

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144879/LO/2026

Date registered valid: 16 January 2026

Proposal: Listed Building Consent - Installation of 3no. internally illuminated fascia signs, 3no. externally illuminated projection signs, 4no. internally suspended illuminated signs, 1no. menu board and TV display.

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: Lea Joseph
Tel: 0161 227 3644
Email: lea.joseph@manchester.gov.uk

Recommendation: **Approve**

Date of recommendation: **10 March 2026**

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 2 February 2026 Expired: 23 February 2026

Neighbour notifications

Printed: 2 February 2026 Expired: 23 February 2026

Site notice

Posted: Expired:

Press advert

Published: 10 February 2026 Expired: 3 March 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:

Sunlight House is a fourteen-storey mixed used building, erected in 1932 and designed by Manchester architect Joseph Sunlight. At the ground floor five commercial uses are present, the upper storeys are reserved for the office use.

The building is composed of Portland stone, with a unique internal lightwell and a Mansard roof. The building's architectural significance comes from its ornate details, layout, and preservation of internal features including original tile at ground floor, parkette flooring on upper storeys. The site has a strong vertical emphasis and round headed archways around the ground floor elevations.

Image 1: Sunlight House (1988), courtesy of Manchester Archives

Image 2: Overhead view of Deansgate including Sunlight House (1932), courtesy of Manchester Archives



Description of area

Sunlight House is located within the Deansgate ward of Manchester. It is listed jointly with the adjacent Royal London House building. The area has a highly commercial character, while retaining a high quantity of historic buildings. The Grade II Opera House is also in close proximity to the site. Grade II* Cobden House at is also nearby. The site sits between the bustle of Deansgate and the emerging character of St John's. The site is also near to the historic Albert Square and St. Peter's Square.

Sunlight House, for its height, historic appearance and longstanding presence in the area remains a landmark building that lends a strong sense of place to the area.

Description of development

Listed Building Consent is sought for the installation of 4.no internally illuminated signs to be sited internally, 3no. Externally illuminated projecting signs, 1no. Equipment screen to take the form of a shopfront display. **2no. Free standing menu boards are also proposed.**



Planning History

144927/LO/2026 | Listed Building Consent installation of temporary vinyl for a period of 6 months. (Approved March 2026)

142872/FO/2025 | Change of Use to Sui Generis (Bar/Entertainment Complex), including associated external alterations. (Approved February 2025)

142873/LO/2025 | Listed building consent for internal refurbishment of ground floor and lower basement areas for entertainment venue. (Approved February 2026)

Consultations & Notification Responses

Publicity

A notice was posted at the site. Letters have also been sent out to local businesses and residents. No representations have been received.

Policy

Places for Everyone Joint Development Plan (2024-2039)

JP-P2 Heritage

Manchester Core Strategy (2012-2027)

EN3 Heritage

CC9 Design and Heritage

Saved Unitary Development Plan Policies

DC19 Listed Building

National Planning Policy Framework (NPPF)

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.

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 a

Issues

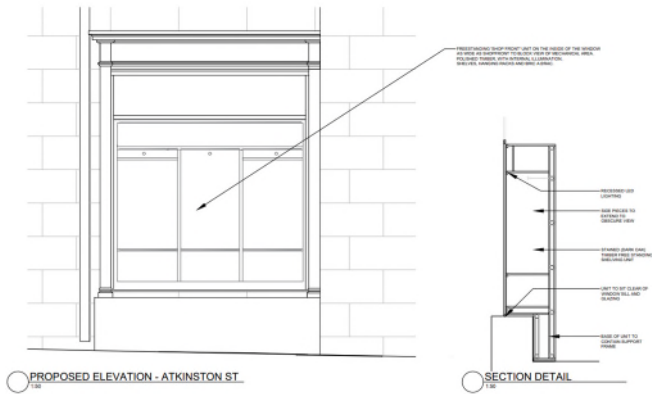
Principle of Development

Listed Building Consent is sought for the introduction of signage and screening at a ground floor bar/restaurant unit within Sunlight House. Sunlight House has been refurbished recently, and new uses at the ground floor form part of the revitalisation of the building.

The principle of development is acceptable subject to the following considerations of the impact to the Listed Building.

Impact on the Listed Building

Policy JP-P2 requires that development proposals impacting heritage assets seek to conserve and enhance their sites' with creative architectural responses and positive public benefits. Policies CC9 and EN3 requires high standards of appearance and function in developments impacting heritage assets. Policy DC19 requires that character of Listed Buildings is retained and protected in development proposals.



With the exception of no3. projecting signs, which would be sited on existing historical bracket, all proposed signage would be internally sited, fixed to metal bars aligned with glazing. Penetrations would be minimal and their installation is wholly reversible. The quantum of signage proposed is considered to be acceptable. 2 internal sign are proposed facing Quay Street, for two businesses. Each sign is positioned to allow for the appreciation of the original window mullions and details while preserving views through the glazing into the site. A small menu board measuring 0.3m by 2.8m is proposed internally as a freestanding unit. The menu board will include brass detailing to establish coherence with the historic ground floor detailing.

One internal sign is proposed facing Atkinson Street, constituting the minimum required to identify the site and would therefore be acceptable in the context of a listed building. It would be sited behind glazing, with an identical method to the signs on Quay Street.

Given the above these internal signs are therefore considered to be acceptable under policies DC19, EN3 and CC9.

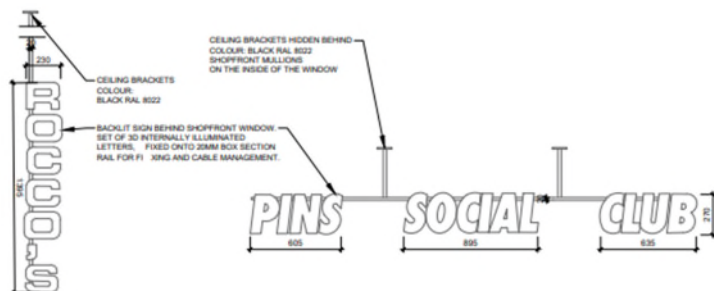


Image 1: Existing historic bracket for projecting signage. Image 2: Details of internally illuminated signs to be sited behind glazing.

Chapter 12 of the National Planning Policy Framework encourages innovative, and visually interesting design in all development proposals.

In the West window at Atkinson Street a screen is proposed. The screen would be a bespoke, dark oak shelving unit, this would effectively shield unsightly equipment from passersby while providing visual interest at the ground floor level. The shelving unit would be freestanding with decorative objections placed throughout. As a free-standing unit there will be no modifications to the historic fabric. A condition has been attached for full and final details to ensure the appearance of the unit is subservient to the application site. The proposed screen is therefore considered to be acceptable pursuant to policies CC9, JP-P2, and the NPPF.

In line with paragraph 208 of the National Planning Policy Framework, the proposed development must be assessed for potential harm to the significance of the Grade II Listed Asset.

The development would result in the introduction of simple, rails and brackets with penetrations to hold up the internal signs. The menu board and bespoke screen would be freestanding. Thus the impact of the development is considered to be less than substantial harm.

The proposals would result in a low level of a less than substantial harm to the asset and in accordance with section 215 of the NPPF, the harm must be weighed against the proposal's public benefits.

The introduction of advertisements and the screen would facilitate the ground floor commercial use approved in February 2026 (142873/LO/2025). The occupation of this unit has resulted in facilitating public access to view the refurbishment of its historic features thereby facilitating their appreciation by the public. Given this and that the design has minimised harm to the character and fabric of the listed building the public benefits are considered to outweigh the low level of less than substantial harm.

The proposals would meet the requirements to have special regard to the desirability of preserving the building and features of special architectural or historic interest which it possesses.

On the basis of the above the proposals would be consistent with Places for Everyone policy JP-P2, Core Strategy policies EN3 and CC9, Saved Unitary Development Plan Policy DC19, Chapters 12 and 16 of the NPPF and S16 of the Act.

Conclusion

The proposed interventions to allow for advertising are considered to create a low level of less than substantial harm to the listed asset which would be outweighed by the public benefits. The siting, and materiality of the proposed signage is considered to be sympathetic to the character and architectural language of the listed building. All proposed interventions are entirely reversible and the small penetrations into the ceiling for the installation of no3. are the only elements of the proposal that impact historic fabric. The alterations would establish visual interest at the ground floor and facilitate the continued use of one Manchester's landmark Listed Buildings. Given these details the proposed development is considered to be acceptable pursuant to Places for Everyone policy JP-P2, Core Strategy policies EN3 and CC9, Saved Unitary Development Plan Policy DC19, Chapters 12 and 16 of 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

In assessing the merits of a planning application, officers will seek to work with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with the planning application. All such issues have been resolved due to the discussions within the applicant and the conditions.

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:
Drawing: AL009 D (Received 6 March 2026)
Drawing: AD212 B (Received 5 March 2026)
Drawing: Site Plan (Received 6 January 2026)
Document: Heritage Statement (Received 6 January 2026)

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 saved policy DC19.

3. Notwithstanding the details as set out in condition 2 above, prior to the work being carried out, full and final details of the proposed 'freestanding shop front unit' and a method of its installation shall be submitted and approved by the City Council as Local Planning Authority.

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 policy and EN3 of the Core Strategy and saved policy DC19.1 of the Unitary Development Plan for the City of Manchester.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
Sixth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Fourth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, Overseas House, Quay Street, Manchester, M3 3HN
Second Floor, Overseas House, Quay Street, Manchester, M3 3HN
First Floor, Overseas House, Quay Street, Manchester, M3 3HN
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
Unit 1, Overseas House, Quay Street, Manchester, M3 3HN
Third Floor, 15 Quay Street, Manchester, M3 3HN
First Floor, 15 Quay Street, Manchester, M3 3HN
Second Floor, 15 Quay Street, Manchester, M3 3HN
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fifth Floor, 15 Quay Street, Manchester, M3 3HN
Fourth Floor, 15 Quay Street, Manchester, M3 3HN
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
111 Sunlight House, Quay Street, Manchester, M3 3LE
Fourth Floor And Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
109 Sunlight House, Quay Street, Manchester, M3 3LE
1302 Sunlight House, Quay Street, Manchester, M3 3LE
Bannatyne Health Club And Spa, Sub Basement And Basement And Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Pt Ground Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Rooms 625 627 And 629, Sunlight House, Quay Street, Manchester, M3 3LE
Suites 110 And 112 And 114, Sunlight House, Quay Street, Manchester, M3 3JZ
Suite 114, Sunlight House, Quay Street, Manchester, M3 3JZ
624 - 628 Sunlight House, Quay Street, Manchester, M3 3LE
Suite 106, Sunlight House, Quay Street, Manchester, M3 3JZ
Room 1301, Sunlight House, Quay Street, Manchester, M3 3LE
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Ground Floor, 15 Quay Street, Manchester, M3 3HN
1 Little Quay Street, Manchester, M3 3JU
Overseas House, Quay Street, Manchester, M3 3HN
First 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
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Unit 2, Overseas House, Quay Street, Manchester, M3 3HN
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
15 Quay Street, Manchester, M3 3HN
Suite 608 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102A Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE

Suite 603 Part Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 202 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 201 Second Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Suite 102B Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE

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