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Our ref: RR/hk/LivCastSt/APC.23.11.12

23 November, 2012

City of Liverpool Council,  
Planning & Building Control,  
Municipal Buildings,  
Dale Street,  
Liverpool,  
L2 2DH

Dear Sirs,

**Proposed change of use to Class A2 betting office use together with Listed Building Consent for minor internal and external alterations, siting of air condenser units and satellite dish on roof and Advertisement consent for new signage at 2 Castle Street, Liverpool, L2 0NA**

We act as planning consultants to Ladbrokes Plc.

Messrs Ladbrokes wish to occupy the above vacant premises as a Class A2 betting office use. The unit will provide all of the accoutrements associated with a modern betting office use including ample seating, viewing and circulation space and full access and facilities for the less able. This new site will be fully Disability and Discrimination Act compliant.

The subject development proposals comprise the following –

- **A Full Planning Application** for change of use together with new entrance door and siting of two air condenser units and satellite dish on the roof.
- **An Advertisement Consent Application** for an externally illuminated Letter sign and an externally illuminated projecting sign.

- **A Listed Building Consent Application** for internal and external alterations and siting of satellite dish and two air condenser units on the roof and new signage.

## **Planning Policy**

With regard to policy, the 'saved' Liverpool UDP of November 2002 remains the statutory development plan in force. The subject premises are situated in the Main Office Area. Part 1 of Policy E2 deals specifically with Office Development. It permits Class A2 use. It states:-

- 1. Within the Main Office Area in the City Centre, and on the sites identified in Schedule 6.2 and on the Proposals Map, planning permission will be granted for Use Classes A2, B1 and complementary service uses (such as Classes A1 and A3).**
- 2. In parts of the City outside the Main Office Area, planning permission will be granted for appropriate Use Classes A2 and B1, subject to consideration of residential amenity, traffic generation and other Plan policies.**

The reasoned justification for Policy E2 explains that *'the presence of large numbers of vacant, neglected buildings in the Main Office Area represents a serious disincentive to investment in Liverpool'*. The City Council is therefore keen to encourage re-use and as explained at supporting paragraph 6.34 –

*"The City Council will be prepared to consider the relaxation of normal planning standards, including those relating to Listed Buildings, particularly if such an approach encourages the reuse of architecturally or historically important parts of the City's heritage."*

The principle of the subject proposal therefore complies with adopted plan policy. We should add that the subject development proposals propose only minimal alterations to the premises such that the character of the Listed Building will not be harmed.

## **Planning History**

The subject unit was last used as a mixed use Class A1/A3 premises by Starbucks Coffee. Prior to this the site was occupied by a Bank. As such, the principle of non-retail use here is well established. We also note that in November 1998 a planning

application for change use from a banking hall/office to an eye clinic was approved at the subject premises.

## **Design Access and Heritage Statement**

### **Heritage**

The subject premises are Grade II Listed (1975) and is known as the Midshires Building Society Building. The statutory listing of the property states as follows –

*J 3490 SW CASTLE STREET (west side) L2 52/220 Nos 2 and 4 (Midshires 14.3.75 Building Society) G.V. II Includes No 1 Water Street. Office building. 1880's. Banded stone with granite facing, red tiled roof. 4 storeys, and attic, 1 bay to Castle Street, 4 bays to Water Street. Ground floor has rectangular wooden bays with copper glazing bars. Renaissance detail with panelled pilasters to each 1st floor window, flanking balconies of wrought iron and supporting stone balconies to 2nd floor windows. 3rd floor treated as a colonnade with round headed lights to each bay and recesses in between; iron balconies. Rich top cornice, varied dormers and large panelled stacks.*

There are no proposals to remove or alter any historic features.

### **Design**

The only change proposed to the ground floor external façade is that a new aluminium entrance door will be installed. All of the existing timber windows will be fully retained and re-painted off-white. The proposed satellite dish and two air condenser units will be located on the roof and will not be visible from either Castle street or Water Street. A technical specification sheet for Model No. Daikin RZQ100 is enclosed.

With regard to the signage, the 'Ladbroke's' lettering will be externally illuminated by trough light and will be individually located. Please note, external illumination is required due to the operating hours of 08.00-22.00 each day of the week. There will also be one aluminium projecting sign which will also be externally illuminated. This is not dissimilar to existing uses in the area and what was previously installed by Starbucks.

Internally, some stud partitioning will be removed to maximise the available customer floor area.

**Access**

The new aluminium framed shopfront entrance door with PPC finish to match colour ref: RAL9002 (off white) will be installed in the existing opening to comply with standard specification and details. The door will be fully glazed with 9.7mm laminated glass. Level clear access will be provided for the less able as well as a full length handle and power assisted opening.

The change of use of this unit will bring added vitality and footfall to the frontage, while the associated alterations and investment Ladbroke's intend to make in the property will ensure the long term viability of the unit as well.

We therefore commend these applications to you for your approval. However, if you require any additional information, please do not hesitate to contact these offices in the first instance.

Yours sincerely,

**HARIS KASUJI**