

KIRKLEES METROPOLITAN COUNCIL

PLANNING SERVICE

UPDATE OF LIST OF PLANNING APPLICATIONS TO BE DECIDED BY STRATEGIC PLANNING COMMITTEE

8 JUNE 2023

Planning Application 2023/90024

Item 11 – Page 15

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) (within a Conservation Area)

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

Amended Plans

On 26th May amended plans were received from the applicants that show retention of the floor structure and ceiling above the first-floor conference room (Commercial Room) and retention of the section of the ground floor that is above the barrel arches in the basement. Additional comments have been received by Historic England and the Victorian Society, there comments are as follows:

Historic England:

'Amended plans have been submitted that show retention of the floor structure and ceiling above the first-floor conference room (Commercial Room) and retention of the section of the ground floor that is above the barrel arches in the basement. We have not been officially re-consulted but offer the following comments to assist the Planning Committee in considering the application.

It continues to be our position that this is the best conservation solution for this space, given its significance. The Commercial Room is one of the principal rooms that contributes a great deal to the significance of The George. It is a Grade II* listed building which means every effort should be made to retain any elements that contribute to its significance. We have concerns about the impact of both the loss of fabric and the changes to the architectural composition/ proportions of the room through lowering the ceiling.

As with all decisions within building conservation, it comes down to weighing the requirements of the hotel use against the particular aspects of heritage significance that are affected. You will note that we have confined our concerns about the proposed floor replacement to the area where we consider the significance to be greatest. In this location we consider all options for avoiding the harm; including a small step within the two bedrooms above, or a different solution for fire and acoustic separation, need to be exhausted before the intervention is justified.

It therefore remains our position that a bespoke solution is required for the ceiling above the Commercial Room and the area of the ground floor above the barrel arches in the basement. We welcome the amended plans which indicate this sensitive solution and address the concerns outlined in our letter of 9 May 2023.'

Victorian Society:

Submitted additional comments that re-affirm the Victorian Society's continued objection to the partial demolition of the East wing and additional 3 storey extension.

A link is provided below to view the additional comments in full:

https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/filedownload.aspx?application_number=2023/90024&file_reference=992079

These additional consultation responses do not alter the Officers position or recommendation set out throughout the committee report in the main agenda.
