

Planning

Growth & Development

Delegated officer report for planning application

Application no. 127662/LO/2020

Date registered valid: 24 August 2020

Proposal: Listed Building Consent for the internal fit out works of the existing ground floor corner unit of Sunlight House as a Bar (Use Class A4), the installation of vinyl signage to glazing and the installation of external security cameras.

Address: Ground Floor Corner Unit, Sunlight House, Quay Street, Manchester, M3 3JZ

Ward(s): Deansgate Ward

Applicant: Mr Daniel and Joe Schofield Schofields Bar Limited Lower House, 20 Old Street, Newchurch, Rossendale, BB4 9EA

Agent (if any): Mr Richard Lockey Mowbray Design Architects The Coach House, Royal Oak Yard, Ripon, HG4 1PB

Case officer: Emily Booth
Tel: 0161 234 4193
Email: emily.booth@manchester.gov.uk

Recommendation: Approve

Date of recommendation: 23 October 2020

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 23 September 2020

Standard consultations:

Printed: 17 September 2020 Expired: 8 October 2020

Neighbour notifications

Printed: 17 September 2020 Expired: 8 October 2020

Site notice

Posted: 23 September 2020 Expired: 14 October 2020

Press advert

Published: 22 September 2020 Expired: 13 October 2020

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of area

The application relates to a property located on Quay Street and named Sunlight House. The building is a 13 storey art deco style Grade II listed building that is constructed of Portland Stone. It was designed by Joseph Sunlight as the City's first speculative office development and completed in 1932.

The building is within Deansgate Conservation Area and is seen in context with other listed buildings including the Manchester Opera House on Quay Street, Royal London House at the junction of Deansgate and Quay Street and the former County Court building on Deansgate, which are all Grade II Listed and the former County Court building on Quay Street, which is Grade II* Listed.

The building is also adjacent Spinningfields, which has become established as a premium financial and professional services destination set within world class architecture and public realm. It is a mixed use destination with civic, residential, leisure and retail uses complementing the commercial offer, all in a high quality, planned, managed and safe environment.

Other surrounding uses include shops, offices, a theatre, a hotel, residential accommodation, bars, restaurants and cafés.

The ground floor unit subject of this application is located at the corner of Little Quay Street and Atkinson Street.

Applications were approved in 2017 referenced 115805/FO/2017 and 115806/LO/2017 and allowed the installation of a new frontage to create an entrance from Little Quay Street, the restoration of the stained glass dome, the insertion of two glazed lifts within the existing lightwell, internal modification at ground floor level to create a new reception and cafe area, the refurbishment of the 13th and 14th floors and landscaping works to Little Quay Street. Various other recent application have allowed extensive internal and external refurbishment works over the last few years.

Applications were approved on 11th January 2019 referenced 119651/LO/2018 and 119650/FO/2018 and allowed the use of the unit located at the corner of Little Quay Street and Atkinson Street as a shop (Use Class A1) or a restaurant or cafe (Use Class A3) including the installation of a louvered extract vent within two existing shop front windows of the property and the fit out of the interior of the unit.

Application referenced 126309/FO/2020 was approved on 19th August 2020 and allowed the flexible use of the property as restaurant/cafe (Use Class A3) or bar (Use Class A4) or restaurant/bar (Sui Generis) including the installation of the previously approved louvred extract vents. The applicant confirmed that the fit out of the premises would comply with listed building consent referenced 119651/LO/2018 which was approved on 11th January 2019.

Application referenced 126325/FU/2020 was approved on 19th August 2020 and allowed the use of an area of paving on Little Quay Street adjacent Sunlight House as an external seating area in association with the restaurant/bar (Sui Generis), restaurant of cafe (A3) or bar (A4) use within the unit located at the corner of Little Quay Street and Atkinson Street.

Description of development

Listed building consent is now sought for the fit out of the unit as a bar. The works would comprise the following:

- The installation of fixed booth seating;
- The installation of fixed high tables;
- The installation of ceiling mounted cable trays;
- The installation of timber panelling to walls;
- The formation of WCs;
- The formation of a loft storage area above the proposed WCs with access hatch;
- Internal redecoration of walls, floors and ceilings;
- The installation of ceiling mounted lighting;
- The redecoration of historic sign reading 'Sunlight House'
- The installation of vinyl signs to windows;
- The installation of security cameras;
- Installation of a bar/servey;
- Installation of a partition to create a glass wash and storage area;
- The creation of storage areas to the rear of the proposed booth seating;
- The installation of a waiter station;
- The installation of fire safety items;
- The installation of framed artwork;
- The installation of curtains.

Consultations & Notification Responses

Publicity - The application was advertised in the local press as affecting an application for listed building consent, a site notice was displayed on site and letters were sent to surrounding occupiers. No replies have been received.

Issues

The main issues for consideration relate to the impact of the proposals on the on the character and appearance of the listed building. The main policies that relate to this proposal are:

The Adopted Core Strategy for the City of Manchester

Policy EN1 (Design Principles and Strategic Character Areas) advises that developer's will be expected to consider the City's heritage, including its listed buildings, conservation areas, archaeological remains and historic street pattern.

Policy EN3 (Heritage) advises that new developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment.

Policy CC9 (Design and Heritage) advises that development in Manchester should preserve or enhance the heritage assets affected.

Policy SP1 (Spatial Principles) advises that development in all parts of the City should protect and enhance the built environment.

Policy DM1 (Development Management) advises that all development should be appropriately sited, scaled, formed, massed and detailed with appropriate layout and materials and should have regard to the character of the surrounding area and effects on built heritage.

The Unitary Development Plan for the City of Manchester

Saved Policy DC14 (Shopfronts and Related Signs) confirms acceptable shop front works.

Saved Policy DC18.1 (Conservation Areas) states that the Council will seek to preserve and enhance the character of its designated conservation areas by carefully considering issues including the effect of signs and advertisements.

Saved Policy DC19.1 (Listed Buildings) advises that in determining applications for listed building consent 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 City Council will:

- Not permit any external or internal alteration or addition to a listed building where in its opinion, there would be an adverse effect on its architectural or historic character;

National Policy

Sections 16, 66 and 74 of the Listed Buildings and Conservation Areas Act 1990 requires that special consideration is given to the preservation of the significant fabric and setting of listed buildings and conservation areas. Development decisions should, therefore, accord with the requirements of the NPPF and to section 16 (Conserving and Enhancing the Historic Environment).

It is a fundamental requirement of the NPPF that planning proposals contribute to the achievement of "sustainable development" (NPPF Paragraph 7). In order to meet this key planning objective, in this instance, the development should sustain and contribute to the stimulation of a thriving historic environment.

Paragraph 185 states that in determining planning applications, local planning authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 189 advises that local planning authorities should require an applicant to submit sufficient information to describe the significance of any heritage assets affected, including any contribution made by their setting.

Paragraph 194 advises that any harm to or loss of a designated heritage asset should require clear and convincing justification. Substantial harm or loss should be exceptional and substantial harm to or loss of designated heritage assets of the highest significance, including grade I and II* listed buildings should be wholly exceptional.

Paragraph 196 states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

Section 12 (Achieving Well Designed Places) advises that the government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Under these criteria the effect of the proposal on the listed building has been considered.

The unit affected by these proposals was previously part of the former 'Old Grapes' pub and was recently created as part of a large scale refurbishment of the building. It is now a recently plastered shell that contains few features. The only surviving features are the original beams and original decorative stonework surrounds to the original window openings. Given this the works affect non-original fabric.

The majority of the works are acceptable. All internal works (including those described below) would be fully reversible with all fixings only affecting non-original fabric and finishes.

However the following works would cause less than significant harm:

The proposed booth seating would cut across the window openings and decorative stone surrounds. Options have been discussed to remove this type of seating from the proposals and replace it with freestanding movable furniture. However, the applicant has explained that the retention of the booth seating in the scheme is necessary to maximise the number of customers and accommodate different group sizes. They are also occupying a unit that has a small footprint and where a large area of the elevations contains full height windows and have stated

that there is a particular need to maximise the amount of seating given the small size of the unit. An improvement has however been agreed, which would allow one full height section of the stonework to remain fully exposed and appreciated within the premises and allow a legible understanding of the feature. The upper part of the other parts of that surround and the other surrounds would also be exposed.

The ceiling mounted cable trays would allow the ceiling to be appreciated, however would run in the opposite direction to the beams. They would be hung from the ceiling and would cut across existing features. These cable trays are proposed to allow lighting to be sited above tables. The location of tables is again affected by the size of the unit. Their inclusion in the scheme would cause less than significant harm.

The proposed security cameras would cause less than significant harm to the elevations of the building, but are small scale, sensitively located and needed for security purposes.

The panelling proposed is a feature that can be found within art deco buildings and the previous use of the premises included an extensive amount of wall panelling. As confirmed above all internal works would affect non-original fabric and finishes.

Officers consider that the benefits of the proposal would outweigh the level of harm caused to the affected heritage assets, and are consistent with paragraph 196 and 197 of the NPPF and address sections 66 and 72 of the Planning Act in relation to preservation and enhancement. These benefits are the occupation and use of a small unit within a listed building and the associated contribution to the maintenance of the listed building, the contribution to the local economy that the business would make and that the type of business would allow access for the general public into a part of the listed building to view the remaining features.

Given this, the proposal is considered to be fully in accordance with the above policies.

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the

application. In the instance of the following applications this has included ongoing advice about the information required to be submitted to support the application and discussion of amendments to the proposals.

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

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 following drawings and documents:

The site location plan referenced 1039 3003 received by the City Council as local planning authority on 24 August 2020

The drawings referenced:

1039 3001 Rev B

1039 3010 Rev A

1039 3011 Rev A

1039 3012 Rev A

1039 3018 Rev A

all received by the City Council as local planning authority on 23 October 2020

1039 3014

1039 3015

1039 3016

1039 3019

1039 3020

1039 3021

all received by the City Council as local planning authority on 24 August 2020

The following documents:

The Heritage, Design and Access Statement prepared by Mowbray Design Architects referenced 1039-01 Rev B received by the City Council as local planning authority on 23 October 2020

The emails from Richard Lockey of Mowbray Design Architects dated 19 October 2020 (15:39) And 2 October 2020

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework.

Informatives

- 1) The permission hereby granted does not discharge the need for the proposals to comply with current and future local and national Government advice relating to COVID-19 or similar situations, including all measures such as social distancing requirements.

Appendix 1 – List of consultees & neighbours notified

Urban Design & Conservation

London House, 193 Deansgate, Manchester, M3 3NE
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Store Rear Of 192, Deansgate, Manchester, M3 3ND
111 Sunlight House, Quay Street, Manchester, M3 3LE
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
Second Floor, Invicta House, 2 - 4 Atkinson Street, Manchester, M3 3HH
First Floor, Invicta House, 2 - 4 Atkinson Street, Manchester, M3 3HH
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Ground Floor, Invicta House, 2 - 4 Atkinson Street, Manchester, M3 3HH
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
Fourth Floor To Sixth Floor, 2 Hardman Street, Manchester, M3 3HF
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
2 Hardman Street, Manchester, M3 3HF
188 - 192 Deansgate, Manchester, M3 3ND
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ

Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
1 Little Quay Street, Manchester, M3 3JU
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Royal London House, 196 Deansgate, Manchester, M3 3WF
Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
200 - 204 Deansgate, Manchester, M3 3NN
198 Deansgate, Manchester, M3 3NE
194 Deansgate, Manchester, M3 3ND

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Area Team Boundary - Name: CITY1