MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142683/LO/2025
Date registered valid:	11 April 2025
Proposal:	Listed Building Consent for external facade lighting and installation of illuminated building name signage.
Address:	Sunlight House , Quay Street, Manchester, M3 3JZ
Ward(s):	Deansgate Ward
Applicant:	Karrev (Sunlight Limited)
Agent (if any):	Mr Jay Patel Savills UK Ltd
Case officer:	James Bridgman Tel: 0161 219 6202 Email: james.bridgman@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	5 June 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 29 April 2025

Standard consultations:
Printed: 23 April 2025 Expired: 15 May 2025

Neighbour notifications
Printed: 23 April 2025 Expired: 15 May 2025

Site notice
Posted: 29 April 2025 Expired: 20 May 2025

Press advert
Published: 30 April 2025 Expired: 21 May 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

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.

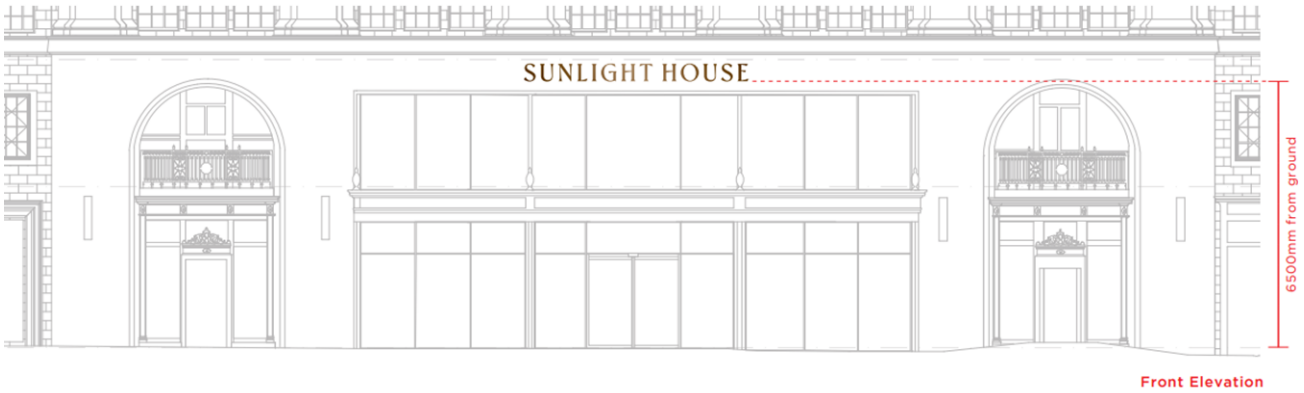
The application site is located in the heart of the city centre. Quay Street contains a variety of commercial uses and buildings.

Description of development

Listed Building Consent is sought for the installation of external façade lighting and the installation of illuminated signage.

Signage

1no. internally illuminated individual letter fascia sign to Little Quay Street

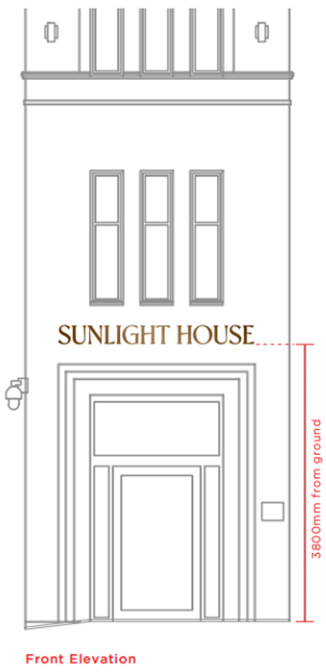


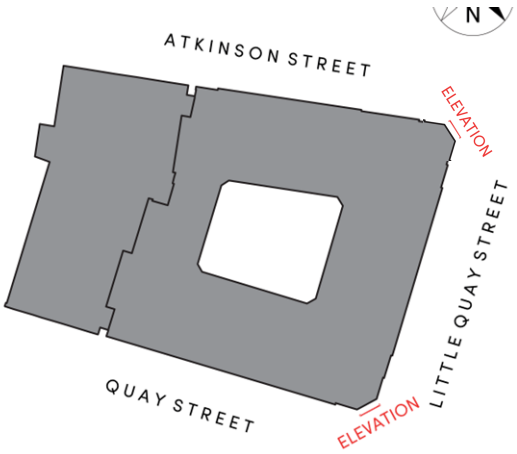
Proposed elevation of Little Quay Street

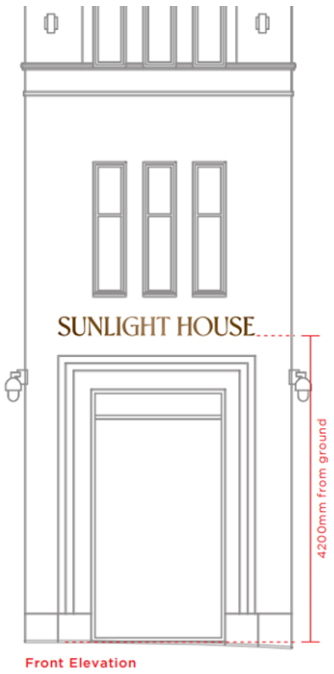


Proposed signage

1no. internally illuminated individual letter fascia sign to corner of Quay Street and Little Quay Street and 1no. internally illuminated individual letter fascia sign to corner of Atkinson Street and Little Quay Street

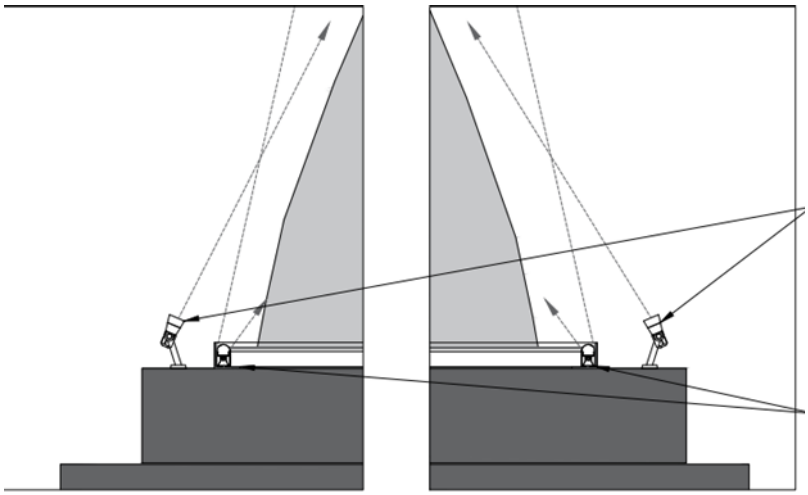






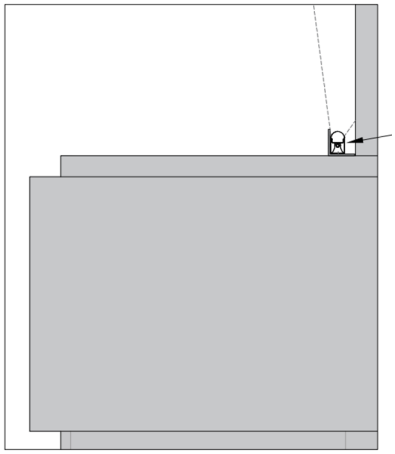
Quay Street/Little Quay Street *Key* *Atkinson Street/Quay Street*

Lighting



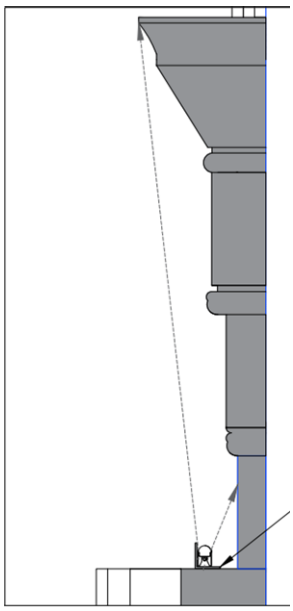
Section A: Detail of Dome Lighting

- 2no. Roblight fibreoptic lenses to spotlight each eagle motif
- Linear LED lighting to illuminated domes

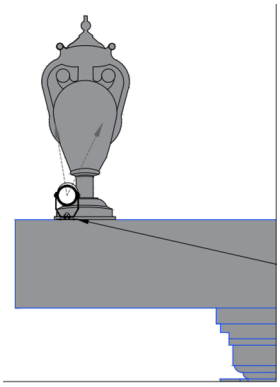


Section B: Detail of Eleventh Floor Lighting

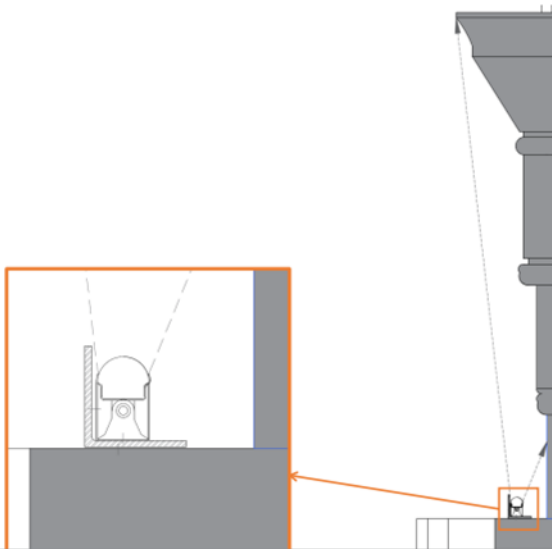
- Linear LED lighting to illuminated towers



Section C



Section D



LED Lighting Bracket

Section C: Detail of Plinth Lighting

- Linear LED lighting to illuminated central cornices/parapets

Section D: Detail of Vase Lighting

- Miniature spotlights to illuminate vases

Section: LED Lighting Bracket

- Installation of bracket to prevent any glare

First Floor Upward and Downward Lighting to Towers

- Installation of spotlights to first and second floors to light towers

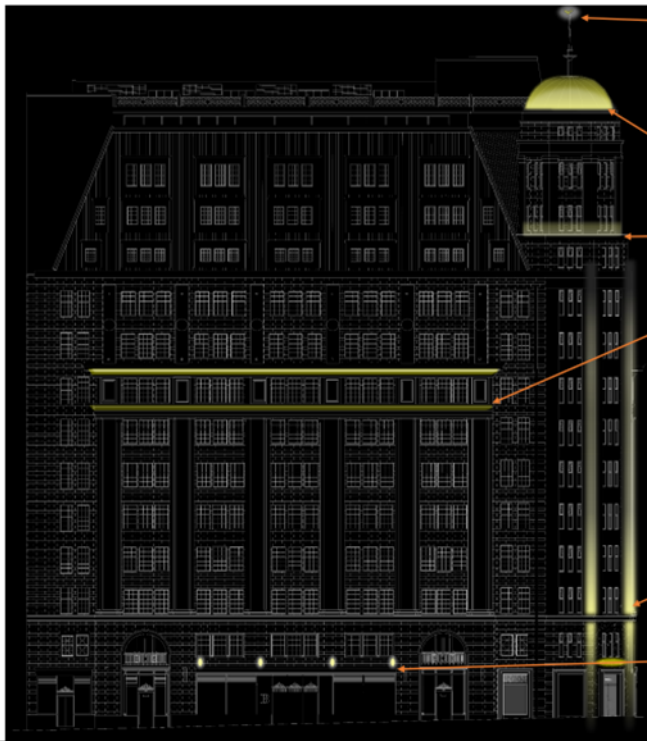
Visuals of the proposed lighting



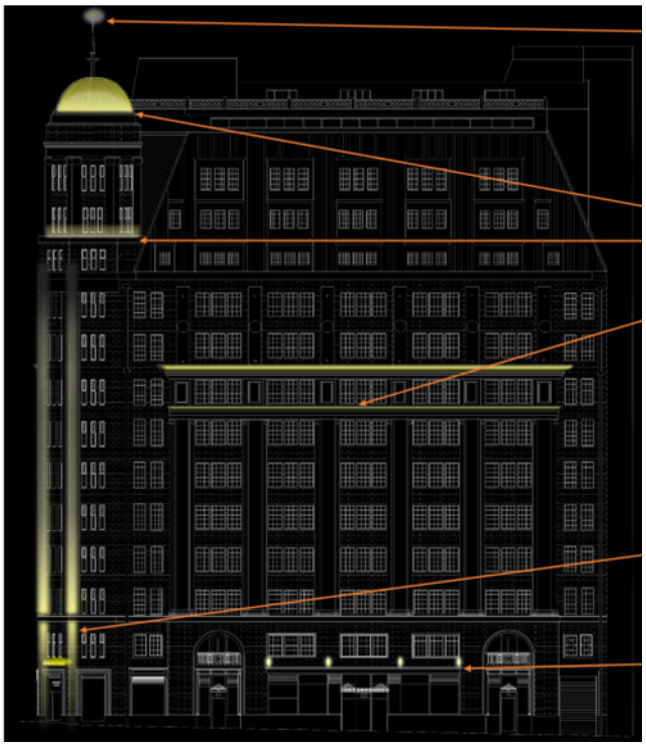
Corner of Quay Street and Little Quay Street



Little Quay Street



Quay Street



Atkinson Street

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

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-Strat2 – City Centre
• 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

Issues

Impacts of the listed building

Signage

The original signage was amended with the omission of large linear boxes under each of the fascia signs. The current proposal refers to the installation of 3no. internally illuminated individual letter signs and replaces signage of a similar design and scale. The design of the signage is simplistic and responds positively to the building and conservation area as it would not appear unduly prominent and detract from the character of the listed building.

The signs will replace existing signage, and the applicant has advised existing penetrations will be used where possible. The LPA note each of the letters of the signage would require individual cabling routes which consists of significant number of penetrations through historic fabric. There would be no cabling to external elevations.

In the interest of minimising any harm to the historic fabric of the listed building, prior to the installation of signage, the detailed design of the fixing of each of the signs shall be submitted for approval in writing. This shall include where possible utilising existing penetrations and mortar joints.

The signage replaces existing signage and therefore would have limited impact in terms of visual amenity. However, the installation of signage and associated cabling will result in interventions to the listed building that would result in a low level of less than substantial harm.

Lighting

The original lighting scheme has been amended as the lighting to the second floor has been removed. The current proposal seeks to focus on highlighting key architectural features of the building.

The specification of lighting varies and consists of miniature spotlights, spotlights and linear LED lights. The spotlights are considered to be appropriately positioned to emphasize the eagle motifs located on the dome towers, the vases on the ground floor and each of the towers.

The lighting to the central cornice/parapet, tower parapets and domes consists of linear LED lighting. The LPA consider this would create a consistent and unbroken lighting of key features of the building.

The function of the lighting is for upward lighting and therefore incorporated within the lighting fixing is a bracket which will act as a casing to prevent any light spill directly outwards. This will avoid a consistent beam of light across the building façade which would have detracted and negatively impacted on the listed building.

The applicant has advised the bracket fixing for lighting will be aluminium or steel. The fitting will be bespoke and designed to ensure any new penetrations will be through existing penetrations or mortar joints which is welcomed by the LPA. The exact details and finish of the bracket will be secured through condition.

The cabling for the associated lighting will utilise existing cabling routes as shown on a submitted layout plan and within a submitted method statement. The methodology is accepted by the LPA and any works shall be carried in accordance with these details.

Whilst the submitted details have confirmed any interventions to historic fabric would be minimised where possible, there would be a low level of less than substantial harm through the siting of lighting and associated bracket detail. Subject to a condition for final details to be submitted for approval by the LPA.

Heritage Assessment

There is a low level of less than substantial harm identified through the installation of signage, interventions into historic fabric and by the installation of lighting with associated fixings.

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.

There are benefits to the proposal as the new lighting would highlight key architectural features and allowing the building to be admired and celebrated at night. Additionally, the replacement signage would contribute towards the wider improvement works to preserve and enhance the character of the building’s external façades.

The low level of less than substantial harm is considered to be outweighed by the public benefits discussed above. 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 polices 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:

- Atkinson Street Façade Lighting: 542-ORC-XX-00-DR-E-63 REV 3
- Quay Street Façade Lighting: 542-ORC-XX-00-DR-E-6300 REV 3
- Little Quay Street Façade Lighting: 542-ORC-XX-00-DR-E-6301 REV 3
- Lighting Design Intent: 00542 SUNLIGHT HOUSE PLANNING ISSUE (P5) (Pages 1-14 and 22-28)

All stamped as received by the City Council as Local Planning authority on the Received 5 June 2025

- Proposed Elevation & Sign Location (Little Quay Street): 04.06.25 / 3 (Page 2 of 9)
- Halo Illuminated Building Letters (Little Quay Steet): 04.06.25 / 3 (Page 3 of 9)
- Halo Illuminated Building Letters (Little Quay Street) 04.06.25 / 3 (Page 4 of 9)
- Halo Illuminated Building Letters (Little Quay Street) 04.06.25 / 3 (Page 5 of 9)
- Proposed Elevation & Sign Location (Corner of Quay Street & Little Quay Street) 04.06.25 / 3 (Page 6 of 9)
- Proposed Elevation & Sign Location (Corner of Quay Street & Atkinson Street) 04.06.25 / 3 (Page 7 of 9)
- Halo Illuminated Building Letters (Both Corners)) 04.06.25 / 3 (Page 8 of 9)
- Halo Illuminated Details (Both Corners) 04.06.25 / 3 (Page 9 of 9)

All stamped as received by the City Council as Local Planning authority on the Received 4 June 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) The lighting hereby approved shall be installed in accordance with the approved method statement 'LBC External Façade Lighting Cabling & Penetration Methodology' prepared by MYCO (Received 5th June 2025) and Drawing No. NSC-SLH-EX-LIGHTING-L6-REV 1.0 (Received 5th June).

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) Notwithstanding the submitted drawings and prior to the installation of the linear LED lighting as shown in the Lighting Design Intent: 00542 SUNLIGHT HOUSE PLANNING ISSUE (P5), prior to the installation of the lighting hereby approved, full and final details of the proposed brackets or fixings, including their size, material, finish and exact method of attachment to the building, shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The development shall be implemented 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 installation of any signage hereby approved, detailed drawings showing the exact locations and methods of fixings into historic fabric shall be submitted for approval in writing by the City Council, as Local Planning Authority. This shall also include the location of penetrations required for cabling.

The development shall thereafter 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.

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
Sunlight House, Quay Street, Manchester, M3 3JZ
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
Fifth And Sixth Floors, 2 Hardman Street, Manchester, M3 3HF
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
2 Hardman Street, Manchester, M3 3HF
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
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
Opera House, Quay Street, Manchester, M3 3HP
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
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
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
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
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
DWF, 1 Scott Place, Manchester, M3 3AA

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) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL