



Jillian Rann
Kirklees Council

Our Ref: P10002622
12 August 2026

Dear Jillian Rann

T&CP (Development Management Procedure) (England) Order 2015 & Planning (Listed Buildings & Conservation Areas) Regulations 1990 & Town and Country Planning (General Regulations) 1992

George Hotel, St George's Square, Huddersfield, HD1 1JA
Application No. 2026/91957

Thank you for your letter of 24 July 2026 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice.

Summary

Historic England provided advice on the planning application on 20th June 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.

Historic England 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.

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/life-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.
- 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 your report at the earliest opportunity. Please also advise us of the decision in due course.

Yours sincerely

Sally Wilson

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