

Your Ref: PP-14739440
Our Ref: HPD/DSP/MS/25/170
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Dear Sir/Madam,

RE: FULL PLANNING APPLICATION: SUNLIGHT HOUSE, QUAY STREET, MANCHESTER, M3 3JZ

On behalf of our client, Joe & The Juice UK Limited ('the Applicant'), we are instructed to submit Full Planning application for external alterations to install a new decorative grille for Joe & The Juice at Part of Ground Floor and Basement Mezzanine at Sunlight House, Quay Street, Manchester. The new decorative grille will replace the existing glass transom that is located at the top of the existing entry door positioned on the corner of Quay Street and Little Quay Street. The description of development is proposed as follows:

"Full Planning Application for external alterations to replace existing glass transom with a new decorative grille on the corner of Quay Street and Little Quay Street"

Accordingly, please find enclosed the following documents which comprise the application:

- Duly completed Planning Application Form;
- Site Location Plan at scale 1:1,250 with the site edged in red;
- Proposed Plans by DesignTime;
- Planning, Design & Access Statement (this document) prepared by Hybrid Planning & Development Ltd.

Application Site and Surrounding Context

The proposal site relates to part of the ground floor and basement mezzanine of Sunlight House, which historically formed part of the reception/cafe area. Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. The proposed Joe & The Juice will be accessed via a door on the corner. Joe & The Juice will also use the basement mezzanine for operations and seating, which was recently approved for Class E under a previous approval (LPA Ref: 135529/LE/2022). Additionally, we have recently submitted a Certificate of Lawfulness to confirm that the tenancy can operate as a juice bar/café, which is currently being assessed by the Council (LPA Ref. 144786/LP/2025).

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 Country Court building on Deansgate, which are all Grade II Listed, other than the Country Court building, which is Grade II* Listed.

The site is in proximity to the Manchester Central Convention Complex located on Windmill Street, Manchester Central Library at St Peter's Square and the Deansgate historical avenue with shopping and dining. Spinningfields is adjacent to the site, which includes premium financial and professional services in a mixed-use setting with civic, residential, leisure and retail uses.

Planning History

Whilst the site has an extensive planning history, we consider the following applications to be the most pertinent to the current proposals:

- **144975/LO/2026** - Listed Building Consent for the installation of 1no. internally illuminated. Under Consideration.
- **144991/AO/2026** - Installation of 1no. internally illuminated fascia sign. Under Consideration.
- **144786/LP/2025** - Use of part of the ground floor and basement mezzanine as a juice bar/cafe (Use Class E). Under Consideration.
- **144012/LO/2025** - Listed Building Consent for the creation of a slab opening and staircase connecting ground floor and basement mezzanine level. Approved 12 Nov 2025
- **135529/LE/2022** - Use of part of the ground floor, basement and sub-basement of Sunlight House as Class E (a-g). Approved 11 Jan 2023
- **136161/LO/2023** - Listed Building Consent for the refurbishment of the office areas including ground floor reception area together with elevational alterations. Approved Jul 2023
- **115806/LO/2017** - Listed Building Consent for the installation of a new frontage to create a new entrance from Little Quay St, the restoration of the stained glass dome, the insertion of 2 No glazed lifts within the existing lightwell, internal modification at ground floor level to create a new reception and cafe area, the refurbishment of the 13th and 14th floors to existing office space and the landscaping works to Little Quay Street. Approved Jun 2017
- **109882/FO/2015/C1** - Elevational alterations to include the installation of a new entrance to the ancillary reception and cafe car area, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, and the implementation of a landscaping scheme to Little Quay Street. Approved 28 Jun 2016
- **109883/LO/2015/C1** - Elevational alterations to include the installation of a new entrance, restoration of the central stained glass dome and the Insertion of 2 no. glazed lifts into lightwell area, internal modifications to create a new reception area at ground floor level, and the refurbishment of existing office space at the 13th and 14th floor. Approved 28 Jun 2016
- **090330/LO/2009/C1** - LISTED BUILDING CONSENT Installation of ceiling and ceiling rafts to the stair cores and parts of the communal corridors on the 1st, 2nd, 3rd, 5th and 6th floors and refurbishment of ground floor reception areas. Approved 11 Nov 2009
- **085698/LO/2008/C1** - LISTED BUILDING CONSENT to refurbish reception area and common parts and re-model external facade at ground floor level. Approved 15 Jul 2008
- **049084/LO/CITY1/95** - LISTED BUILDING CONSENT Internal refurbishment including toilets, corridors, lobbies and 2no. main entrances. 21 Oct 1996
- **033984** - LISTED BUILDING CONSENT Alterations to ground floor entrance/exit doors to ensure adequate means of escape. Approved 17 May 1989
- **F12071** - Change of Use to non-residential club involving proposed alteration to existing swimming pool and forming health and leisure facilities with restaurant and bars. Approved 5 Dec 1979
- **F10362** - Change of use of the basement and ground floor to a non-residential club involving alterations to existing swimming pool and forming health and leisure facilities with restaurant and bars. Approved 4 Apr 1979

The tenancy sits on the corner of Quay Street and Little Quay Street. Historically, this area has been used as a larger reception and cafe space for the offices on the upper floors. Listed Building Consent (136161/LO/2023) was granted in 2023 for the refurbishment of the office areas, including the ground floor reception area. In this approval, the ground floor was reconfigured, and this moved the cafe into the corner where we are now proposing the Joe & The Juice.

The full planning application, which shows this area before it was reconfigured, was for the creation of a new entrance on the Little Quay St elevation, and landscaping and associated works (115805/FO/2017). This shows the ground floor layout as existing before it was changed. A Certificate of Lawfulness has recently been submitted to Council to confirm that the tenancy can be used for Juice Bar/Café (Use Class E) operations (LPA Ref. 144786/LP/2025).

On 12 November 2025, Listed Building Consent was approved for the creation of a slab opening and staircase connecting the ground floor and basement mezzanine level (LPA Ref. 144012/LO/2025). This approval is in Joe & The Juice's demise and will allow them to use both the ground floor and basement for their operations. As such, this proposal has been made in relation to both floors with no major internal changes.

The Proposals

The proposal includes external alterations to the existing glass transom above the entry door of the proposed Joe & The Juice. This section is positioned on the corner of Quay Street and Little Quay Street and is above the main entry into the commercial premises. The existing glass transom above the door was installed following the approval of the corner entrance in 2017 (LPA Ref. 115805/FO/2017). As shown in the attached plans, the proposed decorative grille has been designed to match the existing decorative louvre panels along the Quay Street side and other elevations on Sunlight House. Furthermore, in March 2025, an application for the installation of decorative metal screens to the shopfront was approved (LPA Ref. 142316/FO/2025). The proposed decorative louvres have been designed to match the existing approved and other retained decorative metal screens.

The policy context and assessment are addressed further below.

Planning Policy Context

National Planning Policy Framework (NPPF) (2024)

The National Planning Policy Framework (NPPF), updated in December 2024, aims to strengthen local decision making and to reinforce the importance of up to date plans.

Paragraph 11 states that:

“Plans and decisions should apply a presumption in favour of sustainable development”.

For decision-taking this means (**Paragraph 11**):

“Approving development proposals that accord with an up-to-date development plan without delay”.

The NPPF continues that the creation of high quality, beautiful and sustainable places, is fundamental to what the planning and development process should achieve, and states at Paragraph 131, that good design is a key aspect of sustainable development, creates better places in which to live and work, and helps make development acceptable to communities.

Planning policies and decisions should ensure that developments will function well and add to the overall quality of an area, are visually attractive and sympathetic to local character and history, establish or maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate mix of development and support local facilities and transport networks, and create places that are safe, inclusive and accessible which promote health and well-being, with a high standard of amenity for existing and future users.

In determining applications (Paragraph 139), great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so as long as they fit in with the overall form and layout of their surroundings.

The NPPF recognises that a balance needs to be struck between the preservation of the significance of a heritage asset and delivering public benefit. With regard to designated assets, Paragraph 212 states that the more important the asset, the greater the weight should be on its conservation. Distinction is drawn between those assets of highest significance and those of a lesser significance.

The NPPF identifies harm as being either substantial or less than substantial. Paragraph 214 states that where the proposal would lead to substantial harm to the significance of a designated asset consent should be refused unless the harm or loss is necessary to achieve substantial public benefit that outweighs that harm. In cases where less than substantial harm to the significance of a designated asset is anticipated, the NPPF requires that this harm should be weighed against the public benefits of the proposal.

Paragraphs 219 and 220 specifically discuss Conservation Areas; paragraph 219 states that opportunities should be sought to better reveal the significance of these assets, whilst paragraph 220 remind the reader

that not all elements of a conservation area will contribute to the significance of that area; in this way assessments should take account of the relative value of the element subject to change, and its contribution.

Local Planning Policy

Places for Everyone Plan – Joint Development Plan Document, Adopted 21 March 2024

The Places for Everyone Plan (PfE 2021) provides an important opportunity to create the conditions for inclusive economic growth, provide opportunities for the provision of much-needed homes and protect and enhance the natural environment. The policies relevant to the application include:

Policy JP-Strat2 – City Centre

Policy JP-P2 – Heritage

Manchester Core Strategy – Development Plan Document 2012-2027, Adopted 11 July 2012

The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. It describes Manchester today and outlines the Council's vision for Manchester in 2027, along with the planning policies which will be used to deliver that vision. The policies relevant to this application include:

Policy SP1 – Spatial Principles

Policy EN1 – Design Principles and Strategic Character Areas

Policy EN3 – Heritage

Policy CC1 – Manchester City Centre

Policy CC9 – Design and Heritage

Policy DM1 – Development Management

Unitary Development Plan for Manchester

The Core Strategy replaced much of the UDP, but some UDP policies are extant (remain). The following policies are relevant to the application:

Policy DC14 – Shop Fronts and Related Signs

Policy DC18 – Conservation Areas

Policy DC19 – Design and Heritage

We now turn to assess the proposals against the relevant planning policy.

PLANNING AND HERITAGE ASSESSMENT

This section seeks to address the key planning and heritage matters arising from the proposal. These issues have been identified through a review of the relevant planning policies for the site.

Principle of Development

The proposal includes replacing the existing glass transom with a new decorative grille above the entry door. A key factor in relation to Policy CC1 and Policy CC4 is the continued growth of the Manchester City Centre, boosting investment and mixed-use development. The importance of tourism, culture and leisure is also addressed in the policies. The application site will improve the appearance, use and operation of the tenancy and allow Joe & The Juice to appropriately conduct business out of this space. The decorative grille has been designed to match the existing so that it does not distract from the rich legacy and heritage of Sunlight House. As such, it is evident that the external alterations for the new grille comply with Policies EC1, CC1 and CC4. The image below demonstrates a photo of the existing grille at Sunlight House along Quay Street in Figure 1 and the proposed plans of the decorative grille above the entrance door in Figure 2.



Figure 1 Decorative Grille Along Quay Street Elevation

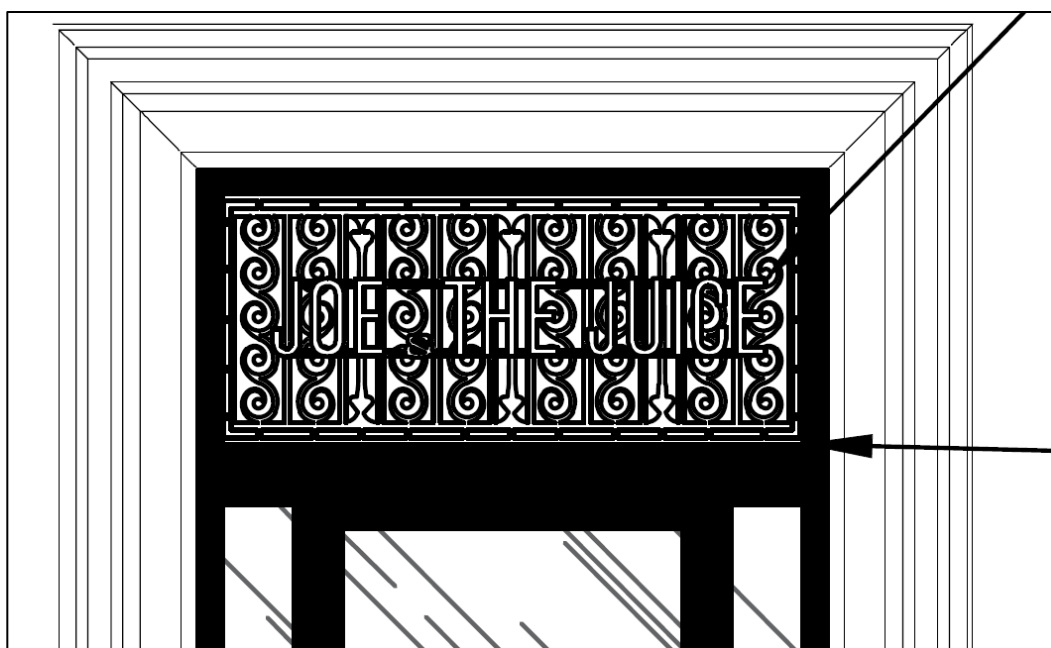


Figure 2 Proposed Grille above Entrance Door

The principle of development is also seen to be accepted in the area and relatively matches that in the locality. The decorative grille will replace the glass transom panel above the entrance floor with a grille to match the existing grille above the window along Quay Street. The decorative grille would form the backdrop to our proposed fascia sign, which is being assessed under LPA Ref. 144975/LO/2026 & 144991/AO/2026. The external sign has been proposed below the fascia level, positioned under the 'Sunlight House' sign and attached to the new decorative grille, which respects the architectural form of the building and shop frontage in accordance with Policy DC14.

Visual Amenity

The application that was approved in 2025 for the installation of decorative metal screens on the shopfront (LPA Ref. 142316/FO/2025) addressed the visual amenity and heritage concerns in the Officer's Report. This screen was proposed on the same tenancy, and as such, the visual amenity and heritage impact are relatively similar. The grille above the entrance door is proposed to lessen the visual impact of any ventilation and plant

requirements, while also providing an appropriate surface for the proposed façade signage. The proposed decorative grille matches the existing approved screen and the original ironwork elements to the Quay Street elevation. The Officer's report stated that the previous proposal would result in a cohesive elevation and minimise the visual impact of any new plant installation on the character of the listed building and wider street scene.

Furthermore, the decorative grille will have a negligible impact on the conservation area and the listed building. The grille will provide significant visual improvement and symmetrical formality along Quay Street and Little Quay Street while conserving the historic character by softening the visual impact of any new plant that would otherwise present a modern design.

The proposal demonstrates that the negligible impact on the significance and setting of the listed building and conservation area will comply 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 Building and Conservation Areas) Act 1990.

The existing building has recently gone through other enhancements and refurbishment, which are now mostly complete. The proposed tenancy is positioned on the corner of Quay Street and Little Quay Street. All of the other existing façades and external elements will remain. The existing Portland stone has been enhanced and remains a prominent visual aspect of the building, which will continue with the operations of Joe & The Juice. It is highly unlikely that the proposal will have any harmful visual amenity to the exterior.

Design and Heritage

Sunlight House comprises a 14-storey office block designed by Joseph Sunlight, completed in 1932. The Historic England listing description is as follows:

Office block. 1932, by Joseph Sunlight. Steel frame with cladding of Portland stone, slated 3-tier mansard roof with glazed centre. Large square plan with central light-well. International Modern style with classical elements. Ten storeys plus 4 attic storeys successively setback, 8 bays plus wide canted corner to right rising to octagonal turret with domed lantern and apex finial; ground and first floors treated as plinth, 6-storey 5-bay pilastrade to centre, with moulded frieze over seventh floor and enriched cornice over eighth floor, plain parapet over tenth floor. Very regular fenestration with casements of 3 lights to the 5-bay centre and 2 lights to the end bays, metal panels between floors; 3-light attic windows, those of the first 3 tiers set in individual projected rectangular dormers. Shop windows and a round-headed archway at ground floor. Canted corner treated as tower, given strong vertical emphasis by narrow 3-light mullioned windows in each face tiered continuously from second to tenth floors, with carved decoration over tenth floor, a 1-storey drum over this, set-back 2-storey continuation, and set-back lantern; square-headed doorways to entrance porch at ground floor. Return to right and rear elevation similar, but with slated attic and extruded dormers. Forms group with Royal London House to right (Nos 188-202 Deansgate, q.v.).

Sunlight House holds historical significance as Manchester's first skyscraper and remained the city's tallest building until 1962. Additionally, the design of the building is indicative of commercial buildings during this period. Such buildings often have ancillary operations of restaurants, shops and leisure facilities, which is demonstrated by the original design of the basement, including a restaurant. After the original restaurant was not able to go ahead due to liquor licensing issues, the swimming pool in the basement was included, which continued operating for some time as a leisure centre and gym. Recently, the basement space has lodged an application for a Bar/Entertainment Complex, which is still undergoing assessment by Council. On the other corner of Sunlight House, to the North is 'Schofield's Bar' which adjoins Little Quay Street and Atkinson Street. With the new proposed use of the basement and existing bar to the north, it is evident that the ground floor and basement of Sunlight House are a necessary place for hospitality venues, in which Joe & The Juice will be contributing.

It is understood that the original door and doorways to the reception of Sunlight House have been lost; the significance of the remaining entrance is considered to be low, other than its central position within the wider frame. There is a decorative ironwork panel above the pub door, which is likely to be original, though no longer in its intended position. This is considered to be historically significant and matches those found above

other doors at the ground floor level. The proposed door for Joe & the Juice looks to be associated with an application for a new entrance on Little Quay Street, which was approved in 2017 (LPA Ref. 115805/FO/2017). As the proposed decorative grille is matching existing it is understood that this enhances the historical amenity of the site.

Policy DC18 sets out the requirement for conservation areas, with the Council seeking to preserve and enhance the character of the designated conservation area by carefully considering the issues. The proposal is seen to comply with the policy as it will not cause a major change to the appearance of the existing building. The proposed external alterations comply entirely with Policy EN3, CC9 and DC18 of the Local Plan.

Amenity/Highways

The proposal does not include the addition of any new plant. The metal screen will assist in the operation of plant equipment in this space.

By virtue of the size, location and heritage consideration, the proposed external alterations are considered acceptable in design, conservation and townscape terms, and therefore comply with the relevant policies.

Summary

The proposed external alterations for a new decorative grille above the entrance door are seen to be minimal and respect the heritage value of the site. The proposed application is seen to comply with the necessary policy in its entirety, including the NPPF (2024), Development Plan Document, Core Strategy and Unitary Development Plan part of the Manchester Local Plan.

Notwithstanding, we trust that the information supplied meets with your approval and is sufficient for you to consider this application favourably.

Yours faithfully,



Max Shadforth
ASSISTANT PLANNER

Encs.