

KIRKLEES METROPOLITAN COUNCIL INVESTMENT & REGENERATION SERVICE

DEVELOPMENT MANAGEMENT

**Planning (Listed Buildings and Conservation Areas) Act 1990 (as
amended) – SECTION 16**

DELEGATED DECISION TO DETERMINE APPLICATIONS FOR LISTED BUILDING CONSENT

Reference No:	2026/65/90398/E
Site Address:	Oakwell Hall, Nutter Lane, Birstall, Batley, WF17 9LG
Description:	Listed Building Consent for repairs to the existing Oakwell Hall building
Recommending Officer:	Nicole Helliwell

DECISION – GRANT LISTED BUILDING CONSENT

I hereby authorise the approval of this application for the reasons set out in the officer's report and recommendation annexed below in respect of the above matter.

Sarah Longbottom

AUTHORISED OFFICER

Date: 01-Sep-2026

Officer Report

Reference No. 2026/65/90398/E

Site Address: Oakwell Hall, Nutter Lane, Birstall, Batley, WF17 9LG

Proposal: Listed Building Consent for repairs to the existing Oakwell Hall building.

Site Description

The application relates to Oakwell Hall, a Grade I Listed Building situated on green belt land in Birstall, Batley. The property is faced in stone for the external walls and incorporates a dual-pitched roof finished in stone slate. The site is not located in a Conservation Area. However, bridleway BAT/1/40 is located to the east of Oakwell Hall and footpath BAT/4/30 is located to the west of the site.

List Description

SE 2711 2174 BATLEY MB NUTTER LANE BIRSTALL 2/40 29.3.63 Oakwell Hall including boundary wall

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Extremely fine hall house, now museum. Probably 1583, built for John Batt, incorporating timber framed house of the mid C.15, with considerable C.17 refurbishment. Ashlar. Stone slate roof with chamfered gable copings. 2 storeys. An H-plan with central hall with 2 storey gabled porch to centre right, and gabled wing to left elevation. Windows are double chamfered and ovolo moulded, mainly with throated hood moulds some of which continue as string courses. 5 projecting chimney breasts, with ashlar stacks, to sides and rear, one to the right side being particularly broad. The central hall window is of 30 lights with king mullion and 2 transoms, and it is thought to be of C.17 date. Arched entrance to open porch to right with recut inscription I.B. 1583. 3-light window to 1st floor. The wings to left and right have 12-light mullioned and transomed windows to ground floor and 12 and 10-light similar windows to 1st floor left and right respectively. The left wing also has inward looking 12-light window with transom to ground floor and 6-light to 1st floor. Rear fenestration includes 12, 14 and 16-light mullioned and transomed windows. Lights are leaded, many with early glazing. Hall window has diamond pattern glazing.

The internal arrangement comprises through screened passage with open hall to left, beyond which is the great parlour or drawing room to front, and buttery, pantry, dairy and servants hall to rear. To right is a smaller parlour or dining room, with kitchen to rear. At 1st floor level the principal bedroom is above the great parlour.

The great hall is galleried on 2 sides with vertically symmetrical turned balusters, and with C.17 plasterwork on underside. Oak panelling to screen with

2 round arched openings with 3 pairs of Tuscan columns, thought to be C.17. Gallery is reached by open-well stairs with flat balusters and openwork dog-gates. The fireplace is thought to be C.17. The window jambs in the great parlour have plaster grotesques, possibly early C.17, in the form of lions' heads, caryatids and female figures the latter representing the Celtic goddess of fecundity. The arched fireplace in this room may be original. The passage ceiling has C.17 plasterwork in patterns of 3, 5, 6 and 8 sided figures. Plasterwork to the porch ceiling thought to be C.16.

The stone boundary wall has roll-top coping and large ball finials to opening in front of entrance, and returns to building to right.

The building was 'Fieldhead' in Charlotte Bronte's "Shirley".

Geoffrey Woledge, Oakwell Hall, 1978. N. Pevsner, The Buildings of England, 1979.

Description of Proposal

The proposal seeks listed building consent for a number of repairs and internal alterations to the existing Oakwell Hall building. The proposed works are summarised in more detail in the 'Assessment' section of the report.

History of negotiations / amendments received

Additional information has been received during the course of the application. Following a recent structural survey within the roof voids of the building, it was uncovered that further repair and restoration works would be required. As such, additional plans have been received detailing the proposed works. The agent has also provided detailed mechanical and electrical design works required for the removal of the first floor toilet areas and the installation of the ground floor DDA toilet. The submitted drawings provide further detail of the strip out and proposed works required to complete this section of works.

Relevant Planning History

- **2015/90013:** Erection of round house educational centre. [Planning application details | Kirklees Council](#) – Granted Under Reg.4 General Regulations
- **2014/91749:** Installation of Velux roof windows, shop front windows and entrance door, erection of entrance canopy, installation of glazed screens to barn door openings, erection of gate, formation of new footpath linking the courtyard and the car park (within the curtilage of a Listed Building). [Planning application details | Kirklees Council](#) - Granted Under Reg.4 General Regulations
- **2014/91739:** Listed Building Consent for internal upgrades to the interior of the Visitor Information Centre, formation of new footpath between the car

park and the shop entrance, erection of entrance canopy to the shop, installation of new windows, entrance door and Velux windows to the shop, installation of a gate and installation of glazed screens to the two barn doors.
[Planning application details | Kirklees Council](#) – Consent Granted

- 2010/90423: Listed Building Consent for installation of CCTV System. [Planning application details | Kirklees Council](#) – Consent Granted
- **2010/90422**: Installation of CCTV System. [Planning application details | Kirklees Council](#) - Granted Under Reg.4 General Regulations
- **2008/91517**: Listed building consent for widen and re-grade existing footpath for disabled access. [Planning application details | Kirklees Council](#) – Consent Granted
- **2004/93424**: Listed building consent for erection of security gates and installation of replacement guttering. [Planning application details | Kirklees Council](#) – Consent Not Required
- **2004/93423**: Erection of security gates and installation of replacement guttering (listed building). [Planning application details | Kirklees Council](#) – Conditional Full Permission
- **2003/92886**: Resurfacing car park (within the curtilage of a listed building). [Planning application details | Kirklees Council](#) - Granted Under Reg.4 General Regulations
- **88/02794**: Listed building consent for alterations. [Planning application details | Kirklees Council](#) - Granted Conditionally

Access Considerations

None.

Climate Change Emergency

On 12th November 2019, the Council adopted a target for achieving ‘net zero’ carbon emissions by 2038, with an accompanying carbon budget set by the Tyndall Centre for Climate Change Research. National Planning Policy includes a requirement to promote carbon reduction and enhance resilience to climate change through the planning system and these principles have been incorporated into the formulation of Local Plan policies. The Local Plan predates the declaration of a climate emergency and the net zero carbon target, however it includes a series of policies which are used to assess the suitability of planning applications in the context of climate change. When determining planning applications, the Council will use the relevant Local Plan policies and guidance documents to embed the climate change agenda. The proposals will have no climate change implications.

Consultation Responses

[KC Conservation & Design](#) – No objection subject to recommended conditions
[Historic England](#) - No objection

Representations

The application has been publicised with a site notice and a press notice. No representations have been received.

Date site notice expired: 08/04/2026

Publicity expiry date: 18/04/2026

Policies

The building is Grade I listed and therefore Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires the Local Planning Authority to 'have special regard to the desirability of preserving the building or its setting or any features of a special architectural or historic importance which it possesses'.

Kirklees Local Plan

The statutory Development Plan for Kirklees is the Local Plan (adopted 27th February 2019). The following policies are considered relevant to this application:

- **LP 1** - Achieving Sustainable Development
- **LP 2** - Place Shaping
- **LP 24** - Design
- **LP 35** - Historic Environment

National Policies and Guidance

National planning policy and guidance is set out in National Policy Statements, primarily the National Planning Policy Framework (NPPF) published August 2026, the Planning Practice Guidance Suite (PPGS) first launched 6th March 2014 together with Circulars, Ministerial Statements and associated technical guidance. The NPPF constitutes guidance for local planning authorities and is a material consideration in determining applications.

- **Chapter 4** - Achieving Sustainable Development
- **Chapter 14** - Achieving Well-Designed Places
- **Chapter 20** - Conserving and Enhancing the Historic Environment

Assessment

Paragraph 1 of Policy HE6 of the NPPF states that: *"When considering the potential effect of a development proposal on the significance of a designated heritage asset, substantial weight should be given to the asset's conservation 95 (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential effect amounts to a positive effect, harm, substantial harm, or total loss of its significance."*

Paragraph 4 of Policy HE6 of the NPPF goes on to state that: *“Where a development proposal would harm the significance of a designated heritage asset the effect on the asset and its significance should be weighed against any public benefits resulting from the proposal.”*

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act requires that the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Oakwell Hall is a Grade I Listed Building dating from 1583. Comprehensive information has been submitted including a very detailed Statement of Significance, Heritage Impact Assessment and Design and Access Statement by their Conservation Accredited Architect and team together with detailed plans.

Repair works are proposed to deal with maintenance repairs, to prevent water ingress or water damage and to assess structural movement which could affect the external fabric and internal areas. Much of the work proposed could be classed as repair that would not require Listed Building Consent, but some of the works propose reinstatement of materials or minor amendments to deal with climate issues including heavier rainfall.

The proposed works include repairs to external stone walling, re-roofing, structural repairs, removal of existing first floor toilets and installation of an accessible toilet to the ground floor. Works to the existing drainage system will also be undertaken to repair and replace damaged and collapsed sections of the underground system.

Roofing

The existing roofs are finished in grey riven sandstone slates and are back pointed in cement mortar. The roof structure has been damaged by past water ingress and as such, timber repairs are required. Those will also require removal of roofs to provide access, particularly where historic plaster may otherwise be affected. The submitted heritage statements confirms that there is a need for sarking felt/roofing membrane to provide a secondary means of waterproofing in the event of slate failure and to prevent ingress of blown powder snow, water ingress, falling debris and the ingress of insects and dust. The new membrane is considered to cause less than substantial harm offset by benefits to protect the historic structure and collection.

Stonework

The existing stonework has open and eroded joints and cement over-pointing which has resulted in degradation of the building stones. Localised movement

has also led to cracking particularly at window surrounds. Detailed plans have been submitted indicating the need for and location of stone indent repairs to replace stones that are heavily damaged, excessively porous due to face loss or which affect the weathering of other stones. Matching stone would be used and although the indents will be visible until they weather in to match, they are necessary to keep the building stable and weathertight. An appropriate lime mortar will be used.

Rainwater Goods

Valley gutters will be increased in width to deal with heavy rainfall and to reduce the risk of thermal movement cracking. A hopper and spitter will be reintroduced (using photo evidence from c1900) to the valley over the porch. Lead lined timber gutters will also be replaced with cast iron using evidence from c1900 to deal with increased capacity and to be more durable. Furthermore, swan neck pipes will be reintroduced following previous evidence to be more discrete. The proposed repairs are considered to have neutral impact and will better protect the historic fabric.

Chimneys

Stone indent repairs and repointing are proposed to the chimneys to maintain the building in a stable and weathertight condition and to preserve its historic fabric.

Glazing

A detailed specialist glazing report has been submitted with the application. This document outlines that historic glass of different ages will be retained and will be re-lead where needed to improve weathertightness and reduce the size of lead to correct previous less sympathetic repairs.

Internal Structure to Partitions

Archive evidence suggests that the panelling was removed and reinstated in the past when floor repairs were undertaken at the Great Parlour. It is noted that repairs are now necessary to prevent the ongoing movement of the internal wall. It is proposed to record the distorted panelling prior to partial dismantling to enable wall repair, to reinstate the timber panelling on completion. Officers consider that this repair work would have neutral impact on the significance.

Drainage & Underpinning

Detailed drainage surveys have been submitted with the application which identify that there are damaged drains within the vicinity of the hall. Excavation and repair of drains is necessary and the work would be classed as neutral providing that a watching brief is undertaken to check underground archaeology during works.

Relocation of Toilet

The submitted floor plans demonstrate that the toilets at first floor level would be removed and a single accessible toilet would be installed at ground floor level. The WC walls and ceiling are to be independent from the existing building and first floor structure. The relocation would affect the layout of the dairy and buttery areas but there are benefits that outweigh the harms. The benefits include removal of the risk of water leaks and removal of external drainage and vent stacks at the rear.

Structure

Some of the proposed works are necessary to maintain the structural integrity of the building, these include structural repairs to roof timbers (indicated on plans using traditional timber repairs where most visible or stainless steel flitch plates), masonry, foundations and drainage. All these involve the introduction of new materials and have the potential for minor harm. This is offset by the need to maintain buildings in a stable condition, with discrete interventions to prevent structural failure or collapse with consequential damage to surrounding historic fabric. Ongoing liaison is planned to check details for proposed structural repairs while scaffolding is in place and to check the condition and final reinstatement of timber panelling during works.

Mason Clark Associates Structural Engineering Report (dated 4th May 2026, reference no. 22333-Y-LT-002)

A visual, non-intrusive inspection of the timber roof and ceiling structure above the Main Hall, staircase 118 CIRC, corridors 101 CIRC and 104 CIRC, and rooms 119 GAL, 103 GAL, and 105 GAL was carried out on 24 February 2026. Based on the new findings of the inspection, they now propose more detailed repair solutions to address the defects observed in room 105 GAL.

Overall, the proposed repairs to the roof structure concern mostly scarf joints and local steel plate repairs, with the exception of the repair proposed for the roof above room 105 GAL, which requires more intrusive interventions.

The proposed intervention is to form a king post truss using the existing ceiling beam as a tie beam, in order to improve the structural performance of the existing purlins and ceiling beam. To facilitate construction, it is proposed to use of steel plates for the connections. Alternative structural repair options were considered and dismissed.

The report states the following,

“We propose to form a king post truss using the existing ceiling beam as a tie beam to improve the structural performance of the existing purlins and ceiling beam. The other truss elements would also be in oak, with sections similar to the existing ones. The sizes of the new truss elements can be adjusted to better

suit timber availability and reduce the risk of programme delays caused by procurement.

*The truss can provide intermediate support for the purlins currently provided by the timber posts and can also mitigate the deflection of the ceiling beam. We believe this truss-based approach is preferable as **it integrates more sympathetically with the existing structure, is less visually disruptive, and is reversible.***

*To address the ceiling beam bearing repairs, we propose a preferable solution and one alternative for consideration that will depend on the extent of decay at the bearing. These solutions have been developed to be carried out mostly from above, **causing minimal disruption to the lath and plaster and ceiling joists, and with guidance from existing literature such as “Practical Building Conservation: Timber”, English Heritage, 2012.***

In addition, the current proposal includes installing two additional purlins to reduce the load on the existing purlins. We also propose installing timber fillets on the top or sides of the existing ceiling beam, if required, to further mitigate deflection or improve the beam's bearing area.”

Further structural works are proposed and Historic England have made the following comments:

“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.”

It is considered that sufficient justification has been submitted to evidence that the proposed structural strengthening is required, classed as repair by addition, and the works would be as minimalist and reversible as possible to achieve the necessary repairs of the building.

The introduction of small scale changes to the fabric, including aluminium slate pegs, underslate membrane and wider gutters do not affect the significance nor understanding of the building but they represent a change from the existing. The change will be offset by public benefits in maintaining the listed structure in a more weathertight and stable condition and protecting the collection within.

The minor alterations are considered to be in accordance with Policy LP24 and LP35 of the Kirklees Local Plan. There would be no negative impact on the significance of the Listed Building and the minor alterations represent less than substantial harm that would be outweighed by the public benefit of securing the optimal viable use of the building in accordance with Paragraph 4 of Policy HE6 of the NPPF.

The National Planning Policy Framework has introduced a presumption in favour of sustainable development. The policies set out in the National Planning Policy Framework taken as a whole constitute the Government's view of what sustainable development means in practice.

This application has been assessed against relevant policies in the development plan and other material considerations. Given that the proposal would have a low level impact upon the significance and character of the listed building, it is therefore recommended for approval.

Recommendation: GRANT CONSENT

Decision Authorisation - Delegated Powers

Application Number: 2026/90398

Officer Recommendation: Approve

Conditions and Reasons

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason: Pursuant to Section 18(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in complete accordance with the plans and specifications schedule listed in this decision notice, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Reason: For the avoidance of doubt as to what is being permitted and to ensure the satisfactory appearance of the development on completion to retain the significance of the designated heritage asset and to accord with Policy LP35 of the Kirklees Local Plan, as well as Chapter 20 of the National Planning Policy Framework.

3. Any pointing used throughout the development must be lime mortar to be flush or recessed, no strap or ribbon pointing.

Reason: In the interests of visual amenity, to ensure the satisfactory appearance of the development on completion and to retain the significance of the Listed Building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 14 and 20 of the National Planning Policy Framework.

4. The stone slates shall be re-used (not turned) and re-laid in diminishing courses to match the existing. Any broken slates shall be replaced in stone slates to match in terms of type of stone, colour, texture, size and finish and retained thereafter.

Reason: In the interests of visual amenity, to ensure the satisfactory appearance of the development on completion and to retain the significance of the Listed Building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 14 and 20 of the National Planning Policy Framework .

5. All water services, plumbing, drainage, vent pipes, stacks and external drainage shall be removed from the rear upper floor following re-siting of the toilets. Repairs to the stonework shall be undertaken using matching natural stone and appropriate lime mortar and retained thereafter.

Reason: In the interests of visual amenity, to ensure the satisfactory appearance of the development on completion and to retain the significance of the Listed Building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 14 and 20 of the National Planning Policy Framework .

6. During the excavation for drainage works, a watching brief shall be carried out to investigate and record potential archaeological finds of evidential value. This recording must be carried out by an appropriately qualified and experienced archaeological organisation or consultant, in accordance with a written scheme of archaeological investigation (WSI) which shall be submitted by the applicant and approved in writing by the Local Planning Authority.

Reason: This condition is necessary to ensure that the historic fabric of the building and site is appropriately recorded in accordance with the aims of Policy LP35 of the Kirklees Local Plan and Chapter 14 and 20 of the National Planning Policy Framework.

7. If extra structural works are found to be necessary during works, these shall be indicated in writing with explanation of how alterations would be minimal intervention, reversible and appropriate to the significance of the listed building.

Reason: In the interests of visual amenity, to ensure the satisfactory appearance of the development on completion and to retain the significance of

the Listed Building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 14 and 20 of the National Planning Policy Framework.

8. The timber panelling shall be reinstated (following wall repairs) to match existing as closely as possible and retained thereafter.

Reason: In the interests of visual amenity, to ensure the satisfactory appearance of the development on completion and to retain the significance of the Listed Building and to accord with Policies LP24 and LP35 of the Kirklees Local Plan, as well as Chapters 14 and 20 of the National Planning Policy Framework.

Plans and specifications schedule:

Plan Type	Reference	Revision	Date Received
Site & Location Plan	AHR-OH-00-DR-A-10-001	-	11/02/2026
Existing Elevations	AHR-OH-00-DR-A-21-001	-	11/02/2026
Existing Floor Plans	AHR-OH-00-DR-A-20-001	-	11/02/2026
Demolition Pan – First Floor	AHR-OH-00-DR-A-20-002	A	11/02/2026
Existing Sections	AHR-OH-00-DR-A-20-005	-	11/02/2026
Proposed Basement Floor Plan	AHR-OH-00-DR-A-20-006	-	11/02/2026
Proposed Ground Floor Plan	AHR-OH-00-DR-A-20-011	-	11/02/2026
Proposed First Floor Plan	AHR-OH-00-DR-A-20-012	A	11/02/2026
Proposed Roof Plan	AHR-OH-00-DR-A-20-013	-	11/02/2026
Proposed Elevation – South West	AHR-OH-00-DR-A-21-010	A	11/02/2026
Proposed Elevation – North West	AHR-OH-00-DR-A-21-011	A	11/02/2026
Proposed Elevation - North East	AHR-OH-00-DR-A-21-012	A	11/02/2026
Proposed Elevation - South East	AHR-OH-00-DR-A-21-013	A	11/02/2026

Drainage Defects GA – Sheet 1 of 2	22333-Y-DR-201	P1	11/02/2026
Drainage Defects GA – Sheet 2 of 2	22333-Y-DR-202	P1	11/02/2026
Full Site Drainage Defects Schedule	22333-Y-DR-203	P1	11/02/2026
Critical Drainage Defects Remediation Schedule Sheet 1 of 2	22333-Y-DR-204	P1	11/02/2026
Critical Drainage Defects Remediation Schedule Sheet 2 of 2	22333-Y-DR-205	P1	11/02/2026
Drainage Defects Repair Details	22333-Y-DR-206	P1	11/02/2026
Proposed Structural Interventions Ground Floor	22333-Y-SK-006	P2	11/02/2026
Proposed Structural Interventions First Floor	22333-Y-SK-007	P2	11/02/2026
Proposed Structural Interventions Roof Level	22333-Y-SK-008	P2	11/02/2026
Proposed repairs for roof and ceiling structure above 101 CIRC, 104 CIR, 103 GAL, and 105 GAL	22333-Y-SK-010	P2	11/05/2026
Proposed repairs for roof and ceiling structure above the Main Hall	22333-Y-SK-011	P2	11/05/2026
Existing & Proposed Electrical Services Layout	J26010/E/100	-	11/05/2026
Existing & Proposed Electrical Services Layout	J26010/M/100	-	11/05/2026
Design approach for the structural repairs of the roof and ceiling above room 105 GAL	22333-Y-LT-002	-	11/05/2026

Glass Survey of Oakwell Hall	-	-	11/02/2026
Design and Access Statement	BC.HUD.2024.00049.010	-	11/02/2026
Heritage Impact Assessment	2024.00049.010	-	11/02/2026
Statement of Significance	BC.HUD.2024.00049.010	-	11/02/2026

Pursuant to article 35 (2) of the Town and Country Planning (Development Management Procedure) Order 2015 and guidance in the National Planning Policy Framework, the Local Planning Authority have, where possible, made a pre-application advice service available, complied with the Kirklees Development Management Charter 2024 and otherwise actively engaged with the applicant in dealing with the application. Additional information has been received during the course of the application which was considered acceptable.

Report Dated: 24/08/2026