

Planning

Growth & Development

Delegated officer report for planning application

Application no. 139278/FO/2024 & 139279/LO/2024
Date registered valid: 23 March 2024
Proposal: 139278/FO/2024 Installation of decorative metal railing &
139279/LO/2024 Listed Building Consent for installation of decorative
metal railing
Address: Sunlight House, Quay Street, Manchester, M3 3JZ
Ward(s): Deansgate Ward

Applicant: Kinrise (Sunlight Limited)
Agent (if any): Mr Jay Patel Savills UK Ltd
Case officer: Max Gibson
Tel: 0161 219 6359
Email: maximillian.gibson@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 07/05/2024

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit:

Standard consultations:

Printed: 3 April 2024 Expired: 24 April 2024

Neighbour notifications

Printed: 3 April 2024 Expired: 24 April 2024

Site notice

Posted: 09/04/2024 Expired: 30/04/2024

Press advert

Published: 9 April 2024 Expired: 23 April 2024

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

The application relates to a property located on Quay Street and named Sunlight House. The building is a 13 storey art deco style Grade II listed building that is constructed of Portland Stone. It was designed by Joseph Sunlight as the City's first speculative office development and completed in 1932.

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order:

Description of area

The building is within Deansgate Conservation Area and is seen in context with other listed buildings including the Manchester Opera House on Quay Street, Royal London House at the junction of Deansgate and Quay Street and the former County Court building on Deansgate, which are all Grade II Listed and the former County Court building on Quay Street, which is Grade II* Listed.

The building is also adjacent Spinningfields, which has become established as a premium financial and professional services destination set within world class architecture and public realm. It is a mixed use destination with civic, residential, leisure and retail uses complementing the commercial offer, all in a high quality, planned, managed and safe environment.

Other surrounding uses include shops, offices, a theatre, a hotel, residential accommodation, bars, restaurants and cafés.

Description of development

The development relates to the installation of 1no. decorative screen to obscure a plant louvre associated with the groundfloor cafe use at Sunlight House. The screen would be installed above a window, to the same opening in the elevation, facing out on to Quay Street.

Consultations & Notification Responses

Publicity

139279/LO/2024 - a notice was displayed on site informing passers-by of the development. A notice was posted in the local press, advertising the works as a listed building consent and affecting conservation area. Letters were sent to surrounding occupiers notifying them of the development.

139278/FO/2024 - a notice was displayed on site informing passers-by of the development. A notice was posted in the local press, advertising the works as those affecting a listed building and conservation area. Letters were sent to surrounding occupiers notifying them of the development.

139278/FO/2024

Environmental Health - no objections, a noise condition related to the associated plant requested. An appropriate condition is attached to this approval

MCC Highways Services - no objections, informative regarding necessary licencing requirements requested. An appropriate informative is attached to this approval.

Issues

The main policies that relate to this application are DM1 (Development Management), SP1 (Spatial Principles), EN3 (Heritage) and CC9 (Design and Heritage) of the Manchester Core Strategy (2012), saved policies DC18 (Conservation Areas) and DC19 (Listed Buildings) of the Unitary Development Plan for Manchester (1995) and Section 16 (Conserving and enhancing the historic environment) of the National Planning Policy Framework.

Principle

The proposed development relates to the installation of a decorative screen to the upper portion of one of the ground floor windows to the cafe at Sunlight House. The purpose of the decorative screen is to obscure a louvre that relates to a ventilation/ service louvre associated with the cafe use and thereby lessen the impact of the ventilation outlet on the visual amenity of the listed building. The principle of the screen is therefore accepted. The impact on visual amenity is explored in greater detail below.

Impact on the Listed Building

A standard louvre screen, which would have a modern, utilitarian appearance would clearly be unacceptable for use on a listed building due to the incongruity with building's historic appearance, particularly on a prominent elevation at a ground floor location, where it would be especially visible within the street scene. The decorative screen would, therefore, be installed to obscure the plant behind and mitigate against any visual harm that would be created.

The new screen has been designed to take design cues from other iron screens present above doorways and windows across the building. This would allow the new screen to visually integrate into the elevation and harmonise with the character of the building. The screen would also be made of an anodized metal to ensure both durability and an appropriately high-quality finish. The window in the opening to which the louvre is proposed is not original, and therefore the proposal would not involve the removal of historic fabric.

It is considered that the installation of the screen would have a minor impact on the appearance of the building, but that on balance, this is considered to be acceptable as it would help mitigate

an otherwise adverse visual impact to the listed building that would be created by the installation of new plant. Given the above, the proposal is supported pursuant to policies EN3 and CC9 of the Manchester Core Strategy and saved policy DC19 of the Unitary Development Plan for Manchester (1995).

Impact on the Conservation Area

The development site falls within the Deansgate Conservation area. As noted above, the purpose of the screen is to lessen the visual impact of the plant installation at this site on the building. The design of the louvres is intended to harmonise with other iron work elements in the elevation and create an aesthetically cohesive elevational alteration, thereby minimising the impact of the plant installation in the wider street scene. By virtue of this design approach, it is considered that the new screen would have a negligible impact on the conservation area, as it would conserve its historic character by softening the visual impact of an intervention that would otherwise be read as modern. Given the above, the proposal is considered acceptable pursuant to policies EN3 and CC9 of the Manchester Core Strategy and saved policy DC18 of the Unitary Development Plan for Manchester (1995).

Noise

The decorative screen forms part of a system with a new plant installation for the cafe. As a result, Environmental Health have requested a noise assessment be secured through a condition to ensure the new plant does not cause a level of noise increase that would result in disamenity. The plant has not yet been selected for the scheme, so at present both a scheme for acoustic mitigation, as well as post completion validation testing would be required. An appropriate condition is attached to this approval. Provided this condition is discharged satisfactorily, then the development is supported pursuant to policy DM1 of the Manchester Core Strategy and saved policy DC26 of the Unitary Development Plan for Manchester.

Conclusion

On balance, it is considered that the proposed works would have a minimal impact on the appearance of the building, being limited to a small area of the elevation and consisting of a high-quality product that would screen an otherwise unsightly elevational element. The works do not entail the removal of historic fabric. Therefore, it is considered that the impact on the character and appearance of the listed building is not so adverse as to warrant refusal. Through the application of an appropriate condition, noise related amenity impacts should be mitigated. Given the above, the application is supported, pursuant to policies DM1, SP1, EN3 and CC9 of the Manchester Core Strategy and saved policies DC18 and DC19 of the Unitary Development Plan for Manchester (1995).

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

In assessing the merits of an application officers will seek to work with the applicant in a positive and proactive manner to seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval 139278/FO/2024

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:

-Drawing - Proposed SLH-ANO-P0-XX-DR-A-05401-P1 ELEVATION - QUAY STREET

-Drawing - Proposed SLH-ANO-P0-XX-DR-A-21601- CAFE WINDOW LAYOUT

Both received by the City Council, Local Planning Authority, on 15/02/2024

-Supporting Information DESIGN AND HERITAGE STATEMENT received by the City Council, Local Planning Authority, on 23/02/2024

-Correspondence EMAIL FROM AGENT RE: SCREEN received by the City Council, Local Planning Authority, on 01/05/2024

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) a) Externally mounted ancillary plant, equipment and servicing shall be selected and/or acoustically treated in accordance with a scheme designed so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location. Prior to commencement of the use hereby approved the scheme shall be submitted to and approved in writing by the City Council as local planning authority in order to secure a reduction in the level of noise emanating from the site. The scheme shall be implemented in full before the use commences or as otherwise agreed in writing by the City Council as local planning authority.

b) Prior to the operation of the scheme a verification report shall be submitted to and approved in writing by the City Council as local planning authority to validate that the work undertaken throughout the development conforms to the recommendations and requirements in the approved acoustic report. The report shall also undertake post completion testing to confirm that the noise criteria have been met. Any instances of non-conformity with the recommendations in the report shall be detailed along with any measures required to ensure compliance with the agreed noise criteria.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site pursuant to policies DM1 and SP1 of the Manchester Core Strategy (2012).

Condition(s) to be attached to decision for approval 139279/LO/2024

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3) Prior to the commencement of the development hereby approved, a sample of the anodized metalwork that shall comprise the decorative screen, shall be submitted to and approved in writing by the City Council, as Local Planning Authority. This shall include drawings, cross sections and a full size sample which, for the avoidance of doubt, should not be in situ. The approved details shall be implemented in full as part of the development.

Reason - In the interests of visual amenity, and because the proposed works affect a building which is included in the Statutory List of Buildings of Special Architectural or Historic Interest so careful attention to building work is required to protect the character and appearance of this building in accordance with saved policy DC19.1; of the Unitary Development Plan for the City of Manchester and policies SP1, EN3 and DM1 of the Core Strategy

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health
Greater Manchester Police

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
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
Sainsbury's, 242 Deansgate, Manchester, M3 4BQ
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, 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
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
MANSON INSURANCE LTD, 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
17 Quay Street, Manchester, M3 3HN
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, 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
Aircraft Safeguarding Zone - Aircraft Safeguarding Zone - All Exceeding 90M
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Area Team Boundary - Name: CENTRAL