

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144927/LO/2026
Date registered valid: 13 January 2026
Proposal: Listed Building Consent installation of temporary vinyl for a period of 6 months.
Address: Sunlight House, Quay Street, Manchester, M3 3JZ
Ward(s): Deansgate Ward

Applicant: Daniel Kelly D2 Investments Ltd
Agent (if any): Harrison Ince Harrison Ince Architects Ltd
Case officer: James Bridgman
Tel: 0161 219 6202
Email: james.bridgman@manchester.gov.uk

Recommendation: Approve
Date of recommendation: 6 March 2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 16 January 2026

Standard consultations:

Printed: 16 January 2026 Expired: 6 February 2026

Neighbour notifications

Printed: 16 January 2026 Expired: 6 February 2026

Site notice

Posted: 16 January 2026 Expired: 6 February 2026

Press advert

Published: 20 January 2026 Expired: 10 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. Sunlight House is a Grade II listed building completed in 1932 by Joseph Sunlight, architect and developer, as the headquarters for his property business, with offices and shops to let. At the time, it was Manchester's tallest building. The building is also located within the Deansgate/ Peter Street Conservation Area.

The building is a 14 storey (15 including roof plant to western side) steel and concrete structure, clad in Portland stone. The building is almost square in plan, with three street frontages, and a large central light-well. Each of the three street facades are seven bays, with the two street corners expressed as three sided towers, which each rise to a four-level octagonal turret, topped by a domed lantern and finial. Behind and between the turrets, the top four floors are expressed as a mansard roof with multiple setback square dormer windows, which together with the turrets create a distinctive skyline and a major feature in the city.

The ground floor, mezzanine and basement areas subject of this application were previously occupied by a leisure use with a gym and swimming pool. Sunlight House has been extensively modernised throughout including refurbishment works previously throughout the building since its original construction.

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

Description of development

Listed Building Consent for sought the installation of temporary internally applied vinyl signage to shopfronts for a period of 6 months.



Figure 1 – Proposed external appearance of vinyl

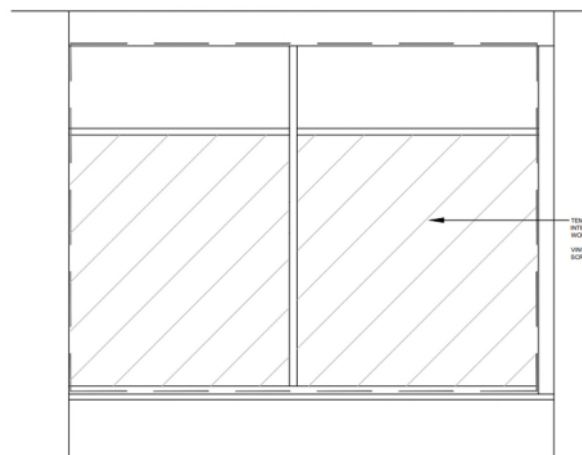


Figure 2 – Proposed internal appearance of vinyl



Figure 3 – External elevation of Atkinson Street with yellow boxes showing locations of temporary vinyl



Figure 4 – External elevation of Quay Street with yellow boxes showing locations of temporary vinyl

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.

Policy

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-P2 – Heritage

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 EN1 – Design Principle and Strategic Characters Areas
- Policy EN3 – Heritage

The Unitary Development Plan for Manchester – For the reasons outlined below the following saved UDP Policies are of relevance to this application:

- Policy DC18 – Conservation Areas
- Policy DC19 – Listed Buildings

National Planning Policy Framework (NPPF)

- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving Well-Designed Places
- Chapter 16 – Conserving and Enhancing the Historic Environment

Draft National Planning Policy Framework (2025)

The government has published a consultation National Planning Policy Framework which is intended to improve housebuilding rates through a clearer, more predictable and faster policy basis for decision and plan making. Whilst this is a draft NPPF for consultation it is considered that the development proposals are in accordance with the general thrust of policy contained within it.

As set out in the printed report no adverse impacts have been identified through consideration of the application proposals that would outweigh a positive decision in this instance.

Planning (Listed Buildings and Conservation Areas) Act 1990

Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (LBCA Act) states that in considering whether to grant Listed Building Consent for any works the Local Planning Authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses

Section 66 of the LBCA Act requires the local planning authority to have special regard to the desirability of preserving the setting of listed buildings. This requires more than a simple balancing exercise and considerable importance and weight should be given to the desirability of preserving the setting.

Section 72 of the LBCA Act requires the local planning authority to have pay special attention to the desirability of preserving or enhancing the character or appearance of that area.

Relevant Planning History

142873/LO/2025 - Listed building consent for internal refurbishment of ground floor and lower basement areas for entertainment venue. Decision: Approved 27 February 2026

142872/FO/2025 - Change of Use to Sui Generis (Bar/Entertainment Complex), including associated external alterations. Decision: Approved 27 February 2026

Issues

Heritage Assessment

The basement, ground floor and mezzanine areas of Sunlight House where the former leisure and gym previously occupied are being refurbished. This follows the recent consent for a bar/entertainment complex under applications 142873/LO/2025 and 142872/FO/2025.

The internally applied vinyl within the shopfront windows would screen any internal works from public viewpoint. The use of vinyl is considered to be the least harmful intervention into the listed building as the applicant explored a blind system that would have required fixings into historic fabric.

The installation of the vinyl will have a negative impact on the listed building and the wider street scene but are justified in that they would screen ongoing internal works. The vinyl would be temporary and will be removed 6 months from 1st April or the date of installation if earlier. Therefore, considering the reversibility of the proposal, there will be no long-term harmful impact on historic fabric or the building's special significance.

The installation of the temporary vinyl is considered to result in a low level of less than substantial harm in line with paragraph 208 of the NPPF.

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.

The vinyl would be screening the construction works associated with the fit out for the new use. There are benefits associated with the new use in relation to these construction works such as the bringing forward a large portion of a vacant part of the ground floor, mezzanine and underutilised basement areas. The low level of less than substantial harm would also be on a temporary basis therefore lessening any impact on the long-term significance of the listed building.

The low level of less than substantial harm is considered to be outweighed by the public benefits associated with bringing forward a vacant part of a listed building.

In the interests of preventing any damage to fabric of the listed building, a robust method statement has been submitted outlining how vinyl would be removed from the shopfronts. This would be conditioned as an approved methodology for the removal of the vinyl.

In the interest of visual amenity, a sample of the vinyl in situ on the shopfront shall be submitted to and approved in writing by the Local Planning Authority through condition.

Conclusion

The proposal is there considered to be acceptable and is consistent with Policies EN3 and CC9 of the Core Strategy. Policy JP-Strat2 and JP-P2 of the Places for Everyone, saved UDP Policy 19.1 and the guidance within Section 16 of the NPPF.

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/agent in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with the application.

Condition(s) to be attached to decision for approval

1. a) The temporary internally applied vinyl hereby granted is limited to a period of 6 months from the date of the commencement of the display of vinyl or from no later than 1 April 2026
- b) On the date of the expiry of the consent period on 1 October 2026 (6 months from the date provided) or earlier (if installed earlier) (see part a); the temporary vinyl shall be removed in accordance with the approved method statement, and the shopfronts shall be restored to clear glazing.

Reason: In the interest of visual amenity and to ensure that there is no long term impact on the character and appearance of the listed building pursuant to policies EN3, DM1 and SP1 of the Manchester Core Strategy and saved policy DC29 of the Unitary Development Plan.

2. The development hereby approved shall be carried out in accordance with the following drawings and documents:
 - Proposed Elevations: AD209 A
 - Design and Access Statement, prepared by Harrison Ince Architects

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. Prior to the installation of the internally applied temporary vinyl, a sample shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be implemented as part of the development for the temporary period.

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, saved policy DC19.1 of the Unitary Development Plan for the City of Manchester and the National Planning Policy Framework

4. The removal of the vinyl shall be carried out in accordance with the Method Statement, prepared by True North Projects Limited as received by the Local Planning Authority on 4 March 2026.

Reason - 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

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
Fifth And Sixth Floors, 2 Hardman Street, Manchester, M3 3HF
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
The Blues Kitchen, 13 Quay Street, Manchester, M3 3HN
15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
188 - 192 Deansgate, Manchester, M3 3ND
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Ground Floor, 15 Quay Street, Manchester, M3 3HN
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
2 Hardman Street, Manchester, M3 3HF
NANDOS CHICKENLAND LTD, Unit 1, 2 Hardman Street, Manchester, M3 3HF
194 Deansgate, Manchester, M3 3ND
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Opera House, Quay Street, Manchester, M3 3HP
Seventh Floor, 2 Hardman Street, Manchester, M3 3HF
Ground Floor, 2 Hardman Street, Manchester, M3 3HF
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Royal London House, 196 Deansgate, Manchester, M3 3WF
200 - 204 Deansgate, Manchester, M3 3NN
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE

Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
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
Moxy Hotel, 8 Atkinson Street, Manchester, M3 3HH
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Unit 2B, 2 Hardman Street, Manchester, M3 3HF
Unit 2A, 2 Hardman Street, Manchester, M3 3HF
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
1 Little Quay Street, Manchester, M3 3JU
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ

Appendix 2 – Planning constraints

Article 4 Direction - City Centre PD Restriction - Class B1(a) To C3
Article 4 Direction - Removal Of PD Rights Change Of Use From Class C3 To Class C4
Coal Authority - Development Low Risk - Name: DEVELOPMENT_LOW_RISK_AREA
Conservation Area - Deansgate Conservation Area 1985
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL