MANCHESTER CITY COUNCIL

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145027/LO/2026
Date registered valid:	23 January 2026
Proposal:	Listed Building Consent for internal alterations to 7th & 8th Floors.
Address:	Seventh And Eighth Floors, Sunlight House, Quay Street, Manchester, M3 3LF
Ward(s):	Deansgate Ward
Applicant:	Government Property Agency
Agent (if any):	Mr Sam Astin Arcadis
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	18/03/2026

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit: 12 February 2026

Standard consultations:
Printed: 29 January 2026 Expired: 19 February 2026

Neighbour notifications
No neighbour notifications have been printed and sent.

Site notice
Posted: 25 February 2026 Expired: 18 February

Press advert
Published: 3 February 2026 Expired: 24 February 2026

Departure from Development Plan: No

Environmental Statement: Not required

Description of site/building

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 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 7th and 8th floors reflect a vacant modern office floor plan, with its historical significance partly comprised of the unique floorplate with a ring of external and lightwell sash windows and elements of parquet flooring.

Listed building: Grade II

Conservation area: Deansgate Conservation Area 1985

Tree Preservation Order: Not applicable

Description of Area

Sunlight House is located on the corner of Quay Street and Little Quay Street in the city centre of Manchester. Quay Street contains a variety of commercial uses and buildings. The building is also located within the Deansgate/ Peter Street Conservation Area.

Background

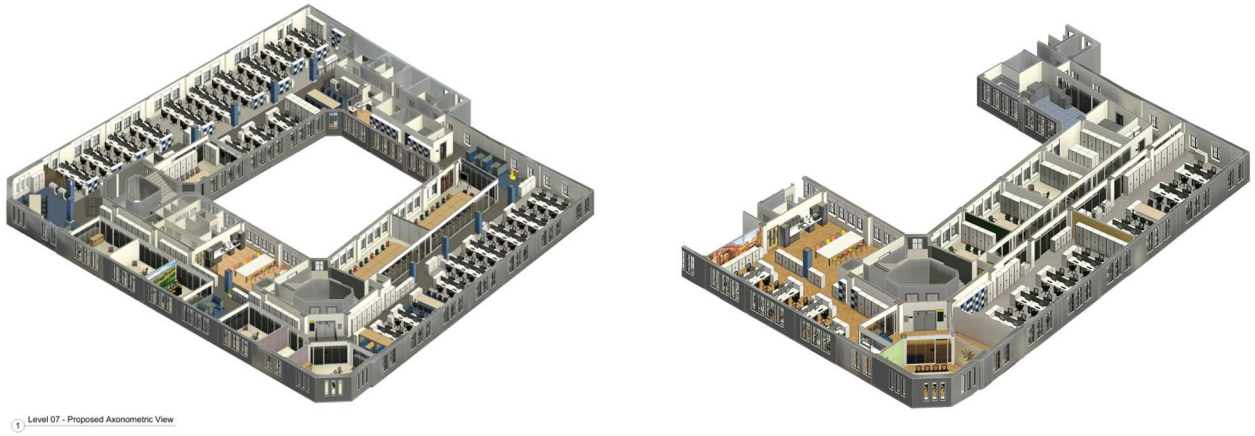
Sunlight House has been extensively modernised throughout including refurbishment works previously throughout the building since its original construction.

A previous application 136161/LO/2023 was approved for the refurbishment of the upper floors of the building into flexible high quality office accommodation, as well as improvements to the office entrance and reception space.

Description of Development

Listed Building Consent is sought for the internal fitout of the seventh and eight floors of the Grade II listed Sunlight House.

The proposal includes partitioning to form meeting rooms, extensions to modern bulkheads, acoustic ceiling baffles, exposing of original parquet flooring, servicing, new kitchenettes and MEP works.



Consultations & Notification Responses

Notification:
Occupiers of neighbouring buildings were notified of the proposal via notification letters. No representations have been received.

Advertisement:
The application was advertised by site notice and in the local press as affecting a listed building. No representations have been received.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-P1 – Sustainable Places
- JP-P2 – Heritage

The Adopted Core Strategy for the City of Manchester

- SP1 – Spatial Principles

- EC1 – Employment and Economic Growth in Manchester
- EC2 – Existing Employment Space
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus : City Centre and Fringe
- CC9 – Design and Heritage
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester
- DC19 – Listed Buildings

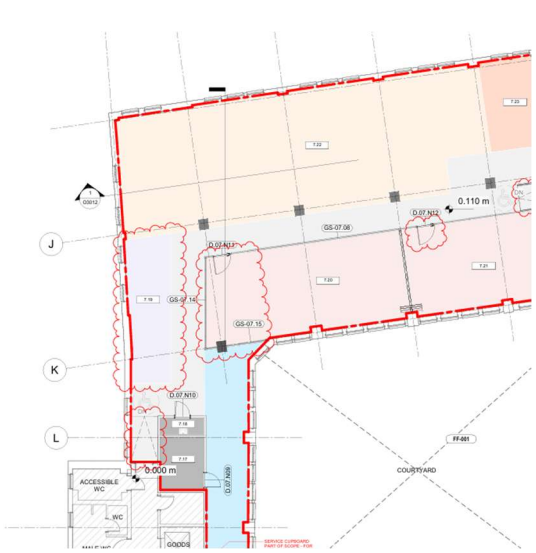
NPPF
- Section 12 (Achieving Well Designed Places)
- Section 16 (Conserving and Enhancing the Historic Environment)

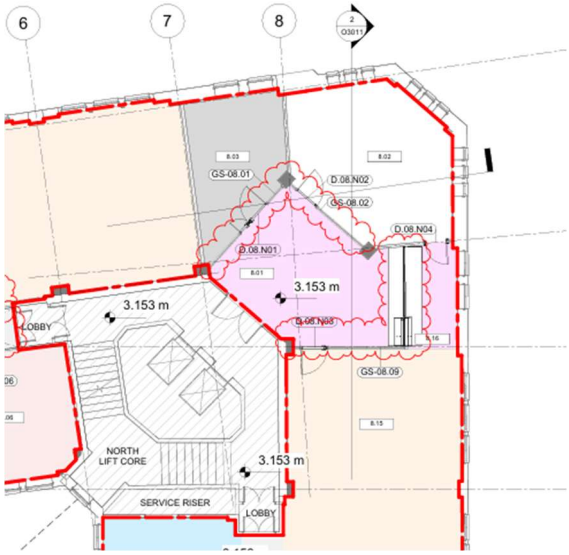
Listed Buildings and Conservation Areas Act 1990
- Sections 16

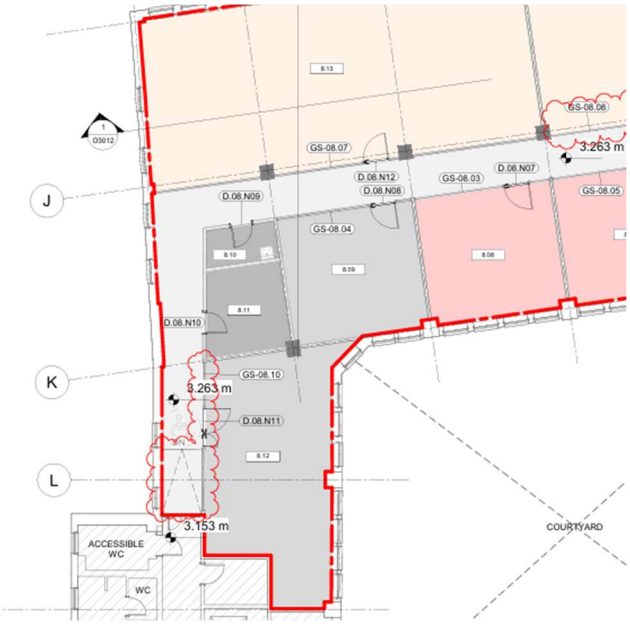
Issues

Impact on Heritage Asset

New partitioning to create various meeting rooms and breakout areas would result in a degree if harm as they would feature solid partitions perpendicular to the elevations, reducing views across the floorplate and affect the appreciation of the unit's full length and its spatial character. In some areas, the partitioning would result in the creation of a number of awkward spaces which extend into the unit's corridors.







Amended plan have resulted in more glazing into the partition design. This has increased the range of some views across the floorplate and has lessened the awkwardness of some of these spaces through a more lightweight and transparent approach. It is considered that this harm could be further mitigated through a number of conditions attached to the decision notice.



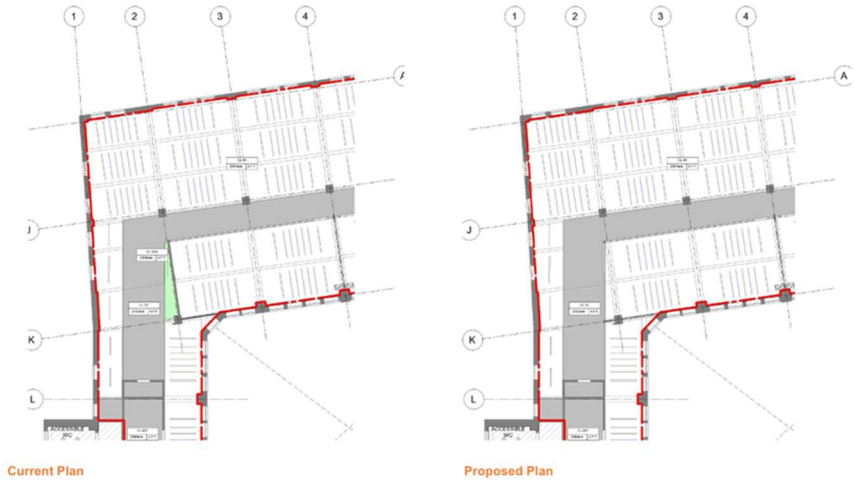


A condition for shadow gap detail is recommended to ensure the impact of partitions is mitigated by clearly demarking these partitions as a modern intervention. A condition for the specification of the glazing frames, as well as details of finishes to glazing, would ensure areas where transparency is achieved are as lightweight as possible. A condition requiring fixing details is also recommended.

With respect to the proposed acoustic baffles, this would add a degree of clutter and have a low level of harm to the spatial character of the floorplate, affecting an appreciation of the views that remain throughout the space as a result of the partitioning. The applicant has provided an acoustic study providing a justification for the number of baffles based on the occupancy on the floorplate. Amended plans received 13/03/2026 were informed by this study, reducing a number of baffles in the open plan areas of the 7th floor and increasing them on the 8th floor where the wooden parquet floor is to be exposed.



Where the ceiling bulkheads are to be extended, this would to a lesser extent have a low level of harm to the spatial character of the floorplate. It is noted that amended plans have removed a number of awkward infill extensions to the bulkheads.



Current Plan

Proposed Plan

The alteration to the 7th floor ramp and 8th floor raised access flooring would reveal the original parquet flooring beneath. This is considered to have a minor positive impact, allowing for greater appreciation of original features. It is considered that a condition for a method statement should be attached to any approval to ensure the historic fabric is protected.

Surface mounted servicing to walls and penetrations for mechanical servicing would result in some low adverse harm, however these changes would be reversible.

New kitchenettes and MEP works are considered to have a neutral impact on the significance of the listed building.

Assessment of Harm

As outlined above, there would be a low level of less than substantial harm as a result of the works, comprising of the new partitioning to create various meeting rooms, acoustic baffles,

bulkhead extensions, surface mounted servicing to walls and penetrations for mechanical servicing.

In consideration of the proposal's public benefits as per the requirements of Paragraph 215 of the NPPF, the proposal would put the vacant unit to a viable office use in line with Core Strategy Policies SP1, EC1, EC2, EC3 and CC1. There would also be minor positive impacts of exposing the original parquet flooring.

As such, the less than substantial harm resulting from the works are at a level where the public benefits of facilitating the occupancy of a viable use and exposing historic fabric outweigh the harm. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

In order to mitigate against the identified harms, conditions have been outlined above to require submission of shadow gap details, specification of glazing frames, details of finishes to glazing, partition fixing details, and a method statement for works to expose the parquet flooring.

Conclusion

In consideration of the above and subject to conditions, the proposed works are considered to not have an unacceptable adverse effect on the listed asset's architectural and historic character. On this basis, the proposal is considered to meet the statutory test to preserve as required by Section 16(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-P1, and JP-P2; Policies SP1, EC1, EC2, EC3, CC1, CC9, EN1, EN3 and DM1 of the Core Strategy; saved UDP policy DC19; and sections 12 and 16 of the NPPF as they relate to the sustaining, preservation and enhancement of heritage assets.

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

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 plans and documents received:

23/01/2026

30279810-ARC-MAN-XX-DR-AR-O1000 L01
30279810-ARC-MAN-07-DR-AR-O1111 L01
30279810-ARC-MAN-07-DR-AR-O1501 L01
30279810-ARC-MAN-07-DR-AR-O1631 L01
30279810-ARC-MAN-07-DR-AR-O1801 L01
30279810-ARC-MAN-07-DR-AR-O5003 L01
30279810-ARC-MAN-07-DR-AR-O5005 L01
30279810-ARC-MAN-07-DR-AR-O5008 L01
30279810-ARC-MAN-07-DR-AR-O5009 L01
30279810-ARC-MAN-07-DR-AR-O5015 L01
30279810-ARC-MAN-08-DR-AR-O1112 L01
30279810-ARC-MAN-08-DR-AR-O1632 L01
30279810-ARC-MAN-08-DR-AR-O1802 L01
30279810-ARC-MAN-08-DR-AR-O5028 L01
30279810-ARC-MAN-08-DR-AR-O5029 L01
30279810-ARC-MAN-08-DR-AR-O5030 L01
30279810-ARC-MAN-08-DR-AR-O5031 L01
30279810-ARC-MAN-08-DR-AR-O5033 L01
30279810-ARC-MAN-08-DR-AR-O5034 L01
30279810-ARC-MAN-XX-DR-AR-O5201 L01
30279810-ARC-MAN-XX-DR-AR-O5202 L01
30279810-ARC-MAN-XX-DR-AR-O5204 L01
30279810-ARC-MAN-XX-DR-AR-O5205 L01
30279810-ARC-MAN-XX-DR-AR-O5206 L01
30279810-ARC-MAN-XX-DR-AR-O5207 L01
30279810-ARC-MAN-XX-SH-AR-O6031 L01

13/03/2026

Design and Access Statement V2 prepared by ARCADIS dated March 2026
Heritage Statement Version 3 prepared by ARCADIS dated MARCH 2026

30279810-ARC-MAN-07 -DR-AR-01101 L02
30279810-ARC-MAN-08 -DR-AR-01102 L02
30279810-ARC-MAN-07 -DR-AR-01201 L02
30279810-ARC-MAN-08 -DR-AR-01202 L02
30279810-ARC-MAN-07 -DR-AR-01401 L02
30279810-ARC-MAN-08 -DR-AR-01402 L02
30279810-ARC-MAN-08 -DR-AR-01502 L02
30279810-ARC-MAN-07 -DR-AR-01601 L02
30279810-ARC-MAN-08 -DR-AR-01602 L02
30279810-ARC-MAN-07 -DR-AR-01611 L02
30279810-ARC-MAN-08 -DR-AR-01612 L02
30279810-ARC-MAN-07 -DR-AR-01621 L02
30279810-ARC-MAN-08 -DR-AR-01622 L02
30279810-ARC-MAN-XX-DR-AR-03011 L02
30279810-ARC-MAN-XX-DR-AR-03012 L02
30279810-ARC-MAN-07 -DR-AR-04003 L02
30279810-ARC-MAN-08 -DR-AR-04004 L02
30279810-ARC-MAN-07 -DR-AR-05001 L02
30279810-ARC-MAN-07 -DR-AR-05002 L02
30279810-ARC-MAN-07 -DR-AR-05004 L02
30279810-ARC-MAN-07 -DR-AR-05006 L02
30279810-ARC-MAN-07 -DR-AR-05007 L02
30279810-ARC-MAN-07 -DR-AR-05011 L02
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30279810-ARC-MAN-08 -DR-AR-05027 L02
30279810-ARC-MAN-08 -DR-AR-05032 L02
30279810-ARC-MAN-08 -DR-AR-05035 L02
30279810-ARC-MAN-XX-DR-AR-05203 L02
30279810-ARC-MAN-XX-SH-AR-06001 L02
30279810-ARC-MAN-XX-SH-AR-06011 L02
30279810-ARC-MAN-XX-SH-AR-06012 L02
30279810-ARC-MAN-XX-SH-AR-06013 L02
30279810-ARC-MAN-XX-SH-AR-06041 L02
30279810-ARC-MAN-07 -DR-AR-07001 L02
30279810-ARC-MAN-08 -DR-AR-07002 L02
30279810-ARC-MAN-07 -DR-AR-08001 L02
30279810-ARC-MAN-08 -DR-AR-08002 L02

30279810-ARC-MAN-07-DR-ME-05200 L02
30279810-ARC-MAN-07-DR-ME-05300 L02
30279810-ARC-MAN-07-DR-ME-05600 L02

30279810-ARC-MAN-07-DR-ME-05700 L02
30279810-ARC-MAN-07-DR-ME-05601 L02
30279810-ARC-MAN-07-DR-ME-05500 L02
30279810-ARC-MAN-ZZ-DR-ME-05602 L02
30279810-ARC-MAN-08-DR-ME-05200 L02
30279810-ARC-MAN-08-DR-ME-05300 L02
30279810-ARC-MAN-08-DR-ME-05600 L02
30279810-ARC-MAN-08-DR-ME-05700 L02
30279810-ARC-MAN-08-DR-ME-05601 L02
30279810-ARC-MAN-08-DR-ME-05500 L02
30279810-ARC-MAN-07-DR-EE-06301 L02
30279810-ARC-MAN-08-DR-EE-06302 L02
30279810-ARC-MAN-07-DR-EE-06201 L02
30279810-ARC-MAN-08-DR-EE-06202 L02
30279810-ARC-MAN-07-DR-EE-06101 L02
30279810-ARC-MAN-08-DR-EE-06102 L02
30279810-ARC-MAN-07-DR-EE-06103 L02
30279810-ARC-MAN-08-DR-EE-06104 L02
30279810-ARC-MAN-07-DR-EE-06801 L02
30279810-ARC-MAN-08-DR-EE-06802 L02
30279810-ARC-MAN-07-DR-EE-06501 L02
30279810-ARC-MAN-08-DR-EE-06502 L02

Reason - To ensure that the development is carried out in accordance with the approved plans and pursuant PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

3.Notwithstanding the details as set out in condition 2 above, prior to installation of any partitions, full and final partition details shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- Fixing details for partitions into any historic fabric
- Shadow gap details
- Specification of glazing frames
- Details for glazing manifestations and opacity

The approved details shall be implemented 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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

4.Notwithstanding the details as set out in condition 2 above, prior to any works to expose the parquet flooring on floors 7 and 8, a detailed methodology statement for the protection and restoration of the historic fabric shall be submitted and approved by the City Council as Local Planning Authority.

For the avoidance of doubt, this shall include:

- details of methods and equipment used for careful removal of raised access floor
- details of methods and equipment used for restoration and protection of historic parquet flooring

The approved details shall be implemented 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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

Finishes

The materials and finishes to be used in the 7th and 8th floor fitout shall be as specified in the following documents received 13/03/2026:

30279810-ARC-MAN-07-DR-AR-O1401 L02
30279810-ARC-MAN-07-DR-AR-O1601 L02
30279810-ARC-MAN-07-DR-AR-O1611 L02

30279810-ARC-MAN-08-DR-AR-O1402 L02
30279810-ARC-MAN-08-DR-AR-O1602 L02
30279810-ARC-MAN-08-DR-AR-O1612 L02

30279810-ARC-MAN-XX-SH-AR-O6041 L02

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 and careful attention to building work is required to protect the character and appearance of this building and to ensure consistency in accordance with PfE Policies JP-P1, JP-P2 and JP-Strat2, policies SP1, CC9, EN3 and DM1 of the Core Strategy and saved policy DC19 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

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