Application Number	
Date Logged	
Receipt No	Fee Received
Card	Other
KIRKLEES COUNCIL VALIDATION CHECKLIST	SUPPLY 1 COPY ONLY

Planning - PO Box 1720, Huddersfield, HD1 9EL
E-mail: planning.portal@kirklees.gov.uk **Tel:** 01484 414746

Application for Listed Building Consent for alterations, extension or demolition of a listed building

Planning (Listed Buildings and Conservation Areas Act) 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Oakwell Hall

Address Line 1

Nutter Lane

Address Line 2

Birstall

Address Line 3

Kirklees

Town/city

Batley

Postcode

WF17 9LG

Description of site location must be completed if postcode is not known:

Easting (x)

421744

Northing (y)

427113

Description

Applicant Details

Name/Company

Title

Mr

First name

Andy

Surname

Vaughan

Company Name

Kirklees Council

Address

Address line 1

Kirklees Council

Address line 2

Civic Centre 3, High Street

Address line 3

Town/City

Huddersfield

County

West Yorkshire

Country

United Kingdom

Postcode

HD1 2NF

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Agent Details

Name/Company

Title

Kirklees Council

First name

Andy

Surname

Vaughan

Company Name

Kirklees Council

Address

Address line 1

Kirklees Council

Address line 2

Civic Centre 3, High Street

Address line 3

Town/City

Huddersfield

County

Kirklees

Country

United Kingdom

Postcode

HD1 2NF

Contact Details

Primary number

***** REDACTED ******

Secondary number

Fax number

Email address

***** REDACTED ******

Description of Proposed Works

Please describe the proposals to alter, extend or demolish the listed building(s)

Replacement of three floor beams and associated floor in a the bar and storage space to the South Annexe of Barn to Oakwell Hall which is a Grade I Listed structure (1134609). Although not mentioned in the Listing, Kirklees Council Conservation Officers have deemed that the Barn is withing the curtilage of the Oakwell Hall
Three timber beams supporting the First Floor of the South Annexe to the Barn and Visitor Centre adjacent to Oakwell Hall, Birstall have developed ‘shakes’ along their length and, following inspection, have been condemned along with the floor they support by a Structural Engineer. It is understood that the existing beams and floor are about 40 years old and so not contemporary with the rest of the Barn which is believed to have been built around 1840 and so is significantly younger than Oakwell Hall. Consequently, the replacement of the floor with timber and steel flitch beams and timber joists allows for fire and acoustic upgrades which will contribute to the building’s usability while maintaining the overall aesthetic of visible structural members

Has the development or work already been started without consent?

- ◯ Yes
- ⊘ No

Listed Building Grading

What is the grading of the listed building (as stated in the list of Buildings of Special Architectural or Historical Interest)?

- ◯ Don't know
- ⊘ Grade I
- ◯ Grade II*
- ◯ Grade II

Is it an ecclesiastical building?

- ◯ Don't know
- ◯ Yes
- ⊘ No

Demolition of Listed Building

Does the proposal include the partial or total demolition of a listed building?

◯ Yes
⊘ No

Related Proposals

Are there any current applications, previous proposals or demolitions for the site?

⊘ Yes
◯ No

If Yes, please describe and include the planning application reference number(s), if known

2026/65/90398/E Listed Building Consent for Repairs to the Existing Oakwell Hall Building. This Application is for the Main Hall and does not include ancillary buildings

Immunity from Listing

Has a Certificate of Immunity from Listing been sought in respect of this building?

◯ Yes
⊘ No

Listed Building Alterations

Do the proposed works include alterations to a listed building?

⊘ Yes
◯ No

If Yes, do the proposed works include

a) works to the interior of the building?

⊘ Yes
◯ No

b) works to the exterior of the building?

◯ Yes
⊘ No

c) works to any structure or object fixed to the property (or buildings within its curtilage) internally or externally?

⊘ Yes
◯ No

d) stripping out of any internal wall, ceiling or floor finishes (e.g. plaster, floorboards)?

◯ Yes
⊘ No

If the answer to any of these questions is Yes, please provide plans, drawings and photographs sufficient to identify the location, extent and character of the items to be removed. Also include the proposal for their replacement, including any new means of structural support, and state references for the plan(s)/drawing(s).

The following drawings are included with this application:
CLA1100174_Oakwell Hall Barn_Site Plans_P100
CLA1100174_Oakwell Hall Barn_Outline Works_P101
CLA1100174_Oakwell Hall Barn_Photos_P102
CLA1100174_Oakwell Hall Barn_HIA_03nov2026

Materials

Does the proposed development require any materials to be used?

- [x] Yes
- [ ] No

Please provide a description of existing and proposed materials and finishes to be used (including type, colour and name for each material) demolition excluded

Type:
Internal walls

Existing materials and finishes:
Plasterboard and skim stud walls to be replaced like for like

Proposed materials and finishes:
Plasterboard and skim stud walls to be replaced like for like

Type:
Floors

Existing materials and finishes:
Approximately 300 x 300mm square section timber beams and timber joists. The existing floor finish is an engineered timber board. The existing ceiling finish is comprised of timber tongue and grooved boards fixed directly to the underside of the existing joists with addition timber 'trims'

Proposed materials and finishes:
The existing floor beams are to be replaced with flitch beams comprising 3 no. 63x275 D30 joists and 2 no. 8thk x 275dp grade 165N/mm² grade mild steel plates sandwiched between, bolted together with 8mm Ø gr4.6 bolts. A minimum of three number bolts should be provided at each bearing, with in-span bolting provided at 450mm max. c/c staggered 70mm alternately above and below the joist centre line The replacement first floor joists are to be 47x175 C16 softwood provided at 400mm c/c. We would suggest that bearing to masonry elevations and intermediate primary beams are provided by proprietary joist hangers subject to Conservation and Building Regulation approval First floor finishes are assumed to be 22mm tongue and groove boarding on a ‘Soundbloc’ board. Underlying ceiling finish loading has assumed two number layers of standard gypsum board and skim to achieve a 30-minute fire rating and enhanced acoustic characteristics

Type:
Internal doors

Existing materials and finishes:
Timber faced flush door

Proposed materials and finishes:
Timber faced flush door to achieve 30 minutes fire resistance

Type:
Lighting

Existing materials and finishes:
Ground Floor; Strip lighting of some description First Floor; Track lighting suspended above the roof truss

Proposed materials and finishes:
Ground Floor; New strip lighting of some description First Floor; New track lighting suspended above the roof truss

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

The following drawings are included with this application:
CLA1100174_Oakwell Hall Barn_Site Plans_P100
CLA1100174_Oakwell Hall Barn_Outline Works_P101
CLA1100174_Oakwell Hall Barn_Photos_P102
CLA1100174_Oakwell Hall Barn_Heritage Impact Assessment

Neighbour and Community Consultation

Have you consulted your neighbours or the local community about the proposal?

- [ ] Yes
- [x] No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- [ ] Yes
- [x] No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- [ ] The agent
- [ ] The applicant
- [x] Other person

If Other has been selected, please provide contact details:

Title

First name

***** REDACTED ******

Surname

***** REDACTED ******

Phone Number

***** REDACTED ******

Email

***** REDACTED ******

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

First Name

***** REDACTED ******

Surname

***** REDACTED ******

Reference

Oakwell Hall Barn; Beams to Bar Area

Date (must be pre-application submission)

12/06/2026

Details of the pre-application advice received

Outlining the Proposed Works and the reasons for the replacement of the beams

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:
(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [x] Yes
- [ ] No

If yes, please provide details of their name, role, and how they are related:

***** REDACTED ******

Ownership Certificates

Certificates under Regulation 6 - Planning (Listed Buildings and Conservation Areas) Regulations 1990

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of **all** the land to which this application relates; **and** has the applicant been the sole owner for more than 21 days?
E.g. All the land is owned by a single individual

- [x] Yes
- [ ] No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates.

Person Role

- [ ] The Applicant
- [x] The Agent

Title

First Name

Andy

Surname

Vaughan

Declaration Date

04/11/2026

- [x] Declaration made

Declaration

I/We hereby apply for Listed building consent as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.
I/We also accept that, in accordance with the Planning Portal's terms and conditions:
- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

- [x] I / We agree to the outlined declaration

Signed

Andy Vaughan

Date

06/11/2026