

Decision Maker: RENEWAL, RECREATION AND HOUSING POLICY
DEVELOPMENT AND SCRUTINY COMMITTEE

Date: 16 November 2021

Decision Type: Non-Urgent Non-Executive Non-Key

Title: HERITAGE AT RISK UPDATE

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Ward: Biggin Hill; Bromley Common and Keston; Bromley Town; Chislehurst; Cray
Valley East; Hayes and Coney Hall; Penge and Cator; Plaistow and Sundridge

1. Reason for report

- 1.1. The Heritage at Risk Register includes historic buildings and sites at risk of being lost through neglect, decay or deterioration. There are currently 25 heritage assets within Bromley that are included on the latest iteration of the register. This report provides an update on these assets where information is available.

2. RECOMMENDATION(S)

- 2.1. That the Renewal, Recreation and Housing Policy Development and Scrutiny Committee note the updates on various sites within Bromley that are included on the Historic England 'Heritage at Risk' register.

Impact on Vulnerable Adults and Children

1. Summary of Impact: No impact
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Corporate Policy

1. Policy Status: Not Applicable
 2. BBB Priority: Regeneration
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Financial

1. Cost of proposal: N/A
 2. Ongoing costs: N/A
 3. Budget head/performance centre: Planning Policy and Strategy
 4. Total current budget for this head: £0.568m
 5. Source of funding: Existing Revenue Budget for 2021/22
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Personnel

1. Number of staff (current and additional): 1
 2. If from existing staff resources, number of staff hours: N/A
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Legal

1. Legal Requirement: the 'Heritage at Risk' register is a non-statutory programme undertaken by Historic England.
 2. Call-in: Not Applicable
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Procurement

1. Summary of Procurement Implications: N/A
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Customer Impact

1. Estimated number of users/beneficiaries (current and projected): N/A
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Ward Councillor Views

1. Have Ward Councillors been asked for comments? No
2. Summary of Ward Councillors comments: N/A

3. COMMENTARY

- 3.1. The Heritage at Risk Register is an annual register produced by Historic England (HE). It lists historic buildings and sites at risk of being lost through neglect, decay or deterioration, and includes all types of designated heritage assets, including Conservation Areas.
- 3.2. The aim of the Register is to focus attention on those places in greatest need. HE work in partnership with local authorities and others to help find imaginative solutions for historic places and sites at risk across England.
- 3.3. The vast majority of heritage assets in Bromley are well looked after; however, a small proportion (25 heritage assets) are considered to be at risk and are included on the latest register¹
- 3.4. The reasons why a heritage asset is included can vary, but commonly includes assets that are long-term vacant; neglected and/or poorly maintained; structurally unsound; damaged by fire; unsecured and in danger of loss; or threatened with demolition. The cost of repairing heritage assets at risk can often be significant, which can be another barrier to repair.
- 3.5. Certain statutory powers - Urgent Works Notice and Repairs Notice - are available to the Council, but the preference is to work with owners and stakeholders to seek positive outcomes. The use of such statutory powers could also involve significant financial risks to the Council, including compulsory purchase, although HE can provide significant grant funding² to underwrite up to 80% of the costs of carrying out such enforcement action.
- 3.6. Bromley Council monitors assets at risk, in conjunction with HE, site owners, friends' groups, developers and other stakeholders, proactively identifying opportunities to address Heritage at Risk repairs and find sustainable long-term solutions for these assets across the Borough. Table 1 below lists the current identified assets at risk and provides an update (where available). The Council's Regeneration team has built a good relationship with HE, working closely and constructively with HE officers on the Heritage at Risk agenda in Bromley for several years; this has enabled the Council to benefit from extensive expert advice from HE. Many of the current entries on the Heritage at Risk Register are difficult, long-term entrenched cases. HE has welcomed the Council's pro-active approach to tackling these cases, notably at Crystal Palace Park. Here, the masterplan-driven approach has facilitated excellent collaboration, enabling HE to contribute significant funding to key elements, such as the Subway, in the knowledge that this is part of an on-going commitment to the whole park, and that HE's investment of public funding through their grants programme will be safe-guarded and public value maximised.
- 3.7. Similar collaboration is taking place on the Council-owned heritage assets within Bromley Palace Park, and HE have noted that this also promises a good outcome. However, HE have expressed disappointment that an opportunity was missed to address the Grade II listed Victorian Folly as part of a recent land transaction.
- 3.8. HE is also keen to support the Council in taking enforcement action where this is essential to move cases forward and can offer grant assistance for unrecoverable costs. West Camp at Biggin Hill remains a major concern, although it has great potential. HE will provide continuing support to the Council to resolve such cases, to ensure that the privately-owned, vacant buildings are repaired and brought back into use.

¹ Historic England, Heritage at Risk register - London & South East Register 2021. published November 2021, available from: <https://historicengland.org.uk/images-books/publications/har-2021-registers/lon-se-har-register2021/>

² Information on HE grants available from: <https://historicengland.org.uk/services-skills/grants/our-grant-schemes/grants-to-underwrite-urgent-works/> and <https://historicengland.org.uk/services-skills/grants/our-grant-schemes/acquisition-grants/>

Table 1: update on heritage assets at risk in Bromley

Heritage asset	Comments
<p><u>Assets at Crystal Palace Park</u></p> <p>Crystal Palace Park (Grade II* Listed Park)</p> <p>Prehistoric animal sculptures, geological formations and lead mine on islands in lake* - Grade I</p> <p>Upper and Lower Terraces - Grade II</p> <p>Pedestrian subway under Crystal Palace Parade - Grade II*</p> <p>North and south railings, Crystal Palace Parade - Grade II</p> <p>Base of the Southern Crystal Palace Water Tower - Grade II</p>	<p>General: Development Control Committee resolved to grant planning permission³ for an outline application at Crystal Palace Park on 25 March 2021, subject to the prior completion of a Section 106 legal agreement and any Direction by the Mayor of London and the Secretary of State. This application is intended to fund a comprehensive regeneration plan for Crystal Palace Park.</p> <p>Officers continue to hold regular meetings with HE and other internal and external stakeholders.</p> <p>Dinosaur Island: The Council is working in conjunction with the Friends of Crystal Palace Dinosaurs to implement intruder proof planting mechanisms for the weirs, to help prevent trespassing on the Island. An Access Management Plan is currently being agreed with HE, following the completion of the swing bridge in June 2021. HE has set up a self-funded expert board to directly support the future conservation of Dinosaur Island as funding for the park's regeneration plan starts to come through. A Hydrological report is complete with further recommendations for repair, although these have not been actioned yet. The Friends of Crystal Palace Dinosaurs have put in an application to the GLA Green Spaces fund to progress this further.</p> <p>Megalosaurus: Temporary repair works were completed in May 2021, which replaced damaged sections of the sculpture's broken jaw with a replica prosthesis model. The replacement will help protect the Grade I listed structure until permanent repair works are undertaken in the future.</p> <p>Pterodactyls and Megaloceros (Irish Elk): An updated condition survey and report are currently being commissioned to establish costs and appropriate repair methodologies for the three sculptures, which have sustained prolonged damage over recent years.</p>

³ Planning application ref: 20/00325/OUT

Heritage asset	Comments
	<p>Ichthyosaur: The Council is liaising with HE and Idverde (who deliver Bromley's outsourced Parks and Greenspace Service) to undertake repair works to the Ichthyosaur that sustained accidental damaged during routine maintenance works in August 2021. These works are being funded through Idverde's insurance.</p> <p>Crystal Palace Subway: A restricted tender process was carried out in September 2021 for the main restoration works contract, and five potential contractors were shortlisted. The second stage tender has now been released and returns are due back on 19 November 2021. It is anticipated that the construction contract will be awarded in February 2022 subject to Executive approval.</p> <p>Crystal Palace Park Railings: The restoration works for the Crystal Palace Park Railings were costed in May 2021 and submitted as part of a Levelling Up Fund (LUF) bid in June 2021. The proposed works are intended to be undertaken as the first phase to remove the conservation deficit as part of the cultural venue project, connecting to the Crystal Palace Subway. The Council is awaiting the outcome of the LUF bid.</p> <p>Base of the Southern Crystal Palace Water Tower: This asset was recently added to the statutory list and does not currently have a use. The brickwork has a coating of cement render which has fallen off in places that is now vulnerable to further weather and vegetative damage. The asset does not form part of the Crystal Palace regeneration plan.</p>
Ice house to Sundridge Park, Plaistow Lane, Bromley* - Grade II	The Council's conservation officer has had ongoing discussions with Idverde and HE. There has also been input from Orpington and District Archaeological Society (ODAS) on the current state of the asset; ODAS noted that the asset is buried in undergrowth. Although ODAS has located the ice house, we have no knowledge of its condition and there has been no liaison on this for at least three years. It has therefore ground to a complete halt. It is worth noting that it is in the grounds of the golf course which affects access.

Heritage asset	Comments
Old Town Hall, Tweedy Road, Bromley - Grade II	Planning permission and listed building consent granted ⁴ in March 2021 for redevelopment scheme which will reuse the vacant Grade II listed building (for office, hotel and a public house) and lead to the removal of the building from the Heritage at Risk Register.
<u>Biggin Hill Airport West Camp, Main Road, A233 (east side)</u> Buildings 1-5 (Airmen's barrack blocks), West Camp* - Grade II Building 10 (Junior Ranks Mess, former Airmen's Institute) - Grade II Building 12 (Candidates' Club, Former Sergeants' Mess) - Grade II Building 15 (Hawkinge Block) - Grade II Building 33 (Station HQ) - Grade II	The Council have held meetings with HE to discuss a way forward. Both the Council and HE have been in contact with the agent/owner regarding works, and some repair work has recently been carried out to the buildings, but considerably more works are required. The buildings are all vacant and have been for many years.
<u>Buildings at Bromley Palace Park</u> The Ice House and Ha-Ha Wall - Grade II Victorian Folly of 'Medieval Ruins' - Grade II Pulhamite waterfall - Grade II Pulhamite fernery - Grade II	The Council's conservation officer is involved in ongoing discussions relating to these assets, including with HE and colleagues in Capital Projects, Estates and Regeneration. HE undertook site visit in October 2021 to advise on repairs. Officers are awaiting an up-to-date schedule of repairs. The Victorian folly is no longer in the Council's ownership having been included in a disposal programme.
91 High Street, St Mary Cray* - Grade II	Concerns relating to the condition of the house, which is very fragile. Vegetation is beginning to engulf the house and the bulging flank wall is of considerable concern. Planning Enforcement have written to the site owners to detail these concerns as a precursor to an Urgent Works Notice. The owner is absent from the property.
The Royal Bell Hotel, 173-177, High Street, Bromley - Grade II	Planning permission and listed building consent granted ⁵ (in June 2020 and March 2019 respectively) for redevelopment scheme including a hotel. The permission has been implemented but is not yet complete.

⁴ Planning application ref: 19/03545/FULL and 19/03546/LBC

⁵ Planning application ref: 18/03252/FULL1 and 18/03201/LBC

Heritage asset	Comments
Church of St John the Evangelist, High Street, Penge SE20 - Grade II	This heritage asset is currently being monitored. HE report that repairs to the roof were carried out in June 2019.
Biggin Hill RAF Station Conservation Area	This is currently being monitored. The West Camp buildings which are included on the heritage at risk register all fall within the Conservation Area.
Iron Age settlement and Roman villa at Warbank, Keston – Scheduled Monument	Substantial tree growth is threatening the site and may necessitate a management agreement with the owner to resolve. HE is monitoring the situation. Archaeological expertise and legislative control lies mainly with HE/Department for Digital, Culture, Media & Sport (DCMS).
Scadbury Manor moated site and fishponds - Scheduled Monument	Scadbury Manor moated site and fishponds has recently received substantial grants from both HE and Bromley Council. Continued monitoring with HE and colleagues in Capital Projects and Estates, although it should be noted that archaeological expertise and legislative control lies mainly with HE/DCMS.
Romano-British masonry building and Saxon cemetery, Fordcroft, Orpington - Scheduled Monument	Vandalism, and damages from utilities, are the main threats to this asset. Archaeological expertise and legislative control lies mainly with HE/DCMS.
Wickham Court, Layhams Road* – Grade I	Grade I Listed Building currently used as a school. The building has a large backlog of repairs, causing a tower to collapse. The Council is discussing these repairs with the owners, with a view to producing a detailed schedule of repairs needed; HE is pushing for a survey of the entire building as other areas are undoubtedly also at risk. HE is monitoring the progress of repairs, working with the owner's Surveyor. HE conducted a site visit in 2020.

** Heritage assets which are within priority category A (Immediate risk of further rapid deterioration or loss of fabric; no solution agreed) or B (Immediate risk of further rapid deterioration or loss of fabric; solution agreed but not yet implemented). These are the highest priority categories in the register.*

3.9. Given ongoing works or existing planning permissions, it is expected that The Royal Bell in Bromley and the Church of St John the Evangelist, High Street, Penge will be removed from the register in the short to medium term (three to five years). The buildings and structures at Crystal Palace Park, including the Registered Park, are likely to take longer to be removed, following implementation of the regeneration plan (five years plus).

4. POLICY IMPLICATIONS

4.1 The Bromley Local Plan sets out the objectives to continue to conserve and enhance locally and nationally significant heritage assets; and encourage a proactive approach to the protection and improvement of heritage assets to contribute to strategic, local planning and economic objectives. Decisions to proceed with repair of heritage assets sit outside the planning system, but, where such repair does proceed, it may require planning permission or listed building consent. There are several Local Plan policies that may apply to any application to repair a heritage asset at risk.

5. FINANCIAL IMPLICATIONS

5.1 This report provides an update on heritage assets at risk in Bromley. There are no specific financial implications arising from this report.

6. LEGAL IMPLICATIONS

6.1 This report provides an update on heritage assets at risk in Bromley. There are no specific legal implications arising from this report.

Non-Applicable Sections:	IMPACT ON VULNERABLE ADULTS AND CHILDREN PERSONNEL IMPLICATIONS PROCUREMENT IMPLICATIONS
Background Documents: (Access via Contact Officer)	Historic England, Heritage at Risk register - London & South East Register 2021. Published November 2021, available from: https://historicengland.org.uk/images-books/publications/har-2021-registers/lon-se-har-register2021/