

**Application Number**

P/2012/0578

**Site Address**

Princess Promenade  
Torquay  
Devon

**Case Officer**

Mrs Ruth Robinson

**Ward**

Tormohun

**Description**

Removal of upper and lower deck of Banjo and link steps

**Executive Summary/Key Outcomes**

Demolition of both decks of the Banjo.

**Recommendation**

Approval; subject to the further views of English Heritage in respect of further justification for the demolition of the structure.

**Site Details**

See report for P/2012/0579.

**Detailed Proposals**

Conservation Area Consent for demolition of the Banjo.

**Summary Of Consultation Responses**

*English Heritage:* Consider that there is insufficient justification for demolition and have requested a Heritage Impact Assessment be carried out. Their comments are appended to P/2012/0579/R3.

**Summary Of Representations**

None.

**Relevant Planning History**

P/2012/0579/R3 is a sister application for replacement of the lower deck and is recommended for approval elsewhere on this agenda.

### **Key Issues/Material Considerations**

The demolition of the Banjo is necessitated by its structural condition as detailed in the sister report. Justification for this has been requested and will be forwarded to English Heritage. Progress on this will be reported verbally.

The structure was constructed in the 1960s as an extension to Princess Gardens and was designed to provide a public viewing platform. It has been in a poor structural condition for several years and public access was denied until recent works were completed to reinforce the support to the promenade.

The Councils archaeologist has been involved in the evolution of the proposal and is satisfied that the removal of the structure is justified due to its physical condition. The improved relationship between the gardens and the harbour (through the opening up of views from the gardens) and the improvement to form a layout more akin to the original for this site are also important considerations. Furthermore, the structure is a later (1960s) addition to the setting to the park and its contribution to the character of the place is not considered so significant as to warrant its retention in its current form.

### **Conclusions**

The demolition is considered acceptable in planning terms, removing a later addition, improving the relationship of the gardens to the sea and removing a structure in poor condition.

### **Relevant Policies**

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