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Kishore Rao  
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31 January, 2014

Dear Kishore

**Tower of London (United Kingdom) (C 488)  
Westminster Palace and Westminster Abbey including Saint Margaret's Church (United Kingdom) (C 426bis)**

In accordance with Decisions **36 COM 7B.91**, **36 COM 7B.92** and **37 COM 7B.90**, I am pleased to send you a State of Conservation Report for the Tower of London and Westminster Palace and Westminster Abbey including Saint Margaret's Church World Heritage Sites. We note that in the case of Westminster the Committee issued decisions in 2012 and 2013. In this case we have sought to address principally the 2013 Committee decision. There appear to be no additional substantive points raised in the 2012 decision which have not already been covered. As well as the Committee decisions, we have sought to address, where applicable, the outcomes of the report (received in February 2012) following the reactive monitoring mission that was undertaken for both sites in December 2011.

Because of the overlap of issues between the two sites and their respective Committee decisions, we have combined the two reports in this letter. This reflects the approach in our previous report in 2012.

Each report is structured according to the format provided by the Centre. The clauses of the World Heritage Committee decisions are given in *italics* and indented. The response of the State Party is not indented and does not use *italics*.

Yours sincerely

Leila Al-Kazwini  
Head of World Heritage  
Enclosures



Update on the information supplied to the 2011 Mission  
Map of Tower of London site  
Map of Westminster site

cc HE Matthew Sudders, UK Ambassador to UNESCO  
UK National Commission for UNESCO  
Christopher Young, English Heritage

## TOWER OF LONDON (UNITED KINGDOM) (C488)

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

*Decision:* 36 COM 7B.91

The World Heritage Committee,

1. *Having examined Document WHC-12/36.COM/7B.Add,*
2. *Recalling Decision 35 COM 7B.114 adopted at its 35th session (UNESCO, 2011),*
3. *Acknowledges the information provided by the State Party on the protection of the visual integrity of the property and in respect to major developments in the area and urges it to continue to develop the National Planning Policy Framework to consolidate existing planning policies;*

Since the publication of the National Planning Policy Framework (NPPF) in March 2012, the UK government has sought to continue to consolidate existing planning policies and to provide further clarification on their application. The recently published draft National Planning Practice Guidance (NPPG) provides additional support to the interpretation of the NPPF. This guidance has included specific reference to the management of World Heritage Sites (WHS) and the consideration of development proposals that may impact upon their significance, Outstanding Universal Value (OUV) and setting. Once finalised early in 2014, this Guidance will replace Circular 07/09, which previously set out the parameters for the management of WHS's within the English planning system. The draft NPPG advice on World Heritage properties maintains the government commitment to protect them.

4. *Notes the results of the December 2011 reactive monitoring mission to the property and encourages the State Party to implement its recommendations, in particular:*
  - a) Further define the immediate and wider setting of the property in relation to its Outstanding Universal Value and embed these in the policies of all relevant planning authorities,
  - b) Define specific measures, based on the definition of the setting of the property, to ensure the protection of the property and minimize its vulnerability to potential threats to its Outstanding Universal Value,

The UK government believes that the Tower of London Local Setting Study (2010) helps define the immediate setting of the property. The Study describes the current character and condition of its local setting. It also sets out the aims and objectives for conserving, promoting and enhancing appreciation of the OUV of the Tower and the attributes that justify its inscription.

Historic Royal Palaces in partnership with all the relevant local planning authorities developed the Study, with the objective that relevant details would be appropriately embedded into the respective Local Plans. Local planning authorities include the City of London, London Borough of Southwark, London Borough of Tower Hamlets and the Greater London Authority (GLA).

The GLA's World Heritage Sites Supplementary Planning Guidance 2012 has defined the 'local

setting' consistent with the Management Plan definition. The City Corporation has embedded this definition within its Core Strategy 2011 and its Draft Local Plan 2013.

As part of the regular review of Local Plans, the relevant planning authorities are committed to exploring further how their local policies can incorporate greater specificity to the management of development within the immediate setting of the Tower of London. This will include drawing upon the details of the emerging revised Tower of London Management Plan, specifically the evolving attributes that are being developed out of the adopted revised Statement of OUV for the Tower.

The UK government believes that, in the context of London, the wider setting is harder to define for World Heritage properties. The historical development of London is complex and dynamic to the extent that to define the wider setting in a rigid mechanical framework would be counter-productive to the continued sustainable growth of the capital. Reflecting upon the recommendations of the 2011 Reactive Monitoring Report, the UK government notes that the publication of a number of guidance documents in the last 3 years, by the State Party, its specialist heritage advisor English Heritage and the GLA in its role as strategic planning authority for London, has clarified the means of protection for World Heritage properties. Key documents include the NPPF (2012), draft NPPG (2013), English Heritage's *The Setting of Heritage Assets* (2011), and the Mayor's London Plan (2011), along with his supporting Supplementary Planning Guidance, *London View Management Framework* (2011) and *London's World Heritage Sites – Guidance on Settings* (2012). At a local level, the three Local Plans of the City of London, London Borough of Southwark and London Borough of Tower Hamlets reflect the national and regional guidance translating it at a local scale. Together these documents provide a robust framework in which to judge the impact and appropriateness of development proposals upon London's World Heritage properties, their significance, OUV and settings.

The approach adopted for the management of London in these policies and guidance is considered to be in line with the UNESCO adopted principles of the Vienna Memorandum on the Conservation of Historic Urban Landscapes (2005 ref: WHC-05/15.GA/7) and the 2011 UNESCO Recommendation on Historic Urban Landscapes. Specifically, partners are urged to work together to provide a balanced approach to developing new architecture and townscape within sensitive heritage locations. Proposals should be developed from a basis of understanding through robust analysis of the impact of any development; they should be appropriately contextualised, and, where changes are proposed, they should not compromise existing significant values.

The following examples illustrate the robustness of the planning framework in London within the setting of the Tower of London:

- Aldgate Bus Station site (06/00727/FULEIA and 13/01055/FULL). The 2006 application (24 storeys) was approved in principle but no planning permission was issued and it is now due to be withdrawn. The 2013 application is much lower (14 storeys) and takes greater account of the strengthened policy protection for the wider setting.
  - Former News International, Virginia Street (Application PA/13/01276). The proposals included a 33 storey building that would have been prominent within the backdrop of the Tower of London, subsequently reduced to 25 storeys.
- c) Regulate further build-up of the area surrounding the Shard of Glass building, ensuring that approved heights do not exceed a height whereby they would become visible above the on-site historic buildings;

The London Borough of Southwark as the local planning authority for the area, in conjunction with

the GLA, is developing a planning policy framework for the management of change surrounding the Shard, in the form of a Local Plan called the New Southwark Plan. In line with the NPPF and draft NPPG, the New Southwark Plan will be expected to be developed from a robust understanding of the economic, social and environmental characteristics of the area, including the significance of heritage assets such as the Tower of London. The details of the evidence base that will be used to inform the New Southwark Plan shall include views analysis from various points in and around the plan area. This includes assessment points from the World Heritage property.

Where there are planning issues that cross administrative boundaries, the UK government is committed to ensuring public bodies follow their legal requirement of 'duty to cooperate'. Local planning authorities in these circumstances are required to work together to resolve any potential cross boundary impacts in line with their respective local plan policies.

In addition, World Heritage properties are named as sensitive areas within the Environmental Impact Regulations. All developments affecting the World Heritage property or its setting should be screened in order to assess the need for an Environmental Impact Assessment. Any assessment will include evaluation of the potential impact of the development on the OUV of the property and consideration given to the planning policy framework for the area. The UK Government have noted the emphasis in the ICOMOS International guidance on Heritage Impact Assessment on assessing impact on OUV as a whole, rather than breaking it down into individual components, and support this approach.

5. *Requests the State Party, in accordance to Paragraph 172 of the Operational Guidelines, to submit to the World Heritage Centre, for review by the Advisory Bodies, any major proposed development project before any irreversible commitment is made;*

In line with Paragraph 172 of the Operational Guidelines, the UK government is working closely with the World Heritage Centre in exploring how to improve the timing and consistency of information, so ensuring sufficient opportunity for reviews of major proposals for both World Heritage properties is given.

6. *Also requests the State Party to submit to the World Heritage Centre, by 1 February 2014, a report on the state of conservation of the property and on the steps taken to implement the recommendations set out above, for examination by the World Heritage Committee at its 38th session in 2014.*

This letter sets out the UK government's report on the State of Conservation of the Tower of London and the steps it seeks to take, where relevant, to help implement the recommendations of the World Heritage Committee.

**WESTMINSTER PALACE AND WESTMINSTER ABBEY INCLUDING SAINT MARGARET'S CHURCH (UNITED KINGDOM) (C426bis)**

**Decision: 37 COM 7B.90**

*The World Heritage Committee,*

7. *Having examined Document WHC-13/37.COM/7B.Add,*

8. *Recalling Decision 36 COM 7B.92, adopted at its 36th session (Saint-Petersburg, 2012),*
9. *Expresses its concern about the proposed developments at Elizabeth House, Nine Elms Regeneration Development and Vauxhall Island Site and their potential adverse impact on the setting and views of the property and urges the State Party to ensure that these proposals are not approved in their current form and that they be revised in line with the concerns raised by English Heritage;*

The UK planning system is based on statute supported by national regulation and guidance, such as the NPPF and draft NPPG. At the local level the planning system uses local spatial plans to guide local authorities and, where appropriate, government in taking decisions on development proposals. This is a rigorous system which includes opportunities for pre-application discussions with relevant stakeholders to be undertaken, especially where development proposals have cross boundary implications.

Once a planning decision has been made by the local planning authority, then only the applicant can make an appeal against the decision. It should be noted that there is no third party right of appeal by others who disagree with the local authority's decision. The Secretary of State does, however, have powers to call in applications for his determination where strategic issues are raised. The only other approach that can be taken is to challenge the planning decision in the courts through the process of Judicial Review. However this can only be undertaken if there is evidence that the planning decision was not made following the proper procedures. Legal challenges cannot take into account whether the decision was right or not in planning terms, only whether the regulations and conventions about making a decision were properly followed.

In the case of the Elizabeth House proposal at 39 York Road, Waterloo; Lambeth, the local planning authority for the site has recommended its approval. However as already notified to the World Heritage Centre (letter dated 29th October 2012) English Heritage and Westminster City Council raised strong objections to the proposal on the grounds that its impact, as result of its design and size, would cause substantial and unacceptable degree of harm to the Outstanding Universal Value, setting and views from the Westminster World Heritage Site. In line with Circular 07/09 the application was referred to the Secretary of State in order to assess whether it should be called-in for his determination. The Secretary of State's decision not to call-in the application resulted in legal challenges in the courts being lodged by English Heritage and Westminster City Council. These challenges are yet to be judged, and at present no formal consent of approval has been granted for the Elizabeth House scheme.

In our letter to the World Heritage Centre (dated 29th October 2012), details of both the Nine Elms Regeneration Development Market Towers, 1 Nine Elms Lane, Vauxhall Cross and Vauxhall Island Site were provided that clearly set out that both schemes have been approved and decisions notices issued.

10. *Requests the State Party to strengthen its policy and planning frameworks to ensure the adequate protection of the setting of the property by defining the immediate and wider setting and view cones of the property in relation to its Outstanding Universal Value and by identifying adequate mechanisms within the respective policies of all relevant planning authorities to ensure that new constructions do not impact on views and other attributes of the property;*

Discussions, led by Westminster City Council, are currently on-going, in partnership with all relevant stakeholders, to find the best approach to defining the immediate setting of the World

Heritage property. If an approach is identified that is fit for purpose, then the aspiration is that all relevant planning policy frameworks will be reviewed as a result of the evidence developed.

This approach reflects national planning policy, where local planning authorities are advised to undertake regular reviews of their Local Plans by developing better evidence to inform their local policies that deliver greater specificity to the management of development. This includes the potential to provide greater clarity on the management of developments within the immediate setting of the Westminster World Heritage property.

The UK government believes that in the context of London, the wider setting is harder to define for World Heritage properties. The historical development of London is complex and dynamic to the extent that to define the wider setting in a rigid mechanistic framework would be counter-productive to the continued sustainable growth of the capital. Reflecting upon the recommendations of the 2011 Reactive Monitoring Report, the UK government notes that the publication of a number of guidance documents in the last 3 years by the State Party, its specialist heritage advisor English Heritage and the GLA in its role as strategic planning authority for London, has clarified the means of protection for World Heritage properties. Key documents include the NPPF (2012), draft NPPG (2013), English Heritage's *The Setting of Heritage Assets* (2011), and the Mayor's London Plan (2011), along with his supporting Supplementary Planning Guidance, *London View Management Framework* (2011) and *London's World Heritage Sites – Guidance on Settings* (2012). The State Party believes that together these documents provide a robust framework in which to judge the impact and appropriateness of development proposals upon London's World Heritage properties, their significance, OUV and settings.

11. *Also urges the State Party to refrain from approving any large-scale development projects in the vicinity of the property until an adequate protection of its immediate and wider setting is in place;*

The UK government cannot prevent the submission of development proposals within the vicinity of the World Heritage property. When submitted, there is a legal requirement for local planning authorities to consider their merits against national, strategic in the case of London and local planning policy. Until the Local Authority has taken its decision the Secretary of State can, however, call in applications for his own determination.

As expressed already, the UK government believe that in the context of London there is a robust planning framework in which to consider the merits of proposals within the setting of the WH property (please see our response to WH decision 10). As acknowledged, discussions are underway between relevant partners in finding the best approach to defining the immediate setting of the Westminster WHS.

12. *Also requests the State Party to submit to the World Heritage Centre, by 1 February 2014, an updated report on the state of conservation of the property and on the implementation of the above, for examination by the World Heritage Committee at its 38th session in 2014.*

This letter sets out the UK government's report on the State of Conservation of the Tower of London and the steps it seeks to take, where relevant, to help implement the recommendations of the World Heritage Committee.

**2. Other current conservation issues identified by the State Party**

*A - Palace of Westminster and Westminster Abbey including St Margaret's Church*

Information on planning cases since the 2011 Mission that are in the vicinity of the Westminster WHS are listed in the attached appendix which is an update to the information provided to the mission in 2011.

*B - Tower of London*

Information on planning cases since the 2011 Mission that are in the vicinity of the Tower of London WHS are listed in the attached appendix which is an update to the information provided to the mission in 2011.

**3. In conformity with paragraph 172 of the Operational Guidelines, 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.**

See attached appendices which update the information supplied to the 2011 Mission.



**TOWER OF LONDON (UNITED KINGDOM) (C 488) and  
WESTMINSTER PALACE AND WESTMINSTER ABBEY INCLUDING SAINT  
MARGARET'S CHURCH (UNITED KINGDOM) (C 426bis)**

**Annex to the State of Conservation Report 2014**

This annex to the State of Conservation Report provides additional detail as requested by the World Heritage Committee and referred to within sections 2 and 3 of the State of Conservation Report. These are:

**2. [To address] Other current conservation issues identified by the State Party.**

*and*

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

Responding to the above, the cases provided give details of major developments which have been submitted for planning permission or which have been determined since the 2011 Mission and which:

- fall within 1km of either World Heritage Site and may impact upon their settings; or
- have been previously notified to the World Heritage Site Committee; or
- the setting of either World Heritage Site was a consideration in the determination of the proposal.

In addition, the case details include updates on the examples provided as case-studies for the 2011 Mission. For ease of reference any updates and additions to the information provided for the 2011 Mission are shown in **red** and should be read in conjunction with the Maps which are provided as a separate attachment. For ease of reference the cases are set out in two sections:

*A - Palace of Westminster and Westminster Abbey including St Margaret's Church*

*B - Tower of London*

We believe that these cases demonstrate the robustness of the English planning system in providing for a framework for thoroughly assessing and addressing the potential impacts of proposals on heritage assets. Please note that some cases, such as the Shard are listed in both sections.

## A) DEVELOPMENTS WITHIN THE VICINITY OF THE WESTMINSTER WHS

### London Borough of Southwark

#### *Elephant & Castle emerging cluster*

<b>Site: Eileen House 80-94 Newington Causeway</b> <i>No Impact on World Heritage Site</i>
<i>Application Reference:</i> 09/AP/0343 <i>Status:</i> Called in by the Greater London Authority. Date of hearing to be confirmed.
<i>Development details:</i> <b>Maximum Height</b> - 41 storeys (128.7m AOD)  Demolition of existing office building and erection of a 41 storey (128.7m AOD) mixed use building incorporating residential use, office/ educational/ health uses and retail use together with a separate 8 storey (35.60m AOD) building incorporating office/educational and retail uses, plus public realm improvements including creation of a resident's garden and linear park and University Square.  The site falls within the emerging Elephant and Castle Opportunity Area/Supplementary Planning Document as being prepared by LB Southwark.

<b>Site: Strata Tower (former Castle House) 2-20 Walworth Road</b> <i>No Impact on World Heritage Site</i>
<i>Application Reference:</i> 05/AP/2502 <i>Status:</i> Granted permission 13/06/2006 – Completed in June 2010.
<i>Development details:</i> <b>Maximum Height</b> - 43 storeys/147m above ground level  Erection of a 43 storey (147 metre) building with retail, restaurant with takeaway uses on the ground and first floor and residential uses above, and a four storey (17 metres) pavilion building with retail, restaurant or takeaway uses on the ground floor and residential uses above, with associated landscaping and public open space.  The site falls within the emerging Elephant and Castle Opportunity Area/Supplementary Planning Document as being prepared by LB Southwark.

<b>Site: 360 Tower (former site of London Park Hotel) Churchyard Row</b> <i>No Impact on World Heritage Site</i>
<i>Application Reference: 07-AP-0760</i> <i>Status: Granted permission 01/04/2008 – Works not yet started.</i>
<i>Development details:</i> <b>Maximum Height - 44 storeys (145.5m AOD)</b>  Erection of 44 storeys (145.5 metres AOD) building and terrace of up to 7 storeys in height for residential, theatre and café uses and pavilion building for retail/marketing suite uses with public open space.  The site falls within the emerging Elephant and Castle Opportunity Area/Supplementary Planning Document as being prepared by LB Southwark.

<b>Site: Former Elephant and Castle Swimming Pool.</b> <i>No Impact on World Heritage Site</i>
<i>Status: Approved with legal agreement. 23/11/2012. (Application 12/AP/2239) – Under Construction.</i>
<i>Development details:</i> <b>Maximum Height – 37 Storeys, 22.47m AOD.</b>  Redevelopment to provide a 37 storey building (maximum building height 127m AOD) and 4 storey pavilion building (maximum building height 22.47m AOD), comprising of residential units, flexible ground floor retail / financial and professional services / restaurant uses and 413 sq.m commercial use, parking and landscaping.  This area falls within the emerging Elephant and Castle Opportunity Area/Supplementary Planning Document.

<b>Site: The Heygate Estate</b>
<i>Status: Granted subject to legal agreement 27/03/2013 (Application 12/AP/1092) – Under construction.</i>
<i>Development details:</i> <b>Maximum Height – 104.8m AOD</b>  Outline application : Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 2,300 (min) and 2,469

(max) residential units together with retail), business, leisure and community, energy centre (sui generis) uses. New landscaping, park and public realm, car parking, means of access and other associated works.

This area falls within the emerging Elephant and Castle Opportunity Area/Supplementary Planning Document.

### ***Blackfriars Road emerging cluster***

#### **Site: 20 Blackfriars Road, Southwark**

*Application Reference:* 07-AP-0301

*Status:* Granted permission 25/03/2009 after public enquiry– Works not yet started.

*Development details:*

**Maximum Height** - 42 storeys (148m AOD)

Demolition of buildings and redevelopment for mixed uses of residential, retail, office and community uses. Development consists of two towers: an office tower of 23 storeys (maximum height 105m AOD), a residential tower of 42 storeys (maximum height 148m AOD) and lower rise buildings of up to 7 storeys fronting Stamford Street and Paris Gardens.

The site falls within the emerging London Bridge/Borough/Bank Supplementary Planning Document as being prepared by LB Southwark.

#### **Site: 1-16 Blackfriars Road, Southwark**

*No Impact on World Heritage Site*

*Status:* Granted permission 25/03/2009 following a public enquiry for a 52 Storey tower – Work has not commenced and the site was sold in 2011.

New application submitted 31/05/2012 (12/AP/1784) and approved on the 14/12/2012.

*Development details:*

**Maximum Height** – 50 Storeys, 170m AOD.

The erection of three buildings (a 50 storey tower plus basement levels to a maximum height 170m Above Ordnance Datum (AOD), a 6 storey building

and a 4 storey building to provide a mixed use development comprising: hotel; residential; retail space with basement, parking and associated public open space and landscaping.

The site falls within the emerging London Bridge/Borough/Bank Supplementary Planning Document as being prepared by LB Southwark.

**Site: Sea Containers House, 20 Upper Ground**

**No Impact on World Heritage Site**

*Status:* Permission granted with legal agreement. (Application 11-AP-1955). – Under construction, due for completion 2014.

*Development details:*

**Maximum Height** – 9 Storeys, 42.895m AOD.

Erection of a new nine storey building in the rear parking/servicing area to provide retail at ground and offices above.

Refurbishment of existing Sea Containers House and change of use of floors 5-14 of the rear wing plus three floors of the main building from offices to a hotel, including the erection of new roof extension at part 12th floor level to provide a bar ancillary to the hotel use. Extension and conversion of the ground floor area to provide new restaurant, café, service and retail uses (Class A1) together with landscaping and parking.

**London Bridge emerging cluster**

**Site: The Shard – London Bridge Tower 32 London Bridge SE1**

*Application Reference:* 01-AP-0476

*Status:* Granted permission in September 2003 following a Public Inquiry – Completed.

*Development details:*

**Maximum Height** – 66 storeys/306m agl, 312.70 AOD.

Demolition of Southwark Towers & construction of a 306m high 66 storey building of 118,270sq.m. providing offices, hotel, 14 flats, retail & restaurant, health and fitness club, together with servicing and car parking.

The site falls within the emerging London Bridge/Borough/Bank Supplementary Planning Document as being prepared by LB Southwark.

## **London Borough of Lambeth**

### **6 Hercules Road**

*No Impact on World Heritage Site*

*Status:* Application pending consideration. (Application 13/04541/FUL)

*Development details:*

**Maximum Height** – 13 Storeys plus plant room.

Redevelopment of the existing site including the retention and refurbishment of the existing 9 storey building and the addition of part 5/part 1 storeys, for use as a 438 bedroom hotel with associated restaurant, bar, conference and gym facilities, and other associated works including landscaping, works to the highway and roof top plant.

### ***Waterloo emerging cluster***

#### **Elizabeth House, 39 York Road, Waterloo**

*Application Reference:* Application 12/01327/FUL

*Status:* Pending decision. English Heritage and City of Westminster have been granted the right to a judicial review of the decision by the Secretary of State not to call the application in. This is expected to be heard early in 2014.

*Development details:*

**Maximum Height** - 29 storeys

The proposed development comprises the demolition of existing buildings on the site and redevelopment to provide two buildings:

- A part 29 and part 14 storey office building (North Building).
- An 11 storey building (South Building).
- Part one/part two level common basement
- Provision of a new access to Waterloo Station.

#### **Site: Doon Street Tower, Land bounded by Coin Street/Doon Street Lambeth**

*Application Reference:* 05/03498/FUL

*Status:* Granted permission following Public Inquiry 19/08/2008 – Works not yet started.

<p><i>Development details:</i>  <b>Maximum Height</b> - 43 storeys/141m above ground level (144.3m AOD)</p> <p>Redevelopment of site to provide a purpose community sports centre and swimming pool, retail/commercial/restaurant/bar floorspace, and residential units, contained within a 43 storey tower measuring 141m above ground level (144.3m AOD) in height and a part 7, part 8 storey blocks with roof terraces and courtyard.</p> <p>The site falls within the Mayor's adopted Waterloo Opportunity Area and adopted Waterloo Area Supplementary Planning Document as prepared by LB Lambeth.</p>
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<p><b>Site: York House, 199 Westminster Bridge Road.</b></p>
<p><i>Status:</i> Granted permission 06/03/2013. (Application 12/04421/FUL). – Under construction.</p>
<p><i>Development details:</i>  <b>Maximum Height</b> – 19 storeys, 62.80m</p> <p>Demolition of York House and the Florence Nightingale Public House and the redevelopment of the site comprising the erection of a 19 storey building (plus basement) to accommodate student accommodation, a college and affordable workspace with associated servicing arrangements, landscaping, new public realm and public realm improvements.</p>
<p><b>Site: 111 Westminster Bridge Road</b>  <i>No Impact on World Heritage Site</i></p>
<p><i>Status:</i> Permission Granted 5/11/2013 (application 13/03409/FUL)</p>
<p><i>Development details:</i>  <b>Maximum Height</b> – 10 Storeys</p> <p>Redevelopment of the existing office building and the erection of a part 7 part 10 storey building consisting of a hotel, offices, restaurant and retail / professional financial services unit.</p> <p>There has already been an approved planning application for a similar scheme on this site.</p>

<b>Site: Shell Centre</b>
<i>Status: Granted Permission; public inquiry on-going (Application ref 12/04708/FUL</i>
<p><i>Development details:</i>  <i>Maximum Height – 30 storeys</i></p> <p>The proposals are for retention of the existing Shell Tower and demolition of all other structures on site, to be replaced with a mixed use development comprising eight separate buildings ranging in height between 8 and 30 storeys surrounding the existing tower.</p>

***Vauxhall emerging cluster***

<b>Site: Vauxhall Tower (St George’s Wharf) Wandsworth Road/Nine Elms Lane, Lambeth</b>
<p><i>Application Reference: 03/01501/FUL</i>  <i>Status: Granted permission following Public Inquiry and intervention of the Secretary of State - 14/07/2005- Completed</i></p>
<p><i>Development details:</i>  <b>Maximum Height</b> - 50 storeys/181m above ground level (181m AOD)</p> <p>A mixed use development comprising residential within a 50 storey (181m above ground level) building with ancillary commercial offices, retail, restaurants, medical centre, health and fitness together with riverside walk, and public spaces.</p> <p>The site falls within the Mayor’s emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.</p>

<b>Site: Vauxhall Sky Gardens, 143-161 Wandsworth Road</b>
<p><i>Application Reference: 09/04322/FUL Status: Granted permission 05/11/2008 (under application 08/02750) followed by a further amended application that was granted permission 01/09/2010 – Works not yet started.</i></p>



*Development details:*

**Maximum Height** - 42 storeys/165m above ground level (170m AOD)

Demolition of existing buildings and erection of a part one storey, part eight storey and part 36 storey plus basement building to provide a mixed use development comprising commercial units, office floorspace, residential units, and amenity/landscape space.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: Sainsbury site, 62 Wandsworth Road, Vauxhall**

*No Impact on World Heritage Site*

*Application Reference:* 11/02326/OUT

*Status:* Application submitted pending consideration. Plans to demolish the petrol station and erect a temporary supermarket on the existing car park were approved in June 2010.

*Development details:*

**Maximum Height** - 37 storeys/90m above ground level (92m AOD)

A part detailed and part outline planning application comprising: Full detailed planning permission for the demolition of the existing retail store and petrol station to allow for the erection of a replacement retail store, children's tutoring facility, energy centre, community, business, office floorspace and residential units arranged in seven blocks including towers of 19, 28 and 37 storeys.

Outline planning permission retail, commercial office and business floorspace and residential units within 2 blocks. In addition outline planning permission is also sought for a further flexible floorspace for use in association with either the proposed Nine Elms Northern Line station or retail, commercial office and business uses.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: Parliament House 81 Black Prince Road**

*Application Reference:* 08/04454/FUL

*Status:* Initially refused but following appeal subsequently granted permission 15/09/2009 following a Public Inquiry – Under construction.

*Development details:*

**Maximum Height** - 23 storeys/71.5m above ground level (76m AOD)

Redevelopment of the site involving the demolition of the existing building and the erection of a 23 storey building to contain commercial floorspace together with residential flats. The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: Hampton House, Albert Embankment**

*Status:* Amended application granted permission 19/06/2013 (Application 12/04422/FUL )– Existing buildings demolished.

*Development details:*

**Maximum Height** - 27 storeys/85m above ground level (89m AOD)

Redevelopment of the site involving the demolition of existing buildings and erection of three buildings of between 15 and 27 storeys to provide a mixed use development comprising commercial units, apart-hotel, residential units .

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: 8 Albert Embankment and land to rear bounded by Lambeth High St, Whitgift St, The Railway Viaduct, Southbank House together with land corner of Black Prince Road And Newport Street**

*Status:* Refused consent by the Council in 2012 and dismissed at appeal on 13/05/2013. (application10/04473/FUL)

*Development details:*

**Maximum Height** - 15 storeys/ 52.85 AOD

Planning permission, Listed Building Consent and Conservation Area Consent submitted: Refurbishment, alteration and extension to the grade II listed fire station to provide a fire station and associated functions for the London Fire Brigade, with some residential units, including demolition of the

communication mobilising centre. Demolition of the brigade workshop/office buildings to the rear and construction of 7 new buildings ranging in height from 5 to 15 storeys for mixed use purposes, comprising residential; business; shops, financial and professional services; restaurants and cafes and/or drinking establishments. Creation of areas of open space and alterations to accesses.

Refurbishment, extension and internal alterations to the grade II listed drill tower associated with the new fire station.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: Wah Kwong House, 10 Albert Embankment**

*No Impact on World Heritage Site*

*Status:* Replacement of extant permission granted on 28/03/2012 (application 11/00909/FUL) – Work not yet started.

*Development details:*

**Maximum Height** - 15 storeys/43m above ground level (43m AOD)

Demolition and rebuilding to provide for the erection of a 15 storey (including basement) aparthotel together with restaurant and residential penthouse.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: former Texaco filling station, 38-46 Albert Embankment**

*No Impact on World Heritage Site*

*Status:* Refused permission 04/012/2008 (application 08/02765/FUL,). Appeal (application APP/N5660/A/09/2105613) submitted but later withdrawn.

*Development details:*

**Maximum Height** - 23 storeys/75m above ground level (80m AOD)

Number of applications submitted which have been withdrawn (applications 02/03368/FUL, 05/02019/FUL, and 05/03738/FUL). Latest application 08/02765/FUL and appeal 09/00086/FULREF were for the redevelopment of

the site involving the demolition of existing petrol station and erection of a 23 storey building to contain commercial floor space retail, food and drink offices, gym, together with residential units

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: Bondway Commercial Centre, 69-71 Bondway, Vauxhall**

*Status:* Refused permission, followed by appeal which was dismissed 09/02/2011 (application 09/1520FUL and 10/00054/FULNDT)

*Development details:*

**Maximum Height** - 42 storeys/150m above ground level (154m AOD)

Demolition of existing buildings and the erection of a 42 storey building to provide a mixed use development comprising commercial units, residential units and associated works.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: Vauxhall Square, Vauxhall, More O Ferrall Island Site At Corner Of Wandsworth Road And Parry Street**

*Status:* Granted permission 02/07/2013 (application 11/04428/FUL). Work not yet started.

*Development details:*

**Maximum Height** - 50 storeys/168m above ground level

Demolition of existing buildings (except for the listed buildings on the site) to provide a mixed use scheme comprising nine blocks ranging between 3 and 50 storeys which includes dwellings, office floor space, retail, hotels, hostel student accommodation, cinema and associated works.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: Plot 36-60 South Lambeth Road**

*Status:* Permission granted 04/03/2013 (application 11/04181/FUL).

*Development details:*

**Maximum Height** - 32 storeys/96.5m above ground level (96m AOD)

Redevelopment of site to provide a 32 storey mixed-use building comprising new leisure uses (swimming pool & gymnasium), student residential accommodation and associated landscaping.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and adopted draft Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

**Site: Queensborough House, 12-18 Albert Embankment**

*Status:* Submitted 03/01/2013, permission granted. (Application 13/00019/FUL)

*Development details:*

**Maximum Height** – 18 Storeys, 64.633 AOD.

Extension of existing hotel building to provide 98 additional rooms over 5 new floors, recladding existing facade, creation of new open spaces at roof level, roof top plant and other associated works.

**Site: Eastbury House, 30-34 Albert Embankment**

*Status:* Permission granted 21/12/2012. (Application 12/01768/FUL)

*Development details:*

**Maximum Height** – 28 Storeys

Demolition of the existing building and the erection of a part 14, part 21 and 28 storey building to provide a mixed use scheme incorporating: cafe/retail unit, public piazza, office accommodation, residential units together with basement car and cycle parking and plant equipment.

This site falls within the emerging Vauxhall/Nine Elms Battersea Opportunity Area Planning Framework.

**Site: 27-29 Albert Embankment**

*Status:* Application pending decision. (Application 13/02347/FUL)

*Development details:*

**Maximum Height** – 27 Storey

Demolition of existing buildings and the erection of a part 9, part 23, part 27 storey residential led mixed use development.

This site falls within the emerging Vauxhall/Nine Elms Battersea Opportunity Area Planning Framework.

**Site: Keybridge House, 80 South Lambeth Road**

*Status:* Application submitted for determination. (Application 13/03935/OUT)

*Development details:*

**Maximum Height** – 36 Storeys, 128m.

Demolition of existing buildings on the site and retention of basement to provide a mixed use development. Full planning permission: 5 blocks (of 4, 9 (2no), 22 and 36 storeys) which includes residential, employment floorspace, associated basement car parking, storage and servicing, new public realm and open space. Outline planning permission for a two form of entry primary school.

This site falls within the emerging Vauxhall/Nine Elms Battersea Opportunity Area Planning Framework.

## London Borough of Wandsworth

### *Nine Elms/Battersea emerging redevelopment area*

<b>Site: U.S. Embassy, Nine Elms Lane</b>
<i>Status:</i> Outline planning permission was approved on 12 <sup>th</sup> October 2010 (application ref: 2009/1506) Under construction. Due for completion by 2017
<i>Development details:</i> <b>Maximum Height</b> – 12 Storeys, 97m outline stage  The proposal included the redevelopment of an area of 2.15 hectares to provide a new United States Embassy, associated buildings and new access road from Nine Elms Lane.

<b>Site: Market Towers, 1 Nine Elms Lane, Vauxhall Cross</b>
<i>Status:</i> Permission granted 30/10/2012. (application 2012/0380)
<i>Development details:</i> <b>Maximum Height</b> - 58 Storeys, 200m above ground level.  Demolition of existing buildings and structures. Erection of two new buildings of 58 storeys (up to 200m above ground) and 43 storeys (up to 161m above ground) high to include residential, retail, office, hotel, provision of private and public open spaces.  The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework.

<b>Site: Nine Elms Regeneration Development - Park side (South London Mail Centre) 53 Nine Elms Lane</b>
<i>Status:</i> Planning granted 05/03/2012. (Application 2011/2462). Construction not yet started.

*Development details:*

**Maximum Height** - 23 storeys (76m AOD)

Mixed use scheme for demolition of all existing buildings and construction of a development comprising 7 building plots with buildings to a maximum height of 23 storeys (approximately 76m AOD). This includes: residential use; retail, financial and professional services, café/restaurant, bar, takeaway uses, non-residential institutions and assembly & leisure including provision of a primary school, business (storage & distribution) floorspace and new public amenity space and landscaping including part of the 'linear park'.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework.

**Site: Nine Elms Regeneration Development - Embassy Quarter - Land to the south of Nine Elms Lane comprising DHL Depot and 1-12 Ponton Road and 51 Nine Elms Lane**

*Status:* Permission granted with legal agreement. Part outline/part detailed application submitted 05/07/2011 (application 2011/1815) Under Construction.

*Development details:*

**Maximum Height** - 23 storeys (80m AOD)

Mixed use scheme for demolition of all existing buildings and construction of a development comprising 9 building plots with buildings to a maximum height of 23 storeys (approximately 80m AOD) including: residential use, retail, financial and professional services, café/restaurant, bar and takeaway uses and showroom, office floorspace hotel use, community uses, assembly and leisure uses. Within the outline described above full details are submitted for Phase 1 of the scheme.

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework.

**Site: New Covent Garden Market, Nine Elms**

*Status:* Part outline part detailed planning granted 25/10/2012 (application 2011/4664)

*Development details:*

**Maximum Height** - 46 storeys/158m above ground level



Demolition of existing wholesale fruit, vegetable and flower market and ancillary building and structures and redevelopment for:

- Wholesale fruit, vegetable and flower market and ancillary uses in the Garden Heart (including offices, retail/cafes/restaurants/public house, education, bank, Post Office (sui generis) and retail market);
- Residential (Class C3);
- Hotel (Class C1 and service suites (either C1 or C3));
- Flexible retail (flexible uses within A1 and/or A2 and/or A3 and/or A4 and/or A5);
- Retail (Class A1);
- Flexible offices, non-residential institutions and assembly & leisure (flexible uses within B1 and/or D1 and/or D2);
- Hard and soft landscaping and open space;
- New and amended vehicular and pedestrian access and works to the public highway;
- Vehicular and cycle parking at grade, in multi-storey facilities and within basements, together with all engineering and associated works, including, entry control, circulation, servicing, loading and plant areas (including energy centre)

The northern site would include three towers each with 46, 38 and 32 storeys (max. heights of 158m, 132m, and 113m).

The site falls within the Mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework.

**Site: Riverlight, Tideway Industrial Estate, Kirtling Street**

*No Impact on World Heritage Site*

*Status: Permission Granted 15/12/2011 (Application 2011/3748)*

*Development details:*

**Maximum Height** – 20 Storeys, 67.20m AOD

Redevelopment of the site to provide a residential-led mixed-use development of six buildings between twelve and twenty storeys (plus two basement levels) comprising: Residential units, flexible commercial uses at ground and first floor, leisure facilities and associated car and bicycle parking, landscaping and the provision of a riverside walk.

This site falls within the mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework.

**Site: Sleaford Street Industrial Estate and Dairy Crest Milk Distribution Depot**

*No Impact on World Heritage Site*

*Status:* Outline planning permission submitted (Application 2013/3735)

*Development details:*

**Maximum Height** – 18 Storeys, 59m AOD

An outline planning application for demolition of all existing buildings and construction of a mixed use redevelopment. The proposals include buildings to a maximum height of 18 storeys (59m AOD) and will provide residential units; commercial floorspace comprising of retail, office and café/restaurant uses; community youth hall basement vehicle/cycle parking, plant and servicing areas; new public amenity space and landscaping; excavation and other associated works; reprovision of the existing ball court and two electricity sub-stations.

This site falls within the mayor's emerging Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework.

**Site: Marco Polo House, 346 Queenstown Road**

*No Impact on World Heritage Site*

*Status:* Approved subject to legal agreement. 30/03/2012. (Application 2011/2089) Construction not yet started.

Proposed variation of conditions to increase the height of the development by 1,680 mm for block C (total height 54,680m) and for block L (total height 48, 470mm) submitted 31/10/13

*Development details:*

**Maximum Height** – 17 Storeys, 54,680m

Demolition of existing building. Erection of two new buildings of up to 17 storeys and 15 storeys high to provide residential units, and commercial floor area with new pedestrian link and vehicular access, basement car and cycle parking and landscaping.

**Site: Concrete Batching Plant, Cringle Street**

*No Impact on World Heritage Site*

*Status:* Application pending decision. (Application 2013/4545)

*Development details:*

**Maximum Height** – 29m

Demolition of existing ready-mix concrete batching plant and associated structures; and provision of new ready-mix concrete batching plant (29m high x 18m long x 10m wide), aggregate storage bins (29m high x 41m long x 12m wide) on the western boundary and feed conveyor, 6 x 100 tonne cement storage silos, 2 x 500 tonne cement storage silos (25m high x 6m long x 13m wide), and ancillary facilities and structures, including recycled water and fresh water storage tanks, washout and recycling bays, two-storey office accommodation and car parking.

**Site: Battersea Power Station**

*Status:* Various interrelated revised applications were considered by Planning Committee on 23<sup>rd</sup> August 2011 and approved – permission granted/consented (application ref: 2009/3575-78).

*Development details:*

**Maximum Height** – 19 storeys (90.29m AOD).

The proposed development comprises the restoration, extension, alterations and conversion of the Battersea Power Station building (grade II\* listed building) to provide retail, residential flats, business, cultural, hotel and conference facilities, and redevelopment of the surrounding land. Due to the scale of the redevelopment the site is divided into distinct zones. The principal zones where building heights are of note include the High Street, Prospect, Hotel Lane, and The Circle.

- High Street Zone – mixed use buildings ranging in height between 50m-65m AOD/10-18 storeys.
- Prospect Zone – mixed use buildings ranging in height between 32m-59m AOD/7-18 storeys.
- Hotel Lane – mixed use buildings ranging in height with the hotel being 44m-59m AOD/16-17 storeys, with the remainder being between 27m-46m/??storeys.
- The Circle - mixed use buildings ranging in height between 34m-64m AOD/8-18 storeys.

**Site: Victoria Transport Interchange (VTI)**

*Status:* This scheme was approved in February 2009 (applications ref: 08/08205/FULL, 08/08206/FULL, 08/08207/FULL).

*Development details:*

**Maximum Height** – 19/20 storeys/90.29m AOD

The proposed development comprises the comprehensive redevelopment of 2.5 hectares adjacent to Victoria Station. The scheme comprises of 6 buildings ranging in height from 6 storey, with a predominance of 12-14 storeys to a 19 storey tower.

Development work began in October 2012 and is taking place over three phases.

**Site: Riverwalk House, 157-161 Millbank**

*No Impact on World Heritage Site*

*Status:* Permission granted 29/03/2012. (Application 11/09680/FULL) – Under construction.

*Development details:*

**Maximum Height** – 17 Storeys, 64.60 AOD.

Demolition of the existing building and erection of two buildings of 17 and 7 storeys linked by a central podium for use as residential units, ground floor cafe/restaurant/gallery, three levels of basement including car parking and plant area; replacement stair and lift linking the river walk with Vauxhall Bridge and other associated works to the river walk.

**Site: 3-5 Great Scotland Yard.**

*No Impact on World Heritage Site*

*Status:* Permission granted. 31/10/2012 (Application 12/02746/FULL)

*Development details:*

**Maximum Height** – 5 Storeys plus plant room at raised roof level.

Partial demolition behind retained facades facing Great Scotland Yard and Craig's Court and redevelopment and refurbishment of the building comprising two basements, ground to fifth floors and a new roof level, installation of plant at roof level, all in association with the creation of a hotel.

## B) DEVELOPMENTS WITHIN THE VICINITY OF THE TOWER OF LONDON WHS

### City of London

**Site: Aldgate Bus Station, 62 & 73-78 Aldgate High Street & 1-12 & 15-16  
Minories**

*Status:* Considered by Planning Committee on 11<sup>th</sup> December 2007, where it was resolved to grant consent for this scheme subject to signing of a Section 106 agreement (ref: 06/00727/FULEIA). This agreement was not signed and the application was subsequently withdrawn. The 2007 scheme is no longer acceptable in terms of the impact on the World Heritage Site and a new application has been encouraged and negotiated. The new application (ref:13/01055/FULMAJ), for a much lower scheme (14 storeys/38m AOD instead of 24 storeys), is yet to be decided

*Development details:*

**Maximum Height** – 2007 scheme: 24 storeys plus basements/115.53m AOD.  
2013 scheme 14 storeys/38m AOD.

**Site: International House, Duke's Place, 11 Mitre Street & 1 Mitre Square**

*Status:* permission granted (ref: 10/00371/FULMAJ).

Consented scheme – demolition taken place but construction works not started.

*Development details:*

**Maximum Height** - 18 storeys plus two basements/96.31m AOD.

The proposed office/retail development comprises the demolition of existing buildings and construction of a building with access off Creechurch Lane. The building will be 15 storeys on the frontage to Mitre Street, with the remainder at 18 storeys.

**Site: Sugar Quay, Lower Thames Street**

*Status:* Approved by committee 19<sup>th</sup> November 2012 (ref 12/01104/FULMAJ). Decision date 16<sup>th</sup> Sept 2013. This residential permission has superseded an earlier office-led permission. Work has not yet started.

*Development details:*

**Maximum Height** - 11 Storeys, 44m AOD.

Provision of 165 residential units and retail/café/restaurant at ground floor.

**Site: The Pinnacle/DIFA tower, 22-24 & 38 Bishopsgate**

*Status:* Granted permission 30/11/2007 (ref 06/01123/FULEIA) – Construction commenced but is now suspended.

*Development details:*

**Maximum Height** - 62 storeys/288m above ground level (304m AOD)

This application is for a 62 storey tower (288m above ground) to replace existing office accommodation.

The tower falls within the Eastern cluster as identified in the City of London Core Strategy.

**Site: Heron Tower, 110 Bishopsgate**

*Status:* Granted permission following a Public Inquiry 7/04/2006 (ref 05/00771/FULEIA) – Completed 2011.

*Development details:*

**Maximum Height** - 46 storeys/257m AOD)

This application was for a 46 storey building (242m above ground) that replaced existing office accommodation and included a restaurant.

The tower falls within the Eastern cluster as identified in the City of London Core Strategy.

**Site: 122 Leadenhall Street (The Cheesegrater)**

*Status:* Granted permission 29/04/2005 (ref 04/00111/FULEIA) – Under construction since 2011 with an expectation of being completed in 2014.

*Development details:*

**Maximum Height** - 52 storeys/224m above ground level (239m AOD)

This application is for a 52 storey office building (224m above ground) and replaces existing office accommodation.

The tower falls within the Eastern cluster as identified in the City of London Core Strategy.

**Site: GPE Tower, 100 Bishopsgate / Camomile Street Corner**

*Status:* Granted permission (ref 06/00796/FULEIA), superseded by permission (ref 11/00332FULEIA) granted 23<sup>rd</sup> Nov 2011  
Under construction with an expectation of being completed by 2015.

*Development details:*

**Maximum Height** - 40 storeys/167m above ground (180m AOD).

This application is for a 40 storey office building replacing existing office buildings, retail and restaurant.

The tower falls within the Eastern cluster as identified in the City of London Core Strategy.

**Site: 20 Fenchurch Street (The Walkie Talkie)**

*Status:* Following Public Inquiry granted permission 06/10/2009 (revised application ref 08/01061/FULMAJ).  
Under construction with an expectation of being completed in 2014.

*Development details:*

**Maximum Height** - 38 storeys, 177m AOD, 160m above ground

This application is for a 38 storey (177m AOD) office building and replaces earlier office buildings.

The tower is south of the Eastern cluster as identified in the City of London Core Strategy.

**Site: 60-70 St Mary Axe**

Status: Granted permission with a decision date 10/06/2010 (ref 08/00739/FULEIA). Works not started.

*Development details:*

**Maximum Height** - 22 storeys/90.6m above ground level (105m AOD)

This application is for a 22 storey building (90.6m above ground level) and replaces an existing building which is still occupied.

The tower falls within the Eastern cluster as identified in the City of London Core Strategy.

**Site: Land Bounded By Fenchurch Street, Fen Court, Fenchurch Avenue & Billiter Street (120 Fenchurch Street).**

Status: Permission granted 30/03/2012 (ref 11/00854/FULEIA). Works not started.

*Development details:*

**Maximum Height** - 15 storeys/88.89m AOD.

This application is for a 15 storey building mixed use development with a public accessible roof garden.

The tower falls within the Eastern cluster as identified in the City of London Core Strategy.

**Site: 64-71 Mark Lane**

Status: Granted permission 04/08/2008 (ref 06/01144/FULL) –Construction started. Estimated completion 2014.

*Development details:*

**Maximum Height** - 16 storeys/66m above ground level (81m AOD)

Proposal for a 16 office storey building (66m above ground).

The tower falls within the Eastern cluster as identified in the City of London Core Strategy.



**Site: 100 Minorities, Tower Hill**

Status: Application submitted 06/03/2012, (ref 12/00263/FULMAJ), approved subject to signing a s106 agreement.

*Development details:*

**Maximum Height** - 9 storeys

Demolition of the existing building on site and erection of a hotel consisting of basement levels, ground and eight upper floors together with ancillary restaurant, bar, retail and tourist office facilities.

The site falls within the local setting boundary as defined by the Tower of London Local Setting Study

**Site: Heron Plaza, Stone House 128-140 Bishopsgate**

Status: Granted permission 16/06/2011 (ref 10/00152/FULLEIA) – Site cleared but construction works not started.

*Development details:*

**Maximum Height** - 44 storeys/135m above ground level (150m AOD)

This application is for a 44 storey mixed use development providing a hotel, residential and retail which will reduce the gap between the Eastern tall building cluster and the Tower of London White Tower when viewed from the northern bastion of Tower Bridge.

**Site: Emperor House and Roman Wall House, 35-36 Vine Street and 1-2 Crutched Friars.**

Status: Application pending decision. (ref 13/00166/FULMAJ)

*Development details:*

**Maximum Height** – 10 storeys. 60.28m AOD

Demolition of existing buildings and redevelopment of the site to provide an office and retail building comprising basement, lower ground, ground and ten upper floors, together with associated works.

**Site: 5 Broadgate**

*Status:* Permission granted 29/07/2011. (ref 10/00904/FULLEIA) Under construction.

*Development details:*

**Maximum Height** – 12 Storeys, 83.5 AOD

Demolition of 4 and 6 Broadgate and redevelopment to provide a building of two basements, ground, mezzanine and 12 storeys plus roof top plant (maximum height 83.5m AOD) for commercial office purposes. The creation of a new pedestrian route from Broadgate Circle to Sun Street Passage.

**Site: The Leadenhall Triangle**

*Status:* Application pending decision. (ref 13/01004/FULEIA)

*Development details:*

**Maximum Height** – 34 Storeys, 170m AOD

Partial demolition and works of refurbishment and reinstatement to 19-21 Billiter Street; demolition of all other buildings on the site.

Redevelopment to provide a new building comprising two basement levels and ground plus part 10, 14 and 34 storeys plus plant (total height 170m AOD), containing offices, flexible retail/financial and professional services/cafe and restaurant used (A1/A2/A3) at ground floor level; change of use at ground and first floor of 19-21 Billiter Street to retail/cafe and restaurant/bar use (A1/A3/A4); the provision of hard and soft landscaping; alterations to Fenchurch Buildings and other incidental works.

This application falls within the Eastern cluster as identified in the City of London Core Strategy.

<b>Site: The Scalpel, 52-54 Lime Street</b>
<i>Status:</i> Permission granted 11/06/2013. (ref 12/00870/FULEIA) Works not yet started.
<i>Development details:</i> <b>Maximum Height</b> – 38 Storeys,  Demolition of the existing buildings and erection of 2 basement levels and ground plus 38 storey tower comprising office and retail uses with ancillary access, servicing and landscaping.  This application falls within the Eastern cluster as identified in the City of London Core Strategy.

### London Borough of Tower Hamlets

<b>Site: Former Goodman's Fields, 74 Alie Street and land north of Hooper Street</b>
<i>Status:</i> hybrid outline application based on the previously approved scheme in 2011 which was permitted on 28 <sup>th</sup> March 2012. (ref PA/11/03587)
<i>Development details:</i> <b>Maximum Height</b> – 23 storeys/85.425m  A detailed application was submitted for two towers of 19 storeys and lower blocks of 6 to 10 storeys at the North West corner of the site.  Outline Application - All matters reserved (except for access) Development of North East (NE) and South East (SE) quadrants of the site to provide: Podium block 19 to 23 storeys and associated works.

<b>Site: Nido, Former site of Rodwell House 100-106 Middlesex Street</b> <i>No Impact on World Heritage Site</i>
<i>Status:</i> Granted permission 05/12/2006 (Application PA/06/00432) – Completed.
<i>Development details:</i> <b>Maximum Height</b> - 35 storeys, 119m.

A proposal for erection of mixed use buildings between 5 storeys and 35 storeys (26-119m).

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: formerly known as 44-46 Prescott Street and 2 to 20 Tenter Street**  
*No Impact on World Heritage Site*

Status: Granted permission 26/04/2007 (application PA/06/00144)-  
Completed

*Development details:*

**Maximum Height** - 16 storeys/40m above ground level (40m AOD)

Proposal for erection of a part 8, part 13 and part 16 (25-40m above ground) storey hotel developments which superseded an earlier consent for office development.

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: 33-35 Commercial Road**  
*No Impact on World Heritage Site*

Status: Granted permission 20/07/2010 (application PA/08/01034) –  
Completed.

*Development details:*

**Maximum Height** - 17 storeys, 55.31m

This is an application for redevelopment of former St George Brewery site involving erection of buildings including an 17 storey building plus two basements. This cannot be seen from the Tower of London and has no impact.

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: Aldgate Union, land bounded by Whitechapel High Street, Colchester Street, Buckle Street**

*No Impact on World Heritage Site*

*Status:* Outline planning permission granted 10/07/2007 (Application PA/06/00510). – Under Construction

*Development details:*

**Maximum Height** - 22 storeys

Demolition of existing buildings and redevelopment of three buildings ranging from 4 to 22 storeys to provide office space.

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: Bishop Challoner School House, Christian Street**

*Status:* Granted permission 07/10/08 (application PA/08/00305) – Completed

*Development details:*

**Maximum Height** - 14 storeys (56.1m AOD)

Demolition of existing buildings on site and redevelopment to provide 214 residential units including affordable housing, in two buildings ranging between 4 to 14 storeys in height, together with the provision of a replacement community centre to include a new community cafe; public open space .

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: 61-75 Alie Street and 16-17 Plough Street**

*Status:* Granted permission 14/03/2008 (application PA/07/01201) – Under construction

*Development details:*

**Maximum Height** - 28 storeys/93.8m above ground level

This application involves the erection of 2 buildings of part 7 part 8 and 28 storeys (93.8m above ground) and forms part of an emerging tall building

cluster at Aldgate. Although the buildings will be visible in some views, visual impact analysis indicated that the proposed development sits below other consented schemes.

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: 4-6 and 16-22 Middlesex Street and 3-11 Coulston Street**

*No Impact on World Heritage Site*

**Status:** Permission granted. 4<sup>th</sup> July 2013 (Application PA/12/02045)

*Development details:*

**Maximum Height** – 9 Storeys, 27.5m

Demolition of the existing buildings and erection of a nine storey building to provide a 395 room hotel.

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: St Katherine's Dock**

**Status:** Refused consent 14/05/2009 and dismissed on appeal. (application PA/06/02131, 02132,012133)

*Development details:*

**Maximum Height** - 14 storeys

These applications involved the redevelopment of 3 buildings in St Katherine's Dock to the east of the Tower of London and behind the bulky Thistle Hotel. The proposals originally involved a 14 storey tower. These were refused.

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: Aldgate Place, Site bounded by Leman Street, Whitechapel High Street, Commercial Road and Buckle Street, London**

**Status:** Granted permission 26/06/2009 (application PA/08/02690) – Construction not yet started.

*Development details:*

**Maximum Height** - 21 storeys (102.5m AOD)

Demolition of the existing buildings and erection of a part 19-storey, part 21-storey building comprising office and retail floorspace. It was designed to respect the LVMF It is predominantly in the shadow of the White Tower but a small part will be visible within the protected view.

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: 15-17 Leman Street and 1a Buckle Street**

*No Impact on World Heritage Site*

*Status:* Permission Granted 14/06/2010 (application PA/11/03693)

*Development details:*

**Maximum Height** - 23 storeys/71.45m above ground level, 85.55 AOD

The proposal for a 23 storey (71.45 metres above ground floor level) hotel including ancillary café, bar and restaurant was refused consent on the grounds of its impact upon the immediate area including the setting of neighbouring listed buildings.

The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

<b>Site: 60 Commercial Road (formerly Jobcentre Plus)</b> <i>No Impact on World Heritage Site</i>
<i>Status:</i> Granted permission 22/12/2010 (application PA/10/01481). Under Construction. Estimated completion 2015
<i>Development details:</i> <b>Maximum Height</b> - 19 storeys/53.7m above ground level  This application involves the erection of a 19 storey building to serve as student accommodation with two elements (one 53.7m and one 18.2m). An earlier taller application was refused. .  The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

<b>Site: Former Beagle House, Braham Street</b>
<i>Status:</i> Granted permission 2010 (application PA/09/01122). Construction not yet started.
<i>Development details:</i> <b>Maximum Height</b> - 17 storeys (92m AOD)  This application is for the demolition of an existing 12 storey building and replacement by a 17 storey office. The scheme was redesigned and the height reduced.  The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

<b>Site: Royal Mint Street site</b>
<i>Status:</i> Permission granted 22/03/2012. (application PA/11/00642)
<i>Development details:</i> <b>Maximum Height</b> - 15 storeys (59.5m AOD)  Redevelopment of site for a mixed-use development comprising the erection of two buildings of between 3 and 15 storeys for residential and retail uses.



The site falls within the Mayor's emerging City Fringe Opportunity Area Planning Framework.

**Site: Maersk House (Former Beagle House)**

*No Impact on World Heritage Site*

*Status:* Application pending decision. PA/13/00305

*Development details:*

**Maximum Height** – 23 Storeys

Demolition of existing building (Beagle House) and construction of a 23 storey mixed-use development.

**Site: Land at 27 Commercial Road**

*Status:* Application pending decision. (Application PA/13/02338)

*Development details:*

**Maximum Height** – 22 Storeys,

Construction of a 25 storey hotel and associated bar and restaurant.

**Site: Aldgate Place, Land Bounded by Whitechapel High Street, Leman Street, Buckle Street and Commercial Road.**

*No Impact on World Heritage Site*

*Status:* Application pending consideration (Application PA/13/00218)

*Development details:*

**Maximum Height** – 26 Storeys, 92.975 AOD.

Demolition of existing buildings and creation of a mixed use development, comprising three towers of 22, 25 and 26 storeys and a series of lower buildings ranging from 6 to 9 storeys.

**Site: 38 To 40, Trinity Square**

*Status:* Granted permission through appeal on 30/10/2012 (application PA/11/00163) – Anticipated completion 2014.

*Development details:*

**Maximum Height** – 9 Storeys

Erection of a 9-storey building with basement, comprising of a hotel including café, bar and meeting rooms.

The proposed development is located on a prominent site within the defined local setting of the Tower of London World Heritage Site.

**Site: Former News International, Virginia Street**

*Status:* Application pending decision. (Application PA/13/01276)

*Development details:*

**Maximum Height** – 34 storeys, 122.3m AOD

Part outline and part detailed: Demolition of all buildings and structures on the site with the exception of the Pennington Street Warehouse and Times House and comprehensive mixed use development.

**London Borough of Southwark**

**London Borough of Southwark**

**Site: One Tower Bridge Road (formerly Potters Fields)**

**Status:** Planning permission for this development was granted on 21 April 2011 (application ref: 10-AP-1935). Works have started on site

**Development details:**

**Maximum Height** – 20 storeys plus roof garden and light box /79.3m AOD

The development is for the comprehensive redevelopment of the site for a mix of uses. The proposed development comprises 8 Blocks ranging in height from 7 storeys to 11 storeys (45.505 AOD) with a tower element (referred to as a 'campanile') of 20 storeys

This proposal replaces a previously approved scheme granted on appeal in 2006 for a considerably larger scheme in terms of bulk and mass.

**Site: Canada Waters Sites C&E, Surrey Quays Road**

*No Impact on World Heritage Site*

*Status:* Part outline and part full planning submitted 24/12/2012, pending consideration. (Application 12/AP/4126)

*Development details:*

**Maximum Height** – 40 Storeys, 150.86m AOD.

Outline planning permission: Demolition of existing buildings on the site and the erection of 5 buildings ranging from 5 to 40 storeys. New buildings to comprise: residential accommodation, retail store, ancillary office accommodation and cafe), other retail, health centre, cinema floorspace, parking (equating to up to a maximum of 466 parking spaces), plant and storage accommodation, servicing and plant areas; new vehicle and pedestrian accesses and new public amenity space and landscaping including new public square.

Full details submitted for the access, appearance, landscaping, layout and scale of Building C1 and associated works; Full details are submitted for the layout, appearance and scale of Buildings C2, C3 and C4 and means of vehicular access, with layout of the linked basement, internal layouts of the individual buildings and landscaping reserved; All matters are reserved in respect of Building E1 (min 17.8m height, max 37.8m).

This scheme forms part of the Canada Water Master Plan. Southwark Council has developed supplementary planning guidance for this area.

**Site: Tower Bridge Business Complex**

*No Impact on World Heritage Site*

*Status:* Application pending decision. (Application ref: 12/AP/2737)

*Development details:*

**Maximum Height** – 9 Storey, 32.125m AOD

Full planning permission: Demolition of existing buildings and the erection of a new part 5, part 7 and part 9 storey building (max height 32.125m AOD) fronting Clements Road providing residential units, associated highway works, parking and landscaping.

Outline planning permission: Demolition of existing buildings and the development of a mixed use scheme providing a number of buildings ranging from 14.08m (AOD) to 32.45m (AOD) in height (approximately 4 to 9 storeys) providing residential floorspace, new commercial floorspace, associated highway and public realm works, landscaping and parking.

<p><b>Site: Former Mulberry Business Park, SE16</b>  <i>No Impact on World Heritage Site</i></p>
<p><i>Status:</i> Pending decision - Application has been referred to the GLA. Southwark Council has recommended granting permission. (Application 13/AP/1429)</p>
<p><i>Development details:</i>  <b>Maximum Height</b> – 9 Storeys, 45.85m AOD</p> <p>Redevelopment to provide buildings of between 4 and 9 storeys (maximum height 42.85m AOD), comprising student rooms with related communal spaces, residential units, retail, health centre, associated car parking, cycle parking and landscaped public realm; new vehicular and pedestrian access/egress and associated works.</p> <p>This application sits within the Canada Water AAP Core Area.</p>

<p><b>Site: Sampson House and Ludgate House, Blackfriars</b>  <i>No Impact on World Heritage Site</i></p>
<p><i>Status:</i> Submitted 10/12/2012, pending consideration. (Application 12/AP/3940)</p>
<p><i>Development details:</i>  <b>Maximum Height</b> – 49 Storeys, 169.60m AOD</p> <p>Demolition of existing buildings and construction of a mixed use development comprising residential, office, retail, leisure. Formation of new access and transport routes. The development contains 9 new buildings between 5 and 49 storeys.</p> <p>This site is located in the Bankside, Borough and London Bridge Opportunity Area</p>

<p><b>Site: Kings Reach Tower</b>  <i>No Impact on World Heritage Site</i></p>
<p><i>Status:</i> Permission granted 12/08/2013 (Application 13/AP/1403) – Construction not yet started.</p>
<p><i>Development details:</i>  <b>Maximum Height</b> – 42 Storeys, 154.860m AOD</p>

The erection of an 11 storey roof extension to existing South Bank Tower (formerly King's Reach Tower), rising to a maximum of 42 storeys, comprising residential units.

### ***London Bridge emerging cluster***

#### **Site: More London**

*Status:* Various applications - Development now completed

*Development details:*

**Maximum Height** - 12 storeys

Long term redevelopment of an extensive area on the south bank. The More London development along the South Bank of the River Thames comprises several buildings including the City Hall rotunda. These are on average between 10-12 storeys.

The site falls within the emerging London Bridge/Borough/Bank Supplementary Planning Document as being prepared by LB Southwark.

#### **Site: 25 London Bridge Place (New London Bridge House)**

*Status:* Granted permission 2007 (application AP-07-0815) – Under construction, due for completion end of 2013.

*Development details:*

**Maximum Height** - 18 storeys, 74m AGL

Permission was given in 2007 for an 18 storey building by Renzo Piano to replace an existing 20 storey tall building immediately adjacent to London Bridge station and the post war Guy's Hospital Tower. The new building will be lower and forms part of an existing tall building cluster with the adjacent Shard and the post war Guy's Hospital tower and the Quill..

The site falls within the emerging London Bridge/Borough/Bank Supplementary Planning Document as being prepared by LB Southwark.

<b>Site: The Shard – London Bridge Tower 32 London Bridge SE1</b>
<i>Application Reference:</i> 01-AP-0476 <i>Status:</i> Granted permission in September 2003 following a Public Inquiry – Completed.
<i>Development details:</i> <b>Maximum Height</b> – 66 storeys/306m agl, 312.70 AOD.  Demolition of Southwark Towers & construction of a 306m high 66 storey building of 118,270sq.m. providing offices, hotel, 14 flats, retail & restaurant, health and fitness club, together with servicing and car parking.  The site falls within the emerging London Bridge/Borough/Bank Supplementary Planning Document as being prepared by LB Southwark.

<b>Site: The Quill – Capital House 40-46 Weston Street SE1</b>
<i>Status:</i> Granted permission 30/03/2011 (application 10-AP-2754) – Work not yet started.
<i>Development details:</i> <b>Maximum Height</b> - 31 storeys/108.8m above ground level  This application involves demolition of an existing tall building and erection of two 21 and 31 storey (including basement) tapering buildings height 106.80m.  The site falls within the emerging London Bridge/Borough/Bank Supplementary Planning Document as being prepared by LB Southwark.

<b>Site: Brandon House, 180 Borough High Street</b> <i>No Impact on World Heritage Site</i>
<i>Status:</i> Permission granted. 03/09/2013 (Application 11-AP-2012)
<i>Development details:</i> <b>Maximum Height</b> – 8 Storeys, 28.5m  Demolition of existing building and erection of a building (with basement) up to eight storeys in height (maximum 28.50m at corner) fronting Marshalsea Road

and Borough High Street comprising office / retail floorspace and 96 residential units; erection of a four storey mews building to the rear (13.10m) comprising 4 residential units; provision of open space with ancillary plant, car parking and servicing, works of hard and soft landscaping and new pedestrian access to Borough High Street together with other associated and enabling works

**Site: 38 Stoney Street**

*No Impact on World Heritage Site*

*Status:* Permission refused (Application 11-AP-2154)

*Development details:*

**Maximum Height** – 5 Storeys

Full demolition of existing warehouse building above ground. New 5-storey building providing A3 use and 9 residential units, comprising 3x1-bed, 3x2-bed and 3x3-bed.

**Site: Isis House, 67-69 Southwark Street** *No Impact on World Heritage Site*

*Status:* Application pending decision. (Application 13/AP/2075)

*Development details:*

**Maximum Height** – 16 Storeys, 56m AOD

Demolition of existing building and erection of a part 16, part 13 storey building comprising a retail unit on the ground floor and 9 self-contained residential units above.