

City of London Corporation Committee Report

Committee(s): Culture, Heritage and Libraries	Dated: 07/07/2025
Subject: The Monument Conservation Management Plan	Public report: For Decision
This proposal: <ul style="list-style-type: none">• delivers Corporate Plan 2024-29 outcomes	Diverse Engaged Communities Vibrant Thriving Destination Flourishing Public Spaces Providing Excellent Services
Does this proposal require extra revenue and/or capital spending?	No
If so, how much?	N/A
What is the source of Funding?	N/A
Has this Funding Source been agreed with the Chamberlain's Department?	N/A
Report of:	Katie Stewart, Executive Director of Environment
Report author:	Rob Shakespeare, Head of Heritage & Museums, Natural Environment.

Summary

This report presents a Conservation Management Plan for The Monument to the Great Fire of London. The Monument Conservation Management Plan provides guidance to aid long-term decision making about the conservation and management of The Monument, which is a grade I listed building and scheduled monument.

Recommendation(s)

Members are asked to:

- **Endorse** The Monument's Conservation Management Plan as a resource to guide maintenance and management decisions.

Main Report

Background

1. The Monument to the Great Fire of London (The Monument) is a Grade I listed building (1950) and scheduled monument (1951), the governance, asset management and operation of which is the responsibility of the City of London Corporation, with Member oversight provided by the Culture, Heritage & Libraries (CHL) Committee.
2. The Monument has the highest significance in terms of its historical, aesthetic and communal value. It was commissioned by King Charles II to commemorate the Great Fire of London, the most famous disaster in London's history. It was

designed by Christopher Wren and Robert Hooke and was constructed between 1671 to 1677. It survives remarkably intact and its early use as a public viewing gallery continues, giving it communal value derived from the impression received by its visitors.

3. The Monument is maintained as a heritage asset by the City Surveyor's Department, with the previous Conservation Management Plan (CMP) dating from 2016. The production of a new CMP was overseen by the Heritage Estate Section (City Surveyor's Department). The Heritage Estate Section is responsible for CMPs for the CoLC's heritage assets. Other CMPs currently in production include the Mansion House and the Queen Elizabeth Hunting Lodge.
4. The aim of producing the CMP is to provide guidance to aid long-term decision making about the conservation and management of The Monument. It is envisaged to be primarily an internal document, which will benefit those involved with managing the site.
5. Julian Harrap Architects were commissioned to prepare a CMP review for The Monument in consultation with colleagues from the Environment and City Surveyor's Departments, City Bridge Foundation and Historic England as the key external stakeholder. This report outlines the new CMP prepared by Julian Harrap Architects, which incorporates recommendations for the future maintenance, management and operation of The Monument.

Current Position

6. The purpose of the CMP is to:
 - a. Act as a convenient and accessible repository of information about the site's history and development;
 - b. Provide a balanced assessment of the heritage significance of the site which will underpin future decisions about change;
 - c. Develop a consensus amongst stakeholders about the significance of the site;
 - d. Guide the future conservation, management and maintenance of the site;
 - e. Provide guidance for the management team;
 - f. Suggest actions and projects that the City of London could take forward to meet its vision for the site; and
 - g. Help to clarify consent procedures for works to the listed building and immediate surrounds.
7. The CMP assesses the issues, opportunities and policies under twelve key headings: Purpose and Approach; Approach and Adoption; Repairs and New Works; Maintenance; Management and Staffing; Access and Visitor Experience; Events; Health and Safety; Services; Sustainability; Records Management; and Interpretation.
8. Volume 1 of the CMP sets out the site's history and chronological development (in Section 2). Section 3 assesses what is significant about The Monument in heritage terms of its historic, aesthetic, communal and setting values. Section 4 identifies

the Issues and Opportunities associated with the building and its immediate setting and which underpin the Conservation Policies. Section 5 contains an Action Plan with the summary of the key activities, associated urgency and costs.

9. Volume 2 consists of the Quinquennial Condition Survey (including brief assessment of the nearby Pavilion) and Structural Survey. It found that The Monument is generally in good condition, except for some identified cracking in the viewing platform and stone steps that requires a programme of regular monitoring to better understand the causes. This programme has already been put in place.
10. Volume 3 includes the Management and Maintenance Plan (MMP) which provides a robust framework for the ongoing management and maintenance on a day-to-day basis for The Monument.
11. Volume 4 compiles the most relevant literature and reports.

Further Work

12. The document lists 48 'policies', including several that recommend the further investigation of proposals to enhance appearance and visitor experience. These would be subject to consultation with the relevant stakeholders and applications to the appropriate programme for the required funding and resources.
13. Within the CMP there is an Action Plan. Once the CMP is adopted, officers will focus on prioritising these actions and, together with the identified MMP activities, will build a sustainable funding strategy to sit alongside the plan to facilitate its long-term implementation.

Proposals

14. Members are asked to endorse the contents of this report.

Key Data

15. Please see Appendix 1 - 4.

Corporate & Strategic Implications

16. Strategic implications – The Monument CMP supports Corporate Plan outcomes: Diverse Engaged Communities; Vibrant Thriving Destination; Flourishing Public Spaces; and Providing Excellent Services. It will also support the emerging Cultural Strategy and helps The Monument's contribution to KPIs for visitors to heritage attractions and asset management targets.
17. Financial implications – there are no additional financial requirements arising directly from this report.

18. Resource implications – the maintenance of The Monument is met from City Surveyor's budgets and its operation is currently met from a local risk budget currently held by the Environment Department.
19. Legal implications – the Monument is dual-designated as a listed building and Scheduled Monument. As the older legislation, only Scheduled Monument Consent (SMC) is required for works and not Listed Building Consent (LBC). Additionally, Planning Permission may be required for external works such as changes / additions of lighting and signage etc to the Monument.
20. Risk implications – The Monument Conservation Management Plan considers and provides options to mitigate risks which could have an impact on the achievement of business and strategic objectives. This supports the management of risks, which are identified, assessed and managed through the Corporate Risk Management Framework.
21. Equalities implications – The Monument CMP identifies access and equalities issues, therefore supporting compliance with the Equality Act 2010.
22. Climate implications – sustainable management and maintenance of The Monument has been considered within the CMP.
23. Security implications – security issues have been considered within the CMP.

Conclusion

24. The Monument is generally in good condition and the Conservation Management Plan and incorporated Management & Maintenance Plan (Appendix 3) will help guide the maintenance of, and future decision making for, this important heritage asset for the foreseeable future.

Appendices

- Appendix 1: The Monument CMP vol 1 - Conservation Plan.
- Appendix 2: The Monument CMP vol 2 - Quinquennial Inspection Survey.
- Appendix 3: The Monument CMP vol 3 - Management & Maintenance Plan.
- Appendix 4: The Monument CMP vol 4 – Appendices.

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