

Planning

Growth & Development

Delegated officer report for planning application

Application no. 143226/LO/2025

Date registered valid: 24 June 2025

Proposal: Listed Building Consent for works to memorial including cleaning and repair

Address: Rhodes Memorial Clock Tower, Wilmslow Road, Manchester, M20 2DN

Ward(s): Didsbury West Ward

Applicant: Mr John-Luke Smith, Manchester City Council

Agent (if any):

Case officer: Ellie Knowles
Tel: 0161 219 6633
Email: ellie.knowles@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 30 July 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 3 July 2025

Standard consultations:

Printed: 27 June 2025 Expired: 18 July 2025

Neighbour notifications

No neighbour notifications have been printed and sent.

Site notice

Posted: 3 July 2025 Expired: 24 July 2025

Press advert

Published: 8 July 2025 Expired: 29 July 2025 Published: 8 July 2025 Expired: 29 July 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building/area

The Clock Tower is located in Didsbury village, on the eastern side of Wilmslow Road on a small area of paving extending out from the pavement edge into the road and is Grade II listed. The surrounding area is designated as a local district centre, comprising predominantly local amenities and commercial properties.

The Clock Tower is constructed of Portland Stone with moulded corners and also acts as a drinking fountain. The Clock Tower is square in plan and is approximately 9m in height and mounted on 2 steps. The north and south faces have coved niches with projecting drinking fountain bowls and the eastern side features a doorway with moulded architraves and in-filled with a modern board. Directly above the doorway is a small bronze plaque with an oval medallion containing a profile in relief and lettering "In memory of Dr.J.Milson Rhodes JP.CA. 1847-1909. The top has clock faces set in circular wreaths, a cornice segmentally arched over them, and a domed roof with a finial.



Listed building: Grade II (Monument)

Conservation area: Blackburn Park Conservation Area 1979

Tree Preservation Order: Not applicable

Description of development

Listed Building Consent is sought by the City Council for works to memorial including cleaning and repair.

The scope of work encompassing the LO application will be carried out as follows:

- Stone de-scaling, stone indents, stone pinning and re-pointing in lime where necessary
- Doff cleaning of the memorial stonework to remove micro-biological growth and enable further inspection of the stonework
- Removal of the modern plywood door, repair and redecoration of existing frame and installation of a traditional timber ledged and braced door
- Re-waxing of bronze plaque
- Replacement of the modern internal light fittings within the monument clock head with new lights with dusk/dawn sensors
- Repairs to the internal ladder

Consultations & Notification Responses

None

Local Planning Policies

Places for Everyone (2022-2039) – Places for Everyone is a long-term plan of nine Greater Manchester districts for jobs, new homes, and sustainable growth. It has been published by the GMCA on behalf of the nine districts and took effect and became part of the statutory development plan on March 21, 2024.

The PfE Plan and its policies are now a material planning consideration in the determination of planning applications. The PfE Plan and its policies must therefore be given full weight in the planning balance.

Manchester Core Strategy Development Plan Document (2012-2027) - The Core Strategy was adopted on the 11 July 2012 and replaces a large number of policies in Manchester's Unitary Development Plan. Parts of the policies have been superseded by the Places for Everyone Plan.

The Unitary Development Plan (UDP) for the City of Manchester (1995) - The Unitary Development Plan for the City of Manchester was adopted in 1995 and has largely been replaced with the policies contained within the Core Strategy. However, there are a number of policies that are extant.

The relevant **Places for Everyone** policies for this application are as follows:

JP-Strat2 – City Centre
JP-P2 – Heritage

The relevant **Core Strategy** policies for this application are as follows:

DM 1 – Development Management
SP 1 – Spatial Principles (partially superseded by PfE)
CC 9 – Design and Heritage
EN 1 – Design Principles and Strategic Character Areas
EN 3 – Heritage (partially superseded by PfE)

The relevant saved **UDP** policies for this application are:

DC18 – Conservation Areas
DC19 – Listed Buildings

National Planning Policy Framework

The NPPF (December 2024) sets out broad national policies on themes such as housing, historic environment, town centres, design, climate change and the Green Belt. Central to the broad policy direction contained within the NPPF is the notion of sustainable development; development which effectively balances economic, social and environmental factors. The Local Planning Authority consider the following sections relevant to this proposal.

- Section 2 – Achieving sustainable development
- Section 16 – Conserving and enhancing the historic environment

Para 195 - Heritage assets should be conserved in a manner appropriate to their significance.

Para 200 - Local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be sufficient to understand the potential impact of the proposal on their significance.

Para 201 - LPAs should ensure that any conflict between the heritage asset's conservation and any aspect of the proposal is avoided or minimised.

Para 202 - Where there is evidence of deliberate neglect of, or damage to, a heritage asset, the deteriorated state should not be taken into account in any decision.

Para 203 - In determining applications, LPA's should take account of, the desirability of sustaining and enhancing the significance of heritage assets.

Para 205 - When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Para 206 - Any harm to, or loss of, the significance of a designated heritage asset should require clear and convincing justification.

Para 208 - Proposals of less than substantial harm to the significance of a designated heritage asset should be weighed against the wider public benefits of the proposal.

Para 212 - Local planning authorities should look for opportunities for new development within Conservation Areas and within the setting of heritage assets, to enhance or better reveal their significance.

Issues

Principle of development:

The principle of cleaning and repair works to a Listed monument is supported subject to final details secured by condition, to ensure the works are implemented to a conservation standard.

Impact on heritage, visual amenity and the character of the Conservation Area:

The memorial dates from 1911 and has a high level of craftsmanship evident within the stonework and the attractive Portland stone. The asset is an attractive feature in the street scene and historically significant as a memorial to Dr Rhodes.

The submitted Heritage Statement identifies stone repairs but states the memorial is in overall fairly good condition. Small indent repairs are proposed to all elevations with matching stone, alongside pinning of fractured stone primarily to fonts and pointing where necessary in NHL 2 (Natural Hydraulic Lime), details of these works will be secured by condition. The schedule of works submitted as part of the application sets the type of repairs and further detailed specification is set out in the tender specification document dated 17.09.2024.

A photographic survey and proposed scaled drawings have been submitted 29/07/2025, which show areas of repair, alongside details of the proposed new door and replacement grille in cast iron to historic profile.

It is considered that the greatest visual change will be replacement door to base which is currently a modern plywood door, this will be replaced with a ledged and braced timber boarded door which will be inserted in the existing frame. The paint colour and finish of the replacement door will be agreed via condition prior to installation.

The memorial will be carefully cleaned prior to work commencing with a Doff cleaning subject to trial samples carried out which can be conditioned for inspection.

There will be minor visual change from cleaning but overall there will be an enhancement of the asset from the proposed repairs which are considered to conserve the heritage asset. There

would be a positive impact on the significance of the heritage asset.

The proposed works of repair are supported and are considered to conserve the heritage asset in accordance with the NPPF and PfE Policy JP-P2.

Conclusion:

This application consists of cleaning and repair works which is considered to conserve and enhance the appearance of the listed monument and would result in a positive contribution to the Blackburn Park Conservation Area. The proposed works would provide heritage benefits to the monument and would not result in any harm to the significance of the Grade II listed monument.

The proposal complies with policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy, saved UDP policies DC18 and DC19, Places for Everyone Plan policy JP-P2, and guidance within the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Areas) Act 1990.

Other Legislative Requirements

Equality Act 2010

Section 149 (Public Sector Equality Duty) of the Equality Act 2010 requires due regard to the need to: Eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act and; Advance equality of opportunity between persons who share a protected characteristic and persons who do not share it. The Equality Duty does not impose a legal requirement to conduct an Equality Impact Assessment. Compliance with the Equality Duty involves consciously thinking about the aims of the Equality Duty as part of the process of decision-making.

Human Rights Act 1998 considerations

This application needs to be considered against the provisions of the Human Rights Act 1998. Under Article 6, the applicants (and those third parties, including local residents, who have made representations) have a right to a fair hearing and to this end the local planning authority must give full consideration to their comments.

Protocol 1 Article 1, and Article 8 where appropriate, confer(s) a right of respect for a person's home, other land and business assets. In taking account of all material considerations, including Council policy as set out in the Core Strategy and saved policies of the Unitary Development Plan, the Director of Planning, Building Control & Licensing has concluded that some rights conferred by these articles on the applicant(s)/objector(s)/resident(s) and other occupiers and owners of nearby land that might be affected may be interfered with but that that interference is in accordance with the law and justified by being in the public interest and on the basis of the planning merits of the development proposal. She believes that any restriction on these rights posed by the recommendation given is proportionate to the wider benefits of and that such a decision falls within the margin of discretion afforded to the Council under the Town and Country Planning Acts.

Recommendation: Approve

Article 35 Declaration

Officers have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the planning application. The proposal is considered to be acceptable and therefore determined within a timely manner.

Condition(s) to be attached to decision for approval

1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason - Required to be imposed pursuant to Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2) The development hereby approved shall be carried out in accordance with the documents labelled:

- Design & Access Statement Rev 3 (Prepared by Butress; Dated July 2024)
- Schedule of works (Prepared by MCC; Dated 10/10/2024)
- MCC War Memorials Framework (Prepared by Butress)
- 9752-BUT-XX-XX-DR-A-04003-T1: Rhodes Clock Elevation & Details (Prepared by Butress, Received 29/07/2025)
- Rhodes Memorial Clock Tower Photo Schedule (Prepared by Butress, Received 29/07/2025)

Stamped as received by the City Council as Local Planning Authority on 16/06/2025 unless specified otherwise.

Reason - To ensure the development is carried out in accordance with the approved plans, pursuant to Policies SP1 and DM1 of the Core Strategy.

3) Prior to the commencement of works, a trial sample of Doff cleaning of the stonework shall be carried out on site, made available to view for inspection and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the commencement of works, indent stone samples shall be made available for inspection and approved in writing by the LPA prior to the relevant part of the work commencing. The approved details shall be carried in accordance with the approved details.

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Prior to the commencement of works, mortar sample and specification shall be submitted and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the

restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

6) Prior to the installation of the replacement memorial door, the paint colour and finish for the replacement door shall be submitted and approved in writing by the City Council as Local Planning Authority. The development shall only be carried out in accordance with the agreed details.

Reason - To ensure that a satisfactory intervention into the Listed Building and retention/repair of as much of the Listed fabric as possible along with appropriate use of materials in the restoration of the Listed Buildings pursuant to policy EN3 of the Manchester Core Strategy (2012) and extant policies DC18 and DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4

Conservation Area - Blackburn Park Conservation Area 1979

Susceptible to Surf Water Flood (Less) -

Susceptible to Surf Water Flood (Middle) -

Susceptible to Surf Water Flood (More) -

Area Team Boundary - Name: SOUTH AREA