MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	142377/LO/2025
Date registered valid:	11 March 2025
Proposal:	Listed Building Consent for works to glazed lantern dome, including removal of glazing, repairs and associated reinstatement works.
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:	6 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: 14 March 2025 Expired: 4 April 2025

Neighbour notifications
Printed: 14 March 2025 Expired: 4 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: Not applicable

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 ground floor area covered within the scope of these works was previously occupied by Bannatyne health club which included a swimming pool below the glazed lantern.

Description of development

Listed Building Consent is sought for works to the glazed dome, including removal of glazing, repairs and associated reinstatement works.

The glazed lantern previously was located above a pool and since the pool has been drained, there has been a change in humidity and the glazed panels within the lantern have started to slip from their fixed positions.



Figure 1 – Image of glazed dome with panels slipping

In the interest of preserving this historic feature and prevent any damage to the glazed panels, it is proposed to remove the, repair and reinstate the panels with appropriate saddle bars to secure them in place.

Each glazed panel will be assessed, photographed and documented. Following this, each panel will be stripped down, the lead removed and cleaned by hand. Each of the glass panels will be labelled and any glass replacements will require a sample to be submitted for to and approved in writing by the City Council.

Improvements to the structural integrity of the lantern. This will involve repairs to damaged or missing saddle bars and the re-leading of the panels.

The proposal includes alterations to existing panels to allow them to be removable for future inspection and maintenance.

In support of the application a programme of works has been includes:

- Removal of glazing: 3-4 weeks
- Repair works on site and off site: 5-6 weeks
- Reinstatement of glazing: 4-5 weeks

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

Works

The proposal seeks to preserve an original feature of the listed building by carrying out extensive refurbishment works. This intervention addresses recent damage to the glazed dome caused by changes in humidity following the drainage of the swimming pool below.

The Heritage Assessment advises that repairing in place was deemed unsuitable due to access limitations and potential for further damage. The proposal therefore includes the removal, restoration and reinstatement of glass panels and repairs to the steel structure.

Whilst a repair methodology has been proposed, the full scope of the works hasn't been confirmed yet because a complete inspection of the steel structure and all glazed panels is still required. Once the freestanding scaffolding has been installed a full inspection of the structure and glazed panels will be carried out. The LPA have advised they would attend site visits with the applicant during those inspections.

Glazed panels

The removal of the glazed panels will result in the temporary removal of original fabric which will result in less than substantial harm to the listed building for a temporary period. The panels will be labelled and removed off-site for restoration and then will be reinstated to their original positions, minimising any impact. The full details of the labelling and corresponding locations of the glazed panels within the lantern shall be submitted to the LPA as required through a condition.

Where a repair or replacement of glazed panels is required, materials used will replicate the original materials and techniques. Samples and method statements of the repairs and replacement of the glazed panels will be required through condition.

Steel structure

The proposal seeks to reinforce the structural integrity of the glazed dome. This will include the replacement of missing or damaged saddle bars. The full scope of repairs to the structure will be submitted to the City Council as required by condition. This will include a detailed method statement, product specifications, samples of replacements and a paint analysis for redecoration.

The re-leading of the panels will ensure any loosely fixed panels are secured in place.

Removable panels

To allow for enhanced maintenance and access, the proposal includes the modification of select panels for removability. The submitted information states the method use will be made visually 'invisible'. The exact details of this have not been provided. The principle of creating removable panels for future inspection is acceptable in the interest of preserving the historic feature. It is acknowledged that this will result in a low level of less than substantial harm.

The exact details will be required through condition to minimise any harm to historic fabric. This shall include details of the proposed interventions, including how the panels will be adapted, the locations of new panels and the method of how they will be made visually 'invisible'.

Heritage Assessment

Works are required to the glazed dome in the interest of safety and the refurbishment would improve the legibility of the ground floor of the listed building.

The proposal would cause a low level of less than substantial harm to the significance of the listed building. There would be low level of harm through the interventions to glass panels to make the removable to allow for future inspection. Additionally, there would be less than substantial harm through the removal of the glass panels but only for a temporary period.

There are heritage benefits to the proposal including repair and refurbishment of the glass panel and steel structure.

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.

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 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:

   Drawings
- 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-PO-01-DR-A-05101 GA Plan Level 1 -Location of Glazed Dome

   Documents

- Design Glass Report, March 2025 - including Method Statement for Works
- Heritage Impact Assessment prepared by Savills

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 works, a programme shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall set out the key stages of works, including but not limited to:

i) Removal of glazed panels
ii) Off-site conservation and repair
iii) Inspection and repair of the steel frame
iv) Reinstatement of the glazing

The programme shall demonstrate how each will safeguard the glazed lantern and shall be used to coordinate timing with identified hold points and inspections.

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 the commencement of works, a detailed risk assessment shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include any potential heritage related risks associated with the work, including but not limited to:

- Removal, handling, transportation, and installation of glazed panels
- Associated leadwork and any interventions to the steel structure

The assessment shall outline mitigation measures and identify hold points at which the Local Planning Authority shall be given the opportunity to inspect or review findings.

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 dismantling and removal of the glass panels, a detailed method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include the measures for protecting the building and glazing, the tools and techniques to be used, and how the panels will be safely stored on site and transported to the workshop.

The approved details shall be implemented within a timescale to be agreed by the City Council, as Local Planning Authority.

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 any works to the cast iron frame, full details of the proposed scope of repair and/or redecoration shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include:

- Repair works shall include a detailed method statement and product specifications.
- Replacement of saddle bars or other materials will require samples.
- Where decoration is proposed, a paint analysis shall be carried out and submitted for review.

The approved details shall be implemented within a timescale to be agreed by the City Council, as Local Planning Authority.

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) Prior to works to glass panels involving the creation of the removable panels, detailed technical drawings and a method statement shall be submitted to and approved in writing by the City Council as Local Planning Authority. This shall include the proposed interventions including how the existing panels will be adapted, the locations of any new panels, and the method by which the panels will be made visually 'invisible' as stated within the submitted documents.

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

8) Prior to the installation of any replacement glass panels (clear and coloured), samples of the replacement glass and a survey shall be submitted to and approved in writing by the City Council as Local Planning Authority. The survey should include a full record of all glass proposed to be replaced.

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

9) Within 2 weeks of the removal of the glass panels, a survey of the labelling of the glass panels shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This survey shall include a photographic record of each individual panel clearly referenced to its original location.

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

10) Prior to the reinstatement of the glazed lantern, a detailed method statement shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The method statement shall include full details of:

- Reinstatement process including sequence of works
- Materials and techniques to be used
- Method for securing glass panels
- How each panel will be reinstated to its original location based on the labelling system
- Timescales for reinstatement

The approved details shall be implemented within a timescale to be agreed in writing by the City Council, as Local Planning Authority.

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
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
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
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