

Planning

Growth & Development

Delegated officer report for planning application

Application no.	145293/FO/2026
Date registered valid:	27 February 2026
Proposal:	Installation of decorative screen.
Address:	Sunlight House, Quay Street, Manchester, M3 3JZ
Ward(s):	Deansgate Ward
Applicant:	Joe & The Juice UK Ltd
Agent (if any):	Mr Max Shadforth Hybrid Planning & Development Limited
Case officer:	Sam Elliott Tel: 0161 219 2856 Email: sam.elliott@manchester.gov.uk
Recommendation:	Approve
Date of recommendation:	23/04/2026

Application details

Type of application: Full Application Consent

Development type: Minor Other

Date of site visit: 05 March 2026

Standard consultations:

Printed: 5 March 2026

Expired: 26 March 2026

Neighbour notifications

Printed: 5 March 2026

Expired: 26 March 2026

Site notice

Posted: 1 April 2026

Expired: 24 April 2026

Press advert

Published: 10 March 2026

Expired: 31 March 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 ground floor corner unit features the building's emblematic architectural features, including its chamfered corner, masonry surrounds to a number of windows and the entrance, as well as an original glazed elevation with iron-wrought railings above.





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 and adjacent to the Grade II listed Opera House and Royal London House.

Background

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

During the refurbishment for the building, applications 139279/LO/2024 and 139278/FO/2024 were approved to facilitate ventilation and extract to the unit, with an associated decorative screen to the louvre.

Application CDN/25/0677 discharged Condition 3 (Decorative Louvre Screen) of Listed Building Consent 139279/LO/2024, finalising its design.

Description of development

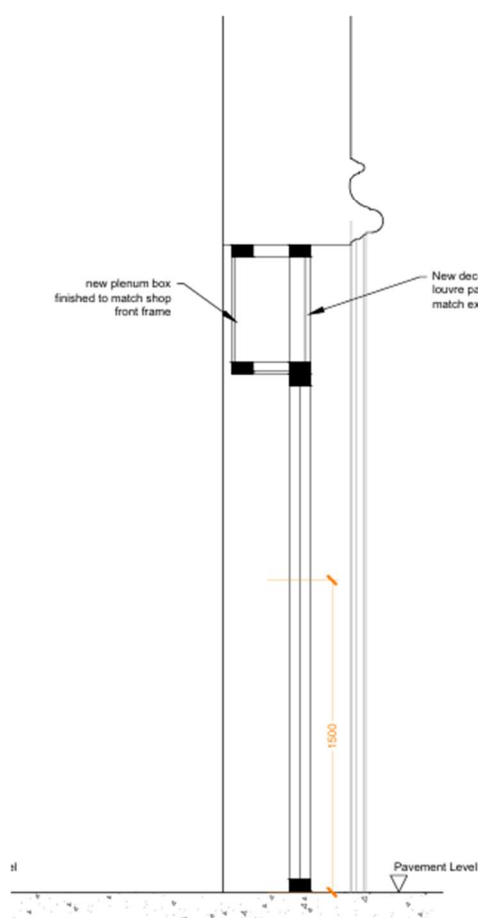
The proposal consists of an external louvre to the eastern elevation matching the design of the existing louvre to the southern elevation. This would facilitate internal plant within the unit.



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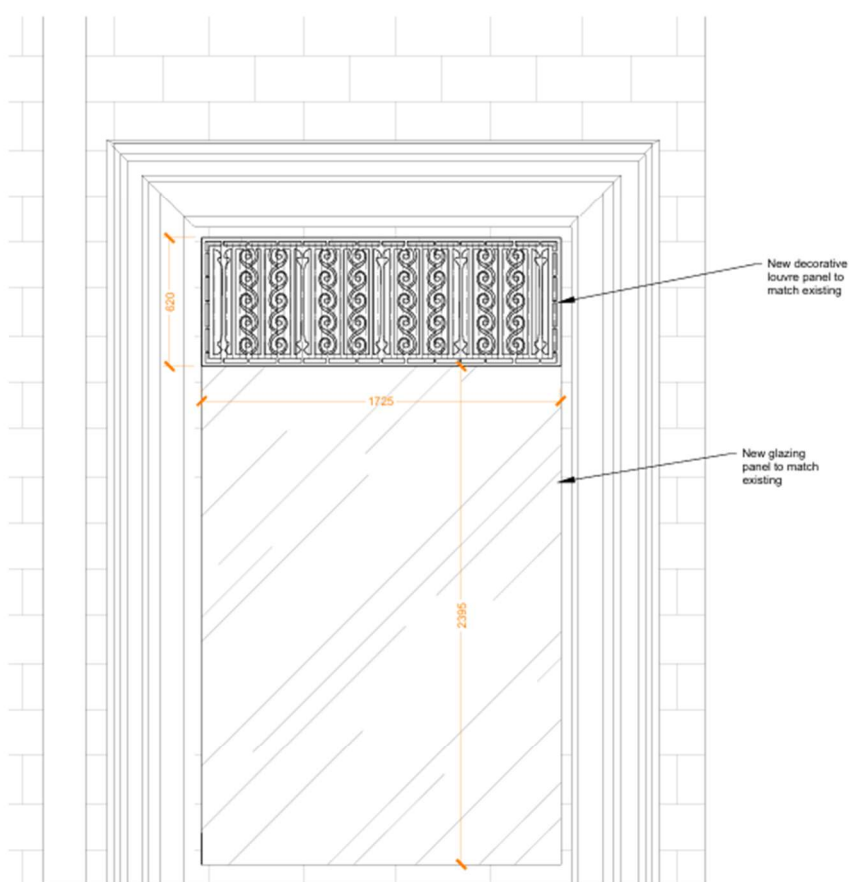
Part East Elevation | Little Quay Street Side

Scale: 1:50@A1



2 Section DD

Scale: 1:16@A1



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Part Elevation

Scale: 1:16@A1

The existing louvre to Quay Street does not permit both intake and extract due to a lack of a separation gap. An options analysis has been submitted to justify the proposed location of the

second louvre for ventilation. It rules out an option above the main entrance and to the historic glazed entrance on Little Quay Street for the increased harm to the building's more significant architectural features. It concludes that the louvre would have the least harmful impact to the glazed elevation to Little Quay Street.

There is a live Listed Building Consent application 144975/LO/2026 for the internal fitout of the unit, including the plant associated with the louvre.

Consultations & Notification Responses

Publicity:

Neighbour notification letters were sent to surrounding properties. A site notice and local press advert were also produced. At the time of writing this report, no representations have been received due to this publicity.

MCC Local Highways Authority:

No objection.

MCC Environmental Health:

No objection, subject to condition:

- A noise impact assessment is required for the louvre and plant.
- A verification report is required to validate its findings.

Policy Context

The following policies are considered relevant to this application:

Places for Everyone

- JP-Strat2 – City Centre
- JP-C5 – Streets for All
- 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
- EC3 – The Regional Centre
- CC1 – Primary Economic Development Focus: City Centre and Fringe
- CC9 – Design and Heritage
- T1 – Sustainable Transport
- EN1 – Design Principles and Strategic Character Areas
- EN3 – Heritage
- DM1 – Development Management

The Unitary Development Plan for the City of Manchester

- DC18 – Conservation Areas
- DC19 – Listed Buildings
- DC22 – Footpath Protection
- DC26 – Development and Noise

NPPF

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

Listed Buildings and Conservation Areas Act 1990

- Section 66 (General duty as respects listed buildings in exercise of planning functions)
- Section 72 (General duty as respects conservation areas in exercise of planning functions)

Issues

Principle of Development

The application would see the installation of a decorative screen and louvre associated with the unit's Class E use. This is ultimately considered to align with the objectives of Places for Everyone Policy JP-Strat 2, and Core Strategy policies EC1, EC2 and CC1, which support the introduction of a range of economic uses within the City Centre to develop a vibrant City Centre economy.

While it is not expected that the proposed use would create an unacceptable impact upon visual amenity or nearby heritage assets, these matters are explored below. Specific issues relating to the design of the decorative screen are to be dealt with in application 144975/LO/2026.

The scheme would not result in additional amenity issues in terms of the highway or noise, subject to condition.

Visual Amenity and Heritage

Impact

The decorative screen would be installed to obscure any plant behind and mitigate against any visual harm that would be created. The proposal would replicate the existing decorative screen to Quay Street, which has been designed to take design cues from other iron work elements present above doorways and windows across the building. The proposal would therefore be consistent with existing louvre screen design and help visually integrate into the elevation and harmonise with the character of the building.

The result would be an aesthetically cohesive elevational alteration, which further minimises the impact of the plant installation in the wider street scene.

A condition is recommended in the event of an approval for full and final details for the screen and window frames to ensure they replicate the existing screen approved in applications 139279/LO/2024 and CDN/25/0677 with an anodized metal and decorative design, with window frames to match those across the ground floor of Sunlight House.

It is considered that the installation of the screen would have a minor impact on the appearance of the building, but that on balance, this is considered to be acceptable as it would help mitigate an otherwise adverse visual impact to the listed building that would be created by the installation of new plant.

With respect to the proposal's impact on the Deansgate Conservation area and nearby listed buildings, given the design approach outlined above, it is considered that the new screen would have a negligible impact on the conservation area or the settings of these listed buildings, as it would conserve their historic character by softening the visual impact of an intervention that would otherwise be read as modern.

Assessment of Harm

No harm to the character of the Deansgate Conservation Area, nor the setting of nearby listed buildings has been identified. Therefore, the requirement of assessing any harm against public benefits in line with paragraph 215 of the NPPF is not required.

On this basis, the proposal is considered to comply with Places for Everyone Plan Policies JP-Strat2, JP-P1 and JP-P2; policies SP1, CC9, EN1, EN3 and DM1 of the Manchester Core Strategy; saved UDP Policies DC18.1a and DC19.1 as they relate to the preservation and enhancement of Conservation Areas and Listed Buildings, as well as meeting the statutory test to preserve as put forward under Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

Noise

The proposed louvre would facilitate the installation of ventilation equipment within the unit.

MCC Environmental Health have reviewed the application and recommended a condition for the submission of a noise impact assessment and verification report to ensure there would not be an unacceptable noise impact. Subject to a condition to this effect, the proposal would be acceptable with respect to Core Strategy Policies SP1 and DM1; as well as Saved UDP Policy DC26.

Highways

The proposed louvre would be to the pedestrianised Little Quay Street, with no overhang to the pavement.

MCC Local Highways Authority have reviewed the above and have no objection to the proposal. Detail is requested in relation to the proposed construction or fit-out arrangement, however given the scale of the application and its location on Little Quay Street this is not considered necessary. It is recommended that the applicant is informed of licensing, temporary pedestrian management and requirement to comply with relevant traffic laws via informative.

The proposal is therefore considered to have an acceptable impact on the footway in line with Places for Everyone Policy JP-C5; Core Strategy Policy T1; as well as Saved UDP Policy DC22.

Conclusion

In consideration of the above, the proposed works would have an acceptable visual impact and are considered to not have an unacceptable adverse effect on the setting of the Deansgate Conservation Area or that of any listed buildings within the vicinity. On this basis, the proposal is considered to meet the statutory test to preserve as required by Sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposal would neither have any unacceptable impacts with respect to the highway or noise, subject to condition.

The proposal would also meet the requirements set out in Places for Everyone Policies JP-Strat2, JP-C5, JP-P1 and JP-P2; Core Strategy Policies SP1, EC1, EC3, CC1, CC9, T1, EN1, EN3 and DM1 of the Core Strategy; saved UDP policies DC18, DC19, DC22 and DC26; and sections 12 and 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)

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 91 of the Town and Country Planning Act 1990.

2)

The development hereby approved shall be carried out in accordance with following drawings and documents received by Manchester City Council as the Local Planning Authority on...

27/02/2026:

Location Plan

Planning Statement [RE: FULL PLANNING APPLICATION: SUNLIGHT HOUSE, QUAY STREET, MANCHESTER M3 3JZ] prepared by Hybrid Planning and Development

08/04/2026:

Options Analysis prepared by Hybrid Planning and Development

23/04/2026:

7063-EW01 REVISION A

7063-EW02 REVISION A

7063-EW03 REVISION A

Reason - To ensure that the development is carried out in accordance with the approved plans. Pursuant to PfE Policies JP-Strat2, JP-C5, JP-P1, and JP-P2; Core Strategy policies SP1, EC1, EC3, CC1, CC9, T1, EN1, EN3, and DM1; saved UDP policies DC18, DC19 and DC22; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

3)

a. Prior to the installation of the 1no. louvre on the eastern elevation of the building hereby approved, either a scheme that demonstrates that the any plant, equipment or servicing utilising the louvre will achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, or a scheme showing a method to acoustically treat/insulate the louvre, plant, equipment or servicing so as to achieve a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band at the nearest noise sensitive location, shall be submitted to and approved in writing by the Local Planning Authority.

b. Prior to the first operation of the louvre, plant, equipment or servicing, a verification report, which will include post-completion testing, shall be submitted to and be approved in writing by the Local Planning Authority to validate that the louvre, plant, equipment or servicing achieve a rating level of 5dB (LAeq) below the typical background (LA90) level at the nearest noise sensitive location.

c. In the event of non-conformity with a rating level of 5dB (LAeq) below the typical background (LA90) level in each octave band, then any measures/changes required to achieve conformity shall be carried out. Any required measures/changes and verification shall continue until conformity has been achieved and agreed in writing by the Local Planning Authority, before operation of the louvre, plant, equipment or servicing can commence.

Reason - To minimise the impact of the development and to prevent a general increase in pre-existing background noise levels around the site. Pursuant to policies SP1 and DM1 of the Core Strategy and saved policy DC26 of the UDP.

4)

Notwithstanding the details as set out in condition 2 above, prior to the commencement of the installation of the louvre and window frame, full and final details of the materials shall be submitted for approval by the City Council as Local Planning Authority. For the avoidance of doubt these shall include:

- drawings showing louvre design and frame width matching the existing Quay Street louvre design and frame width,
- product specifications
- details of the material and finish
- RAL colour

The approved details shall be used in the construction of the development.

Reason - To ensure the appearance of the louvre to be erected is an exact match to the existing louvre to Quay Street and that the window frame match those across the ground floor unit, such that the louvre and window frames are not adversely affected by the materials to be used in the construction of the structure. Pursuant to PfE Policies JP-Strat2, JP-P1, and JP-P2; Core Strategy policies SP1, CC1, CC9, EN1, EN3, and DM1; saved UDP policies DC18 and DC19; Sections 12 and 16 of the NPPF; and Sections 66 and 72 of the Listed Buildings and Conservation Areas Act 1990.

Appendix 1 – List of consultees & neighbours notified

Highway Services
Environmental Health

Fifth Floor, Overseas House, Quay Street, Manchester, M3 3HN
Advertising Right BT Inlink Outside Overseas House, Quay Street, Manchester, M3 3HN
Basement, Royal London House, 196 Deansgate, Manchester, M3 3WF
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
188 - 192 Deansgate, Manchester, M3 3ND
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
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
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
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
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

Royal London House, 196 Deansgate, Manchester, M3 3WF
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
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
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