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Your Ref  
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1 February 2011

Dear Francesco

**State of Conservation of Westminster Palace, Westminster Abbey and Saint Margaret's Church (United Kingdom) (C 426)**

I refer to the World Heritage Committee's Decision 33 COM 7B.128 following examination of the state of conservation of the Westminster Palace, Westminster Abbey and Saint Margaret's Church World Heritage property at its 33<sup>rd</sup> session (Seville, Spain, 22-30 June, 2009).

In accordance with paragraph 5 of Decision 33 COM 7B.128, I am pleased to submit to the World Heritage Centre a report on the state of conservation the property, using the indicative format, for examination by the World Heritage Committee at its 35<sup>th</sup> session in June of this year.

The UK has made considerable progress on all of the issues identified which are addressed on a paragraph by paragraph basis for ease of reference. Protection of World Heritage Sites in England and their Outstanding Universal Value has been strengthened by the following publications:

- *Circular 07/09 Circular on the Protection of World Heritage Sites*  
(<http://www.communities.gov.uk/publications/planningandbuilding/circularworldheritage>)
- Accompanying English Heritage guidance to Circular 07/09 *The Protection and Management of World Heritage Sites in England* and *Planning Policy Statement 5 Planning for the Historic Environment* (March 2010)  
<http://www.englishheritage.org.uk/professional/advice/government-planning-policy/world-heritage-planning-circular/>
- *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide* (March 2010)  
(<http://www.english-heritage.org.uk/professional/advice/government-planning-policy/a-new-planning-policy-framework/pps-practice-guide/>)

In parallel in London *The London Plan: Spatial Development Strategy for Greater London* is undergoing its regular statutory revision. The Consultation Draft 2009 has now been examined in public and is with the government appointed independent Planning Inspector whose report is expected in Spring 2011. Extracts from the October 2009 London Plan and a consolidated set of revisions are contained in **Appendix A** to this letter. The City of Westminster and London Borough of Lambeth planning documents are also undergoing statutory revision. Both contain policies to protect heritage and the World Heritage property also contained in **Appendix A**.

1 Response from the State Party to the World Heritage Committee's Decision, paragraph by paragraph

[Note: this information has to refer to developments over the past year or since the last decision of the Committee for this property]

Decision: 33 COM 7B.132

*The World Heritage Committee,*

1. Having examined Document WHC-09/33.COM/7B,
2. Recalling Decision 32 COM 7B.113, adopted at its 32nd session (Quebec City, 2008),
3. Notes that work was at an advanced stage on the visual impact study as requested, that "Seeing the History in View: a Method for Assessing Heritage Significance within Views" is expected to be published in 2009, and that the Westminster World Heritage Property Dynamic Visual Impact Study Steering Group selected five views considered to best encapsulate the Outstanding Universal Value of the property for assessment using the draft methodology set out in "Seeing the History in the View", and acknowledges that any reference to a "Skyline Study" be omitted from future Decisions;

Noted.

4. Requests the State Party to ensure that:
  - a. *The original intentions of the suggested "Skyline Study" are incorporated in other related work being progressed as part of the London Views Management Framework,*

The original intentions of the Skyline Study were to identify key views, and provide an effective form of protection for the Westminster World Heritage property. The Westminster DVIS Steering Group selected 5 views which they felt best encapsulated the Outstanding Universal Value of the World Heritage property. These were assessed for their heritage significance following the methodology set out in *Seeing the History in the View*. Other views will be similarly assessed as and when resources permit. Effective protection is provided by the changes to the planning system described in section (b) below and by the general guidance in the Planning Circular on World Heritage (*Circular 07/09 Circular on the Protection of World Heritage Sites*)

Work has continued on the *Seeing the History in the View* main text and publication of this is anticipated by Spring 2011. As part of a package of work supporting *PPS5 Planning and the Historic Environment*, English Heritage has produced *The Setting of Historic Assets English Heritage Guidance*; the consultation closed on 26 November 2010 and a final

publication is expected Summer 2011. Cross referencing between the *Seeing the History in the View* text and the Setting of Historic Assets text is underway. Cross referencing between the *Seeing the History in the View* text and the Setting of Historic Assets text is underway.

A DVIS methodology for assessing the visual impact of proposals on the heritage significance has been produced and agreed and this is attached as **Appendix B**.

Analysis of the 5 views selected by the Westminster World Heritage Site DVIS Steering Group has continued aided by the production of the draft Statement of Outstanding Universal Value over 2010. The draft SOUV was submitted by the UK State Party to the World Heritage Centre for approval by the World Heritage Committee on 1 February 2011 and is attached at **Appendix C**. The revised Views text is being considered by the Westminster World Heritage Site DVIS Steering Group. The views, once finalised and agreed, will provide a Baseline Study identifying the Outstanding Universal Value and other significances/values encapsulated in each view. This can be used by developers to assess the impact of their proposals and by decision makers when assessing proposals.

- b. The review of the supplementary planning guidance, and the London Views Management Framework, fully takes into account the relevant recommendations of the November 2006 joint World Heritage Centre / ICOMOS mission,*

The *Revised Supplementary Planning Guidance - London View Management Framework* was published in July 2010. The revised SPG strengthens protection for the Westminster World Heritage property by designating the Palace of Westminster as a Strategically Important Landmark, by requiring consultation with English Heritage, the Westminster World Heritage Site Management Committee and requiring that '*development in the background of a Designated View should give appropriate context to landmarks and should seek to preserve or enhance the setting of Strategically Important Landmarks, World Heritage sites or other landmark buildings that contribute to the special characteristics of the view and that development that exceeds the threshold plane of the Landmark Viewing Corridor of a Protected Vista should normally be refused*'. A new Protected View of the World Heritage property in Parliament Square is proposed for inclusion and work on this is ongoing.

- c. In considering the establishment of a buffer zone in the light of discussions following on from the emerging Dynamic Visual Impact Study, further analysis of the five selected views, and as part of the broader spatial planning process, the World Heritage Centre be informed of the outcome, and the agreed and protected buffer zone be submitted for approval by the World Heritage Committee as soon as possible,*

Many pre 1997 inscriptions, such as Westminster, do not have buffer zones; consideration of the need for buffer zones (defined local setting) usually takes places as part of the Management Plan review whilst examining existing boundaries and protective measures. The UK State Party considers that buffer zones (defined local settings) are not necessary in every case particularly where adequate layers of protection already exist. This follows the policy set out in the Operational Guidelines (2008).

The further phase of work following on from the 5 Views Baseline Study will look at the existing protection mechanisms for the Westminster World Heritage Site and assess the need for additional protective measures such as buffer zones (Defined local Setting) and will feed into the anticipated Management Plan review 2012-13. We will keep the World

Heritage Centre informed of progress on this.

- d. *The World Heritage Centre receive copies of relevant documents as they emerge, including "Seeing the History in the View: a method for Assessing Heritage Significance within Views" due in 2009, "Metropolitan Views" draft supplementary planning guidance to be revised in 2009, as well as the revised "London Plan" to be published for public consultation in autumn 2009;*

Three copies of the revised Supplementary Planning Guidance - London View Management Framework have been despatched to the World Heritage Centre by Courier today and links to additional documentation are set out below in **Appendix C**. The Westminster City Council draft Supplementary Planning Guidance Metropolitan Views 2009 has not been progressed pending publication of the Revised London View Management Framework and finalisation of the City of Westminster Local Development Framework

5. Also requests the State Party to submit to the World Heritage Centre by **1 February 2011**, a progress report on the issues above, for examination by the World Heritage Committee at its 35th session in 2011.

Noted.

2 Other current conservation issues identified by the State Party

*[Note: conservation issues which are not mentioned in the Decision of the World Heritage Committee or any information request from the World Heritage Centre]*

There are currently no other major conservation issues within the World Heritage property.

3 In conformity with paragraph 172 of the Operational Guidelines, please describe any potential major restorations, alterations and/or new construction(s) within the protected area and its buffer zone and/or corridors that might be envisaged.

A programme of stonework repair has taken place at Westminster Abbey at the Chapterhouse.

Public realm improvement works – replacement of paving and new street furniture- have taken place in and immediately around the World Heritage property.

A number of development applications have been made that potentially have an impact on the Westminster World Heritage property are listed below:

**Elizabeth House Waterloo** – the proposed development comprised 2 office buildings of 27 and 22 storeys and a residential building in 3 tall segments containing 274 flat and involved demolition of 3 1960's buildings ranging from 16 storeys to 8 storeys. The proposal was refused partly because the independent Planning Inspector concluded that the setting and Outstanding Universal Value of the Westminster World Heritage Site would be adversely affected.

**Victoria Transport Interchange 1** – proposed development comprised a small cluster of towers for office and commercial use on Victoria Street with impact on views to and from the Westminster World Heritage Site. Following strong objections the applicants revised

their proposals to remove the impact on the World Heritage Site and permission was granted.

**Battersea Power Station** – proposed development included a 300m high residential tower alongside Battersea Power Station which would have impacted on views of the Westminster World Heritage property. Objections were raised because of the impact and the tower omitted from the proposal.

**New American Embassy at Nine Elms** - the height of the proposed buildings was also reduced in response to concerns that elements had the potential to project above the Palaces of Westminster in views from Hungerford footbridges.

Other proposed developments on the south bank of the River Thames include a 42-storey on a site at Vauxhall Bondway, which would form a significant visual entity in views from Whitehall through the South-east corner of Parliament Square. English Heritage objected to the proposals, noting that the current view of a more open landscape is an essential element in the special interest of the World Heritage Site. The proponents of the Bondway development have appealed against a non-determination of the proposals by LB Lambeth, and a public enquiry into the proposals will be conducted in 2011.

The 49 storey tower at St George's Wharf, Vauxhall granted permission by the Secretary of State Department of Communities and Local Government which was previously notified to the committee is now under construction.

Please let me know if you require any further information.

Yours sincerely



Peter Marsden  
Head of World Heritage

Cc HE Matthew Sudders, UK Permanent Delegate to UNESCO  
UK National Commission for UNESCO  
ICOMOS  
English Heritage

## Extracts from the Consolidated Revisions to the October 2009 London Plan arising out of Examination in Public (Inspector's report is currently awaited)

<http://www.london.gov.uk/sites/default/files/eip/CD21GLAUpdatedConsolidatedDRLP.pdf>

### Policy 7.4 Local character

#### Strategic

A Development should have regard to the form, function, and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. It should improve an area's visual or physical connection with natural features. In areas of poor or ill-defined character, development should build on the positive elements that can contribute to establishing an **enhanced** character for the future function of the area.

#### Planning decisions

B Buildings Development **Buildings, streets and open spaces** should provide a contemporary architectural **high quality design** response that:

- a) has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass
- b) contributes to a positive relationship between the urban structure and local natural landscape features, including the underlying landform and topography of an area
- c) is human in scale, **ensuring buildings create a positive relationship with street level activity and people feel comfortable with their surrounding**
- d) allows existing buildings and structures that make a positive contribution to the character of a place, to influence the future character of the area
- e is informed by the surrounding historic environment.

#### LDF preparation

C Boroughs should **consider the different characters of their areas** to identify landscapes, **buildings and places**, including on the Blue Ribbon Network, and buildings that have a **where that** character that should be sustained, and protected them **and enhanced through managed change**. **Characterisation studies can help in this process.**

7.12 The social, cultural, environmental and economic relationships between people and their communities is reinforced by the physical character of a place. **Based on an understanding of the character of a place**, New development should help residents and visitors understand where a place has come from, where it is now and where it is going. It should reflect the function of the place both locally and as part of a complex urban city-region, and the physical, economic, environmental and social forces that have shaped it over time and are likely to influence it in the future. **Local character does not necessarily recognise borough boundaries. The Mayor therefore encourages cross borough working to ensure a consistent approach to understanding and enhancing a sense of character. The Mayor will consider developing**

## supplementary guidance to help Boroughs with this work.

7.13 The physical character of a place can help reinforce a sense of meaning and civility – through the layout of buildings and streets, the natural and man-made landscape, the density of development and the mix of land uses. In some cases, the character is well preserved and clear. In others, it is undefined or compromised by unsympathetic development. **Through characterisation studies**, existing character should **can** be identified **and valued**, and used to inform a strategy for improving the place. This should help ensure the place evolves to meet the economic and social needs of the community and enhances its relationship with the natural **and built** landscape. The community should be involved in setting these goals for the future of the area (Policy 7.1).

7.14 The Blue Ribbon Network has significant cultural, **historic**, economic and environmental value to local character. Later in this chapter a range of policies require buildings and spaces to have particular regard to their relationship to waterspaces in their form, scale and orientation. New development should enhance physical and visual access between existing streets and waterfront sites and, incorporate features that make the best functional use of the site's proximity to a water resource. Buildings and spaces should be designed to activate the Blue Ribbon Network in a way that is appropriate to its character, infrastructure value and historical **heritage** significance.

## Policy 7.5 Public realm

### Strategic

A London's public spaces should be secure, accessible, **inclusive, connected**, easy to understand and maintain, **relate to local context**, and incorporate the highest quality **design**, landscaping, planting, **street** furniture and surfaces.

### Planning decisions

B New Development should make the public realm comprehensible at a human scale, using gateways, focal points and landmarks **as appropriate**, to help people find their way. Landscape treatment, **street** furniture and infrastructure should be of the highest quality, have a clear purpose, maintain uncluttered spaces and should contribute to the easy movement of people through the space. Opportunities for the integration of high quality public art should be considered, and opportunities for greening, such as through planting of trees and other soft landscaping wherever possible, should be maximised. Treatment of the public realm should be informed by the history **heritage values** of the place, **where appropriate**.

C New Development should incorporate local social infrastructure such as public toilets, drinking water fountains and seating, where appropriate. New **development** It should also reinforce the connection between public spaces and existing local features such as heritage landmarks, the Blue Ribbon Network and parks **and others that may be of heritage significance**.

### LDF preparation

D Boroughs develop local objectives and programmes for enhancing the public realm, ensuring it is accessible for all and reflects the principles in Policies 7.1, 7.2 and 7.4

7.15 The quality of the public realm has a significant influence on quality of life because it affects people's sense of place, security and belonging, **as well as having an influence on a range of health and social factors**. For this reason, public and private open spaces, and the buildings that frame those spaces, should contribute to the highest standards of comfort, security and ease of movement possible. **Open spaces include both green and civic spaces, both of which contribute to the provision of a high quality public realm (see Policy 7.18)**. Legibility and signposting can also make an important contribution to whether people feel comfortable in a place, **and are able to understand it and navigate their way around**. Ongoing maintenance of this infrastructure should be a key consideration in the design of places.

7.15A The public realm should be seen as a series of connected spaces that help to define the character of a place. Places should be distinctive, attractive, vital and of the highest quality. They should also, wherever possible, make the most of opportunities to green the urban realm through new planting or making the most of existing vegetation. This will support the Mayor's aim for two million trees to be planted in London by 2025 and, greening in the Central Activities Zone (CAZ) will help mitigate the urban heat island effect (Policy 5.10). **Encouraging activities along the waterways can also contribute to an attractive townscape and public realm.**

7.15B The effects of traffic can have a significant impact on the quality of the public realm in terms of air quality, noise and amenity of the space. The negative effects of traffic should be minimised to ensure people's enjoyment of public realm is maximised. The principles of shared space should be promoted in line with Policy 6.10 on Walking and in the Mayor's Transport Strategy. They should be implemented in line with local context and in consultation with relevant stakeholders (including organisations of disabled and visually impaired people).

7.15D The lighting of the public realm also needs careful consideration to ensure places and spaces are appropriately lit, and there is an appropriate balance between issues of safety and security and reducing light pollution.

7.15D The public realm does not necessarily recognise borough boundaries. Cross borough working at the interface of borough boundaries should therefore be maximised to ensure a consistent high quality public realm. There is a range of guidance such as Better Streets<sup>14</sup>, Manual for Street<sup>15</sup> and Principles of Inclusive Design<sup>16</sup>, and Streets for All<sup>17</sup> which can help inform the design of the public realm. This should be part of a wider strategy based on an understanding of the character of the area.

## Policy 7.6 Architecture

### Strategic

A Architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

### Planning decisions

B Buildings and structures should:

- a) be of the highest architectural quality
- b) be of a proportion, composition, scale and orientation that enhances, activates and



appropriately encloses **defines** the public realm

c) comprise details and materials that complement, not necessarily replicate, the local architectural character

d) not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings, in relation to privacy, overshadowing, wind and microclimate. This is particularly important for tall buildings

e) incorporate best practice in resource management and climate change mitigation and adaptation

f) provide high quality indoor and outdoor spaces and integrate well with the surrounding streets and open spaces

g) be adaptable to different activities and land uses, particularly at ground level

h) meet the principles of inclusive design.

7.16 Architecture should contribute to the creation of a cohesive built environment that enhances the experience of living, working or visiting in the city. This is often best achieved by ensuring new buildings reference, not necessarily replicate, the scale, mass and detail of the predominant built form surrounding them, and by using the highest quality materials. Contemporary architecture is encouraged, but it should be respectful and sympathetic to the other architectural styles that have preceded it in the locality. All buildings should help create streets and places that are human in scale **so that their proportion and composition enhances, activates and appropriately encloses the public realm, as well as allowing them to be** easy to understand easily **understood**, enjoyed and kept secured. The building form and layout should have regard to the density and character of the surrounding development and should not prejudice the development opportunities of surrounding sites.

7.17 A building should enhance the amenity and vitality of the surrounding streets. It should make a positive contribution to the landscape and relate well to the form, proportion, scale and character of streets, existing open space, waterways and other townscape and topographical features, **including the historic environment**. New development, especially large and tall buildings, should not have a negative impact on the character or amenity of neighbouring sensitive land uses. Lighting of, and on, buildings should be energy efficient and appropriate for the physical context.

7.18 The massing, scale and layout of new buildings should help make public spaces coherent and complement the existing streetscape. They should frame the public realm at a human scale and provide a mix of land uses that activate its edges and enhance permeability in the area. The New buildings should **integrate high quality urban design whilst ensuring an appropriate balance with secure by design between designing out crime principles and appropriate levels of permeability (Policy 7.3) and provision of an accessible and inclusive environment (Policy 7.2)**. find the best balance between urban design and secured by design principles (see Policy 7.3) while being highly accessible

7.19 New buildings should achieve the highest standards of environmental, social and economic sustainability by meeting the standards of sustainable design and construction set out in Chapter 5 and by being consistent with the existing or planned future capacity of social, transport and green infrastructure.

## **Policy 7.7 Location and design of tall and large buildings**

### **Strategic**

A Tall and large buildings should be part of a strategic **plan-led** approach to changing or developing an area **by the identification of appropriate, sensitive and inappropriate locations**, and should not have an unacceptably harmful impact on their surroundings.

### Planning decisions

B Applications for tall or large buildings should include an urban design analysis that demonstrates the proposal is part of a strategy that will meet the criteria below. This is particularly important if the site of the proposed tall building is not identified as a location for tall or large buildings in the borough's LDF.

C Tall and large buildings should:

- a) generally be limited to sites in the Central Activity Zone, Opportunity Areas, Areas of Intensification or Town Centres that have good access to public transport
- b) only be considered in areas whose character would not be adversely affected by the scale, mass or bulk of a tall or large building
- c) relate well to the form, proportion, composition, scale and character of surrounding buildings, urban grain and public realm (including landscape features), particularly at street level;
- d) individually or as a group, form a distinctive landmark that **improve the legibility of an area, by emphasising** es a point of civic or visual significance **where appropriate**, and enhances the skyline and image of London
- e) incorporate the highest standards of architecture and materials, **including sustainable design and construction practices**
- f) have ground floor activities that provide a positive relationship to the surrounding streets **g contribute to improving the permeability of the site and wider area, where possible**
- g) incorporate publicly accessible areas on the upper floors, where appropriate
- h) make a significant contribution to local regeneration.

D Tall buildings should not:

- a) **should not** affect adversely their surroundings in terms of microclimate, wind turbulence, overshadowing, noise, reflected glare, aviation, navigation and telecommunication interference
- b) **should not** impact adversely on local or strategic views
- c) be encouraged in **certain areas need particular consideration to be given to** that are inappropriate or sensitive to **their the impacts** of tall buildings that would be sensitive to their impact. Such areas might include conservation areas, the setting of listed buildings **and their settings, registered** historic parks and gardens, **scheduled ancient monuments, battlefields**, the edge of the green belt or metropolitan open land, **World Heritage Sites** and their the settings and the outstanding universal values of World Heritage Sites or other areas designated by boroughs as being unsuitable inappropriate or **sensitive or inappropriate** for tall buildings.

### LDF preparation

E Boroughs should work with the Mayor to identify areas in their Local Development Frameworks where tall and large buildings might be appropriate, **inappropriate or sensitive**. These locations should be consistent with the criteria above and the place-shaping and heritage policies of this Plan.

7.20 Tall and large buildings are those that are noticeably **substantially** taller than their

surroundings, **cause a significant change** have a significant impact on the skyline<sup>18</sup> or are larger than the threshold sizes set for the referral of planning applications to the Mayor. **Whilst high density does not need to imply high rise, tall and large buildings** they can form part of a strategic approach to meeting the regeneration and economic development goals laid out in the London Plan, particularly in order to make optimal use of the capacity of sites with high levels of public transport accessibility. However, they can also have a significant detrimental impact on local character. Therefore, they should be resisted in areas that will be particularly sensitive to their impacts and only be considered if they are the most appropriate way to achieve the optimum density in highly accessible locations; **or are able to enhance the qualities of their immediate and wider settings** best local design outcome, and **or** if they make a significant contribution to local regeneration.

7.21 Tall **and large** buildings should always be of the highest architectural quality, (especially prominent features such as roof tops **for tall buildings**) and should not have a negative impact on the amenity of surrounding uses. **Opportunities to offer improved permeability of the site and wider area should be maximised where possible.**

7.22 The location of a tall **or large** building, its alignment, spacing, height, bulk, massing and design quality should identify with and emphasise a point of civic or visual significance over the whole area from which it will be visible. Ideally, **tall buildings** it should form part of a cohesive building group that creates a high quality, distinctive landmark structure that enhances the skyline **and** This will improve the legibility of the area, and ensure **ensuring** dominant **tall and large** buildings are attractive city elements that contribute positively to the image and built environment of London.

7.23 The Mayor will work with boroughs to both identify locations where tall **and large** buildings might be appropriate, **inappropriate or sensitive**, applying the criteria set out in Policy 7.7 and to set out local strategies to ensure they are delivered in ways that maximises their benefits and minimises their negative impacts **both locally and across Borough boundaries as appropriate. It is intended that the Characterisation SPG could help set the context for this. In balancing these impacts, unacceptable harm may include criteria in part D of the policy.** Opportunity Area Planning Frameworks can provide a useful opportunity for carrying out such joint work.

## Historic environment and landscapes

### Policy 7.8 Heritage assets and archaeology

#### Strategic

A London's **heritage assets** and historic environment, including **listed buildings, registered historic parks and gardens and other natural and historic** landscapes, conservation areas, heritage assets, World Heritage Sites, **registered battlefields**, Scheduled Ancient Monuments, **archaeological remains** and memorials should be identified **and valued so that their significance they can be conserved, and where possible enhanced, where possible preserved and restored.**

B Development should incorporate measures that identify, record, interpret, protect and, where appropriate, present, the site's archaeology.

#### Planning decisions

C Development should identify, value, preserve, conserve, refurbish **restore, re-use** and incorporate heritage assets, where appropriate.

D New Development affecting in the setting of heritage assets **and their settings**, and conservation areas should **conserve their significance, by being** sympathetic to their form, scale, materials and architectural detail.

E New development should make provision for the protection of archaeological resources, **landscapes** and significant memorials. **The physical assets should, where possible, be made available to the public on-site.** Where the artefact archaeological asset or memorial cannot be **preserved or managed** moved from the on-site provision **must be made for the investigation, understanding, recording, dissemination and archiving of that asset.** without damaging its cultural value, The assets should where possible be made available to the public on-site.

### LDF preparation

F Boroughs should, in LDF policies, seek to maintain and **enhance** increase the contribution of built, **landscaped and buried** heritage to London's environmental quality, **cultural identity** and economy **as part of managing** while allowing for London's **ability** to accommodate change and regeneration.

G Boroughs, in consultation with English Heritage, Natural England and other relevant statutory organisations, should include appropriate policies in their LDFs for identifying, and protecting, **enhancing and improving access to the historic environment and heritage assets and their settings where appropriate** heritage assets scheduled ancient monuments, archaeological assets, memorials and natural **and historic** landscape character within their area.

7.24 London's built and landscape heritage provides a depth of character that has immeasurable benefit to the city's economy, culture and quality of life. Natural landscapes can help to provide a unique sense of place<sup>36</sup> whilst layers of architectural history provide an environment that is of local, national and world heritage value<sup>15,16</sup>. It is to London's benefit that some of the best examples of architecture from the past 2000 years sit side by side to provide a rich texture that makes the city a delight to live, visit, study and do business in. Ensuring the identification and sensitive management of London's historic **heritage** assets in tandem with promotion of the highest standards of modern architecture will be key to maintaining the blend of old and new that gives the capital its unique character<sup>19</sup>. Identification and recording heritage through, for example, character appraisals, and conservation plans **and local lists, which form the Greater London Historic Environmental Record (GLHER)** are essential to this process<sup>20</sup>

7.24A London's diverse range of designated and non-designated heritage assets contribute to its status as a World Class City. Designated assets currently include 4 World Heritage Sites, over 1,000 conservation areas, almost 19,000 listed buildings, over 150 registered parks and gardens, more than 150 scheduled monuments and 1 battlefield (Barnet)<sup>21</sup>. The distribution of designated assets differ across different parts of London, and are shown in Map 7.0). Those designated assets at risk include 72 conservation areas, 493 listed buildings<sup>37</sup> scheduled monuments and 14 registered parks and gardens<sup>22</sup>. London's heritage assets range from the Georgian squares of Bloomsbury to Kew Gardens (Victorian) and the Royal Parks, and include ancient places of work like the Inns of Court (medieval in origin), distinctive residential areas like Hampstead Garden Suburb (early twentieth century) and vibrant town centres and shopping areas like Brixton and the West End. This diversity is a product of the way London has grown over the 2,000 years of its existence, embracing older settlements and creating new ones, often shaped by the age they were developed. This sheer variety is an important

element of London's vibrant economic success, world class status and unique character.

#### Map 7.0 Spatial Distribution of Designated Heritage Assets (new map)

7.25 Crucial to the preservation of this character is the careful protection and adaptive re-use of heritage buildings and their settings. **Heritage assets such as cConservation areas make a significant contribution to local character and should also be protected from inappropriate development that is not sympathetic in terms of scale, materials, details and form. Development that affects the setting of near heritage listed buildings or conservation areas should meet be of the highest quality of architecture and design, public realm, and respond positively to local context and character outlined in the policies above. When considering re-use or refurbishment of heritage assets, opportunities should be explored to identify potential modifications to reduce carbon emissions and secure sustainable development. In doing this a balanced approach should be taken, weighing the extent of the mitigation of climate change involved against potential harm to the heritage asset or its setting.**

7.26 Built heritage **London's heritage assets and historic environment** also makes a significant contribution to the city's culture by providing easy access to the history of the city and its places. For example recognition and enhancement of the multicultural nature of much of London's heritage can help to promote community cohesion. In addition to buildings, people can perceive the story of the city through plaques, monuments, museums, artefacts, photography and literature. Every opportunity to bring the story of London to people and ensure the accessibility and good maintenance of London's heritage should be exploited<sup>23</sup>. In particular, where new development uncovers an archaeological site or memorial, these should be recovered and wherever possible, made accessible **preserved or and managed on-site. Where this is not possible provision should be made for the investigation, understanding, dissemination and archiving of that asset.**

#### Policy 7.9 Heritage-led regeneration

##### Strategic

A Regeneration schemes should **identify and** make use of heritage assets and reinforce the qualities that make the heritage asset significant **so they can stimulate environmental, economic and community regeneration**. This includes buildings, landscape features, and views, Blue Ribbon Network and public realm.

##### Planning decisions

B New Development should repair, refurbish **restore** and re-use heritage assets including buildings at risk, **as appropriate**. It should be demonstrated that the proposed development would give adequate status to the heritage asset in the design of the proposal.

##### LDF Preparation

C Boroughs should, in LDF policies, support the principles of heritage led regeneration.

7.27 **Based on an understanding of the value and significance of heritage assets**, the sensitive and innovative use of historic assets within local regeneration should be encouraged. Schemes like

Townscape Heritage Initiatives, **Heritage Lottery Fund**, Heritage Economic Regeneration Schemes or Buildings at Risk Grants can play an important role in fostering regeneration of historic areas while also promoting the maintenance and management of heritage assets and developing community appreciation of them.

## Policy 7.10 World Heritage Sites

### Strategic

A New dDevelopment in World Heritage Sites and in their settings, including any buffer zones, of a World Heritage Site should conserve, promote, sustainably use and enhance their authenticity, integrity and significance and not have a negative impact on the Site's Outstanding Universal Values. The Mayor will work with relevant stakeholders to develop supplementary planning guidance to define the setting of World Heritage Sites.

### Planning decisions

B Development proposal should not cause adverse impact changes to the setting of a World Heritage Sites or their setting, including any buffer zone if the change which is likely to compromise a viewer's ability to appreciate the its Outstanding Universal Values, integrity, authenticity and significance of the Site. In considering planning applications appropriate weight should be given to implementing the provisions of the World Heritage Site Management Plans.

### LDF preparation

C LDFs should contain policies to:

a that protect, promote, interpret, and conserve, the historic significance of the World Heritage Sites and their Outstanding Universal Values, integrity and authenticity

b and safeguard, and, where appropriate, enhance both them and their settings

C where available, World Heritage Site Management Plans should be used to inform the plan-making process.

7.28 The World Heritage Sites at **Maritime Greenwich Maritime, Royal Botanic Gardens Kew Gardens, Palace of Westminster and Westminster Abbey including St Margaret's Church** and Tower of London are embedded in the constantly evolving urban fabric of London. The surrounding built environment must be carefully managed to find a balance between protecting the elements of the World Heritage Sites that make them of Outstanding Universal Value and allowing the surrounding land to continue to change and evolve as it has for centuries. **To help this process, the Mayor will encourage the development and implementation of World Heritage Management Plans.**

**7.28A Darwin's Landscape Laboratory is currently included on the Tentative List. Development affecting Tentative List Sites should also be evaluated so that their Outstanding Universal Value is not compromised.**

7.29 Development in the setting, or buffer zone where appropriate, of these World Heritage Sites, should provide opportunities to enhance their setting through the highest quality of architecture and contributions to the improvement of the public realm that are consistent with the principles of the World Heritage Site Management Plans. However, it is vital that development in the setting of World Heritage Sites contributes to the provision of an overall amenity and ambience appropriate to their World Heritage status<sup>24</sup>.

## Policy 7.11 London View Management Framework

### Strategic

A The Mayor has designated a list of strategic views (Table 7.1) that he will keep under review. These views are seen from places that are publicly accessible and well used. They include significant buildings or urban landscapes that help to define London at a strategic level. These views represent at least one of the following categories: panoramas across substantial parts of London; views from an urban space of a building or group of buildings within a townscape setting (including narrow, linear views to a defined object); or broad prospects along the river Thames. Development will be assessed for its impact on the designated view if it falls within the foreground, middle ground or background of that view.

B Within the designated views the Mayor will identify landmarks that make aesthetic, cultural or other contributions to the view and which assist the viewer's understanding and enjoyment of the view.

C The Mayor will also identify Strategically Important Landmarks in the views that make a very significant contribution to the image of London at the strategic level or provide a significant cultural orientation point. He will seek to protect vistas towards Strategically Important Landmarks by designating Landmark Viewing Corridors and Wider Setting Consultation Areas. These elements together form a Protected Vista. Each element of the Vista will require a level of management appropriate to its potential impact on the viewer's ability to recognise and appreciate the **Strategically Important** Landmark.

D The Mayor will also identify and protect aspects of views that contribute to a viewer's ability to recognise and to appreciate a World Heritage Site's **authenticity, integrity, significance and** outstanding universal value.

E The Mayor has prepared supplementary planning guidance on the management of the designated views. This supplementary guidance includes plans for the management of views as seen from specific assessment points within the Viewing Places. The guidance provides advice on the management of the foreground, middle ground and background of each view. The Mayor will, when necessary, review this guidance.

7.30 A number of views make a significant contribution to the image and character of London at the strategic level. This could be because of their composition, their contribution to legibility, or because they provide an opportunity to see key landmarks as part of a broader townscape, panorama or river prospect. The Mayor will seek to protect the composition and character of these views, particularly if they are subject to significant pressure from development. New development will often make a positive contribution to the views and can be encouraged. However, in others, development is likely to compromise the setting or visibility of a key landmark and should be resisted.

7.31 There are three types of strategic views designated in the London Plan – London Panoramas, River Prospects and Townscape Views (including Linear Views). Each view can be considered in three parts. The Front and Middle Ground Assessment Areas are the areas between the viewing place and a landmark, or the natural features that form its setting. The Background Assessment Area to a view extends away from the foreground or middle ground into the distance. Part of the background may include built or landscape elements that provide a backdrop to a strategically important landmark.

7.32 The Mayor identifies three strategically important landmarks in the designated views: St Paul's Cathedral, the Palace of Westminster and the Tower of London. Within some views, a Protected Vista to a strategically important landmark will be defined and used to protect the viewer's ability to recognise and appreciate the **Strategically Important Landmark**. The Protected Vista will be composed of two parts:

- **A Landmark Viewing Corridor** –the area between the viewing place and a strategically important landmark that must be maintained if the landmark is to remain visible from the viewing place.
- **Wider Setting Consultation Area** - is the area enclosing the Landmark Viewing Corridor in both the foreground and middle ground, and background of the Protected Vista. Development above a threshold height in this area could compromise the viewer's ability to recognise and appreciate the strategically important landmark.

7.33 The Mayor has prepared supplementary guidance on the management of views designated in this Plan. The SPG identifies Viewing Places within which Viewing Locations can be identified. It also specifies individual Assessment Points from which management guidance and assessment should be derived. Some views are experienced as a person moves through a Viewing Place and assessment of development proposals should consider this. This guidance will be reviewed when necessary to ensure it is compliant with Policies 7.11 and 7.12.

7.34 The SPG will provide guidance on the treatment of all parts of the view, and where appropriate the components of the Protected Vista, for each view.

### **Policy 7.12 Implementing the London View Management Framework Strategic**

A New development should not harm and where possible should make a positive contribution to the characteristics and composition of the strategic views and their landmark elements. It should also, where possible, preserve or where possible **enhance** viewers' ability to recognise and to appreciate Strategically Important Landmarks in these views and, where appropriate, protect the silhouette of landmark elements of World Heritage Sites as seen from designated Viewing Places.

#### **Planning decisions**

B Development in the foreground and middle ground of a designated view should not, be overly intrusive, unsightly or prominent to the detriment of the view, block a view or create an intrusive element in the view.

C Development proposals in the background of a view should give context to landmarks and not harm the composition of the view as a whole. Where a silhouette of a World Heritage Site is identified by the Mayor as prominent in a townscape or river prospect, and well preserved within its setting **with clear sky behind it**, it should not be altered by new development appearing in its background. Assessment of the impact of development in the foreground, middle ground or background of the view or the setting of a landmark should take into account the effects of distance and atmospheric or seasonal changes.

D In addition to the above, new development in designated views should comply with the following:

a London Panoramas – should be managed so that development fits within the prevailing pattern



of buildings and spaces and should not detract from the panorama as a whole. The management of views containing Strategically Important Landmarks should afford them an appropriate setting and prevent a canyon effect from new buildings crowding in too close to the **Strategically Important** Landmark in the foreground, or background where appropriate.

b River Prospects – views should be managed to ensure that the juxtaposition between elements, including the river frontages and key landmarks, can be appreciated within their wider London context.

c Townscape and Linear Views – should be managed so that the ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views, is preserved.

E Viewing places should be accessible and managed so that they enhance people's experience of the view.

F In addition to the above, where there is a Protected Vista:

a development that exceeds the threshold height of a Landmark Viewing Corridor should be refused

b development in the Wider Setting Consultation Area should form an attractive element in its own right and preserve **or enhance** the viewer's ability to recognise and to appreciate the Strategically Important Landmark. It should not cause a canyon effect around the Protected Vista

### **Landmark Viewing Corridor**

c development in the foreground of the Wider Setting Consultation Area should not detract from the prominence of the Strategically Important Landmark in this part of the view.

G In complying with the above new development should not cause negative or undesirable local urban design outcomes.

H The Mayor will identify, in some designated views, situations where the silhouette of a World Heritage Site, or part of a World Heritage Site, should be protected.

### **LDF preparation**

J Boroughs should reflect the principles of this policy **and include all designated views**, including the Protected Vistas, into their Local Development Frameworks. **Boroughs may also wish to use the principles of this policy for the designation and management of local views.**

### **Table 7.1 Designated views (amended table)**

#### **London Panoramas**

1 Alexandra Palace to Central London

2 Parliament Hill to Central London

3 Kenwood to Central London

4 Primrose Hill to Central London

5 Greenwich Park to Central London

6 Blackheath Point to Central London

#### **Linear Views**

7 The Mall to Buckingham Palace

8 Westminster Pier to St Paul's Cathedral

9 King Henry VIII's Mound, Richmond to St Paul's Cathedral

### River Prospects

- 10 Tower Bridge
- 11 London Bridge
- 12 Southwark Bridge
- 13 Millennium Bridge and Thameside at Tate Modern
- 14 Blackfriars Bridge
- 15 Waterloo Bridge
- 16 The South Bank
- 17 Golden Jubilee/Hungerford Footbridges
- 18 Westminster Bridge
- 19 Lambeth Bridge
- 20 Victoria Embankment between Waterloo and Westminster Bridges
- 21 Jubilee Gardens and Thameside in front of County Hall
- 22 Albert Embankment between Westminster and Lambeth Bridges along Thames Path near St Thomas' Hospital

### Townscape Views

- 23 Bridge over the Serpentine, Hyde Park to Westminster
- 24 Island Gardens, Isle of Dogs to Royal Naval College
- 25 The Queen's Walk to Tower of London
- 26 St James' Park to Horse Guards Road
- 27 Parliament Square to Palace of Westminster

### Map 7.10 View management framework (new map)

7.35 Protected Vistas are designed to preserve the viewer's ability to recognise and appreciate a Strategically Important Landmark from a designated viewing place. Development that exceeds the threshold plane of the landmark viewing corridor will have a negative impact on the viewer's ability to see the **Strategically Important** landmark and is therefore contrary to the London Plan. Development in the foreground, middle ground or background of a view can exceed the threshold plane of a landmark lateral assessment area or landmark background assessment area **Wider Setting Consultation Area** if it does not damage the viewer's ability to recognise and to appreciate the strategically important landmark and if it does not dominate the **Strategically Important** landmark in the foreground or middle ground of the view.

7.36 In complying with the requirements of Policies 7.11 and 7.12 a development should comply with other policies in this chapter and should not have a negative effect on the surrounding land by way of architecture or relationship with the public realm.

### Map 7.02 Protected vistas (new map)

7.37 The Protected Vistas will be developed in consultation with the Secretary of State. The Mayor will seek the Secretary of State's support **agreement** to adopt Protected Vista directions that are consistent with the Protected Vistas in the London Plan **in conformity with the London Plan policies and the London View Management Framework SPG**

The London View Management Framework SPG was published in July 2010  
(<http://www.london.gov.uk/who-runs-london/mayor/publications/planning/revised-london-view-management-framework-spg>)

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## The English Planning System and DYNAMIC VISUAL IMPACT STUDIES for development affecting World Heritage Sites

In July 2009 the UK Government published Circular 07/09 on the Protection of World Heritage Sites. It sets out the Government's objectives for the protection of World Heritage Sites, the principles that underpin the objectives and the actions necessary to achieve them. The Circular has material weight in planning decisions and must be considered by Planning Authorities<sup>1</sup> when preparing their planning documents and policies and when determining applications.

A key objective of the Circular is that "policy frameworks at all levels recognise the need to protect the Outstanding Universal Value of World Heritage Sites [with] the main objective being the protection of each World Heritage Site through conservation and preservation of its Outstanding Universal Value" and to help Planning Authorities and the development industry comply with the Circular<sup>2</sup>. The method comprises a two-stage process:

### Stage 1

In order to protect World Heritage Sites and their settings, Planning Authorities, in consultation with key stakeholders, should produce baseline assessments that identify the aspects of a view that contribute to the ability of the public to recognise and appreciate a World Heritage Site's Outstanding Universal Value. The baseline assessment will use a consistent methodology based, in part, on the English Heritage documents *Conservation Principles* and *Seeing the History in the View*.

It is anticipated that following public consultation planning authorities will adopt these baseline assessments into Supplementary Planning Documents for the area for which they are responsible.

### Stage 2

Developers will be required to demonstrate that their proposals comply with Circular 07/09 by studying the potential visual impact of a development proposal on the Outstanding Universal Value of a World Heritage Site using Accurate Visual Representations and other relevant material, including the baseline assessment described in Stage 1. This visual impact study will measure the effects of the proposal's scale, grain, massing, texture, colour, scale and reflectivity on the composition of the view. The study is dynamic as it also considers distance, viewer movement, seasonal changes, day and night time changes, changes over time and cumulative impact.

It is envisaged that the *Dynamic Visual Impact Study* should form part of the planning application (or incorporated into other application documents such as an Environmental Impact Assessment) for proposals that might impact on views into, within or out of a World Heritage Site identified as important by a Planning Authority.

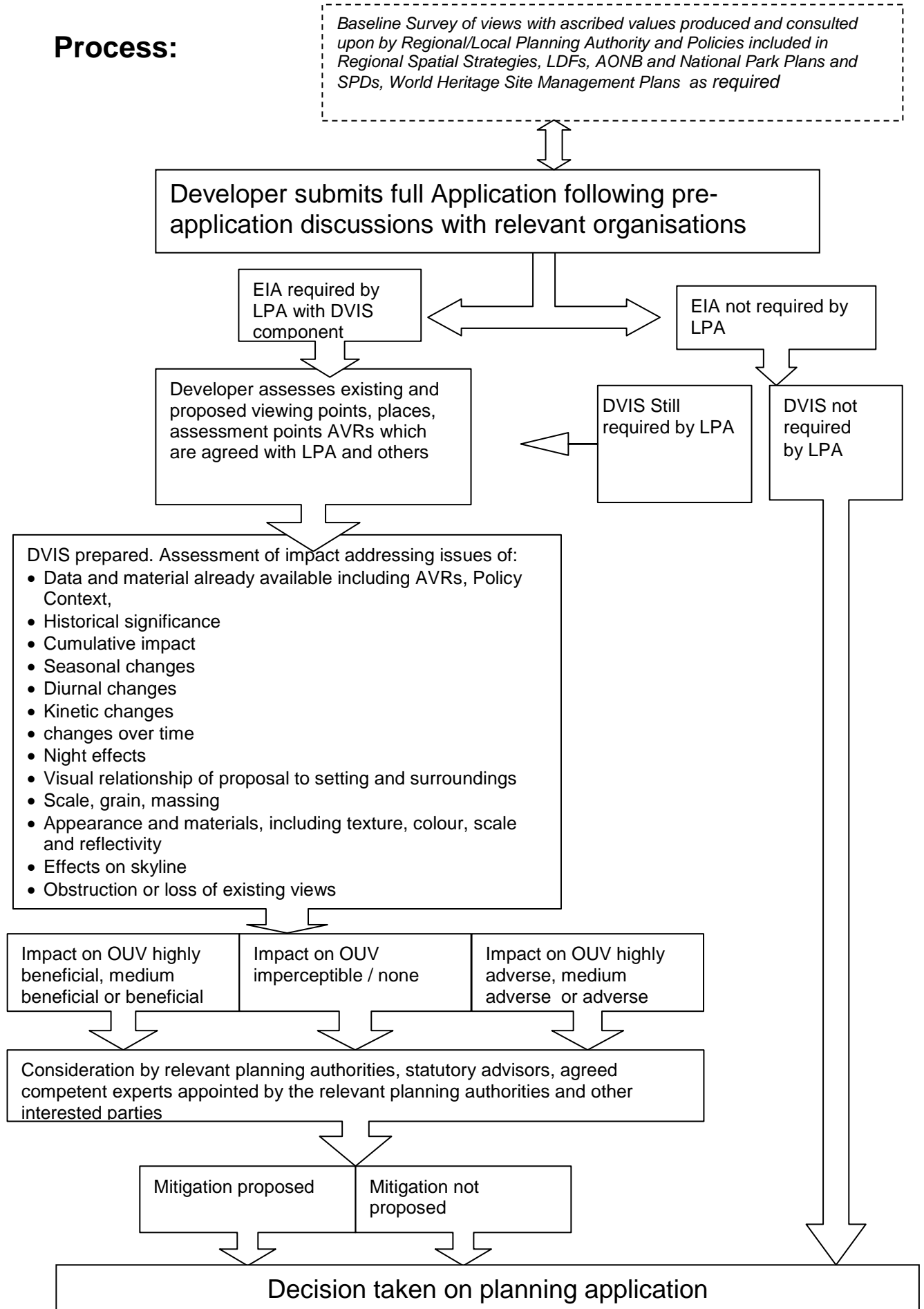
Views can be identified in pre-application discussions, statutory Planning Documents or in a World Heritage Site Management Plan.

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<sup>1</sup> Planning Authorities include Regional, Local Planning Authorities, AONB boards, National Park Authorities who are responsible for preparing statutory Planning Documents

<sup>2</sup> The method has already been used to assess views of the Westminster WHS and Tower of London WHS and is set out in the Revised London View Management Framework issued July 2010.

## Process:



## Draft Statement of Outstanding Universal Value

### Palace of Westminster, Westminster Abbey, and St Margaret's Church (UK) 1987

Date of Inscription	1987
Approved Statement of Significance	2008
Date of Draft SOUV	2011

The following factual corrections have been made with replacements being underlined here for ease of reference:

Paragraph 4 "and the inspiration for the work of Barry and Pugin" with for replacing of"

Paragraph 7 "The church of St Margaret, a charming perpendicular style construction, continues to be the parish church of the Palace of Westminster and has been the place of worship of the Speaker and the House of Commons since 1614"

Paragraph 12 "Whether one looks at the royal tombs, the Chapter House, the remarkable vastness of Westminster Hall"

#### Brief Synthesis 2011

The Palace of Westminster, Westminster Abbey and St Margaret's Church lie next to the River Thames in the heart of London. With their intricate silhouettes, they have symbolised monarchy, religion and power since Edward the Confessor built his palace and church on Thorney Island in the 11<sup>th</sup> century AD. Changing through the centuries together they represent the journey from a feudal society to a modern democracy and show the intertwined history of church, monarchy and state.

The Palace of Westminster, Westminster Abbey and St Margaret's Church continue in their original functions and play a pivotal role in society and government with the Abbey being the place where monarchs are crowned, married and buried. It is also a focus for national memorials of those who have served their country whether prominent individuals or representatives such as the tomb of the Unknown Soldier. The Abbey, a place of worship for over 1000 years, maintains the daily cycle of worship as well as major national celebrations and cultural events. The Palace of Westminster continues to be the seat of Parliament.

The iconic silhouette of the ensemble is an intrinsic part of its identity recognised internationally with the sound of Big Ben being broadcast regularly around the world.

### **(Statement of Significance 2008)**

Palace of Westminster, Westminster Abbey, and St Margaret's Church together encapsulate the history of one of the most ancient of parliamentary monarchies of present times and the growth of parliamentary and constitutional institutions.

In tangible form Westminster Abbey is a striking succession of the successive phases of English Gothic art and the inspiration for the work of Barry and Pugin on the Palace of Westminster.

The Palace of Westminster illustrates in colossal form the grandeur of constitutional monarchy and the principle of the bicameral parliamentary system, as envisaged in the 19th century, constructed by English architectural reference to show the national character of the monument.

The Palace is one of the most significant monuments of neo-Gothic architecture, as an outstanding, coherent and complete example of neo-Gothic style. Westminster Hall is a key monument of the Perpendicular style and its admirable oak roof is one of the greatest achievements of medieval construction in wood. Westminster is a place in which great historical events have taken place which have shaped the English and British nation.

The church of St Margaret, a charming perpendicular style construction, continues to be the parish church of the Palace of Westminster and has been the place of worship of the Speaker and the House of Commons since 1614 and is an integral part of the complex.

**Criterion (i):** *Represent a unique artistic achievement, a masterpiece of human creative genius*

Westminster Abbey is a unique artistic construction representing a striking sequence of the successive phases of English Gothic art.

**Criterion (ii):** *Have exerted great influence, over a span of time or within a cultural area of the world, on developments in architecture, monumental arts, or town planning and landscaping*

Other than its influence on English architecture during the Middle Ages, the Abbey has played another leading role by influencing the work of Charles Barry and Augustus Welby Pugin in Westminster Palace, in the "Gothic Revival" of the 19th century.

**Criterion (iv):** *Be an outstanding example of a type of building or architectural ensemble which illustrates a significant stage in history*

The Abbey, the Palace, and St Margaret's illustrate in a concrete way the specificities of parliamentary monarchy over a period of time as long as nine centuries. Whether one looks at the royal tombs, the Chapter House, the remarkable vastness of Westminster Hall, of the House of Lords, or of the House of Commons, art is everywhere present and harmonious, making a veritable museum of the history of the United Kingdom.

### **Integrity 2011**

The Palace of Westminster, Westminster Abbey and St Margaret's church, which together make up the Property, represent the intertwined history of monarchy, church and state and the journey from medieval feudalism to a system of modern universal democracy. The Property contains the key attributes necessary to convey its Outstanding Universal Value. In 2008 a minor boundary modification was approved to join the existing component parts of the Property into a single

ensemble, by including the portion of the road which separated them. There are associated attributes outside the boundary which could be considered for inclusion in the future.

The instantly recognisable location and setting of the Property in the centre of London, next to the River Thames, are an important part of the Property's visual integrity. This place has been a centre of government and religion since the days of King Edward the Confessor in the 11th century and its historical importance is emphasised by the buildings' size and dominance. Their intricate architectural form can be appreciated against the sky and make a unique contribution to the London skyline.

The distinctive skyline is still prominent despite the presence of a few tall buildings as part of the Property's. The most prominent of these – Millbank Tower and to some extent Centre Point, now protected in their own right – were both extant at the time of inscription. However the visual integrity of the Property is vulnerable to development projects for tall buildings. Work is underway to examine whether a buffer zone is required to ensure that the skyline of the Property and its overall prominence is sustained, and key views in and out of the property need to be protected.

The buildings are all in their original use and are well maintained to a high standard. There has been little change to the buildings since the time of inscription although external repairs continue and security measures have been installed at the Palace of Westminster to protect against attacks.

The heavy volume of traffic in the roads around the property does impact to a degree on its internal coherence.

### **Authenticity 2011**

The power and dominance of state religion, monarchy and the parliamentary system is represented tangibly by the location of the buildings in the heart of London next to the River Thames, by the size of the buildings, their intricate architectural design and embellishment and the high quality materials used. The Palace of Westminster, the clock tower and "Big Ben's" distinctive sound have become internationally recognised symbols of Britain and democracy. All the buildings maintain high authenticity in their materials and substance and in their Form and design.

The property maintains its historic uses and functions completely. The Gothic Westminster Abbey, a working church, continues to be used as a place of daily worship. It remains the Coronation church of the nation and there are frequent services to mark national significant events as well as royal weddings and funerals and for great national services. Many great British writers, artists, politicians and scientists are also buried or memorialised here. The Palace of Westminster continues to be used as the seat of the UK's two-chamber system of democracy. St Margaret's church, now part of Westminster Abbey, remains at heart a medieval parish church ministering to Members of both Houses of Parliament.

### **Protection and Management Requirements 2011**

The UK Government protects World Heritage Sites in England in two ways. Firstly individual buildings, monuments and landscapes are designated under the Planning (Listed Buildings and Conservation Areas) Act 1990, and the 1979 Ancient Monuments and Archaeological Areas Act and secondly through the UK Spatial Planning system under the provisions of the Town and



Country Planning Acts. The individual sites within the property are protected as Listed Buildings and Scheduled Ancient Monuments.

National guidance on protecting the Historic Environment (Planning Policy Statement 5) and World Heritage (Circular 07/09) and accompanying explanatory guidance has been recently published by Government. Policies to protect, promote, conserve and enhance World Heritage Properties, their settings and buffer zones, where appropriate, can be found in statutory planning documents.

The Greater London Authority's London Plan 2008 provides a strategic social, economic and environmental framework for London and its future development and this contains policies to protect and enhance the historic environment in general and World Heritage Sites in particular. The Plan is regularly reviewed and a Replacement Plan is due to be published in autumn 2011. The London View Management Framework Supplementary Planning Guidance (SPG) has been published by the Greater London Authority to protect important designated views many of which focus on the Westminster World Heritage Site. A new view focusing on views from Parliament Square is proposed.

The City of Westminster also has policies in its Core Strategy to protect the historic environment generally and the Property specifically. A recent conservation area audit identifies key local views and important buildings. The Palace of Westminster has drawn up a Conservation Plan for the Palace of Westminster. One of the adjacent boroughs – Lambeth – has a policy in its Core Strategy to protect the Outstanding Universal Value of the Property and its Setting.

All UK World Heritage Sites are required to have Management Plans which set out the OUV and the measures in place to ensure it is conserved, protected, promoted and enhanced. Relevant policies carry weight in the planning system. World Heritage Sites should have Steering Groups which are made up of key local stakeholders who oversee monitoring, implementation and review of the Management Plans. The Westminster World Heritage Site Management Plan was published by the Property's Steering Group in 2007 and implementation of key objectives is underway although there is no coordinator. A Dynamic Visual Impact Study looking at key views associated with the Property is in preparation.

Westminster School can trace its origins back to 1178 and refounded by Queen Elizabeth 1 in 1560. It is located within Little Dean's Yard.

There are continuing pressures for development and regeneration in the area around the Property and this includes proposals for tall buildings which could impact on its visual integrity.

As one of London's most famous sites and a key tourist attraction, the Property receives high numbers of visitors who require proactive management to minimise congestion and careful visitor management to protect the fabric and setting of the Property. The protection and enhancement of the public realm and better traffic management, particularly in the quiet spaces adjacent to the Property are also important in protecting its setting. To address these issues, an overall visitor management strategy and a traffic management strategy are needed together with greater protection of the setting of the Property and its key views.

Any amendments to extend the boundary or to create a buffer zone will be undertaken as part of the next management plan review in 2012-13.