



Planning (Listed Buildings and Conservation Areas) Act 1990

LISTED BUILDING CONSENT

Application Number: 2026/65/90398/E

To: Richard Brame
AHR
Norwich Union House
26, High Street
Huddersfield
HD1 2LF

For: Kirklees Council

The KIRKLEES COUNCIL hereby give notice that LISTED BUILDING CONSENT has been granted for the execution of the works referred to:-

LISTED BUILDING CONSENT FOR REPAIRS TO THE EXISTING OAKWELL
HALL BUILDING

At: OAKWELL HALL, NUTTER LANE, BIRSTALL, BATLEY, WF17 9LG

In accordance with the plan(s) and applications submitted to the Council on 11-Feb-2026 subject to the condition(s) specified hereunder:-

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 Chapters 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.

Building Regulations Approval is required for most work involving building operations and/or structural alterations. It is the applicant's responsibility to find out if the work permitted by this planning permission needs approval under the Building Regulations, and if necessary to submit an application. If you are not the applicant, can you please ensure the applicant is aware of this requirement. Contact Building Control on Tel No: (01484) 221550 for more information.

It is the applicant's responsibility to find out whether any works approved by this planning permission, which involve excavating or working near public highway and any highway structures including retaining walls, will require written approval from the Council's Highways Structures Section. Please contact the Highways Structures Section on Tel No. 01484-221000 Ext 74199 for further advice on this matter.

Details Reserved by Condition

- This permission has been granted subject to conditions. Some of the conditions may require you to submit further details. These conditions normally contain the wording “submitted to and approved in writing by the Local Planning Authority”.
- You can apply online for approval of these details at the Planning Portals website at www.planningportal.gov.uk. Alternatively, the forms and supporting guidance for submitting an application can be found online at www.kirklees.gov.uk/planning.
- This Authority recognises the need to ensure that you are able to develop the site as effectively and flexibly as possible. However, at the same time it must ensure that development is in accordance with the terms of the planning conditions and legal agreement and the expectations of elected members and local residents set through the decision process.
- You should note the triggers for compliance with the conditions of this planning permission. This Authority is committed to processing applications to discharge conditions in a timely manner. It is important to ensure that submissions are made as far in advance of the trigger to allow time for adequate consultation, discussion and in some circumstances publicity.
- It is important that applications to discharge conditions are accompanied by

sufficient information to enable this Authority and its consultees to fully consider and determine the proposals. Whilst officers will endeavour to negotiate solutions, failure to provide a comprehensive submission may result in delay and refusal of the application.

- If you commence work without discharging conditions you are at risk of enforcement action and invalidating your permission if the planning condition is a pre commencement condition.

Development within a Coal Mining Area

DEVELOPMENT HIGH RISK AREA - INFORMATIVE NOTE

The proposed development lies within an area that has been defined by the Mining Remediation Authority as containing coal mining features at surface or shallow depth. These features may include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such features are seldom readily visible, they can often be present and problems can occur, particularly as a result of new development taking place.

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Mining Remediation Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure a suitable engineering design which takes account of all relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Mining Remediation Authority Policy in relation to new development and mine entries available at:

[Building on or within the influencing distance of mine entries - GOV.UK](#)

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Mining Remediation Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes.

Application forms for Mining Remediation Authority permission and further guidance can be obtained from The Mining Remediation Authority's website at:

<http://www.gov.uk/get-a-permit-to-deal-with-a-coal-mine-on-your-property>
[What is a permit and how to get one? - GOV.UK \(www.gov.uk\)](#)

In areas where shallow coal seams are present caution should be taken when carrying out any on site burning or heat focused activities.

If any future development has the potential to encounter coal seams which require excavating, for example excavation of building foundations, service trenches,

development platforms, earthworks, non-coal mineral operations, an Incidental Coal Agreement will be required. Further information regarding Incidental Coal Agreements can be found here -

<https://www.gov.uk/government/publications/incidental-coal-agreement/guidance-notes-for-applicants-for-incidental-coal-agreements>

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Mining Remediation Authority on 0800 288 4242. Further information is available on the Mining Remediation Authority website at: [Mining Remediation Authority - GOV.UK](https://www.gov.uk/government/organisations/mining-remediation-authority)

Where the application has been publicised by notice(s) in the vicinity of the site. It is respectfully requested that the notice(s) now be removed and responsibly disposed of to avoid harm to the appearance of the area

If the applicant is aggrieved by the decision of the Local Planning Authority to refuse listed building consent for the proposed works, or to grant consent subject to conditions, he/she may, by notice served within six months of the date of issue of this notice, appeal to the Secretary of State for the Environment in accordance with Sections 20-21 of the Planning (Listed Buildings and Conservation Areas) Act 1990. Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN (Tel: 0303 444 5000) or online at <https://www.gov.uk/appeal-planning-decision> Further information on the Planning Appeal process can be found online at the Planning Inspectorates website <https://www.gov.uk/government/organisations/planning-inspectorate>. You must use the correct Planning Appeal Form when making your appeal. If requesting forms from the Planning Inspectorate, please state the type of application that the appeal relates to so they can send you the appeal form you require. The Secretary of State has power to allow a longer period for the giving of a notice of appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the Local Authority in regard to the proposed works are in progress.

Please note, only the applicant possesses the right of appeal.

An important part of improving our service is to review your feedback on the way that we have dealt with your planning application(s). Please take a couple of minutes to email your comments to dc.admin@kirklees.gov.uk so that we can work on continually improving our customer service. Thank you.

Dated: 01-Sep-2026

Signed:



David Shepherd
Executive Director for Place

Decision Documents

The decision notice indicates which documents relate to the decision. These documents can be viewed online at the Planning Services website at www.kirklees.gov.uk/planning, and by clicking on the 'search and view existing planning applications and decisions' and by searching for application number 2026/65/90398/E.

If a paper copy of the decision notice or decided plans are required, please email dc.admin@kirklees.gov.uk or telephone 01484 414746 with the application number. There may be a charge for this service.

All communications should be sent to one of the following address:

E-mail: dc.admin@kirklees.gov.uk

Write to: Kirklees Council
Planning and Development Service
PO Box 1720
Huddersfield
HD1 9EL
