

Planning

Growth & Development

Delegated officer report for planning application

Application no. 145349/LO/2026

Date registered valid: 6 March 2026

Proposal: Listed Building Consent for repairs and alterations to the Northenden War Memorial.

Address: Land At Northenden War Memorial, Palatine Road, Manchester,

Ward(s): Northenden Ward

Applicant: Mr David Davies, C/o Manchester City Council

Agent (if any): Mr Sean Pemble, Sean Pemble Architects

Case officer: Ciara Gettinby
Tel: 0161 234 3048
Email: ciara.gettinby@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 27 April 2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 27 March 2026

Standard consultations:

Printed: 11 March 2026 Expired: 1 April 2026

Neighbour notifications

Printed: 11 March 2026 Expired: 1 April 2026

Site notice

Posted: 27 March 2026 Expired: 17 April 2026

Press advert

Published: 17 March 2026 Expired: 9 April 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The applicant site is listed at grade II as a first world war memorial unveiled in 1922 with later additions for the Second World War. The memorial has a historic interest as it stands as a witness to the tragic impact of world events on the local community and the sacrifices that have been made. One of the most valued architectural assets on the memorial is the memorial cross, located at the top of the plinth. The site itself is set back from pavement in a small memorial garden.

The cross shaft stands on a square plinth, that stands on a two-stepped base. A large bronze plaque fixed to the front face of the plinth records the principal dedicatory inscription TO THE GLORY OF GOD AND IN MEMORY OF/ THE MEN OF NORTHENDEN WHO FELL IN THE GREAT WAR 1914-1919/ (63 NAMES). Below this, on the top step of the base, a second bronze plaque reads 1939 THE SECOND WORLD WAR 1945/ (41 NAMES).

Listed building: Grade II

Conservation area: Not applicable

Tree Preservation Order: Not applicable

Description of area

Northenden War Memorial is located in the Northenden Ward of Manchester. The surrounding area itself comprises of commercial premises and away from the high-street, residential areas. Northenden social club is located behind the memorial and located either side are separate strips of the high street. The memorial sits in between the two strips of high street with its peaceful gardens to offer a resting place to passers-by and visitors.

Site Photos:



Description of development

The applicant is seeking listed building consent for repairs and alterations to the Northenden War Memorial. This would include indent repairs and repointing works to masonry. Replacement of the concrete paving and apron to memorial to be replaced with York stone flagstones with lime mortar pointed joints.

Consultations & Notification Responses

Neighbours, as per appendix 1- no comments or objections.

Northenden Civic Society- no comments or objections.

POLICY

The following policies are considered relevant in the consideration of this application:

Unitary Development Plan (UDP)- The UDP has been superseded by the Core Strategy Development Plan, but certain policies are still considered relevance:

Policy DC 19.1- Listed Buildings

In determining applications for listed building consent or planning applications for development involving or having an impact on buildings of Special Architectural or Historic Interest, the Council will have regard to the desirability of securing the retention, restoration, maintenance and continued use of such buildings and to protecting their general setting.

The Manchester Core Strategy- Development Plan Document 2012- 2027 (The Core Strategy) was adopted by the City Council on the 11th of July 2012, it is a key document for the local plan which provides a framework that planning applications are assessed against.

Policy DM1- Development Management

Policy SP1- Spatial Principles

Policy EN3- Heritage

The National Planning Policy Framework (December 2025)- The Government's own planning policies for England and how they are expected to be applied.

-Chapter 8- Promoting healthy and safe communities

-Chapter 12- Achieving well-designed and beautiful places

-Chapter 16- Conserving and enhancing the historic environment

The DRAFT National Planning Policy Framework (December 2025)- The Government's new national planning policies and how they are to be implemented through local authorities. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

Achieving sustainable development

Policy S3- Presumption in favour of sustainable development

Policy S4- Principle of development within settlements

Achieving well-designed places

Policy DP3- Key principles for well-designed places

Policy DP4- The design process

Places for Everyone- Along 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 (Bolton, Bury, Rochdale, Oldham, Tameside, Stockport, Manchester, Trafford, Salford, Wigan) and took into effect and become part of the statutory development plan on March 21, 2024.

-Policy JP-P1: Sustainable Places

-Policy JP-P2: Heritage

Issues

Policies SP1 and DM1 of the Manchester Core Strategy seeks to ensure that any new built development enhance or creates character, meets local needs and enhances the built environment and its design, scale and appearance of the proposed development that is appropriate to its context. Policies DC1, DC1.2 and DC1.3 of the UDP for the City of Manchester relate specifically to residential extensions and set out several criteria against which proposals for extension will be assessed. Although the latter policies are of age, they are of long-established practice with the guidance in the National Planning Policy Framework which seeks a high standard of design in new developments to ensure a good standard of amenity for all existing and future residents.

Planning History

114337/LO/2016- Listed Building Consent for refurbishment works, including provision of a new level access route, repairs to hard landscaping and re-positioning of street furniture. Approved 2016.

CDN/17/0099- Discharge of condition no.2 (materials) to planning approval reference 114337/LO/2016. Approved 2017.

Principle

The proposed works are considered essential to facilitate the necessary restoration directly arising from the findings of the most recent structural inspection report. The works are intended to repair the memorial, specifically through the indent repairs, renew lime mortar joints, and replacement of concrete crazy paving. The works would also include the welding and addition of the name of the missing soldier to commemorate their sacrifice. The proposal accords with the overarching objective of enhancing and preserving historic features in line with Policy EN3 of the Core Strategy and Policy JP-P2 of the Places for Everyone Framework. It is also consistent with the national guidance set out in Chapter 16 of the National Planning Policy Framework (NPPF) which highlights the importance of setting out a positive strategy for the conservation and enjoyment of historic environments, including heritage assets most at risk through neglect, decay or other threats. As such, planning decisions should recognise and support development that is demonstrably necessary.

Background

A structural inspection report from February 2025 identified immediate, urgent and necessary priorities that highlight the restoration needed for the war memorial. The works recommended are for the public safety and would prevent imminent damage to the memorial.

Appearance and Visual Amenity

A condition is attached to ensure that the materials to be used would be submitted to the City Council for review. No works to the memorial would be permitted until the materials to be used have undergone assessment. The development proposes to use stone indents and lime mortar to restore the memorial. The works would include replacing the existing crazy paving which has cracked and has low heritage significance, with York Stone flagstones pointed with lime mortar. Additionally, the works would include the removal of the bronze plaque in order to add the name of the missing soldier, the lettering style, depth and colouration shall match that of the existing text and would be re-fitted as it is existing.

The works carried out would be to an appropriate conservation standard and altogether, the works would have a positive impact on the significance of the heritage asset. The design and appearance of the works therefore accord with saved Policy DM1, SP1 and EN3 of the Manchester Core Strategy and Chapter 12 and 16 of the National Planning Policy Framework.

Impact on the Heritage Asset

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a statutory duty on decision-makers to give special regard to the desirability of preserving listed buildings, their settings and any features of special architectural or historic interest when determining planning applications that may affect them. In this instance, the repairs and alterations would restore the war memorial and protect public safety around the plinth. Notwithstanding the minimal impact on the memorial, there is a clear and compelling justification for the proposal. The scheme would deliver public benefits in terms of improved safety which are considered to outweigh the minimal heritage impacts, the level of harm arising from the proposal is therefore assessed as being less than substantial.

On this basis, the proposal is considered acceptable, and the impact on the heritage significance of the Listed Building and its setting is regarded as sustainable. A condition is attached to control the materials used, ensuring an appropriate match with the existing materials and minimising the visual impact.

Conclusion

Given the above issues, it is considered that the proposal is acceptable in terms of its principle, appearance, impact upon visual amenity, and impact on the heritage asset as it broadly complies with saved policy DC19.1 of the Unitary Development Plan for the City of Manchester, Policies DM1, SP1 and EN3 of the Manchester Core Strategy and chapter 8, 12 and 16 of the National Planning Policy Framework and Policies JP-P1 and JP-P2 of the Places for Everyone joint development plan document.

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. No significant problems have arisen during the consideration of this application, and the applicant has been determined in a timely manner, in accordance with the policies in the development plan.

Condition(s) to be attached to decision for approval OR Reasons for recommendation to refuse

- (1) The development must have begun no later than the expiration of three years beginning with the date of permission. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

Reason - Required to be imposed pursuant to Section 91 of the Town and Country Planning Act of 1990.

- (2) The development hereby approved shall be carried out in accordance with the following documents received 6 March 2026:

- a) Location plan, ref- PP-14758045v1
- b) Design and Access Statement
- c) Structural Inspection Report

And the following document received on 27 April 2026

- d) Application form

Reason- to ensure that the development is carried out in accordance with the approved plans, pursuant to saved Policy DC1 of the Unitary Development Plan for the City of Manchester and Policies SP1 and DM1 of the Manchester Core Strategy.

- (3) The development hereby approved shall be implemented and thereafter maintained in accordance with the measures detailed within the submitted Design and Access Statement, received by the City Council as Local Planning Authority on 6 March 2026. The materials used in the external surfaces of the development hereby approved shall be as follows:

- a) External paving - York stone flags

Reason - In order to ensure a satisfactory appearance in the interests of visual amenity and to protect and safeguard the setting of the listed building, pursuant to Policies DM1, SP1 and EN3 of the Manchester Core Strategy.

- (4) Before the commencement of any works, trial samples of indent stone repairs and details of the NHL lime mortar mix shall be made available for inspection and approved in writing by the Local Planning Authority.

Reason- To ensure the materials are of an appropriate standard to minimise any harm to the heritage asset in accordance with Policy SP1, DM1 and EN3.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design
Northenden Civic Society

Flat 5, 1A Chapel Road, Manchester, M22 4JN
Flat 4, 1A Chapel Road, Manchester, M22 4JN
Flat 3, 1A Chapel Road, Manchester, M22 4JN
Flat 2, 1A Chapel Road, Manchester, M22 4JN
Flat 1, 1A Chapel Road, Manchester, M22 4JN
Flat At, Northenden Social Club, 412 Palatine Road, Manchester, M22 4JT
414A Palatine Road, Manchester, M22 4JT
416A Palatine Road, Manchester, M22 4JT
401 Palatine Road, Manchester, M22 4JS
Ground Floor, 397 Palatine Road, Manchester, M22 4JS
397 Palatine Road, Manchester, M22 4JS
Northenden Social Club, 412 Palatine Road, Manchester, M22 4JT
404 - 406 Palatine Road, Manchester, M22 4JT
414 - 416 Palatine Road, Manchester, M22 4JT
405 Palatine Road, Manchester, M22 4JS
418 Palatine Road, Manchester, M22 4JT
407 Palatine Road, Manchester, M22 4JS

Appendix 2 – Planning constraints

Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: SOUTH AREA

The development hereby approved shall be implemented in accordance with the measures detailed within the submitted Design and Access Statement received by the City Council as Local Planning Authority on 6 March 2026. The Design and Access Plan shall be adhered to at all times.

Reason - In the interests of visual amenity and to protect and safeguard the setting of the listed building, pursuant to policies DM1, SP1 and EN3 of the Manchester Core Strategy.