



Ms Nicole Helliwell
Kirklees Council

Direct Dial: 01904 601957

Our ref: L01607256
6 May 2026

Dear Ms Helliwell

**Arrangements for Handling Heritage Applications Direction 2021
& T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OAKWELL HALL, NUTTER LANE, BIRSTALL, BATLEY, WF17 9LG
Application Nos 2026/90398 & 2026/65/90398/E**

Thank you for your letters of 16 April 2026 regarding the above applications for listed building consent and planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the applications.

Historic England Advice

Significance

Oakwell Hall is a fine example of a 16th century hall house constructed for John Batt of stone for walling and stone slate for the roof material. The Elizabethan stone building incorporates an earlier, likely 15th century, timber framed building and was substantially altered in the 17th century. Much of the fine interior is mostly illustrative of the 17th century phases of the building's history including plasterwork, fireplaces, stair with dog-gate, and the striking 30-light, king mullion window in the main hall.

Therefore, Oakwell is representative of the finest hall houses of this time period with an exceptional survival of a largely 17th century interior and has consequentially been listed at Grade I, making it one of the country's most important heritage assets.

Impact

The proposals may have the potential to cause a small amount of less than substantial harm due to the cumulative impact of interventions to the buildings.

Largely the repairs to stone will have a small visual impact due to newly quarried and worked stone to be used to replace the historic stone. However, this will enable the building fabric to be more resistant to further decay and so this is largely balanced out



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and is proposed to use stone from the original quarry sources.

The proposals to alter the gutters may involve a slight adaptation of the historic rainwater goods however it will better protect the external and internal fabric in the future which again needs balancing out.

The re-slating using traditional methods and materials would not cause harm to significance however the introduction of a membrane would cause a small amount of harm due to the slight loss of evidential/illustrative significance values. The introduction of a membrane would also have a consequential benefit on protecting other fabric.

The proposed glazing repairs appear to largely retain historic glass whilst replacing the leadwork which is largely modern and therefore would have little impact to significance.

The proposed repairs to roof timbers has the potential to cause a small amount of harm due to the loss of some historic fabric and the introduction of new construction methods.

Position

Overall, Historic England is supportive of the principle of the repairs and works to Oakwell Hall which seeks to improve the fabric and improve the performance and resilience of the building in the future.

In the scheme's current form there are several examples where allowances for certain works are required with the precise amount of intervention being unknown. This raises some concerns surrounding whether historic fabric might be impacted unnecessarily. However, we understand that these allowances enable a degree of investigative work to be undertaken to better understand what work needs to be carried out.

Historic England understands that there will be further supporting information to enable the local authority to understand whether some aspects of the proposals are clearly and convincingly justified and it is hoped this may remove some of the unknowns.

Cumulatively there would be the potential for a small amount of less than substantial harm which in turn has the potential to be a greater degree of less than substantial harm should the allowances described be realised to their upper limits.

Notwithstanding this harm, there are several benefits to the work which is proposed to be undertaken in terms of bringing the building into a good state of repair and being better able to perform better in the future.



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Therefore we would urge the local authority to be comfortable that the works in their current form are clearly and convincingly justified and weigh the less than substantial amount of harm against any benefits perceived to arise from the scheme as a whole.

Recommendation

We consider that the issues and safeguards outlined in our advice need to be addressed in order for the applications to meet the requirements of paragraphs 212, 213, and 215 of the NPPF.

In determining these applications you should bear in mind the statutory duty of sections 16(2) and 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely

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Inspector of Historic Buildings and Areas

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