

Planning

Growth & Development

Delegated officer report for planning application

Application no. 142077/LO/2025

Date registered valid: 13 February 2025

Proposal: Listed Building Consent for internal refurbishment of fourth and fifth floors

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

Recommendation: Approve

Date of recommendation: 24 April 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 20 February 2025

Standard consultations:

Printed: 20 February 2025 Expired: 13 March 2025

Neighbour notifications

Printed: 20 February 2025 Expired: 13 March 2025

Site notice

Posted: 20 February 2025 Expired: 13 March 2025

Press advert

Published: 25 February 2025 Expired: 18 March 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Not applicable

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

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.

A previous application 136161/LO/2023 was approved for the refurbishment of the upper floors of the building into flexible high quality office accommodation, as well as improvements to the office entrance and reception space.

At the time of this application, levels 4 and 5 were occupied and therefore were not considered under that application.

Description of area

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 internal refurbishment of the fourth and fifth floors of the Grade II listed Sunlight House.

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

Issues

Impacts of the 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:

- Installation of secondary glazing
- refurbishment and repair of ceiling coffers
- raised access flooring
- establishing a framework for the location of potential partitions

Windows

The original sash windows across the building will be refurbished and made good as part of the proposals, providing a clear heritage benefit. The installation of sensitive secondary glazing to these windows is also proposed as part of the scheme. This measure is being taken in order to improve the overall energy efficiency of the listed building and provide for its long-term sustainability. This secondary glazing will reflect the character of the sash windows themselves.

Final details of the repairs to existing windows and secondary glazing to floors four and five would be agreed by planning condition.

Flooring

The building originally had timber parquet flooring, and the LPA consider any remaining parquet should be restored as a priority. Given the floors are currently occupied, the applicant has not been able to carry out any investigation works to understand the extent of original parquet flooring.

In the interest preserving a key character of the building, during any strip out works and prior to the installation of any new flooring, the LPA will require a survey with floor reveals in several locations across each of the floors to establish the condition of any original parquet. The restoration of parquet flooring is a priority as it would provide a clear heritage benefit to the building.

Following the completion of the survey to be submitted and reviewed by the LPA, in the event there are any areas where original parquet is unable to be restored, the principle of the installation of raised access flooring is considered to be appropriate alternative. However, it is acknowledged that the raised access flooring would result in less than substantial harm to the significance of the building.

Other works

The proposal includes the installation of lobby areas leading from the lift cores. These are required for fire compartmentation. These partitions and areas are of a small footprint but nevertheless they will result in a low level of less than substantial harm as they will impact on the openness of the floor plan.

The submitted information states there is no intention to carry out repair works to original tiling if any is uncovered. No investigation works have commenced yet as the floors are occupied and the condition of any original tiles if any is unknown. Any repairs to original tiles would be a clear heritage benefit and the LPA would encourage them to be carried out. A condition has therefore

been attached for a strategy and repair reinstatement of any original tiles to be submitted and reviewed by the LPA.

Where existing skirting is damaged or beyond repair, the intention is to replace the affected section with a new piece of skirting matching the existing profile. The final details and methodology of the repair will be sought through condition.

The demolition plans indicate the removal of existing partitions to the fourth and fifth floors to allow an open floor layout. Prior to occupation for each unit, a tenant fit out strategy will be secured through condition that will ensure that any repair, restoration and revealing of any concealed historic features/finishes will be appropriately considered.

The proposal includes coffer lighting that will be suspended within the profiles of coffers. The proposed ceiling plans and the extend of the proposed bulkheads are supported as they it follows the principles of the recent refurbishment of the other floors under applications 136161/LO/2023.

Heritage Assessment

The proposal would cause of a low level of less than substantial harm to the significance of the listed building. There would be a low level of harm through the addition of secondary glazing. This would amount of a low level of harm. There are heritage benefits to the proposal including better revealing of features of the building including repair and refurbishment of windows, coffers, skirting and cornicing.

The proposed works to flooring will be established once the floors are vacant and a survey has been carried as out as required through condition. This could result in the repair and refurbishment of parquet flooring which would be a heritage benefit. In the event any parquet is not able to be restored, there will be harm through the installation of raised access flooring, resulting in less than substantial harm to the building.

The refurbishment of the office units would allow the applicant to attract tenants to the spaces which would be more energy efficiency and refurbished to a high specification. This would enable to the continue use of the listed building. 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 would be benefits associated with improving the legibility of the spaces and sensitive refurbishment with the restoration and repairs to original features of the listed building.

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 following drawings and documents

All received by the City Council as Local Planning Authority on 5 February 2025:

- SLH-ANO-B0-XX-DR-A-02001_SITE LOCATION PLAN Revision: P1
- SLH-ANO-B0-XX-DR-A-05001_SITE PLAN Revision: P1
- SLH-ANO-P0-04-DR-A-02104_EXISTING ARRANGEMENT PLAN Revision: C02
- SLH-ANO-P0-04-DR-A-03104_DEMOLITION PLAN Revision: C01
- SLH-ANO-P0-04-DR-A-38204_REFLECTED CEILING PLAN Revision: C02
- SLH-ANO-P0-04-DR-A-34104_INTERNAL WALL SYSTEMS Revision: C01
- SLH-ANO-P0-04-DR-A-37104_FLOORING FINISHES PLAN Revision: C02
- SLH-ANO-P0-04-DR-A-48104_SKIRTING PLAN Revision: C01
- SLH-ANO-P0-05-DR-A-02105_EXISTING ARRANGEMENT PLAN Revision: C02
- SLH-ANO-P0-05-DR-A-03105_DEMOLITION PLAN Revision: C01
- SLH-ANO-P0-05-DR-A-05105_GENERAL ARRANGEMENT PLAN Revision: C02
- SLH-ANO-P0-05-DR-A-38205_REFLECTED CEILING PLAN Revision: C02
- SLH-ANO-P0-05-DR-A-34105_INTERNAL WALL SYSTEMS Revision: C01
- SLH-ANO-P0-05-DR-A-37105_FLOORING FINISHES PLAN Revision: C02
- SLH-ANO-P0-05-DR-A-48105_SKIRTING PLAN Revision: C01
- SLH-ANO-P0-XX-DR-A-38702_BULKHEAD DETAILS Revision: C02
- SLH-ANO-P0-XX-DR-A-34702_PROPOSED WALL DETAILS Revision: C01
- SLH-ANO-P0-XX-DR-A-34703_PROPOSED WALL DETAILS Revision: C01
- SLH-ANO-P0-XX-DR-A-48700_PROPOSED SKIRTING DETAILS Revision: C04

Mechanical & Electrical Drawings

- SLH-ANO-P0-04-DR-A-02104_EXISTING ARRANGEMENT PLAN LEVEL 04
Revision: C01
- SLH-ANO-P0-05-DR-A-02105_EXISTING ARRANGEMENT PLAN LEVEL 05
Revision: C01

Containment Drawings

- 1298-CSD-XX-04-DR-E-6105_Electrical Containment Layout Level 04
- 1298-CSD-XX-05-DR-E-6106_Electrical Containment Layout Level 05

Domestics

- 1298-CSD-XX-04-DR-M-5305_Domestic Water Layout Level 04
- 1298-CSD-XX-05-DR-M-5306_Domestic Water Layout Level 05 Heating & Cooling
- 1298-CSD-XX-04-DR-M-5605_Mechanical Heating & Cooling Layout Level 04
- 1298-CSD-XX-05-DR-M-5606_Mechanical Heating & Cooling Layout Level 05 Lighting
- 1298-CSD-XX-04-DR-E-6305_Electrical Lighting Layout Level 04
- 1298-CSD-XX-05-DR-E-6306_Electrical Lighting Layout Level 05 Small Power & Data
- 1298-CSD-XX-04-DR-E-6205_Electrical Small Power & Data Layout Level 04
- 1298-CSD-XX-05-DR-E-6206_Electrical Small Power & Data Layout Level 05 Ventilation
- 1298-CSD-XX-04-DR-M-5705_Mechanical Ventilation on Layout Level 04
- 1298-CSD-XX-05-DR-M-5706_Mechanical Ventilation on Layout Level 05

Other supporting information

- Design Statement prepared by Anomaly
- Heritage Impact Assessment prepared by Savills

All received by the City Council as Local Planning Authority on 10 April 2025:

- SLH-ANO-P0-05-DR-A-05105_GENERAL ARRANGEMENT PLAN Revision: P02
- SLH-ANO-P0-04-DR-A-05104_GENERAL ARRANGEMENT PLAN Revision: P02

All received by the City Council as Local Planning Authority on 11 April 2025:

- SLH-ANO-P0-05-DR-A-48105_SKIRTING PLAN Revision: P02
- SLH-ANO-P0-05-DR-A-37105_FLOORING FINISHES PLAN Revision: P02
- SLH-ANO-P0-05-DR-A-34105_INTERNAL WALL SYSTEMS Revision: P02
- SLH-ANO-P0-04-DR-A-48104_SKIRTING PLAN Revision: P02
- SLH-ANO-P0-04-DR-A-37104_FLOORING FINISHES PLAN Revision: P02
- SLH-ANO-P0-04-DR-A-34104_INTERNAL WALL SYSTEMS Revision: P02

Reason: To ensure that the development is carried out in accordance with the approved plans. Pursuant to policies SP1 and DM1 of the Core Strategy and the National Planning Policy Framework.

3. Prior to the commencement of any works to the flooring (other than soft strip) to Levels 4 and 5 of the building, a strategy to reveal, repair and reinstate as much of the parquet flooring on each identified floor as possible shall be submitted for approval in writing by the City Council, as Local Planning Authority.

The works to the flooring on each floor shall then be carried out in accordance with this method statement and specification as part of the development and be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that a satisfactory interventions 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 policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

4. Prior to the installation any new secondary glazing within the existing listed façade, a detailed method statement and specification of the secondary windows (including how they will be fitted and fixed to the historic fabric - appropriate sections, design/elevations and materials including colour) shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should also include any removal, alteration and repair of the historic fabric.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that a satisfactory interventions 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 policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

5. Notwithstanding the approved drawings and submitted methodology (dated 1st April 2025) prior to the restoration and repair of heritage features including the skirting and cornices to Levels 5 and 6, details shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include a methodology and details of repairs.

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 commencement of any works including soft strip, a strategy for the repair and reinstatement of any original tiles to Levels 4 & 5 shall be submitted to and approved in writing by the City Council, as Local Planning Authority.

The works shall then be carried out in accordance with this method statement and specification as part of the development and be completed within a time scale to be agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that a satisfactory interventions 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 policy DC19 of the Unitary Development Plan for the City of Manchester (1995) and the NPPF/NPPG.

7. Prior to the occupation of Levels 4 & 5, a tenant fit out strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. This should help inform the future strategy for the layout of spaces including removal partitions, fixtures and fittings.

Reason - To ensure that a satisfactory interventions 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 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
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
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
First Floor And Second Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
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
Basement And Ground Floor, Oddfellows House, 184 - 186 Deansgate, Manchester, M3 3WB
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
Area Team Boundary - Name: CENTRAL