

## Tenpin, Blackpool

Tenpin

● Planning



Planning Potential delivered planning and advertisement consents enabling Tenpin to occupy part of a prominent Art Deco building in Blackpool.

Demonstrating our ability to unlock commercial reuse of complex town centre buildings, combining detailed due diligence, precise planning advice, and coordinated application management to secure timely consent.

### The Challenge

Tenpin sought to open a new leisure venue within part of the former Odeon building on Rigby Road, Blackpool. While the building benefited from an extant planning permission for indoor sport, recreation and fitness use alongside food and drink, further consents were required to support occupation.

Additional planning permission was needed for a new plant store and kitchen extract duct, alongside advertisement consent for new illuminated signage on the Art Deco façade. A clear and accurate understanding of the planning position was required to avoid delay and enable works to commence.

**Without careful planning advice, the project risked delay, uncertainty over lawful use, and further prolonged vacancy of a key town centre building.**

### Our Approach

- Undertook detailed planning history and due diligence review of the former Odeon building
- Advised on the precise planning and advertisement applications required to enable occupation
- Prepared and submitted planning permission for a new plant store and kitchen extract duct
- Secured advertisement consent for new illuminated signage on the Art Deco building
- Liaised closely with the landlord's planning consultants on amendments and conditions
- Monitored third-party applications and provided clear updates throughout the process

### The Outcome

- Planning permission secured for plant store and kitchen extract duct under delegated powers
- Advertisement consent granted for new illuminated signage on the Art Deco building
- Both consents issued well before the statutory 8-week determination deadlines
- New occupier enabled for a long-standing vacant town centre building