



# The Tower of London

## Conservation Area

### 1. Character Appraisal

### 2. Management Guidelines

London Borough of Tower Hamlets  
Adopted by Cabinet: 5<sup>th</sup> March 2008

## Introduction

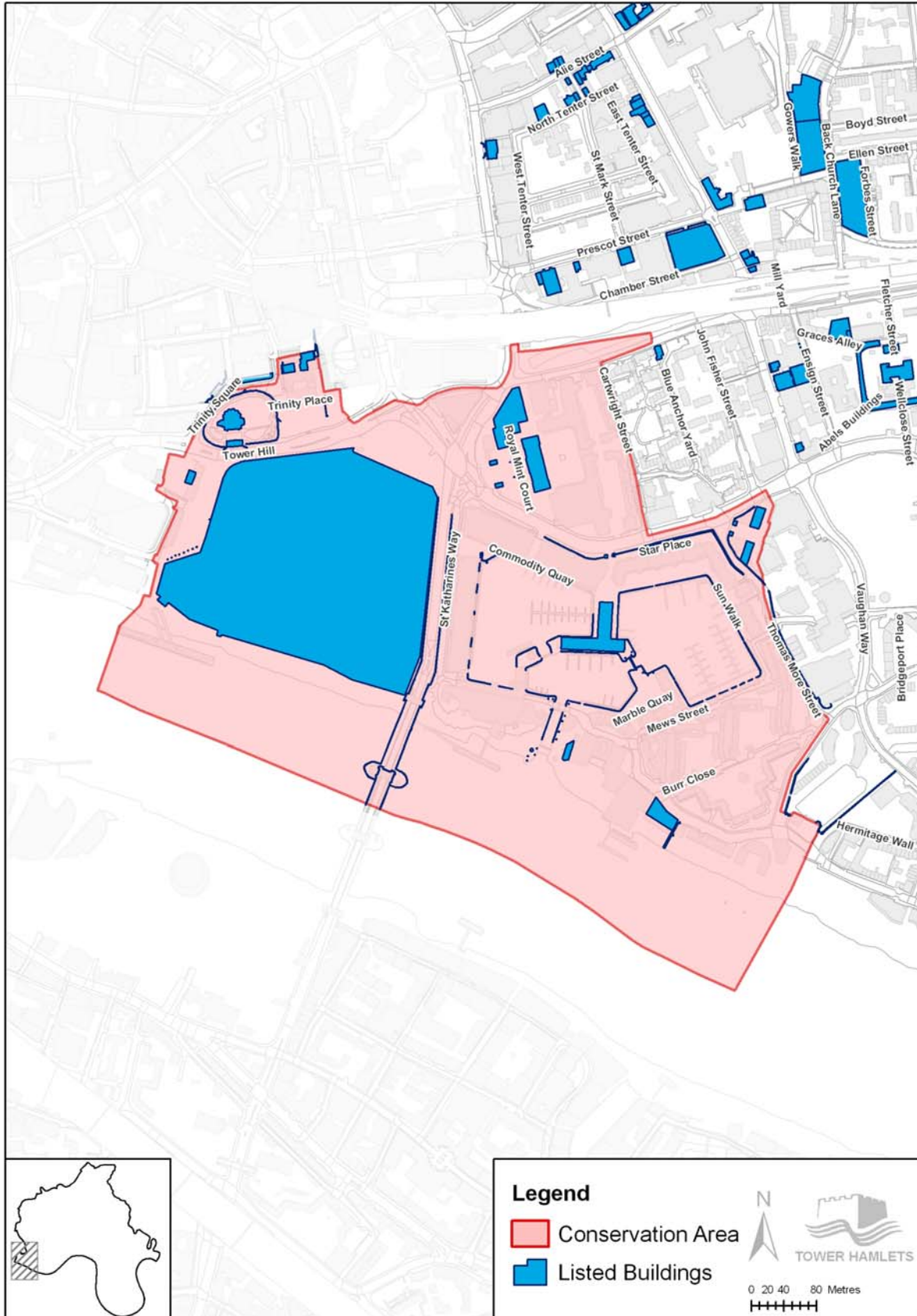
Conservation Areas are parts of our local environment with special architectural or historic qualities. They are created by the Council, in consultation with the local community, to preserve and enhance the specific character of these areas for everybody.

This guide has been prepared for the following purposes:

- To comply with the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 69(1) states that a conservation area is “an area of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance”
- To provide a detailed appraisal of the area’s architectural and historic character.
- To provide an overview of planning policy and propose management guidelines on how this character should be preserved and enhanced in the context of appropriate ongoing change.

In relationship to the western part of the Conservation Area, covering the Tower of London it should be read in conjunction with the World Heritage Site Management Plan which gives a detailed description of the historical development of the Tower of London, an evaluation of its significance, identifies issues in its management, and sets out a vision for the site and its setting

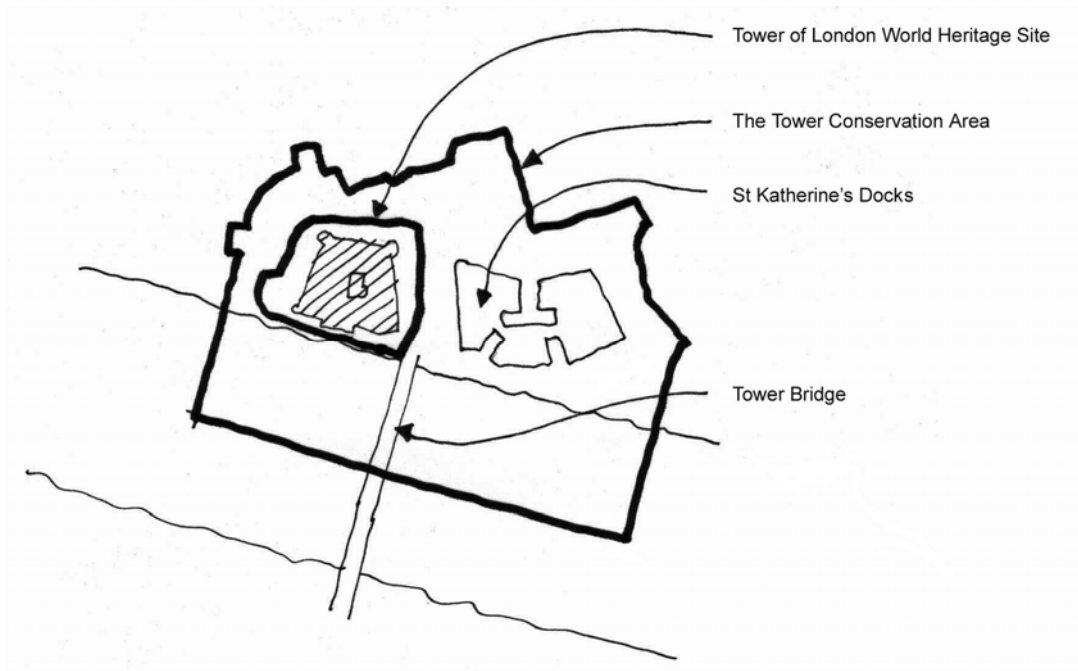
The Management Plan is available to download from the Historic Royal Palaces website at [www.hrp.org.uk](http://www.hrp.org.uk).



### THE TOWER CONSERVATION AREA

This map is indicative only and is not a planning document. For further information please contact the Council.

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# 1. Character Appraisal

## Overview

The Tower Conservation Area was designated in March 1977. It is one of the largest and most significant Conservation Areas in the Borough, and encloses buildings and sites of national and international importance. It is defined by the River Thames to the south, the boundary with the City of London to the north-west, by East Smithfield and the railway viaduct to the north-east and by Thomas More Street to the east. It has two distinct character areas – the Tower of London itself to the west, and the area around St. Katharine's Docks to the east. It is an area of exceptional architectural and historic interest, with a character and appearance worthy of protection and enhancement.

The Tower Conservation Area encloses the Tower of London World Heritage Site (WHS), one of 27 World Heritage Sites in the UK. The Tower of London is managed by Historic Royal Palaces, who published a detailed Management Plan for the Tower of London site in 2007. Their Management Plan provides a detailed account of the Tower's history and significance and readers of this document are referred to it for more information.

It also contains important and useful information regarding how the site is to be managed to safeguard its special character and it is essential reading for those considering development affecting the setting of the Conservation Area.

## History

The history of this Conservation Area dates back to the foundation of the Roman city in around 50AD. The alignment of the Roman Walls fixed the position of the Tower a thousand years later.

William the Conqueror began construction of the Tower of London after his invasion in 1066 and used surviving parts of the south-eastern corner of the City Wall to form the southern and eastern defences to a new fortress at the corner of the city. Construction of the White Tower began around 1067 and was completed around 1100.

The fortress was expanded in the 1200s and 1300s and extended outside of the line of the previous city wall. The outer curtain wall was built by Edward I in 1275-85 and extended up to its present height in the early 1300s. This wall still defines the outer perimeter of the Tower today.

The White Tower has remained a constant feature of the Tower through history, although many building and refurbishment works have taken place over time. It was a Royal residence for hundreds of years and the present day Yeoman Warders can trace their origins to the 15th century, when they were the bodyguard of Henry VII - the last British monarch to live in the Tower.

The Tower's role as a fortress and prison continued for hundreds of years. It was notorious as the place of many executions, including Henry VIII's wife Anne Boleyn, and was also the prison of the future Queen Elizabeth I for a brief period. As recently as the Second World War, it was a prison for high-ranking prisoners of war.

### St Katharine's Docks

The area east of the city wall was occupied by the Hospital of St. Katharine by the Tower and grew to become a crowded mixed-use, inner city riverside district by the late 18th century.

St. Katharine's Docks were one of the first sets of enclosed docks to be built at the beginning of the 19th century, in order to address the problems of security that plagued river traffic in the late 18th century. The area was cleared and the new docks were opened on 25 October 1828, designed by the engineer Thomas Telford.

Even at the time of construction, the docks were unable to handle the largest cargo vessels at the time, and eventually the docks were merged with the London Docks to the east in 1864.

Three warehouses around the eastern dock were destroyed in the Blitz of 1940, but the docks continued to operate until they became one of the first sets of enclosed

docks to close at the end of the 1960s. Since the 1970s, the area has been successfully rebuilt, refurbished and regenerated over time.

### Tower Bridge

Tower Bridge was opened 1894. It was designed by Sir John Wolfe Barry with architectural features by Sir Horace Jones to a Gothic Revival Style with French chateau influence. It is a bascule bridge with suspended bridge approach and high level footbridges between twin stone towers. Massive cast iron balustrades. Hydraulic machinery is still used to open bridge.

### **Character**

There is a complex pattern of overlapping developments over two thousand years. The Tower of London itself is by far the most significant site, due to its symbolic, historic and architectural value. The White Tower remains the focal point of the western part of the Conservation Area. The eastern part of the Conservation Area around St. Katharine's Dock has undergone significant changes since the closure of the docks and the character of buildings and spaces are more varied.



### The Tower of London

The architectural and urban character of the Tower today was shaped by its original purpose as a fortress. The White Tower is the most significant and memorable element of the fortress, visible from behind the lower defensive stone walls. It is significant as one of the oldest pieces of architecture in the City and as an innovative



example of Norman design. It also has immense symbolic value as an internationally recognized icon of London.

Although it is no longer the largest building on the London skyline, from most angles it retains a sense of detachment from the city. This is due to its location within the low defensive walls, the large open spaces surrounding the tower and most importantly the clear silhouette of the White Tower against the sky. Views of the Tower are protected in the London Plan and the detailed guidance on how the policies are to be managed is to be found in The London View Management Framework.

The White Tower's sense of detachment from the rest of the city, its aloofness and its inaccessibility are essential aspects of its visual character and evidence of its historic purpose. They make a critical contribution to its architectural and historic value, but they are also vulnerable to damage from development elsewhere in London, including tall buildings well outside the Conservation Area.

There is considerable development pressure for buildings of excessive height and bulk adjacent to the Conservation Area and further a field and it is imperative that this is managed to safeguard the character of the Tower and to prevent detriment to its setting.

The imposing defensive walls surrounding the White Tower are significant as they describe the evolution of military architecture over hundreds of years. These, together with the open spaces around the Tower, create the detachment of the White Tower which is essential to its character.

### The River Thames and Tower Bridge

The Conservation Area extends to the centre of the River Thames and the relationship of the city to the river at this point is important both historically and visually. The Tower marks the south-eastern corner of the Roman city walls and the walls of the Tower, provides a unique insight into the nature of London from its earliest days.

River traffic has been an essential part of the area's character for hundreds of years. The continued use of St. Katharine's Pier and Tower Pier today enrich the area and make a positive contribution to its urban character.

Tower Bridge, along with the White Tower, is one of the internationally recognised symbols of London. The two Victorian Gothic towers and the opening bridge, form a symbolic gateway to the city from the sea.

The operation of the bascules, which lift up to allow tall ships to pass through, is a popular, dramatic and theatrical event which has become an essential part of the area's identity.

The Tower Bridge Approach road from the north, takes the form of an elevated road separating the Tower of London from St. Katharine's Docks. It is permeable at ground floor level along the Thames Path, but it is a long, solid barrier that reflects the walls of the tower.

### St Katharine's Docks

This area contains a wide variety of architectural styles from many different periods of development and regeneration.

The riverside is dominated by the Thistle Tower Hotel. Although the bulk of this building is partially broken up by a stepped design, the scale of this building detracts from the quality of the riverside and the prominence of the Tower itself.

The buildings line the edges of the two main docks – east and west – and the entrance basin that is almost the same size. The Ivory House is the only historic warehouse which survives on the site and incorporates the last remnant of the original warehouse character. The original warehouse configuration, designed by the architect Philip Hardwick, was organized so that the front of the warehouse was flush with the dock edge.

Other more recent development took place in the 1980s, 1990s and 2000's, including the residential buildings along Sun Walk and the K2 office development. They all

display a variety of architectural styles, but still maintain or re-create the original sense of enclosure of the Docks.

Today, the Docks have a largely peaceful and secluded character, as the perimeter buildings block most of the traffic noise from outside. The combination of trees and water create a calming atmosphere and a connection to nature, while the mix of shops and other uses are successful in creating quiet activity. Many historic dockyard features, such as bridges and cranes, have been incorporated into new development and the memory of its former use has been successfully retained.

Further east, the buildings of the South Quay Estate are simple, modern brick buildings with flats, ranging from 4 to 8 storeys. They are mainly set back from the street and surrounded by mature trees and other planting. At the eastern edge of the Conservation Area, Matilda House is an older 5 storey brick residential building, set back from the street and surrounded by mature trees. These residential developments have an unusually suburban feel given their proximity to the City of London and provide a strong contrast to the Docks and the Tower.

To the north, Cartwright St is a quiet, residential street lined with residential brick buildings, mainly flats on both sides.

East Smithfield is a major route out to the east of London. It is dominated by fast-moving traffic at the moment which detracts from the pedestrian experience. Positive features of this route include occasional glimpses of the church of St. George in the East, and a line of mature trees north of St. Katharine's Dock.

## **Land Use**

### Tower of London

The functions of the Tower have changed and evolved over the course of its life, well beyond its original role as a Royal Fortress to secure control of London.

Many administrative government functions were located in the Tower. It was used as an armoury, store, record office, menagerie and prison and military headquarters. The Royal Mint is thought to have been located here from the late 13th century and it is also famous as the home of the Crown Jewels.

It has a continuous history of residential occupation by officers and was occupied by many monarchs including Edward II and Edward III. Today it is home to a small community of about 140 people.

The dominant use today is as a tourist attraction, visited by hundreds of thousands of people per year.

### Transport

Tower Hill Underground Station, Tower Gateway Docklands Light Railway station, Tower Pier and St. Katharine's Pier are all located within the area.

### St Katharine's Docks

The area around St. Katharine's Docks is once again a mixed-use area, with a hotel, boat club, marina, shops, restaurants, pubs, offices and residential accommodation.

## **Scale**

West of Tower Bridge, the area is characterised by very wide open spaces, with the White Tower as its focal point. The White Tower itself is only about 35 metres high, but its architectural character, its square proportions and elevated position give it a commanding presence at the heart of the Tower.

To the east of Tower Bridge, the buildings are generally large and substantial in character, but are not designed to be prominent on the skyline. The warehouses and residential buildings in St Katharine's Docks are generally 5-8 storeys high, although there are several individual buildings which are much smaller. The Tower Guoman Hotel is an anomaly in the area, ranging from 8 to 15 storeys in height.

## Open Spaces

### Tower Environs

The open spaces around the Tower are significant for many reasons, but today their most important role is to emphasise the separation between fortress and city. They contain significant places in their own right, such as Trinity Square Gardens, exposed fragments of the old City Wall and the forecourt to the old Royal Mint.

Most of the open space is dominated by vehicular traffic, along Tower Hill itself to the north and Tower Bridge Approach to the east, which continues to detract from the quality of the area.

Most of the open space around the north and east can be characterised as a place of transition and movement, in between the city and the fortress. The notable exception to this is Trinity Square Gardens, where the peaceful sunken memorial garden offers a valuable refuge from the surroundings.

The open space on Tower Hill to the west of the moat was redeveloped in the early 21st century. The standard of landscaping and architectural design is very high and the area now provides an appropriate and dramatic approach to the Middle and Byward Towers. The clear view across the moat towards the walls, exhibit the key qualities of this area.

## Views

The London View Management Framework (LVMF) provides detailed guidance on the policies in the London Plan for the protection of strategically important views in London and explains how they are to be managed. It identifies three strategic views towards this Conservation Area.

- The River Prospect of the Tower of London from the north pier of Tower Bridge is an important view.

- The River Prospect from London Bridge towards Tower Bridge includes views of the Tower of London.
- The Townscape view of the Tower of London from City Hall.

In addition to these strategic views, there are many important local views, particularly around the Tower walls. The views of the Tower from the north, from the exit to Tower Hill underground station and from the pedestrian underpass are particularly significant as they are often the first glimpse of the Tower for visitors. The views down Tower Hill to the river as well as across the moat are also important. Views towards the White Tower along several streets in the area are also significant, for example the view south along Mansell Street.

Views along the northern approach to Tower Bridge, looking towards the bridge and its distinctive silhouette are also significant, as the historic relationship between the fortress and the bridge can be seen very clearly.

## **Summary**

This is an area of particular special architectural and historic interest, illustrated by its rich history and significant architecture dating from the Norman Conquest. The character and appearance of the area, as described in this appraisal, define its special qualities.

It is hoped that this document will lead on to more detailed working between the London Borough of Tower Hamlets and Historic Royal Palaces in accordance with the objectives of the World Heritage Site Management Plan, and to safeguard the character of this unique site..

Opportunities exist for the improvement of the Towers setting and these are set out in the Tower Gateway Development Framework and Investment Strategy (2003)

## 2. Management Guidelines

### Overview

This Management Plan has been prepared in consultation with the community, to set out the Borough's commitment to high quality management of Conservation Areas and their settings. The Development Design and Conservation Team operates within the context of the Development and Renewal Directorate of the Council, alongside Major Projects, Development Control, Strategy and Building Control.

Areas are as much about history, people, activities and places as they are about buildings and spaces. Preserving and enhancing the Borough's architectural and historic built heritage over the next decades is of vital importance in understanding the past and allowing it to inform our present and future.

Conservation Areas also promote sustainability in its widest sense. The re-use of historic buildings and places is environmentally responsible as it protects the energy and resources embodied in them and combats global warming.

Consideration of appropriate amendments to the boundary of the Conservation Area, and recommendations for additions to the register of listed buildings, either the statutory or local list, will be considered by the Council.

The area is on the border with the City of London and the London Borough of Southwark, and a coordinated approach is required to conservation.

### Who is this document for?

This is an inclusive document which will engage with many different people and organisations. It will depend on the support of the community to achieve its objectives. It is aimed primarily at the residents, businesses, developers and others living and working in the area. The Conservation Area belongs to its residents, as well as the whole community, and their priorities will be reflected in these documents after the consultation process.

The document has also been prepared to align conservation objectives within different parts of the council, and provide a single point of reference for the management of the area. It represents our shared commitment to conserve the special architectural and historic character, and to help manage sensitive new development and refurbishment where appropriate to successfully preserve and enhance the quality and character of the area.

### **Outline Guidance on Applications**

Before carrying out any work in this area, you will need to apply for consent even for minor work such as replacing railings. These consents include planning, listed building and Conservation Area consent, as well as others for work such as felling trees.

When planning applications in a Conservation Area are decided, the planning authority will pay special attention to whether the character of the area is preserved or enhanced. The character of the Tower of London is described in detail in the Appraisal in the first part of this document.

In the Tower Conservation Area, as in other Conservation Areas, planning controls are more extensive than normal. Consent is required to demolish any building, and a higher standard of detail and information is required for any application. When applying for listed building consent, please note that all parts of the building, including its interior walls, ceilings and all other internal features, are protected. Some buildings are nationally (statutorily) listed, and some are locally listed by the Borough to indicate buildings that the Borough wishes to protect.

The exact information required will vary with each application, but in general applications must include:

- A clear design statement explaining the reasons behind the various architectural, masterplanning or other design decisions.
- Contextual plans, sections and elevations of existing buildings



- Drawings, including construction details, produced at larger scale (eg. 1:50 or 1:20) clearly indicating the nature of the work proposed.
- Additional detail regarding materials and construction.
- Photos of the condition of existing building (including details where appropriate).

More details are available on the Tower Hamlets website. If in any doubt, the Council welcomes and encourages early requests for advice or information.

When alterations are proposed to listed buildings, complying with the building regulations can be particularly complex, and early consideration of building control issues can help identify potential problems early in the process.

### **Policies Relevant to the Conservation Area and how they are Implemented:**

Any new development should have regard to national, regional and local planning policy.

- At the national level, the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on Tower Hamlets to designate Conservation Areas in “areas of special architectural or historic interest”, and to formulate and publish proposals for the preservation and enhancement of its Conservation Areas. National policy for planning and the historic environment is set out in Planning Policy Guidance 15 (PPG15). In particular, this guidance note states that inclusion in the World Heritage list highlights the outstanding international importance of the site as a key material consideration to be taken into account by local planning authorities in determining planning and listed building consent applications.
- At the regional level, policy 4B.1 of the London Spatial Development Strategy (or London Plan) states that ‘The Mayor will seek to ensure that developments ... respect London’s built heritage.’
- **Policy CON3 of the Tower Hamlets Core Strategy states that, ‘Development Proposals that may have an effect upon the integrity of a**

**World Heritage Site or its setting should be subject to a full environmental appraisal.'** Applicants should consult the Tower of London World Heritage Site Management Plan by Historic Royal Palaces.

- Policy CON4 of the Tower Hamlets Core Strategy relates to the Protection and Management of Important Views.
- Under Article 10 of the Town and Country Planning (General Development Procedure) Order 1995, Historic Royal Palaces must be informed of development proposals within 800m of the tower.
- The area lies inside the area covered by the City Fringe Area Action Plan.
- The Tower of London is a Scheduled Ancient Monument
- The area is identified as an area of archaeological importance.
- Trinity Gardens is designated as a London Square, and is protected by the London Squares Preservation Act of 1931. English Heritage has published information about their campaign to promote London Squares, which can be accessed online at this url:  
[http://www.english-heritage.org.uk/upload/pdf/campaign\\_for\\_london\\_squares.pdf](http://www.english-heritage.org.uk/upload/pdf/campaign_for_london_squares.pdf)
- St Katharine's Docks and the Thames are designated as Sites of Importance for Nature Conservation.
- There is a Strategic River Walkway along the river, and along the west side of the Tower.
- The London Cycle Network Plus runs across Tower Bridge and along the north side of the Tower.
- There is a Proposed Cycle Route through the south of the St Katharine's Dock area.

## Listed Buildings in the Conservation Area

### Grade I

- Tower Bridge
- Tower Bridge Approach
- Portion of Old London Wall, Trinity Square

#### Tower of London

- The White Tower
- Outer Curtain Wall with casements and Mural towers
- Chapel of St Peter-ad-Vincula
- The Queens House, No's 1,2,4,5 & 7 Tower Green, including inner curtain wall, with Mural Towers and the New Armouries
- The Middle Tower with Causeway to Byward Tower and remains of causeway to Lion Tower to west.

### Grade II\*

- The Old Hospital Block and raised terrace and railings, Tower of London
- Revetment wall to south side of moat, from Tower Bridge approach to Middle Tower, Tower of London
- The Royal Mint, Tower Hill
- Port of London Building, Trinity Square

### Grade II

#### Tower of London Area

- Wine Cellars at Asher Storey, 8 to 10 Tower Hill
- K6 Telephone Kiosk outside gateway of Byward Tower
- Waterloo Block
- Museum of the royal Fusiliers and attached terrace to front
- Revetment wall to west and north side of moat, from outwork attached to Middle Tower to Tower Hill Postern

- Revetment wall to north side of moat, from Tower Hill Postern to Tower Bridge Approach
- Former Pump House
- Waterloo Block

St Katherine's Dock Area:

- The Crown and Seven Stars Pub, Royal Mint Street
- Gatehouses to principal entrance. Gatehouse at each side of main entrance to London Docks
- Boundary Walls and Gate Piers, Thomas More Street
- Boundary Wall to St Katherine's Dock, St Katherine's Way
- Office Blocks, Thomas More Street
- Quay Walls to basin and East and West Docks, St Katherine's Dock
- Ivory House, St Katherine's Dock
- Footbridge between the basin and east dock water areas, St Katherine's Dock
- Group of 3 Bollards, at lock between basin and East Dock, St Katherine's Dock
- Dockmaster's Office, St Katherine's Way
- Stone Stairs and causeway down to river gate piers at road entrance, St Katherine's Way
- Alderman Stairs and Gate Piers, St Katherine's Way
- British and Foreign Wharves G Warehouse, St Katherine Street
- Sundial, St Katherine's Docks

Tower Hill Area:

- 42 Trinity Square
- Forecourt at Trinity House, Trinity Square
- Iron Railings and Gates, Trinity Square
- Seaman's Registry, Royal Mint Site
- Entrance lodges at The Royal Mint, Tower Hill

## **Highways and Transportation Issues**

The quality of the streetscape, the surface materials, street furniture and other features can all be integral parts of the character of Conservation Areas. Any work carried out should respect this historic character. Anyone involved in development which impacts on public spaces should refer to the Council's Street Design Guide, TfL's own Streetscape Guidance and English Heritage's 'Streets for All' document. The ongoing cost of maintenance should also be considered carefully.

Vehicular traffic currently dominates the roads to the north and east of the Tower. A reduction in vehicular speeds and a gradual reduction in traffic volumes should be a long-term objective. However, the spaces created by the roads do play a valuable role in maintaining the historic separation of fortress and city and should not be encroached upon, a reduction in the percentage of these spaces that are given over to vehicles should not mean a reduction in the open space. East Smithfield would also benefit from lower traffic speeds.

In the area east of St. Katharine's Docks, cobbles remain on large parts of St Katharine's Way and act as a reminder of the area's history. Minor improvements to the public realm should be made where appropriate. For example, the corner of Thomas More Road and St. Anthony's Close has too many bollards.

Works by statutory services (gas, electricity, water etc) have the potential to damage historic ground surfaces or ancient underground structures. Early consultation with the conservation team is encouraged for any works.

## **Opportunities and Potential for Enhancement**

The highways to the north and east of the Tower would benefit from a progressive reduction in traffic volume, and further public realm improvements to make the area more pedestrian friendly.

The height, mass and architecture of the Tower Guoman Hotel building are deemed detrimental to the character of the Conservation Area, and to the setting of the World Heritage Site. Any future redevelopment of this site should introduce a smaller scale.

Many of the large office buildings suffer from blank frontages at street level. Options for creating a more lively frontage with a mix of uses should be explored, particularly in the area to the north of the Tower and along the north side of East Smithfield.

Any new development in this area should respect the importance of the Tower, and should follow the guidelines in the World Heritage Site Management Plan.

### **Trees, Parks and Open Spaces**

The Tower Conservation Area includes several significant open spaces, including the River Thames itself, the Tower Environs, St. Katharine's Docks and the spaces within the Tower of London itself.

The Tower Environs contain several important public spaces, including Trinity Gardens and the new theatrical public space on the west side of the Tower. These should be maintained in accordance with the World Heritage Site Management Plan.

Mention should also be made of the paved area on the top of Tower Hill Vaults. This is a bleak and little used space seriously in need of enhancement and integration with the recent improvements to Tower Hill and Great Tower Street.

The extension of high quality surfaces, street furniture and lighting in high quality landscaping schemes can bring coherence to the local setting of the Tower and can differentiate it from the wider urban context in which it sits.

Trees play an important role in almost every important view within the Tower Conservation Area. The old trees within the Tower of London itself, and along the river frontage, are a distinctive part of the view and contribute to the sense of the Tower as an island, separate from the City. Trees within the St. Katharine's Docks area create a

connection with nature, along with the water, that is an important part of the character of the area. In the eastern part of the Conservation Area, the trees around Matilda House and the South Quay Estate are essential parts of the more suburban character of this area.

The River Thames itself is a large open space, and the Conservation Area boundary extends to its centreline. As described in the Character Appraisal, the openness of the river, and the clear views to Tower Bridge and to the Tower of London, are important parts of its character.

All trees in Conservation Areas are protected, and some trees are also covered by Tree Preservation Orders (TPO's). Notice must be given to the authority before works are carried out to any tree in the Conservation Area, and some works require specific permission. More information can be found in the Council's Guide to Trees, and on the Tower Hamlets website. Carrying out works to trees without the necessary approval can be a criminal offence, and the Council welcomes early requests for advice.

### **Equalities:**

Valuing diversity is one of the Council's core values, and we take pride in being one of the most culturally rich and diverse boroughs in the UK. This core value has driven the preparation of this document and will continue to inform changes to this document in the future. These values will also inform changes to buildings and places where this document provides guidance to ensure inclusivity for all sections of the community.

This Character Appraisal and Management Guidelines will support the Council's aims:

- a strong spirit of community and good race relations in Tower Hamlets.
- to get rid of prejudice, discrimination and victimisation within the communities we serve and our workforce
- to make sure that the borough's communities and our workforce are not discriminated against or bullied for any reason, including reasons associated with their gender, age, ethnicity, disability, sexuality or religious belief.

Please contact us if you feel that this document could do more to promote equality and further the interests of the whole community.

### **Publicity**

The existence of the Conservation Area will be promoted locally to raise awareness of current conservation issues and to invite contributions from the community.

### **Consideration of Resources Needed to Conserve the Historic Environment:**

The most effective way to secure the historic environment is to ensure that buildings can continue to contribute to the life of the local community, preferably funding their own maintenance and refurbishment. Commercial value can be generated directly from the building, through its use as a dwelling or office, or through its role in increasing the attractiveness of the area to tourists and visitors. However, it should be noted that economic reasons alone will not in themselves justify the demolition or alteration of a building in a Conservation Area. The Council will consider grant aid to historic buildings and places.

In order to meet today's needs without damaging the historic or architectural value of a building, a degree of flexibility, innovation and creative estate management may be required.

### **Ongoing Management and Monitoring Change:**

To keep a record of changes within the area, dated photographic surveys of street frontages and significant buildings and views will be made every 5 years. Also, public meetings will be held every 5 years to maintain communications between all stakeholders and identify new opportunities and threats to the Conservation Area as they arise.

The Council recognises the contribution of the local community in managing Conservation Areas, and will welcome proposals to work collaboratively to monitor and manage the area.



In addition, the Borough's Annual Monitoring Report, prepared with the new LDF, will assess progress on the implementation of the whole Local Development Scheme, including policies relevant to conservation.

**Enforcement Strategy:**

Appropriate enforcement, with the support of the community, is essential to protect the area's character. The Council will take prompt action against those who carry out unauthorised works to listed buildings, or substantial or complete demolition of buildings within a Conservation Area. Unauthorised work to a listed building is a criminal offence and could result in a fine and/or imprisonment. Likewise, unauthorised substantial or complete demolition of a building within a Conservation Area is also illegal. It is therefore essential to obtain Conservation Area or Listed Building Consent before works begin.

If listed buildings are not maintained in good repair, then the Council can step in to ensure that relevant repairs are carried out. In some circumstances, the Council itself may undertake essential repairs and recover the cost from the owner. The Council has powers of compulsory purchase, if necessary to protect Listed Buildings.

The Council will enforce conservation law wherever necessary, and will consider the introduction of Article 4 Directions to remove Permitted Development Rights where appropriate.

## Further Reading and Contacts

- The Buildings of England (London 5: East). Cherry, O'Brien and Pevsner.
- The Buildings of England (London 1: City of London): Bradley and Pevsner.
- The Tower of London World Heritage Site Management Plan: Historic Royal Palaces (June 2007).

The World Heritage Site Management Plan contains a detailed list of references for more information about the architecture and history of the Tower of London.

The Council encourages and welcomes discussions with the community about the historic environment and the contents of this document. Further guidance on all aspects of this document can be obtained on our website at [www.towerhamlets.gov.uk](http://www.towerhamlets.gov.uk) or by contacting:

Tel: 020 7364 5009

Email: [dr.majorprojects@towerhamlets.gov.uk](mailto:dr.majorprojects@towerhamlets.gov.uk)

This document is also available in Libraries, Council Offices and Idea Stores in the Borough.

For a translation, or large print, audio or braille version of this document, please telephone 0800 376 5454. Also, if you require any further help with this document, please telephone 020 7364 5372.

Also, you may wish to contact the following organizations for further information:

Historic Royal Palaces	<a href="http://www.hrp.org.uk">www.hrp.org.uk</a>
English Heritage	<a href="http://www.english-heritage.org.uk">www.english-heritage.org.uk</a>
The Georgian Group	<a href="http://www.georgiangroup.org.uk">www.georgiangroup.org.uk</a>
Victorian Society	<a href="http://www.victorian-society.org.uk">www.victorian-society.org.uk</a>
20 <sup>th</sup> Century Society	<a href="http://www.c20society.org.uk">www.c20society.org.uk</a>
Society for the Protection of Ancient Buildings	<a href="http://www.spab.org.uk">www.spab.org.uk</a>

### **Listed Buildings at Risk:**

At this time we are not aware of any listed buildings at risk in the Conservation Area.

### **Any other threats to the Conservation Area**

- The most significant threat to the Conservation Area is the pressure for buildings of excessive height and bulk beyond its boundaries to the detriment of its character and appearance. In making any planning decision the impact upon the character and appearance of the Conservation Area must be considered. In the case of the Tower the setting and backdrop are critical to its character and must be protected.

### **Priorities for Action (1-5)**

1. Encouraging further research to improve the understanding of the Tower and inform the conservation of the WHS
2. Managing the setting of the Tower, to ensure that new buildings contribute to the quality of views to and from Tower
3. Working with interested parties to find a common and consistent approach to the planning issues surrounding the Tower of London.
4. Act in partnership with HRP to safeguard and enhance the local setting of the Tower
5. Work with Historic Royal Palaces, English Heritage and other organizations to produce a design guide for the public realm