

Planning

Growth & Development

Delegated officer report for planning application

Application no.	141637/LO/2024	
Date registered valid:	29 November 2024	
Proposal:	Listed Building Consent For External Works to the building including facade repairs, facade cleaning and window repairs.	
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:	23 January 2025	

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 17 December 2024

Standard consultations:

Printed: 10 December 2024 Expired: 3 January 2025

Neighbour notifications

Printed: 10 December 2024 Expired: 3 January 2025

Site notice

Posted: 17 December 2024 Expired: 10 January 2025

Press advert

Published: 17 December 2024 Expired: 7 January 2025

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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.

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

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 the external works to the building including facade repairs, facade cleaning and window repairs.

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

Relevant Planning History

136161/LO/2023 - Listed Building Consent for the refurbishment of the office areas including ground floor reception area together with elevational alterations. Decision: Approve 24.7.2025

136163/LO/2023 - Listed Building Consent for the removal plant from adjacent car park roof deck to level 14 and 15 plant rooms together with installation of Photovoltaics (PV) on internal faces of mansard roof. Decision: Approve 24.7.2023

CDN/24/0759 - Discharge of listed building condition 8 (Scaffolding) attached to Listed Building Consent 136163/LO/2023. Decision: Approve 27.12.2024

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.

A summary of the proposed works is as follows:

- Façade repairs
- DOFF cleaning
- Window refurbishment

Interventions will prioritise minimal disturbance to the building's fabric and will be carried out by professionals with experience working on listed buildings. Heritage consultants will be engaged as necessary to mitigate any adverse impacts on the building's historical elements.

Façade repairs and DOFF cleaning

A full façade condition survey was undertaken in February 2024. This included photographs and identified areas requiring repair and cleaning.

Following the installation of scaffolding, further investigation will be carried out such as tap-test and photographs to document areas of deterioration.

The repairs refer to de-frassing eroded stone surfaces, repairing thumb-point fractures, restoring the grand cornice with indents to match the original profile, applying low-modulus non-leaching mastic for joint protection, raking and re-pointing friable stone joints and render repairs.

Any mortar removal will be carried out exclusively by hand to minimise the removal of mortar. This has been conditioned for the avoidance of doubt.

The DOFF cleaning system uses superheated water (up to 150°C) at low pressure to remove dirt, biological growth, and coatings without damaging the surface. It is considered to be suitable for heritage buildings as it can be used on surfaces including brick, stone, concrete and wood and provides a sympathetic finish.

All windows and external railings will be protected during the cleaning.

Window refurbishment

The original windows across the building will be refurbished and made good as part of the proposals, providing a clear heritage benefit. Any damaged timber beading will be identified following the installation of scaffolding and it will be carefully removed to minimise the amount of timber.

During the repairs, a solvent-free resin will be used for filling indents and any painting will be in keeping with the original colour scheme.

All windows and external railings will be protected during the cleaning.

Heritage Assessment

This application consists of façade repairs, cleaning and window refurbishment which is considered to enhance the appearance of the listed building and would result in a positive contribution to the Deansgate Conservation Area. The proposed works would provide heritage benefits to the building and would not result in any harm to the significance of the Grade II 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 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:

Drawings

- Condition Survey - Quay Street (South) Elevation: 24008-PAYE-DR-001 P02
- Condition Survey - Little Quay Street (East) Elevation: 24008-PAYE-DR-002 P02
- Condition Survey - Atkinson Street (North) Elevation: 24008-PAYE-DR-003 P02
- Condition Survey – West Elevation: 24008-PAYE-DR-004 P01
- Condition Survey – Internal Light-well Elevations: 24008-PAYE-DR-005 P01
- Condition Survey – Internal Light-well Elevations: 24008-PAYE-DR-006 P01

- Window Scoping Internal Atrium Elevation: SLH- ANO-P0-XX-DR-A-21410 P01
- Window Scoping South Elevation: SLH-ANO-P0-XX-DR-A-21401 P01
- Window Scoping East Elevation: SLH-ANO-P0-XX-DR-A-21402 P01
- Window Scoping North Elevation: SLH-ANO-P0-XX-DR-A-21403 P01
- Window Scoping South Elevation: SLH-ANO-P0-XX-DR-A-21404 P01

All stamped as received by the City Council as Local Planning authority on the Received 29 November 2024

Supporting Information

- Contractor statement, prepared by MYCO
- External Repairs Methodology, prepared by MYCO
- External Works, prepared by Anomaly
- Façade Cleaning Methodology, prepared by MYCO
- Façade Condition Survey: 24008-PAYE-RPT-001 P03
- Paint Sample Report and Analysis, prepared by MYCO
- Mortar Sample Report and Analysis: 78470/K
- Strategy for the Renovation and Draught Proofing, prepared by Ventrolla

All stamped as received by the City Council as Local Planning authority on the Received 29 November 2024

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) Any scaffolding (including the location of fixings) shall be installed in accordance with the following drawings and documents:

Drawings

- Access Scaffold for Hoist Run Off Sheet 1 of 7: D5218-02 I
- Access Scaffold for Hoist Run Off Sheet 2 of 7: D5218-02 I
- Access Scaffold for Hoist Run Off Sheet 3 of 7: D5218-02 I
- Access Scaffold for Hoist Run Off Sheet 4 of 7: D5218-02 I
- Access Scaffold for Hoist Run Off Sheet 5 of 7: D5218-02 I
- Access Scaffold for Hoist Run Off Sheet 6 of 7: D5218-02 I

- Access Scaffold for Hoist Run Off Sheet 7 of 7: D5218-02 I
- Access Scaffold to Service Riser Sheet 1 of 3: D5218-03 F
- Access Scaffold to Service Riser Sheet 2 of 3: D5218-03 F
- Access Scaffold to Service Riser Sheet 3 of 3: D5218-03 F
- Details of Lightwell Propping for Scaffold: SLH-EOC-SK-240522 P03
- Ground Setting Out Sheet 1 of 3: 2711A-10289-PL-01
- Ground Setting Out Sheet 2 of 3: 2711A-10289-PL-01
- Ground Setting Out Sheet 3 of 3: 2711A-10289-PL-01
- Access Scaffold Base Plan View: K2S-0598-01-DR-01-00
- Access Scaffold Level 1 Plan View: K2S-0598-01-DR-02-00
- Access Scaffold Level 3 Plan View: K2S-0598-01-DR-03-00
- Access Scaffold Level 10 Plan View: K2S-0598-01-DR-04-00
- Access Scaffold Level 13 Plan View: K2S-0598-01-DR-05-00
- Access Scaffold Roof Level Plan View: K2S-0598-01-DR-06-00
- Access Scaffold Quay Street Elevation: K2S-0598-01-DR-07-00
- Access Scaffold Little Quay Street Elevation: K2S-0598-01-DR-08-00
- Access Scaffold Atkinson Street: K2S-0598-01-DR-09-00
- Access Scaffold Rear (West) Elevation: K2S-0598-01-DR-10-00
- Access Scaffold Sections: K2S-0598-01-DR-11-00
- Tie Details: K2S-0598-01-DR-20-00
- Installation of Scaffolding Sequence: SLH-ANO-P0-00-DR-A-05100

Supporting information

- Scaffolding Methodology, prepared by MYCO
- Quadriga Contracts Methodology Form Rev 03

All stamped as received by the City Council as Local Planning authority on the Received 23 January 2025

As per the requirements of condition 8 of 136163/LO/2023, prior to the removal of the scaffolding, a repair strategy shall be submitted for approval in writing by the City Council, as Local Planning Authority. Any repairs shall be carried out in accordance with the approved strategy and completed within a timescale agreed in writing by the City Council, as Local Planning Authority.

Reason - To ensure that the repairs and alterations are done so in a manner which does not harm the fabric of the Listed structure and to ensure that the resulting condition of the revealed is repaired appropriately within a suitable time frame and that the new interventions are appropriate to the Listed Building 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) Notwithstanding the approved details in condition 2, prior to any external repairs using mortar, production specifications and in situ samples shall be submitted to and approved in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details.

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 details within condition 2, any removal of mortar shall be carried out exclusively by a hand-based method.

Reason - To ensure that a satisfactory restoration and repair of the listed building in order to ensure that the historic fabric is retained where possible and appropriate materials used in the restoration of the Listed Building 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.

- 6) Prior to the commencement of brickwork, stonework and render repairs, product specifications of the materials to be used for the repairs and on-site examples shall be submitted to and approved in writing by the City Council as Local Planning Authority. The approved details shall be carried in accordance with the approved details.

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 commencement of repairs to hairline fractures, cills and parapet, for each phases (A,B,C & D) of the installation of the scaffolding as shown on Drawing No. SLH-ANO-P0-00-DR-A-05100 (Received 23/01/25), a detailed method statement including a photographic survey and product specifications with in-situ samples for the repairs shall be submitted for approval in writing by the City Council, as Local Planning Authority. The approved details shall be carried in accordance with the approved details.

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
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
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
Ground Floor, 15 Quay Street, Manchester, M3 3HN
Fourth 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
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
Moxxy 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
Flat, Sunlight House, Quay Street, Manchester, M3 3JZ
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