
- *TO agreed to explore this option & formally respond back with statement/ amended drawings.*

Block A – 3rd Floor Side Bedrooms – Example markup Image 2



Dialogue (Response)

6. ***Discussion Point 4 – Vent Types***

- *It was discussed as to "whether the proposed PPC 150mm (smaller) coloured stone vents remaining would be preferred over a larger cast iron roundel or square/ rectangular letterbox types."*
- *This was discussed at long length but on balance, it was the general preference that the vents be modest yet "honest" interventions rather than cast iron approach.*
- *HB requested clarification and sketch of an example of how these vents coursed in with the current stone course & peeps to finally determine recommendation re round vs square approach.*
- *TO agreed to explore this option & formally respond back with statement/ amended sketches drawings.*

7. ***SUMMARY***

a. *The designers/ applicant are requested to explore all remaining options to reduce the number of penetrations where possible to the main south elevation as per the markup below.*

b. *The designers/ applicant are requested to supply a number of examples (either sketch or accurate photo markup) of the penetrations to course/ perp detail for final determination re the vent grille type appropriateness.*

Block A – Elevations – Example markup Image 3



Development (Penetration Numbers)

Following the comments from HE in consultation and the subsequent formal “detailed consultation” meeting the team progressed initially with the summarised matter:

The designers/ applicant are requested to explore all remaining options to reduce the number of penetrations where possible to the main south elevation as per the markup below.

This was explored by the lead Architect & appointed M&E designers AFC (AF Connels) with the following response: in table form:

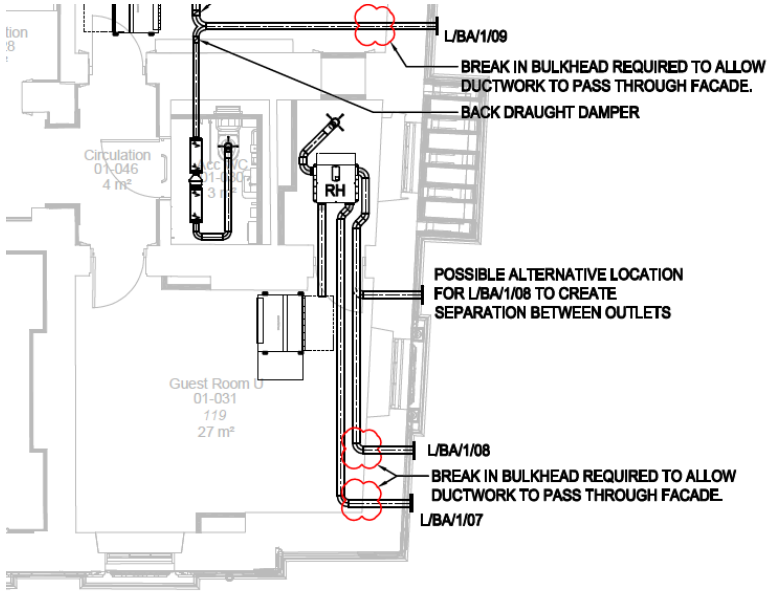
Floor	Vent ID	Planner/ HE M&E Comment	AFC Response
3	L/BA/3/06	Can the vent be redirected through the 4th Floor to roof (app 5m Vertical) or: Can the vent be moved to the West elevation?	Yes, can be moved to west elevation. AHR to confirm exact location on elevation drawings.
3	L/BA/3/07	Can the vent be redirected through the 4th Floor to roof (app 5m Vertical) or: Can the vent be rediverted to West elev via Guest Room U/03-040? (fire dampers required etc)	NO - Unfortunately, we are unable to find a design solution to either vent the units up through the 4th floor/roof or west elevation. West elevation – There is insufficient space above the adjacent ceiling to accommodate the ductwork. Additionally, there would be 4no. outlets within close proximity which could lead to the air to each room becoming cross contaminated. 4th Floor/Roof – Each bedroom requires 125mm dia. ductwork. With the ductwork passing between floors a fire damper is required. BSB FD-C fire dampers require a 365mm x 365mm free area which cannot be accommodated (245mm x 245mm fixing plate with a minimum 60mm clear all the way around. See below screen shots). Secondly, increasing the route the air must travel will cause additional resistance on the system that the MHVR units will not be able to overcome. The MVHR units are specifically designed for areas that require a low air volume with little resistance. The proposed units are only available in one size so there is no option to increase the size. Finally, as per with the west elevation option, there would be multiple outlets within close proximity on the roof, which again could lead to the air to each room becoming cross contaminated.
3	L/BA/3/08	Can the vent be redirected through the 4th Floor to roof (app 5m Vertical) or: Can the vent be rediverted to West elev via Guest Room U/03-040? (fire dampers required etc)	NO - As per vent ID L/BA/3/07
3	L/BA/3/09	Can the vent be redirected through the 4th Floor to roof (app 5m Vertical).	NO - As per vent ID L/BA/3/07
3	L/BA/3/10	Can the vent be redirected through the 4th Floor to roof (app 5m Vertical).	NO - As per vent ID L/BA/3/07
3	L/BA/3/11	Can the vent be redirected through the 4th Floor to roof (app 5m Vertical) or: Can the vent be rediverted to East elev via Guest Room U/03-032? (fire dampers required etc)	NO - As per vent ID L/BA/3/07
3	L/BA/3/12	Can the vent be redirected through the 4th Floor to roof (app 5m Vertical) or: Can the vent be rediverted to East elev via Guest Room U/03-032? (fire dampers required etc)	NO - As per vent ID L/BA/3/07
3	L/BA/3/13	Can the vent be redirected through the 4th Floor to roof (app 5m Vertical) or: Can the vent be moved to the East elevation?	Yes, can be moved to east elevation. AHR to confirm exact location on elevation drawings. (Efforts to be made to keep separation between supply and extract as much as possible).
2	L/BA/2/06	Can the vent be moved to the West elevation?	Yes, can be moved to west elevation. AHR to confirm exact location on elevation drawings.
2	L/BA/1/13	Can the vent be moved to the East elevation?	Yes, can be moved to west elevation. AHR to confirm exact location on elevation drawings. (Efforts to be made to keep separation between supply and extract as much as possible).
1	L/BA/1/04	Can the vent be moved to the West elevation?	Yes, can be moved to west elevation. AHR to confirm exact location on elevation drawings.
1	L/BA/1/07	Can the vent be moved to the East elevation?	Yes, can be moved to west elevation. AHR to confirm exact location on elevation drawings. (Efforts to be made to keep separation between supply and extract as much as possible).

Development (Penetration Numbers)

In summary, it has been deemed practicable to relocate 6nr penetrations from the South Facing Elevation through redesign with this proposal being reflected in the drawings submitted with this clarification:

- L054-AFC-57-BA-ZZ-D-M-5701 P02 - Block A - Floors 1-3 - Proposed Bathroom Vent.pdf
- L054-AHR-20-ZZ-ZZ-D-A-20120_C1 - Proposed Elevations.pdf

These include for example amended M&E drawings (Excerpt below):



And include for example amended Architectural drawings demonstrating the vent relocations (Excerpt below):



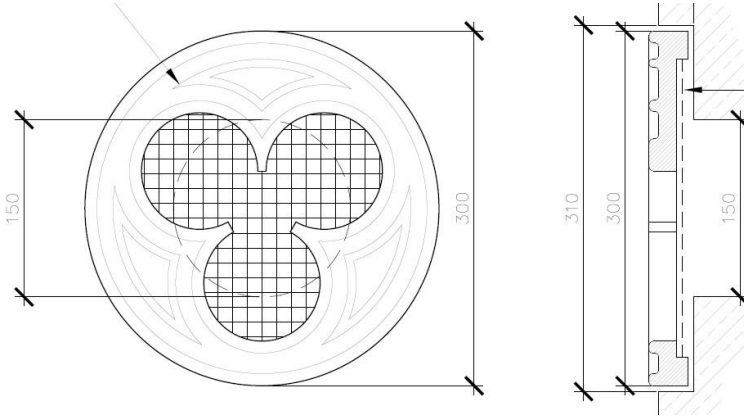
Development (Vent Types)

Following the comments from HE in consultation and the subsequent formal “detailed consultation” meeting the team progressed initially with the summarised matter:

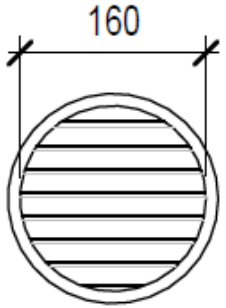
The designers/ applicant are requested to supply a number of examples (either sketch or accurate photo markup) of the penetrations to course/ perp detail for final determination re the vent grille type appropriateness.

This was explored by the lead Architect & Conservation Architect to demonstrate the position that the 160mm PPC coated (stone match) would represent a reduced visual impact and as such a reduced visual harm than the previously approved Cast Iron 300mm grilles (in response to the increase in vent numbers).

For clarity we confirm the as per current approval in principle/ discussed as part of the HE Clarifications 300mm cast iron grille as being:



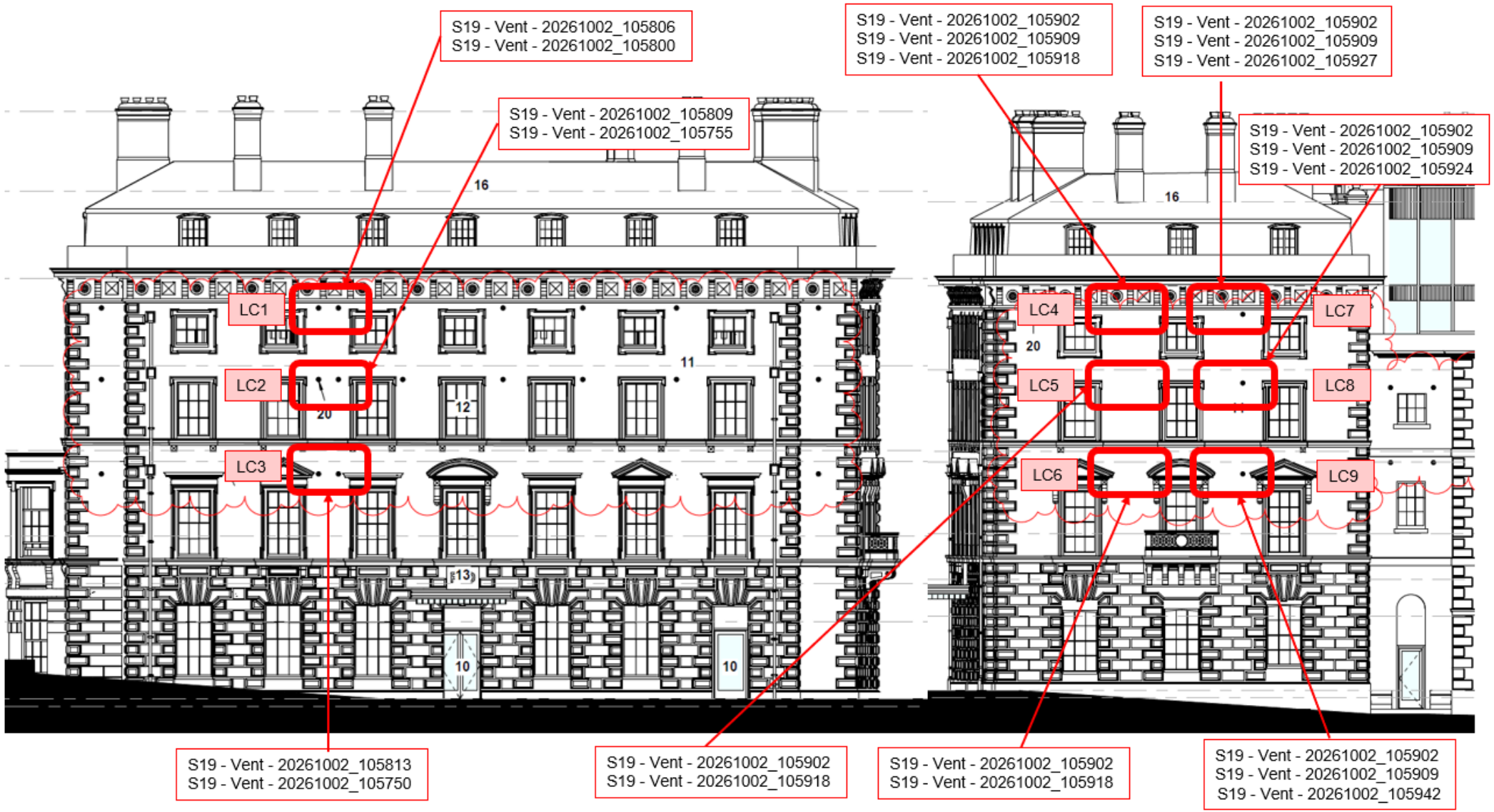
This revised S19 & S73 application proposes to reduce these to a smaller 160mm powdercoated type therefore reducing the volume of material harm to stonework but also representing a reduced visual impact - Suppliers Example below:





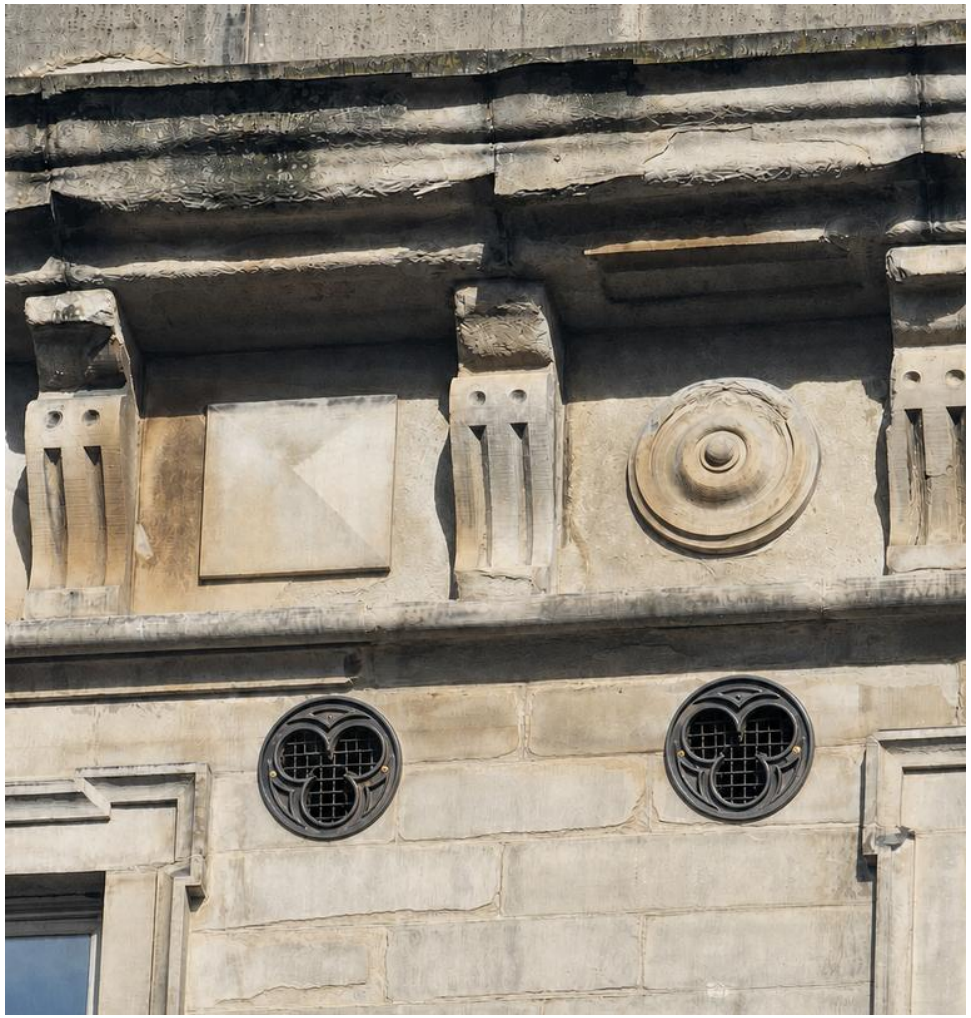
In the subsequent sheets we have sought to demonstrate on a side by side basis the Cast Iron vs smaller vents approach in exact location “mockups” of specific chosen areas of both the South Elevation & East Elevation of Block A to demonstrate the material impact.

Development (Vent Locations) Note – Markup prior to relocation of the 6nr vents



Development (Vent Study LC1)

S19 - Vent - LC1 - Cast 300mm.png



S19 - Vent - LC1 - Alu PPC 160mm.png



Development (Vent Study LC3)

S19 - Vent – LC3 - Cast 300mm.png



S19 - Vent – LC3 - Alu PPC 160mm.png



Development (Vent Study LC6)

S19 - Vent – LC6 - Cast 300mm.png



S19 - Vent – LC6 - Alu PPC 160mm.png



Proposed (Colour & PDS)

The proposals within this submission are to utilise the Polyester Powdercoated 160mm Aluminium Vent grille Product Reference DSAV125C/B as demonstrated within this report.

In respect of colour, it is noted that the natural Yorkstone displays a number of tonal variations across finish, stone cut type & age/ weathering as well as looking different in dry & wet conditions.

To this end, the following colour has been proposed as best representing the range of tones displayed at the South Elevation:

RAL 060 50 10 - Sandstone grey (RAL Design)

https://www.ralcolorchart.com/ral-design/ral-060-50-10

Matching RAL Design
Colour RAL 060 50 10

DEC INTERNATIONAL
TECHNICAL SPECIFICATIONS



DSAV
EXTERNAL LOUVRE
AIR MANAGEMENT SYSTEMS

DUTCH ENVIRONMENT CORPORATION DEC

PRODUCT PROPERTIES

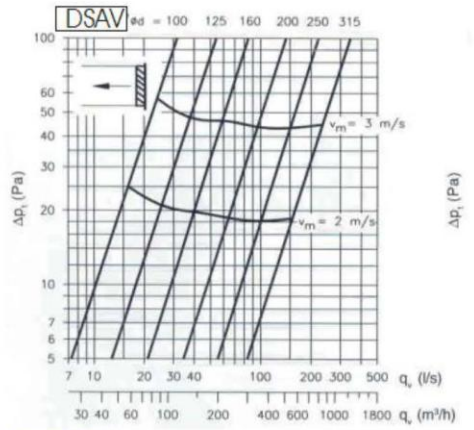
EXTERNAL LOUVRES DSAV
External louvres are used as covering grilles in air supply and exhaust openings.

CONSTRUCTION
The DSAV is moulded of aluminium and has a strong design. The standard **DSAVØC** is available as coated grey (RAL9006) and KTL-black (**DSAVØB**) versions. The standard **DSAVØC** is not suitable for salty ambient air. The standard external louvres are equipped with insect screen (pitch 2mm steel zinc plated).
The DSAV is also available with a Bird Screen steel (pitch 10mm) zinc plated (**DSAV10.Ø**).

Every 3 Months the screen should be cleaned to prevent clogging! The insect screen has to be removed in mechanical ventilation when used for supply air.

INSTALLATION
The DSAV is fitted by nails or by casting

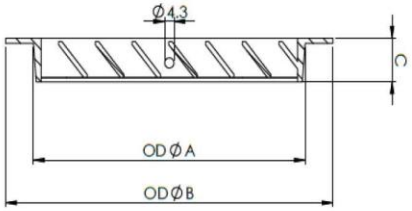
SELECTION DIAGRAM



DEFINITIONS

q_v	air flow	(l/s),(m³/h)
Δp_t	total pressure drop	(Pa)
v_m	average velocity in the duct	(m/s)
B	width	(mm)
H	height	(mm)

Code	OD ØA mm	OD ØB mm	C mm	W gr	Cm² + Screen	Cm² - Screen
DSAV080C/B	79	97	16	85	25	35
DSAV100C/B	99	124	19	115	40	55
DSAV125C/B	124	150	19	145	66	92
DSAV150C/B	149	173	18	210	92	128
DSAV160C/B	159	181	18	245	107	148
DSAV200C/B	199	222	20	395	174	241
DSAV250C/B	249	275	20	708	262	362
DSAV315C/B	314	348	21	1325	431	597
DSAV400C	399	444	39	2700	726	1005
DSAV500C	499	544	39	4330	1134	1570





DSAVØC



DSAVØB



DSAV10.Ø

Summary

Applicant Formal Response (Applicant Agent).

It is the applicants sincere hope that this report demonstrates the relevant due diligence performed in particular in response to the matters raised by Historic England and note this has resulted in the successful relocation of 6nr vents as well as demonstration of the reduced impact of the 160mm PPC vent approach.

It is the applicant's position that the current design as it stands now best reflects the consultation thus far and presents a thoroughly considered scheme both in respect of Heritage impact as well as practical benefit through bringing the Hotel back into sustainable use in a manner that makes due consideration as to the significance of the Hotel both now and in the future.

Whilst the applicant always welcomes comment, we would ask you to consider that the works (as demonstrated in the complex nature of material, operational and practical constraints in the meeting dated 21.02.26) are not to be viewed in conservation isolation but that the statutory duties around fire compliance, structural stability, occupation usage (public expenditure linked to viability), Air Quality, Heating, Ventilation and environmental impact (water control etc) have all to be considered and that the current design represents a thorough consideration in this regard.

We have supplied with his report the following amended drawings/ information to support the LPO and their advisors in their determination:

- Technical-specifications-dsav_4438762596692.pdf
- L054-AFC-57-BA-ZZ-D-M-5701 P02 - Block A - Floors 1-3 - Proposed Bathroom Vent.pdf
- L054-AHR-20-ZZ-ZZ-D-A-20120_C1 - Proposed Elevations.pdf

We have proposed a colour for the 160mm diameter polyester powdercoated vent but it is understood the LPA may reserve right for demonstration in this regard utilising the other conditions yet to be discharged (Demonstration of appropriate materials).

Shaping places that have a positive impact