

Nicole Heliwell
Kirklees Council

Our ref: L01607256
Your ref: 2026/65/90398/E

Telephone: 01904 601957
Date: 5th June 2026

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

Application No. 2026/65/90398/E

Thank you for your letter of 15th May 2026 regarding the above application for planning permission. We refer you to the following published advice which you may find helpful in determining the application.

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

Historic England, 37 Tanner Row, York YO1 6WP
Telephone: 01904 601948 | historicengland.org.uk

Historic England is subject to the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by us may therefore become publicly available. For information about our use of your personal data visit: historicengland.org.uk/privacy

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 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

In our previous letter, dated 6th May 2026, we acknowledged that further information was to be submitted which has now been provided.

Overall, Historic England remains to be supportive of the principle of making necessary repairs to the fabric of this highly graded asset. It is hoped this will facilitate a long term use for the building whilst providing both heritage and public benefits.

It is considered that there would be a very small amount of less than substantial amount of harm caused by the interventions to the proposals and introduction of new structural elements, particularly in the roof structure, which would alter our perception of historic building methods. This should be balanced against the benefits of maintaining the structural integrity of the roof whilst preserving as much historic fabric in situ as is practicable.

The new information provided does more readily describes precisely what work needs doing. There are still some minor concerns regarding the 'allowances' for certain works however this can readily be controlled via condition should the LPA wish to do so.



Historic England recommends that your Council should approve this application, as while the proposals would cause a very small amount harm to the significance of Oakwell Hall, which has been mitigated and should be weighed in the balance, unless it finds that other considerations indicate refusal.

Yours sincerely,

Alexander Harrison

Inspector of Historic Buildings

E-mail: alexander.harrison@historicengland.org.uk