

Planning

Growth & Development

Delegated officer report for planning application

Application no. 144012/LO/2025

Date registered valid: 19 September 2025

Proposal: Listed Building Consent for the creation of a slab opening and staircase connecting ground floor and basement mezzanine level.

Address: Sunlight House, Quay Street, Manchester, M3 3JZ

Ward(s): Deansgate Ward

Applicant: Karrev (Sunlight Limited)

Agent (if any): Mr Jay Patel Savills UK Ltd

Case officer: James
Tel: 0161 219
Email: james.bridgman@manchester.gov.uk
Bridgman
6202

Recommendation: Approve

Date of recommendation: 11 November 2025

Application details

Type of application: Listed Building Consent

Development type: Listed building alteration

Date of site visit:

Standard consultations:

Printed: 24 September 2025

Expired: 15 October 2025

Neighbour notifications

Printed: 24 September 2025

Expired: 15 October 2025

Site notice

Posted: Expired:

Press advert

Published: 30 September 2025

Expired: 21 October 2025

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.

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.

Some of the units to the building have been occupied. This application relates to the ground floor unit on the corner of Quay Street and Little Quay Street.

Description of development

Listed Building Consent is sought for the creation of a slab opening and installation of a staircase to connect the ground floor and basement mezzanine levels.

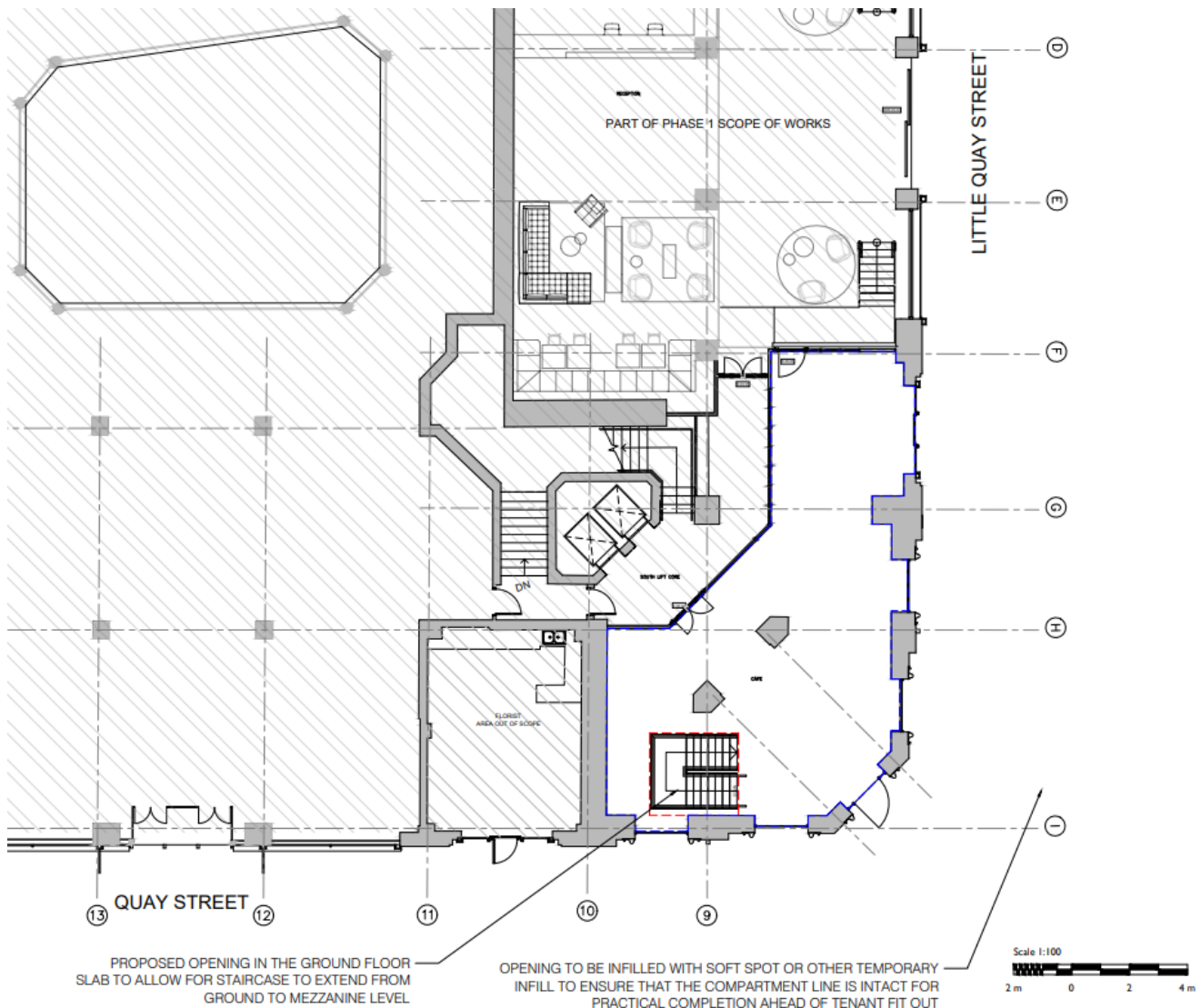


Figure 1 – Proposed ground floor plan showing location of staircase

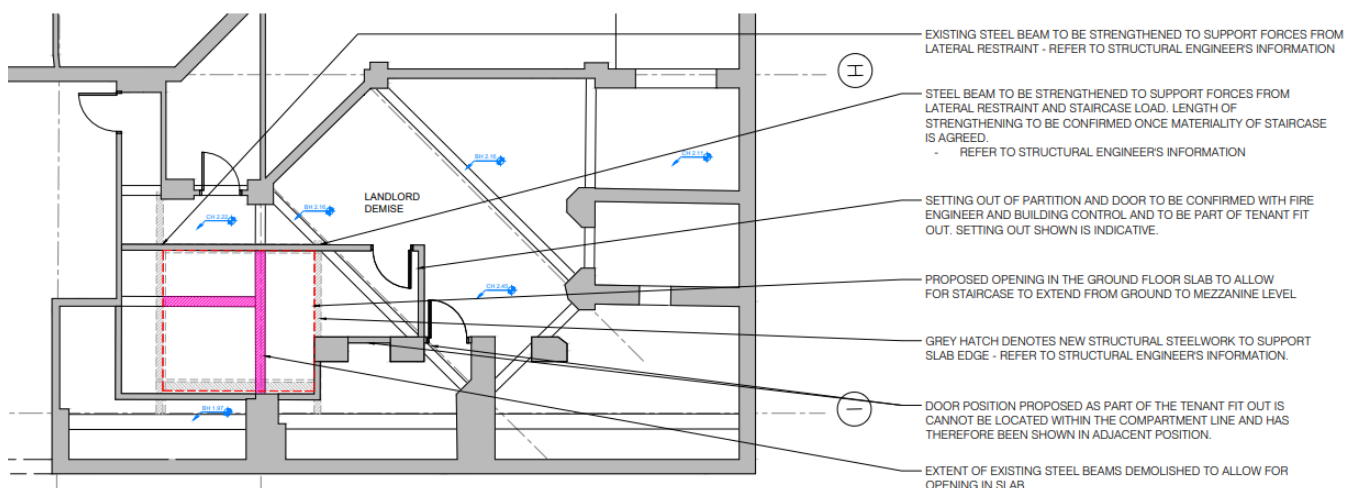


Figure 2 – Reflected ceiling plan

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. No comments have been as part of that process.

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-P1 - Sustainable Places
- 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 CC10 - A Place for Everyone
- Policy EN1 – Design Principles and Strategic Character Areas
- Policy EN3 – Heritage

Saved Unitary Development Plan for Manchester - 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 6 – Building a strong, competitive economy
- Chapter 7 – Ensuring the vitality of town centres
- Chapter 9 – Promoting Sustainable Transport
- Chapter 12 – Achieving well-designed places
- Chapter 16 – Conserving and enhancing the historic environment

Relevant Planning History

139279/LO/2024 - Listed Building Consent for installation of decorative metal screens. Decision: Approved May 2024

136161/LO/2023 – Listed Building Consent for the refurbishment of the office areas including ground floor reception area together with elevational alterations - Decision: Approved July 2023

Issues

Impacts on the listed building

The proposal includes the creation of an opening within the existing ground floor slab to install a staircase from the ground floor to the basement mezzanine.

The ground floor area is known as the café unit as it was an aspiration to have this type of use on the corner unit following the approval of application 136161/LO/2023. The decorative louvre details to Quay Street have been agreed under application 139279/LO/2024.

The current unit is currently unoccupied with a prospective tenant is interested in both the ground floor and basement area. There is currently no access to the basement from the ground floor

tenancy area and without the creation of an opening, the basement area would remain redundant and unappreciated.

It is understood that the basement mezzanine level is a later insertion as unlike other basement areas of the building, this space does not have decorative coffers, or any other architectural features. Additionally, the floor to ceiling height also differs from other basement areas.

There would be a loss of fabric to a small area of the concrete slab and a section of the steel beam. It is considered that the fabric affected by the creation of the opening is not original.

Notwithstanding this, the loss of existing fabric and creation of an opening would result in a low level of less than substantial harm.

Heritage assessment

Low level of less than substantial harm has been identified through the loss of existing fabric and creation of an opening.

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 creation of an opening and installation of a staircase would ensure the use of a vacant area of the listed building. The principle of a staircase to create two levels also will help the long-term sustainable occupation of the café unit and preventing the basement area from being underused.

In the interests of minimising any impact of the siting of the staircase and to ensure a high-quality design, the full and final details are to be submitted through a pre-commencement condition. This will include details of balustrading, handrails and finishes to be submitted and approved prior to the creation of the opening.

The above listed benefits are considered to outweigh the low level of less than substantial harm identified in accordance with paragraph 215 of the NPPF. The proposal therefore complies 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 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

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) 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:

- SLH-ANO-P0-00-DR-A-05100-Full GA Revision: P01
- SLH-ANO-P0-00-DR-A-05102-Café Layout GA Revision: P01
- SLH-ANO-P0-BM1-DR-A-05101-Full GA Revision: P01
- SLH-ANO-P0-BM1-DR-A-05103-Café Layout GA and RCP Revision: P01
- SLH-ANO-P0-XX-DR-A-05601-Cafe Stair Section - AA Long Revision: P01
- SLH-ANO-P0-XX-DR-A-05602-Café Stair Section - BB Short Revision: P01
- Design Statement prepared by Anomaly
- Heritage Statement prepared by Savills Heritage
- Method Statement prepared by MYCO

All received by the City Council, as Local Planning Authority, on 19 September 2025

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 commencement of development, a detailed design and final details of the staircase shall be submitted to and approved in writing by the Local Planning Authority. This shall include sections and elevation drawings and details of the method of fixing, materials and finishes. The development shall then be carried out in accordance with the approved details.

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.

Appendix 1 – List of consultees & neighbours notified

Heritage & Urban Design

Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
Part Thirteenth And Mezzanine Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Thirteenth Floor Room 1B, Sunlight House, Quay Street, Manchester, M3 3LE
188 - 192 Deansgate, Manchester, M3 3ND
Suite 101 Part First Floor, Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Eleventh Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
First Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
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
Opera House, Quay Street, Manchester, M3 3HP
Second Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Sixth Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Fourth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Store Rear Of 192, Deansgate, Manchester, M3 3ND
1 Little Quay Street, Manchester, M3 3JU
Second Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
London House, 193 Deansgate, Manchester, M3 3NE
Third Floor Right, London House, 193 Deansgate, Manchester, M3 3NE
First Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Old Grapes Inn, Quay Street, Manchester, M3 3JU
Royal London House, 196 Deansgate, Manchester, M3 3WF
Sunlight House, Quay Street, Manchester, M3 3JZ
Third Floor, Sunlight House, Quay Street, Manchester, M3 3JZ
Thirteenth Floor Maintenance Room, Sunlight House, Quay Street, Manchester, M3 3LE
Fifth Floor, Royal London House, 196 Deansgate, Manchester, M3 3WF
Sixth Floor Room 631, Sunlight House, Quay Street, Manchester, M3 3LE
Room 614, Sunlight House, Quay Street, Manchester, M3 3JZ
194 Deansgate, Manchester, M3 3ND
Seventh Floor, Sunlight House, Quay Street, Manchester, M3 3LF
200 - 204 Deansgate, Manchester, M3 3NN
198 Deansgate, Manchester, M3 3NE
Eighth Floor, Sunlight House, Quay Street, Manchester, M3 3LU
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 (Less) -
Susceptible to Surf Water Flood (Less) -
Susceptible to Surf Water Flood (Middle) -
Susceptible to Surf Water Flood (Middle) -
Area Team Boundary - Name: CENTRAL