

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142317/LO/2025

Date registered valid: 5 March 2025

Proposal: Listed Building Consent for internal alterations and external alterations including repairs to concrete slabs and cornices and the installation of decorative metal screens

Address: Sunlight House, Quay Street, Manchester, M3 3JZ

Ward(s): Deansgate Ward

Applicant: Karrev (Sunlight) Ltd

Agent (if any): Mr Jay Patel Savills UK Ltd

Case officer: James
Tel: 0161 219
Email: james.bridgman@manchester.gov.uk
Bridgman 6202

Recommendation: Approve

Date of recommendation: 30 May 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 14 March 2025

Standard consultations:

Printed: 7 April 2025 Expired: 30 April 2025

Neighbour notifications

Printed: 7 April 2025 Expired: 30 April 2025

Site notice

Posted: 14 March 2025 Expired: 4 April 2025

Press advert

Published: 18 March 2025 Expired: 8 April 2025

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 site/area

Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. Sunlight House is a Grade II listed building completed in 1932 by Joseph Sunlight, architect and developer, as the headquarters for his property business, with offices and shops to let. At the time, it was Manchester's tallest building. The building is also located within the Deansgate/ Peter Street Conservation Area.

The building is a 14 storey (15 including roof plant to western side) steel and concrete structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central light-well. Each of the three street facades are seven bays, with the two street corners expressed as three sided towers, which each rise to a four level octagonal turret, topped by a domed lantern and finial. Behind and between the turrets, the top four floors are expressed as a mansard roof with multiple setback square dormer windows, which together with the turrets create a distinctive skyline and a major feature in the city.

Sunlight House has been extensively modernised throughout including refurbishment works previously throughout the building since its original construction.

The application site is located in the heart of the city centre. Quay Street contains a variety of commercial uses and buildings.

Description of development

Listed Building Consent is sought for works to the basement, ground floor and mezzanine of Sunlight House.

The works are summarised:

- Cornice repairs
- Tiling repairs
- Structural repairs
- Removal of non-original partitions
- Installation of decorative metal railings

Consultations & Notification Responses

Publicity – The proposal has been advertised, by way of site notice and press advertisement, as affecting the setting of a listed building and the conservation area. Letters have also been sent out to local businesses and residents. No comments have been as part of that process.

Policy

The Manchester Core Strategy – Development Plan Document 2012-2027 (“the Core Strategy”) was adopted by the City Council on the 11th of July 2012:

- Policy CC9 – Design and Heritage
- Policy CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - The following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

The Places for Everyone Plan – Joint Development Plan Document, for nine of the 10 boroughs which make up Greater Manchester adopted on 21st of March 2024:

- Policy JP-P1 - Sustainable Places
- Policy JP-P2 – Heritage

National Planning Policy Framework (NPPF)

- Chapter 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Planning History

142316/FO/2025 - Installation of decorative louvres to shopfronts. Decision: Under consideration

142042/LO/2025 - Listed Building Consent for internal works to create cycle parking, wash & change facilities, yoga studio and external alterations including creation of level access from Atkinson Street. Decision: Approved April 2025

142041/FO/2025 - Elevation alterations to form bicycle store including creation of level access from Atkinson Street. Decision: Approved - April 2025

141795/LO/2024 - Listed Building Consent for 2no. replacement lifts and associated works to lift shafts. Decision: Approved – February 2025

141637/LO/2024 - Listed Building Consent For External Works to the building including facade repairs, facade cleaning and window repairs. Decision: Approved - January 2025

140958/LO/2024 - Listed Building Consent Application for Internal Refurbishment of Levels 1 and 6. Decision: Approved – December 2024

Previously approved decorative metal railings to Quay Street:

139279/LO/2024 - Listed Building Consent for installation of decorative metal railing. Decision: Approved - May 2024

139278/FO/2024 - Installation of decorative metal railing. Decision: Approved – May 2025

Issues

Impacts of listed building

The significance of the listed building is both historic and architectural (internal and external). The applicant has provided a heritage statement which clearly outlines the key features to understand the building including its association with the prominent local figure of Joseph Sunlight, as well as being a milestone in the history of Manchester's development and the wider transition from industrial to commercial in this part of this city.

The architectural interest of Sunlight House is considered to be primarily derived from its external façades. This is due to both its striking design as a landmark within the surrounding context and its external detailing, particularly at ground floor level. Its central lightwell is also considered to be a key architectural feature, which gives the building a unique character. Internally the building has undergone numerous stages of refurbishment during its history, with the resulting loss of original features throughout the building and considerable variety across different floors.

A summary of the proposed works is as follows:

- Cornice repairs
- Tiling repairs
- Structural repairs
- Removal of non-original partitions
- Installation of decorative louvres

Tiling repairs

The LPA consider all original tiling should be restored or repaired where possible. The scope of repairs to tiles is not finalised and therefore as required through condition, a survey of all tiles to be replaced or repaired will need to be submitted. A detailed method statement, specification and samples will also be required to be submitted. The restoration and repair of any original tiles would be clear heritage benefit.

The submitted documents refer to the installation of a raised access on top of the tiled pool floor. These works are subject to a separate application and does not form part of the assessment for this application.

The submission states the columns to the pool area have been identified as requiring further investigation regarding the scope of repairs. It is understood that the columns consist of predominantly modern tiles which look in poor condition and the LPA would welcome the removal of these tiles without damaging any original tiles. The exact details of their current condition and repairs will be required through condition. Any restoration of original tiles or improvements would be a heritage benefit.

Structural and cornice repairs

Soft strip works including structural investigations that have revealed the concrete slab is in poor condition. The heritage statement advises water ingress has caused deterioration to the buildings steel framework as there is insufficient cover from the concrete slab.

The structural repairs will have an impact on original cornices within the basement. Any sections of the cornices removed to facilitate the structural works will be reinstated with replicate mouldings.

The LPA consider the structural repairs to be necessary to improve the structural integrity of the building. However, the loss of historic fabric would result in a low level of less than substantial harm to the significance of the listed building.

Prior to any repairs or works to cornices, a detailed methodology shall be submitted as required through condition.

In the interests of minimising any harm to the listed building, a full structural report shall be required through condition to demonstrate any further investigations to be carried out. A separate condition will be required for a detailed methodology outlining any affected areas, proposed repairs and products to be used.

Removal of partitions

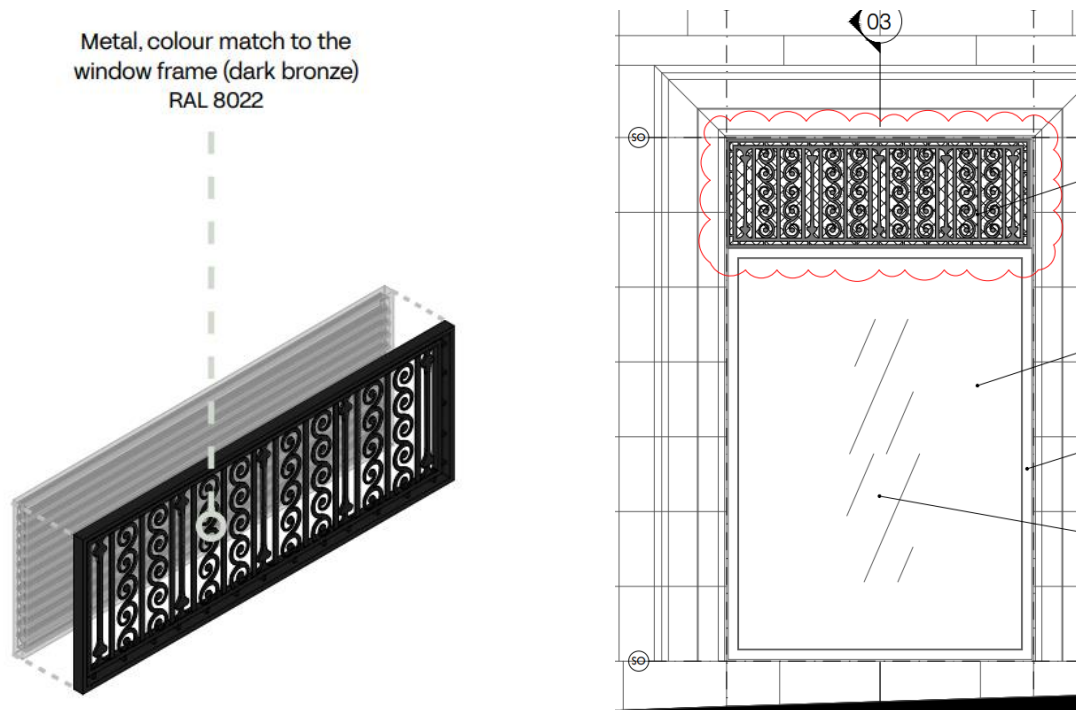
The proposal includes the removal of previously installed non-original partitions to open the floor space so the new occupier can design their layout to meet their requirements. This is considered to restore the original layout of the building and therefore would be a heritage benefit.

The modern glazed screen surrounding the pool will be removed which is welcomed by the LPA. A methodology for the careful removal and associated making good to any surfaces shall be submitted and also the details of any temporary fencing.

Installation of decorative metal screens

The proposal includes the installation of decorative screens the Quay Street and Atkinson Street Elevations. The purpose of the screen is to lessen the visual impact of any ventilation and plant requirements for the new occupier.

The design of the louvre screens would complement the original iron work elements to these elevations. Therefore, the proposal would result in a cohesive elevation and minimise the visual impact of any new plant installation on the character of the listed building and wider street scene.



Proposed decoative metal screen

The drawings show there would be more screens proposed than is necessarily required. For example, in the below picture of the Quay Street Elevation, the blue shaded sections demonstrate where there would be future plant behind (subject of another application). To retain symmetry to each of the elevations more louvres have been proposed, and the LPA consider this approach to be appropriate and acceptable.

By virtue of this design approach, it is considered that the new screens would have a negligible impact on the conservation area and listed building. The screens would be a significant visual improvement following the replacement of existing louvres, and the decorative screens would conserve the historic character by softening the visual impact of any new plant that would otherwise be read as modern.



Quay Street Elevation

Where decorative screens are not required, the applicant seeks to remove previously installed boarding. This may reveal historic glazing and therefore a detailed methodology for the removal of boarding will be required through condition.

The methodology for the restoration and repair of any historic glazing and details of any materials to be used will be required through condition.

Where no historic glazing is evident and in sections where existing louvres will be removed, new glazing will be installed. The product specification, samples and detailed methodology for the installation will also be required through condition.

The reinstatement of glazing to the shopfronts to Atkinson Street and Quay Street would be a significant heritage benefit as it restores an element the original shopfronts.

Other works

The scope of all repairs is still under consideration as further investigation needs to be carried out. In the interest of preserving and minimising any harm to any historic features, prior to any works carried out upon further investigations, the outcomes and methodologies for any further works or repairs shall be submitted for approval by the LPA.

Heritage Assessment

The installation of new metal decorative screens would replace existing modern louvres. This would be an improvement and would have neutral harm on the significance and character of the listed building and conservation area.

There is a low level of less than substantial harm identified through the structural repairs as it would result in the loss of sections of original cornices. The harm is mitigated through the reinstatement of mouldings to match.

In line with the requirements of paragraph 215 of the NPPF where less than substantial harm occurs this must be set against the public benefits of the scheme.

The structural repairs would provide a clear benefit as it would improve the structural integrity of the building.

There are also heritage benefits to the proposal including better revealing of features of the building through repairs to tiles and cornices. Additionally, the reinstatement of glazing to shopfronts and removal of modern partitions.

The proposal seeks to carry out works to basement, ground floor and mezzanine that would allow the applicant to attract tenants to these spaces and therefore contribute towards the continued use of the listed building.

The above listed benefits are considered to outweigh the low level of less than substantial harm identified in accordance with paragraph 215 of the NPPF. The proposal therefore 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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

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 following drawings and documents:

- Demolition Plan - Ground Level: SLH-ANO- P0- 00 -DR-A- 03 100 P01
- Demolition Plan - Mezzanine Level: SLH-ANO- P0- BM1 -DR-A- 03 1BM P01
- Demolition Plan – Basement Level: SLH-ANO- P0- B2 -DR-A- 03 101 P01
- Proposed Ground Floor Plan: SLH-ANO- P0- 00 -DR-A- 05 100 P01
- Proposed Basement Level: SLH-ANO-P0 -B2-DR- A-05102 P01
- Proposed Mezzanine Level: SLH-ANO-P0 -BM1- DR- A-051BM P01
- Reflected Ceiling Plan – Ground Level: SLH-ANO-P0-00-DR-A-05200 P01
- Reflected Ceiling Plan – Basement Level: SLH-ANO-P0-B1-DR-A-05201 P01
- Reflected Ceiling Plan – Mezzanine Level: SLH-ANO-P0-BM1-DR-A-052BM P01
- Reflected Ceiling Finishes Plans: SLH-ANO- P0- XX -DR-A- 38 700 P01
- Proposed Elevation – Little Quay Street: SLH-ANO- P0- XX -DR-A- 05 402
- Window Layouts: SLH-ANO- P0- XX -DR-A- 21 601 P01

All received by the City Council, as Local Planning Authority on 5 March 2025.

- Proposed Elevation – Quay Street: ANO- P0- XX -DR-A- 05 401 P01
- Proposed Elevation – Atkinson Street: SLH-ANO- P0- XX -DR-A- 05 403 P01

All received by the City Council, as Local Planning Authority on 28 May 2025.

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies CC9, EN1, EN3, SP1 and DM1 of the Core Strategy, saved policy DC19.1 and Sections 12 and 16 of the National Planning Policy Framework

3) Prior to the commencement of development, a full structural report shall be submitted for approval in writing by the City Council as Local Planning Authority. This report shall identify all areas of structural cracking, any proposed investigations, and details of all associated remedial works.

The approved details shall be carried out in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4) Prior to the commencement of works to the concrete structure, a detailed report shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include a survey identifying all affected areas, a detailed method statement, a detailed repair specification including the type of repair proposed for each area and samples of repairs.

The approved details shall be carried out in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5) Prior to the commencement of any works to original tiles, a survey of the tiles, a detailed method statement, product specifications, samples of any repairs and physical samples of tile replacements shall be submitted for approval in writing by the City Council, as Local Planning Authority. The survey shall include a marked-up schedule identifying tiles to be repaired or replaced.

The approved details shall be carried out in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

6) Prior to the commencement of any works to columns (within pool area), further investigation shall be carried out to assess the structural condition and a detailed proposal for repairs shall be submitted for approval in writing by the City Council, as Local Planning Authority. In the event any modern tiling obscures original finishes, a methodology for the careful removal must be submitted. If retention of modern tiling is not possible, a detailed method statement shall be submitted including how access for repair will be achieved and how finishes will be reinstated or improved.

The approved details shall be carried out in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7) As specified within the approved documents where further investigations is required, no related works shall proceed until a detailed repair strategy has been submitted for approval in writing by the City Council, as Local Planning Authority. The strategy shall include details of investigations, specifications and methodologies for all repair works, including physical samples of all proposed materials and finishes.

The approved details shall be carried out in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

8) Prior to the commencement of the removal of modern glazed screens surrounding the pool, a detailed method statement shall be submitted for approval in writing City Council, as Local Planning Authority. This shall include details for the careful removal of the glazed screens and for making good any adjoining surfaces including original tiling. The specification of any proposed temporary railings or barriers to replace the screens shall also be submitted for approval.

The approved details shall be carried out in accordance with the approved details.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

9) a) Prior to the removal of boarded panels to shopfronts on Quay Street and Atkinson Street, a detailed method statement for the careful removal of panels and protection measures of any surrounding historic fabric shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved method statement shall be implemented in full as part of the development.

b) Prior to the commencement of any repair, restoration or reinstatement of glazing, a detailed method statement shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall include:

- i) Where historic glazing is revealed, details of their condition and a methodology for their repair or restoration including any techniques and materials to be used.
- ii) Where new glazing is required, product specifications and samples shall be submitted for approval.

The approved details shall be implemented in full as part of the development.

Reason - In the interests of preserving and protecting the historic character and appearance of the listed building in accordance with policies CC9 and EN3 of the Core Strategy (2012), saved policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

Informative

1. For the avoidance of doubt, the proposal refers to the installation of decorative metal screens and any new plant behind these will require planning permission through a separate application.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

198 Deansgate, Manchester, M3 3NE
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
111 Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
188 - 192 Deansgate, Manchester, M3 3ND
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Ground Floor, 15 Quay Street, Manchester, M3 3HN
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
194 Deansgate, Manchester, M3 3ND
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Room 1301, 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
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Royal London House, 196 Deansgate, Manchester, M3 3WF
200 - 204 Deansgate, Manchester, M3 3NN
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
1 Byrom Place, Manchester, M3 3HG
Store Rear Of 192, Deansgate, Manchester, M3 3ND

London House, 193 Deansgate, Manchester, M3 3NE
Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
1 Little Quay Street, Manchester, M3 3JU
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ

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
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Area Team Boundary - Name: CENTRAL