

London View Management Framework The London Plan Supplementary Planning Guidance



July 2007

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**Greater London Authority
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note 1 The policy and paragraph references given in this SPG relate to the London Plan (2004). Draft Further Alterations to the London Plan are currently going through their statutory processes. It is anticipated that a revised London Plan will be published in Spring 2008.

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Foreword by Ken Livingstone, Mayor of London

For London to remain a competitive world city, it must respond to the drivers of growth and continue to develop in a dynamic, organic manner without inappropriate restraints. At the same time, London is valued because of its first class heritage and historic landmarks that are cherished by Londoners and visitors to this great city.

The London Plan recognises the value of London's historic landmarks and the need to protect and enhance the most important views of them. The policies in the Plan provide a strategic framework for the management of these views, but because the Plan cannot be site specific it has been necessary to prepare this Supplementary Planning Guidance (SPG) to give further advice and guidance on how to interpret the plan's policies.

View management is an important and sensitive issue. The London View Management Framework SPG has assessed each specified view, providing precise details on the location of viewing places and the extent of viewing corridors, backdrops and front and middle ground assessment areas. In preparing the final SPG, we have made better use of detailed photography and up-to-date surveying and imaging technology than has ever been possible before. The final SPG has also benefited from ongoing feedback and consultation with key stakeholders as well as a formal public consultation in 2005, and I would like to thank all those who gave their time and expertise to comment on the policy guidance.

Having considered the guidance carefully, the Secretary of State for Communities and Local Government has decided to rescind the previous guidance on Strategic Views, RPG3a, and for this Framework to be adopted in its place. With the publication of this SPG, the policies in the London Plan on View Protection now come into full effect.

At present, too much uncertainty surrounds the planning process, leading to expensive public inquiries and costly time and delay. Together, the London Plan and this View Management Framework provide much-needed certainty to developers and planners. For the first time, this guidance helps everyone to take a balanced view of development proposals, their impact on London's major landmarks and their contribution to the capital's character and identity. As a result, we can all look forward to development across London that marries high quality design with enhancement of our unique historic built environment.



Ken Livingstone
Mayor of London



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Summary

Chapter 1 Introduction

The purpose of this Framework document is to provide additional clarity and guidance to the relevant policies and text of the London Plan that deal with management of strategically important views (hereinafter referred to as designated views). The policies in the London Plan and this Framework document replace Regional Planning Guidance: Supplementary Planning Guidance for London on the Protection of Strategic Views (RPG3A) 1991, through which the then Secretary of State gave protection to ten strategic views and issued relevant Directions under the provisions of article 10(3) of the Town and Country Planning (General Development Procedure) Order.

On 3rd July 2000, new Directions for all the views were issued, but no change was made to the views identified. The new Directions were issued to reflect the revised consultation arrangements as specified in paragraph 1 of Part IV of the Schedule to the Town and Country Planning (Mayor of London) Order 2000, which required that the Mayor as well as the local planning authorities involved in protecting a strategic view were be consulted on developments affecting the strategic view.

Since the publication of the 2000 Directions the Mayor's Spatial Development Strategy for Greater London, the London Plan, which is part of the development plan for London, has been published (dated February 2004). Policies 4B.15, 4B.16 and 4B.17 of the London Plan establish the principles under which London's views should be managed to ensure their qualities are preserved or enhanced for future generations while London continues to develop as a world city.

With the publication of this SPG on 13 July 2007, the 2000 Directions are withdrawn and replaced by new statutory Protected Vista Directions, in accordance with the intention to make appropriate alternative arrangements as indicated in GoL Circular 1/2000 and in Policy 4B.15 and paragraph 4.64 of the London Plan. In addition, a Protected Vista from City Hall to the Tower of London is covered by a new direction.

The London Plan policies and the London View Management Framework (LVMF) Supplementary Planning Guidance represent a more comprehensive approach to managing the strategically important views in London than RPG3A has provided since 1991.

The LVMF is not meant to be a tool to mediate all competing planning objectives in London in relation to development that would affect the designated views.

Chapter 2 Relationship to the London Plan

The London Plan policies provide the mechanism to designate the views, identify the Strategically Important Landmarks and to set out the methods for assessment of proposed development that could affect the designated views. Within this context the LVMF therefore does the following:

- 1 Confirms the Protected Vistas in the designated views that are subject to Geometric Definition.
- 2 Identifies the coordinates for the area of Geometric Definition (Viewing Corridors/Protected Vistas) for each of the 11 Protected Vistas identified by the Secretary of State's Directions.
- 3 Provides the new statutory Directions for the 11 Protected Vistas to ensure that in addition to notifying the other local planning authorities involved in managing a Protected Vista, the Mayor is directly involved in the process of considering applications for development which could affect those Protected Vistas.
- 4 Confirms that all River Prospects are to be managed and assessed using a Qualitative Visual Assessment methodology (QVA).
- 5 Identifies the Strategically Important Landmarks in the relevant Management Plans for the designated views.

The guidance made pursuant to RPG3A (as amended) and the accompanying Directions are now withdrawn and are replaced with the LVMF. Further details of the revised approach to the designated views in the context of the London Plan are set out in Chapter 2.

Chapter 3 Qualitative Visual Assessment

This Chapter provides an introduction to Qualitative Visual Assessment (QVA). It outlines the procedure and policy detail for the management approach that informs the visual management guidance given in the Management Plans. All designated views in this SPG are subject to the process of QVA, including Panoramas, Linear and Townscape Views that include a Protected Vista.

QVA applies to the treatment of the visual effects of the proposal on short, medium and long distance views. The chapter suggests the steps

to be followed in preparing a QVA of the effect of a proposal on a designated view.

This chapter outlines a number of common principles that underlie the visual management guidance given for individual views in the Management Plans:

- development within front and middle ground assessment areas
- landscape strategy in the foreground
- development in the background of designated views
- consideration of Strategically Important Landmarks
- consideration of other landmarks
- development opportunity within designated views
- clustering of high buildings
- visual management guidance for World Heritage Sites
- the quality of the Viewing Place.

Chapter 4 Management of Protected Vistas by Geometric Definition

Within London Panoramas, and some Townscape and Linear Views, the Mayor has determined that clear visibility of specific landmarks is of critical significance as set out in Policy 4B.17 of the London Plan. In those cases the Mayor proposes formal Geometric Definition in order to preserve and enhance the ability to see, recognise and appreciate those landmarks. Views that are managed Geometrically, in the context of this LVMF, are known as Protected Vistas. Protected Vistas utilise the Landmark Viewing Corridors, Landmark Lateral Assessment Areas and Landmark Background Assessment Areas defined in paragraphs 4.68, 4.69 and 4.70 of the London Plan.

The coordinates for the defined Protected Vistas are identified in the respective Management Plan for each view (Nos: 1-6, 8, 9 and 25), and in the directions issued by the Secretary of State, reproduced in Appendix G. Further details are set out in Appendix D and on the series of Maps contained in Appendix A, which provide definitive maps to supplement Maps 4B.1 and 4B.2 of the London Plan.

Landmark Viewing Corridors

The proposed sight lines to the Strategically Important Landmarks of St Paul's Cathedral, the Tower of London and the Palace of Westminster are indicated on Maps A2-A4 in Appendix A. These sight lines create viewing corridors from a defined Assessment Point encompassing the landmark, but not their wider setting within the Panorama or Townscape views. The objective of the viewing corridors is to preserve the ability to see the landmark as a focus of the view, but not to control their setting.

Landmark Lateral Assessment Areas

Maps A2-A4 also indicate the proposed position of Landmark Lateral Assessment Areas for London Panoramas. These sit to the side of the Landmark Viewing Corridors to St Paul's Cathedral. The objective of these assessment areas is to manage the wider setting of the landmark. There are no Landmark Lateral Assessment Areas for the views to the Palace of Westminster or the Tower of London.

Landmark Background Assessment Areas

Maps A2-A4 also indicate the position of Background Assessment Areas for the Protected Vistas. These have been formed by extrapolating the Landmark Viewing Corridor behind the landmark. The objective is to ensure the landmarks are visible and can be appropriately appreciated as a focus in the view. Buildings that would be visible from the Assessment Point and would fall within the Background Assessment Area should preserve or enhance the ability to recognise and appreciate the landmark.

Front and Middle Ground Assessment Areas

These areas cover the whole width of the views, not just the width of any Landmark Viewing Corridors within them as indicated on London Plan Map 4B.2. The objective of management is to prevent unsightly and overly prominent elements affecting these areas, such as intrusive block sizes, building heights, roof design, materials and colour, as they could disrupt the viewing experience.

Curvature of the earth and refraction of light

The curvature of the earth and the refraction of light have an effect on what can be seen in middle or long distance views. When assessing the impact of a proposed development on a view this factor needs to be taken into account. The formula for calculating these effects is given in Appendix F. Curvature and refraction can also influence Accurate Visual Representations (AVRs) in certain circumstances.

Chapter 5 Procedural guidance, consultation and relationship to local policy

The Mayor must be consulted on all planning applications submitted to London boroughs that are of potential strategic importance as defined by the Town and Country Planning (Mayor of London) Order 2000. The Mayor will apply this SPG when considering any development proposals notified to him which may affect or impact on designated views. Procedures for consultation on both Geometrically Defined views and on views subject to QVA are set out.

London boroughs should apply this SPG in conjunction with their local planning policies on local views when considering any relevant development proposals.

Any revisions to designated views will be addressed through formal review of the London Plan policies. Local Development Documents produced by London boroughs will need to be in general conformity with the London Plan policies 4B.15 to 4B.17.

Chapter 6: A Guide to Management Plans

Chapter 6 provides further information about the approach to the content, structure and visual management guidance of the 26 Management Plans. It also makes some practical points about the management and maintenance of the viewing positions.

Guidance is given for planners on the use of AVRs, including the selection of AVRs and the specification of the photography to be used. Further to the information in Chapters 3 and 6 on AVR production, Appendix C provides a technical explanation of the role and methodological processes of providing AVRs.

Management Plans

Policy 4B.16 of the London Plan sets out the requirement for the preparation of Management Plans and their objectives in relation to the four categories of designated views. The principles of management of the designated views as set out in the LVMF have been developed in the wider context of the aims of the London Plan, and in particular in the knowledge that London will continue to grow inwardly, rather than outwardly, and that density will intensify.

All strategic views will be managed in accordance with the guidance in the LVMF and its 26 Management Plans, which interact with the overall requirements for design excellence that permeate the London Plan.

The structure of the 26 Management Plans is set out at the front of the sequence of the Plans and reiterates the numbering convention and terminology used in the Management Plans. The Management Plans set out how the respective views should be managed by local authorities and approached by architects and developers who plan to build within them. While the LVMF uses standardised principles throughout, Management Plans are tailored to address the particular characteristics of a specific view. The Management Plans provide guidance on the ways in which new development should contribute positively to views appreciated from areas

of particular importance within the broader viewing places identified by the London Plan.

While acknowledging the importance of kinetic experiences when moving through the Viewing Places, the LVMF also proposes for practicality and consistency that new development should be specifically assessed from identified Assessment Points from which the view can best be appreciated and enjoyed. Views from these Assessment Points are termed **significant views** and have been recorded using a series of record photographs, all of which have been taken with a standard lens. The photographs however are only an illustration of the view shown.

Appendix A Framework Overview

Appendix A comprises several tables and maps with technical information to support the text of the LVMF. These include:

- Schedule A1 Complete list of accurately surveyed Assessment Points. Identifies whether the view is subject to Geometric Definition, the name of the relevant local authority for the location of each Assessment Point, and coordinates for each Assessment Point.
- Map A2 The extent of all Geometrically Defined Protected Vistas.
- Map A3 The extent of Geometrically Defined Protected Vistas across central London.
- Map A4 The extent of Geometrically Defined Protected Vistas across central London – close up.
- Map A5 All other (not Protected Vista) Assessment Points across central London.
- Map A6 All other (not Protected Vista) Assessment Points in east London.

Appendix B Strategically Important and Other Landmarks

This Appendix identifies the Strategically Important and other Landmarks as seen in each designated view from the Assessment Points.

Appendix C Accurate Visual Representations

This technical appendix covers three topics:

- selection of an appropriate field of view for each AVR
- defining the purpose of an AVR and the visual properties shown
- annotating AVRs and the required method statement.

Appendix D Technical data for Management Plans

Appendix D includes a data sheet for each of Assessment Point. These sheets give information on camera location and positioning, and access details for the Assessment Points where known.

Appendix E Glossary

The glossary at Appendix E provides the definitive terms adopted in this LVMF and should be relied upon by those involved in proposing development that could potentially affect designated views and also the relevant decision makers on such applications.

Appendix F Earth's Curvature and Refraction of Light

This technical appendix sets out the formula to be used in calculating the effect of the earth's curvature and refraction of light when making an assessment of the impact of a proposed development within a protected vista.

Appendix G Directions issued by the Secretary of State for Communities and Local Government

This appendix contains copies of all eleven directions issued by the Secretary of State for the Protected Vistas.

1 Introduction

The purpose of this SPG

- 1.1 The London Plan (the Mayor's Spatial Development Strategy) establishes a policy framework, the London View Protection Framework, to protect and manage designated, strategically important views of London and its major landmarks. The London Plan states that the Mayor will, in collaboration with strategic partners, prepare Management Plans for the designated views in Supplementary Planning Guidance (SPG). This SPG has been produced for that purpose and upon publication, this London View Management Framework (LVMF) becomes an integral part of the London View Protection Framework established by the London Plan.
- 1.2 This SPG explains the London Plan policy framework, the approach to assessment and management of designated views including, where appropriate, management by Geometric Definition, and gives guidance on procedure and consultation in relation to the preparation of Development Plan Documents (DPDs) and the control of development by London Local Planning Authorities (LPAs). The SPG then provides a guide to and includes the Management Plans themselves prepared for each of the designated views. The publication of this SPG, in conjunction with the withdrawal of the existing (2000) Strategic View directions and their replacement by fresh Protected Vista directions made by the Secretary of State, brings into operation the management of the designated views in accordance with the London Plan.
- 1.3 The London Plan was published in February 2004. It forms part of the Development Plan for London and sets the Londonwide policy context and framework within which individual boroughs must prepare and set their local planning policies in Development Plan Documents (DPDs) and exercise their development control functions.
- 1.4 Chapter 4B of the London Plan sets out policies on general design principles and specific design issues which are of strategic significance for London. Policies 4B.15 to 4B.17 designate and provide for the management of strategically important views (referred to as **designated views**) in 26 Management Plans, including views of major landmarks, under the London View Protection Framework. The London Plan states the Mayor's objective is to manage these designated views so as to secure their protection and enhancement, while avoiding creating unnecessary constraints over a broader area than that required to enjoy each view. Consistently with the policy framework established by Policies 4B.15 to 4B.17 of the London Plan, this SPG sets out Management Plans for each of the designated views which will enable the Mayor's objective to be met.

- 1.5 This SPG does not form part of the statutory development plan. It is an important material consideration giving supplementary guidance on the protection and management of the designated views in accordance with the policies of the London Plan. London boroughs, planning professionals, developers, local community groups and other stakeholders should take the contents of this SPG fully into account in preparing, reviewing and responding to DPDs and applications for planning permission and other consents. The SPG gives guidance on the approach to assessment of the impact of development proposals on designated views and on those matters that must be included in the assessment of development proposals which affect designated views. The SPG is an essential tool for local planning authorities, town planners and other interested stakeholders in assessing the impact of development proposals on designated views. Such proposals should also meet the requirements of design quality set out in the London Plan. The SPG will be of interest to community groups and members of the public who are interested in maintaining and enhancing the quality of viewing experiences around London, particularly those that are important to their local area.

Designated Views

- 1.6 The Mayor has selected and designated a set of strategically important views (referred to as **designated views**) that are managed in accordance with policies in the London Plan that provide the structure for their protection and management. The designated views contribute to the character and attractiveness of London. Policy 4B.15 designates these views (listed in table 4B.2 in the London Plan). They are to be managed in accordance with Policy 4B.16 which creates a requirement for View Management Plans, and Policy 4B.17 which creates the policy for the assessment and control of the impact of proposed development upon those designated views.
- 1.7 The views are managed in accordance with a set of principles that create four different categories of views:
- London Panoramas,
 - River Prospects,
 - Townscape Views and
 - Linear Views.
- 1.8 The designated views, their respective categories and the details of their Assessment Points are summarised in Appendix A.

How the SPG is structured

- 1.9 The SPG is structured into three distinct parts. The first part comprises Chapters 1 to 6. Chapter 2 explains the London Plan policy context under

which the SPG has been prepared and the SPG's relationship to the London Plan. Chapters 3 and 4 explain the two management approaches, **Qualitative Visual Assessment** and **Geometric Definition** that apply to the assessment of designated views. These are described in the context of the policy criteria that are relevant to each different category of designated view. All 26 Management Plans and their respective designated views are managed by Qualitative Visual Assessment (see Chapter 3). In addition, all London Panoramas, one Townscape View and two Linear Views are also managed by Geometric Definition (see Chapter 4). Chapter 5 gives guidance on consultation and procedure in relation to all categories of designated views. Chapter 6 introduces the Management Plans for the designated views, explaining their structure and objectives, how they should be used by planning officers, and includes commentary on the identification and treatment of landmarks and visual management guidance generally.

- 1.10 The second part of the SPG comprises the individual Management Plans for each of the 26 designated views.
- 1.11 The third part of the SPG comprises Appendices. Appendix A provides the full list of Assessment Points and larger maps of London, including the location of **Assessment Points** and the extent of the **Protected Vistas**. Appendix B provides a table of Strategically Important and other landmarks that appear in Management Plans. Appendix C contains technical advice on the production of **Accurate Visual Representations** (AVRs) for townscape assessment purposes. Appendix D provides technical sheets for the use of professionals that cross-refer to Management Plans and provide information about camera positions and arrangements for access to **Viewing Places**. The Glossary is at Appendix E. Appendix F sets out the formula for calculating the effect of the curvature of the earth and refraction of light on buildings within Protected Vistas. Appendix G reproduces the eleven directions issued by the Secretary of State for the Protected Vistas.

Secretary of State directions

- 1.12 As anticipated in the London Plan, the existing Strategic View directions dated 2000 have been withdrawn by the Secretary of State upon publication of this SPG. The ten strategic views previously subject to those Strategic View directions will now be protected and managed as designated views in accordance with policies 4B.15 to 4B.17 of the London Plan and the management framework established by this SPG. In conjunction with the publication of this SPG the Secretary of State has issued fresh directions requiring that the Mayor, English Heritage, and the Commission on Architecture and the Built Environment (CABE) be

consulted by the responsible local planning authority on proposals which affect Protected Vistas together with all those Councils which fall within the assessment areas of Protected Vistas. These assessment areas are set out in the directions as well as in the individual Management Plans.

- 1.13 Although the policy and technical guidance are the main focus of this document, the SPG is a framework document and so for convenience and completeness reproduces the directions now made by the Secretary of State. Copies of the eleven directions have been reproduced in Appendix G for ease of reference.
- 1.14 This SPG is particularly relevant to the range of considerations that must be taken into account when evaluating the effect of development proposals for tall buildings and their effect on designated views, in terms of both potential impact and potential enhancement. However, the SPG is not intended to act as a mechanism to sculpt the London skyline. While tall buildings can make a very important contribution to London, they are unlikely to be acceptable in all areas of London. In particular, tall buildings will not be acceptable where they would potentially obscure or adversely affect the setting of **Strategically Important Landmarks** or impact on the relationship with certain **other landmarks** within designated views. In all cases proposals should demonstrate positive design qualities and imaginative design solutions that respond sensitively to the qualities of affected designated views. They should also be subject to a rigorous assessment and the Mayor and local planning authorities will need to be satisfied that they meet the relevant London Plan policy criteria and the management framework set out in this SPG.

Terminology

- 1.15 Throughout this SPG reference is made to a number of terms that are frequently used and which have a specific meaning. The same terms are used in the Secretary of State's directions (see paragraph 1.12 above). Standardised terminology given in the Glossary has evolved so that both general and site-specific management guidance can be expressed in a consistent format. The key terminology adheres to that introduced and expressed in the London Plan, although in a limited number of cases the LVMF introduces new terms. Where such terms are used for the first time they are highlighted in **bold**. A full definition is also provided in the glossary (Appendix E).

- 1.16 There are 26 **designated views** defined in the London Plan. These designated views have several components, namely:
- Viewing Places
 - Assessment Points
 - Viewing Points
 - Protected Vistas.
- 1.17 With the 26 designated views, 52 **Assessment Points** have been identified as points from which an optimal assessment of a view can be made. The views as seen from these Assessment Points are referred to as **significant views**. Most of the designated views have more than one Assessment Point. Some Assessment Points relate to **Protected Vistas**. Applicants might also choose to identify alternative or supplementary Assessment Points; these are referred to in this SPG as **Viewing Points**.
- 1.18 In some cases, a designated view will actually comprise significant views in different directions, from different **Viewing Places** – these are general areas within which specific Assessment Points or Viewing Points might be located.
- 1.19 A more in-depth definition of these terms is below:

Viewing Place

- 1.20 The **Viewing Place** is an area within which Assessment Points and any other agreed additional Viewing Points are located, and which is in a public space. Viewing Place is also a term used in Policy 4B.15 and refers to a place which is publicly accessible and well used. In the Viewing Place one or more designated views may be enjoyed (eg views upstream and downstream from a bridge). Such views may be subject to more than one set of visual management guidance (eg upstream and downstream). The term Viewing Place will initially form the area in which it is agreed that the assessment of a view should take place (eg the middle of Waterloo Bridge). Thus a Viewing Place may have well defined physical boundaries, such as the paved Viewing Place in front of the General Wolfe Statue in Greenwich, or, it may represent a looser zone, such as a section of pavement over Waterloo Bridge.

Assessment Point

- 1.21 **An Assessment Point** is considered to be the optimum viewing point and is the reference point for the assessment of a significant view. It provides a way of monitoring changes within designated views on a consistent basis over time from a specific location. It is the starting point for determining how a designated view will be assessed. However, it may not always provide the most relevant point from which to assess a specific

proposal. This depends on the location of a proposal and its relationship to the designated view. An Assessment Point is formally identified by Ordnance Survey northing and easting grid references (Appendix D). The views as seen from these points are referred to as **significant views**.

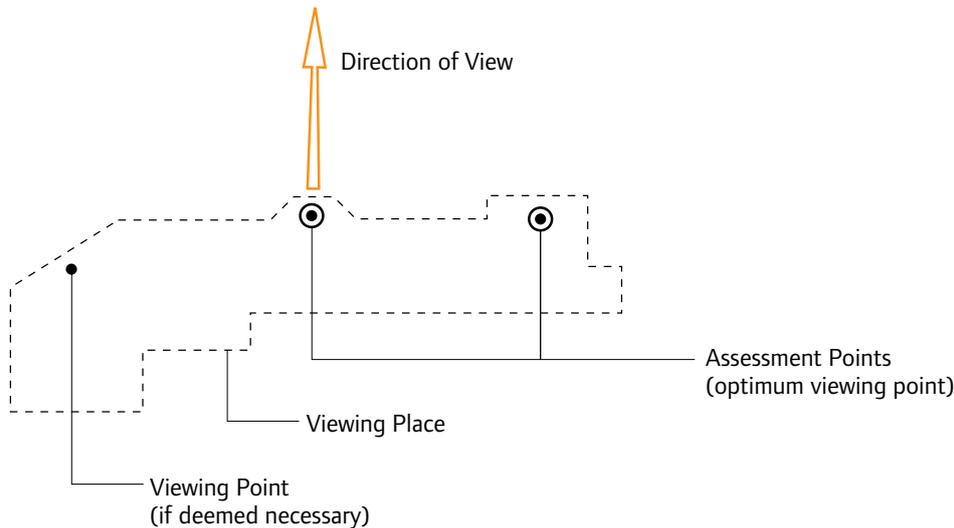
Viewing Point

1.22 A **Viewing Point** is distinct from the location of an Assessment Point that is formally identified in this SPG. A Viewing Point may be selected by the applicant in agreement with the relevant planning authority, as additional to or, in exceptional cases, as an alternative to the relevant Assessment Point.

- A Viewing Point is a specific location within a Viewing Place, that is in a public space and is within reasonable proximity of an Assessment Point for a designated view.
- A Viewing Point will have specific relevance to the assessment of a development proposal on a designated view, eg a point on Waterloo Bridge which is to the north or south of the identified Assessment Point and which more accurately focuses on the effect of development proposals in the context of a designated view.
- A Viewing Point can be precisely referenced using Ordnance Survey northing and easting co-ordinates, in the same way as an Assessment Point. It thus provides the position for any photography that may be required for Qualitative Visual Assessment purposes. The management guidance in this SPG applies to both the Viewing Point and the Assessment Point. Viewing Points are expected to be particularly important in the assessment of kinetic views, such as River Prospects, for example, where the experience of the view along the river is an important feature of its appeal.
- The weight to be attached to a Viewing Point will not be the same as the weight to be attached to the Assessment Point for a designated view. In most cases the effect and impact of a proposal on a designated view should be assessed primarily by reference to the view from the Assessment Point. Views from Viewing Points should also be carefully considered and the effect of a proposal on a designated view from other identified Viewing Points (including a local view) will be assessed on its own merits.

An illustration of the three components of a designated view as described is given below.

Diagram of Viewing Place

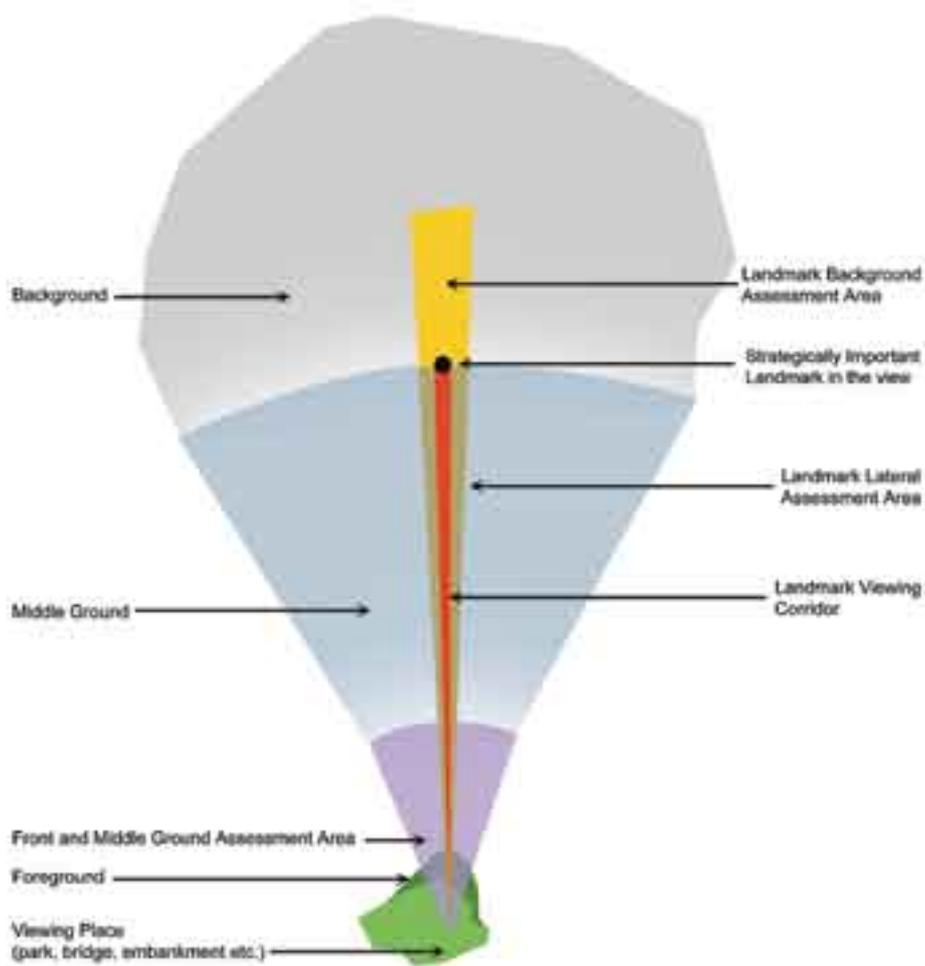


source GLA

Protected Vista

- 1.23 A **Protected Vista** is an outlook from a specific Assessment Point that is managed through Geometric Definition and is subject to directions from the Secretary of State. The Protected Vista is shaped like a triangle and is illustrated below. Protected Vistas are drawn in reference to the position of the Strategically Important Landmark that forms a critical component of the designated view. The Assessment Point is located at the apex of the Protected Vista and there are four key defining points that delineate the relationship of the foreground and background in the Protected Vista to the landmark. The Protected Vista also includes a threshold height that is calculated in reference to the height of the Strategically Important Landmark in the Vista. It is not possible to accurately capture the extent of a Protected Vista on a small map of London. However, Appendix A (2-4) contains maps showing the Protected Vistas in central London.

The Components of a Protected Vista



source Miller Hare

Landmarks

1.24 There are strategically important buildings in London that have a Londonwide significance and deserve particular recognition. These are called **Strategically Important Landmarks**, and their setting should be actively considered when assessing a development proposal within a designated view. The criteria to classify Strategically Important Landmarks are based on characteristics defined in London Plan Policy 4B.15. They must be:

- easy to see and to recognise
- a geographical or cultural orientation point
- aesthetically attractive
- publicly accessible
- a natural focus in the view, although the landmark does not have to be the only focus.

- 1.25 The landmarks classified as Strategically Important within the meaning of Policy 4B.15 of the London Plan are the Palace of Westminster, the Tower of London and St Paul's Cathedral. Prominent commercial buildings such as Swiss Re at 30 St Mary Axe, the Shell Centre or Centre Point, or well known churches in the City of London or other parts of London, are not considered to be Strategically Important within the context of Policy 4B.15.
- 1.26 The Management Plans for the designated views should protect backgrounds that give context to the Strategically Important Landmarks. In some cases, the immediate background to landmarks will require safeguarding to ensure the structure can be appropriately appreciated (4B.16).
- 1.27 Individual Management Plans for designated views also identify **other landmarks**, and reference is to those other landmarks that contribute to the composition and character of the view. A summary of these other landmarks appears in a table at Appendix B.
- 1.28 Local views may recognise other buildings that are important to the contribution of a view but those buildings will not have strategic significance.

Approach to the visual management guidance and use of photographs

- 1.29 The visual management guidance has been informed by site visits at varying times of the year during which formal appraisals were carried out and a series of specific Assessment Points identified. The designated views are described in text and photographs and this information is included in the relevant Management Plan.
- 1.30 Photographs of the designated views and further desk studies carried out by consultants have helped to inform the management approach to the calculation of the parameters of Protected Vistas, the choice of Assessment Points and the Strategically Important and other landmarks.
- 1.31 In addition to these studies, further analyses have been conducted using maps that have enabled the interaction between all designated views and Protected Vistas to be studied and refined. The GLA has consulted informally with the London boroughs as these issues have been refined.
- 1.32 Photographs can only represent an illustration of the significant view from an Assessment Point at a given point in time; they cannot capture all that can be seen by the naked eye. Photographs are not a substitute

for visiting the Viewing Place of a designated view and considering the effect of a proposal for development with the naked eye. Applicants must assess the visual effects of such proposals on designated views and provide photographs and AVRs of the relevant context following the guidance and appropriate management approaches set out in this SPG (see chapters 3, 6 and Appendix C).

Borough co-operation

- 1.33 In all cases but one, the designated views cross a number of London borough boundaries. Therefore consultation and co-operation between local planning authorities about the management of views is key to delivering the objectives of the relevant London Plan policies. The relationship of the locations of London boroughs to the designated views is shown at Appendix A2.

Monitoring and review – the purpose of photographic records

- 1.34 Although there has been a partial system in place to monitor the effectiveness of the strategic views policy to date, which in part has been maintained by some London boroughs, a monitoring process for London's designated views needs to be established on a more comprehensive basis. London boroughs are invited to formalise any existing record keeping for monitoring purposes and to review their future records system in response to the requirements of London Plan policy.
- 1.35 Photographic records are required for the following reasons and will provide:
- an accurate archive – a record at a particular point in time
 - a tool to assist with scoping exercises that are to be agreed for visual and townscape assessments
 - a means of reporting on changes to designated views and informing reviews of Management Plans.

An accurate archive

- 1.36 This SPG provides details for categories of new views not previously referred to in guidance from the Secretary of State. In addition to the photographs that have been used for illustrative purposes in this SPG the Greater London Authority (GLA) will retain a library of photographs. London boroughs can supplement this with their own records. These photographs could show the views in variable conditions as they are affected by light and weather conditions, for example. This visual information will help inform an approach to the assessment of the quality of any proposed changes to the townscape. A further record of the designated views should be compiled every five years by the GLA.

A tool to assist with scoping exercises

- 1.37 Scoping exercises for townscape and visual assessments between applicants and local planning authorities should agree view selection methodology and camera lens types. This needs to take account of the photographic objectives to be achieved with regard to the visual and townscape assessment to be carried out. Further information is provided in Chapters 3, 6 and Appendix C.

A means of reporting on changes to designated views and informing reviews of Management Plans

- 1.38 Policy 4B.15 requires the Mayor to keep the list of designated views under review subject to certain criteria. Over time, London's identity will change and evolve as buildings will be refurbished, demolished and replaced. The changes that are expected to take place in London's townscape up to 2025 should be monitored enabling an effective review of the designated views. The treatment and management of the areas in which Assessment Points are located are also a consideration. Access to these points should be carefully maintained (see Chapter 6). The relevant planning authorities and others responsible for the planning and management of areas in which Assessment Points are located (including Royal Parks, for example) should consider measures to mark (if the point of identification is not already clear), protect and enhance the environmental quality of users' experiences. 'Quality' in this context also includes the soundscape and general ambience, and the scope for visitor interpretation and public art where appropriate, as well as visual quality.
- 1.39 Developers and relevant planning authorities have a responsibility to ensure that commitments made during the planning process for the preservation or enhancement of designated views, including in any Environmental Statement, under planning conditions or in a planning obligation, are carried out during construction, operation, subsequent site management and restoration. Photographs will assist the relevant planning authorities with monitoring any changes to designated views and enforcement of relevant planning conditions imposed with the intention of managing a specific quality of the designated view. Landscaping conditions, particularly relevant to the quality of the viewing experience may be imposed on a planning permission, for example. Other planning considerations relevant to views will be the maintenance of good quality public realm and public access arrangements to tall buildings where they are intended to promote and facilitate the enjoyment of views for Londoners. Photographs provide useful evidence of the implementation of such conditions.

- 1.40 From time to time the Mayor and London boroughs may request a developer of an approved development to provide photographs of the completed scheme from some selected views agreed in the scoping exercise as a record. Developers are invited to respond positively to this request.
- 1.41 Monitoring measures may require long term management and can usefully be used not only to check compliance with the details of a consented scheme but with the effectiveness of any design modeling or mitigation measures in avoiding or reducing negative effects to the quality of the designated view.

2 Relationship to the London Plan

2.1 Policies 4B.15, 4B.16 and 4B.17 of the London Plan (2004) have the following principal purposes:

- Policy 4B.15: establishes the London View Protection Framework, including the designation of strategically important views and the need to identify Strategically Important Landmarks within these views.
- Policy 4B.16: states that the Mayor, in collaboration with strategic partners, is to prepare and review Management Plans for the views designated under Policy 4B.15 and elaborates upon management principles for different types of view.
- Policy 4B.17: provides for the assessment of the impact of development on designated views, by defining the assessment areas of designated views and setting out criteria against which applications that affect those assessment areas will be determined.

2.2 These policies are explained in supporting paragraphs 4.63 to 4.71 of the London Plan. The policy and paragraph number references quoted in this SPG refer to the London Plan published in 2004, however these numbers may change as a result of Further Alterations to the London Plan. This chapter gives details of the respective policies and how they are applied to the management of designated views. Chapters 3 and 4 of this SPG describe the two management approaches which have been developed in the light of those policies for the purposes of managing designated views and enabling the impact of development proposals which affect designated views to be assessed and determined in accordance with those policies:

- **Qualitative Visual Assessment (QVA):** All designated views will be managed by Qualitative Visual Assessment. This assesses the effect of new development on the character and composition of designated views with reference to a visual and townscape assessment. Accurate Visual Representations (AVRs) are one tool used to assess the effects of the development on the designated view (see Chapters 3, 6 and Appendix C of this SPG).
- **Geometric Definition (GD):** This methodology aims to preserve or enhance the ability to recognise and appreciate Strategically Important Landmarks. Certain designated views will therefore be managed through an approach that defines view assessment areas and threshold heights geometrically. These geometrically defined corridors are known as Protected Vistas (see Chapter 4 of this SPG).

Policy 4B.15 London View Protection Framework

The Mayor designates the selected set of strategically important views listed in Table 4B.2 to be managed in accordance with Policies 4B.16 and 4B.17.

The Mayor will keep the list of designated views under review. Views will only be considered for designation where:

- The Viewing Place is open, publicly accessible and well used, a place in its own right allowing for pause and enjoyment of the view.
- Significant parts of London, or significant buildings, would be visible.
- The view is highly valued and allows for the appreciation and understanding of London as a whole, or of major elements within it, and does not replicate existing managed views without added benefit.
- The view represents at least one of the following: a panorama across a substantial part of London, a broad prospect along the river or a view from an urban space, including urban parks, which may be a linear view to a defined object or group of objects, which offers a cohesive viewing experience.

Within designated views, the Mayor will identify strategically important landmarks where the landmark is easy to see and recognise, provides a geographical or cultural orientation point, and is aesthetically attractive. Preference will be given to landmarks that are publicly accessible. The landmark should be a natural focus within the view although it does not have to be the only one.

Boroughs should base the designation and management of local views in their DPDs on Policies 4B.15–4B.17.

2.3 The designated views as listed in Table 4B.2 of the London Plan fall into four categories and are described in more detail under Policy 4B.16. They are:

- Six London Panoramas (all of which include Geometrically Defined views to St Paul's, and two to the Palace of Westminster).
- Three Linear Views (includes two Geometrically Defined views to St Paul's Cathedral).
- Thirteen River Prospects.

- Four Townscape Views (includes one Geometrically Defined view from City Hall to the Tower of London).

- 2.4 Many of the designated views also allow for the appreciation of London's other landmarks. These include World Heritage Sites and other buildings and structures and are identified in the Management Plans and in Appendix B. Such landmarks make a contribution to the viewer's perception and enjoyment of designated views. The Strategically Important Landmarks and many of the other landmarks are listed buildings and are subject to other national regulatory and policy controls that seek to give effect to the desirability of preserving such buildings and their settings.
- 2.5 New development may change some part of the townscape but it should not interfere with the viewer's ability to recognise and appreciate the Strategically Important Landmarks.

Policy 4B.16 View Management Plans

The Mayor will, in collaboration with strategic partners, prepare and review Management Plans for the views designated under Policy 4B.15.

These plans should seek to:

- reflect the benefits of the view, helping to promote an appreciation of London at the strategic level and to identify landmark buildings and to recognise that it is not appropriate to protect every aspect of an existing view
- seek to enhance the view and viewing place in terms of access and the ability to understand the view
- prevent undue damage to the view either by blocking, or unacceptably imposing on, a landmark or by creating an intrusive element in the view's foreground or middle ground
- clarify appropriate development height thresholds
- protect backgrounds that give a context to landmarks. In some cases, the immediate background to landmarks will require safeguarding to ensure the structure can be appropriately appreciated
- be based on an understanding of its foreground, middle ground and background, landmark elements and the relative importance of each to view in its entirety.

Management plans for different types of view will also be based on the following principles:

- River prospects. The management of these prospects should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context.
- Townscape and linear views. These 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, should be enhanced.
- London Panoramas. Within these views, proposed developments, as seen from above or obliquely in the front and middle ground, should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. The management of landmarks should afford them an appropriate setting and prevent a canyon effect from new buildings crowding in too close to the landmark.

2.6 The Management Plans follow Chapter 6 in this SPG. The different view categories introduced by Policy 4B.16 are explained in more detail below.

London Panoramas

2.7 The six **London Panoramas** provide elevated views of central London and its suburbs from Viewing Places within important public open spaces. Within these Panoramas, the Strategically Important Landmarks appear as part of a wider view of a substantial part of the capital. The London Panoramas seek to preserve or enhance the qualities of the panoramic view across a substantial part of London, while also managing views towards St Paul's Cathedral and the Palace of Westminster through Geometric Definition. It is normal to refuse permission for developments that breach the height threshold within the Landmark Viewing Corridors to these Strategically Important Landmarks.

2.8 The London Panoramas are viewed from Assessment Points that are the same, or close to viewing positions that were identified under previous strategic guidance. The most significant changes have been made to those points from Parliament Hill. The details are set out in the respective Management Plan for each designated view and further information is provided in Technical Sheets (Appendix D).

2.9 The immediate foregrounds of London Panoramas generally consist of hard and soft landscape elements within a park setting. The viewing

experience can be greatly influenced by the quality of the setting and the details of the place, including elements in the foreground, which may be of different textures, materials, colours and forms.

- 2.10 The middle ground is an important element that consists of the area from the foreground leading up to the main focus of the view, normally where the strategically important landmarks are situated. The 'grain' of development, including rooflines, colours and materials, often reveals a patchwork of different areas where character may vary in a subtle or radically different way. The middle ground is often an area of transition, most often formed by lower scale development merging with a more intense commercial core.
- 2.11 The background of London Panoramas includes the area beyond the principal focus of the designated view. The nature of the immediate backdrop to Strategically Important Landmarks within the London Panoramas is important in being able to recognise and appreciate the landmark. All new development should contribute to enhancing the skyline of London and be of high quality and execution.

Linear Views

- 2.12 The London Plan designated **Linear Views** in three specific cases to protect visibility of specific landmarks. They should be managed so that the ability to see that landmark building in conjunction with the surrounding environment should be enhanced in accordance with Policy 4B.16. Of the three Linear Views designated by the London Plan, two of the views, from Westminster Pier and from King Henry VIII's Mound are focused on the Strategically Important Landmark of St Paul's Cathedral. The three Linear views are medium to long distance and are narrowly defined by virtue of a gap between existing elements of the built or natural environment. The preservation of these narrow vistas is the purpose of the Linear Views, and the compositional quality of the view varies for each one owing to the different character of their Viewing Places.

River Prospects

- 2.13 Views of the River Thames and its associated landmarks often provide key images of London and reinforce the city's identity. The views of London and its skyline across riverscape and from bridge to bridge are evocative of the capital and include some iconic buildings. Many of these views can be enjoyed in motion as a viewer. Thirteen **River Prospects** are designated by Policy 4B.15. Assessment Points have been identified within these views, which represent the optimum points from which the viewing experience can be enjoyed.

- 2.14 The management of these River Prospects should ensure that the juxtaposition between elements, including the river frontage and Strategically Important and other landmarks can be appreciated within their wider London context in accordance with Policy 4B.16. Foreground and middle ground areas of River Prospects consist of the River Thames, and its embankments, the foreshore, piers, moorings and elements associated with activities connected with the river.
- 2.15 Next in scale from the river are the bridges, which help frame River Prospects and form landmarks in their own right. They may also create a setting for particular landmarks, demarcate the extent of the middle ground and/or add to the sense of movement and activity.
- 2.16 The character and composition of built form above the river is often coherent and of very high quality. In many cases, it encompasses conservation areas, listed buildings and World Heritage Sites, enhanced by mature trees lining well designed publicly accessible walkways. In areas where historic townscape of high quality exists, new development should, where appropriate, respect and enhance the skyline. In other areas the current framing of the view and the settings of strategically important landmarks is poor and would benefit from appropriate new development.

Townscape Views

- 2.17 The four **Townscape Views** identified in the London Plan focus on architecturally and/or culturally significant set pieces. They are views of an architectural composition of historical significance. All new development should contribute to enhancing the skyline of London and be of high quality and execution. One of these views, City Hall to the Tower of London, is managed through Geometric Definition. It is normal to refuse permission for developments that breach the height threshold within the **Landmark Viewing Corridor** from the Assessment Point to the Strategically Important Landmark of the Tower of London. The nature of the immediate backdrop to the Tower in this view is important in being able to recognise and appreciate the landmark.
- 2.18 The other Townscape 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 enhanced. The quality of the views to these set pieces is dependent on the high quality of their existing foreground and middle ground, in which significant new development is not expected to take place. The background of these views, however, is susceptible to change and development pressure. For this reason, careful consideration should be

given to any new developments that might affect these views to ensure that the skyline is, where possible, enhanced.

Policy 4B.17 Assessment of Impact

- 2.19 Policy 4B.17 sets out clear requirements and principles for assessing and managing the impact of development proposals on the four categories of designated views just described.

Policy 4B.17: Assessing development impact on designated views

The Mayor will, and boroughs should, assess development proposals where they fall within the assessment areas of designated views against general principles of good design set down in this plan, local urban design policies, and the management principles in Policy 4B.16.

Assessment areas are:

- Landmark Viewing Corridors
- Front and Middle Ground Assessment Areas
- Landmark Lateral Assessment Areas
- Landmark Background Assessment Areas.

The Mayor will, and boroughs should, normally refuse or direct refusal of all development within the Landmark Viewing Corridors above threshold heights (see Policy 4B.16) and development within Landmark Background and Lateral Assessment Areas, which fails to preserve or enhance the ability to recognise and appreciate landmark buildings. The Mayor will, and boroughs should, normally refuse or direct refusal of developments in front and middle ground assessment areas that are overly intrusive, unsightly or prominent to the detriment of the view as a whole.

- 2.20 Chapter 4 of this SPG elaborates on views that are to be managed through Geometric Definition. One objective of this management approach is to protect the visibility of a Strategically Important Landmark. Policy 4B.17 identifies **Landmark Viewing Corridors, Lateral Assessment Areas and Background Assessment Areas**. Collectively these are known as Protected Vistas.
- 2.21 Each Protected Vista has a defined threshold plane that is applied to the Viewing Corridor, Lateral Assessment Area and Background Assessment Area. Any development proposal that is higher than the defined threshold plane will trigger consultation and assessment in accordance with policy 4B.17 and the Secretary of State's directions. Proposed development that breaches this threshold plane will be referred for consultation to the Mayor and other boroughs involved in managing the view.

- 2.22 Development that falls within Landmark Viewing Corridors and rises above threshold plane heights should normally be refused. Development proposed within Landmark Background and Lateral Assessment Areas that fails to preserve or enhance the ability to recognise and appreciate the landmark should also be considered for refusal. Development that does not breach the threshold plane in the Background Assessment Area will be assessed by QVA.
- 2.23 In accordance with the supporting text for the policies in the London Plan on View Management Plans and assessing development impacts, for those designated views that are managed solely through QVA, the Management Plan will make reference to front and middle ground assessment areas where appropriate, as explained in Chapter 3. In general, the viewer should be able to focus on landmarks in the River Prospect views to allow greater appreciation of the three-dimensional qualities of the views and the setting of the river.
- 2.24 Some views include a **World Heritage Site**. In the process of conducting a Qualitative Visual Assessment that may include AVRs, regard should be had to the appropriate World Heritage Site Management Plan for further visual management guidance.
- 2.25 In addition the requirements of Policy 4C.21 (see also policy 4B.4 in the Further Alterations to the London Plan) may be important in defining the principles that must be addressed in design and access statements within the River Thames Policy Area. Consideration of the river foreshore and the area adjacent to it should be part of the assessment. These statements must state what impact the proposed development will have on river prospects and any other locally designated views. In addition developers must prepare assessments to cover, amongst other things, impacts of scale, mass, height, silhouette, density, layout, materials and colour.
- 2.26 The first paragraph of Policy 4B.17 refers to the requirement that development proposals be assessed against general principles of good design. Reference should also be made to the various urban design policies in the London Plan including the policies on location of tall buildings (Policy 4B.8) and the design and impact of large-scale buildings (Policy 4B.9) and policies that relate to built heritage, namely Policies 4B.10, 4B.11, 4B.12 and 4B.13. These policies are the basis for assessing and determining appropriate design and form of proposed development in designated views.

Conformity with the London Plan

- 2.27 All local planning authorities crossed by Protected Vistas should include the management of designated views in their DPDs and incorporate these principles and the technical data of this SPG in them. In particular local planning authorities should ensure that the detail of Policy 4B.16 is incorporated and transposed into the relevant borough policy local development documents (LDDs). More guidance on conformity is given in Chapter 5.

3 Qualitative Visual Assessment (QVA)

Overview

- 3.1 This chapter provides an introduction to Qualitative Visual Assessment (QVA). This is a qualitative approach to the assessment of how designated views listed in the London Plan may be affected by a proposal, and reflects the guidance of how to assess proposals as per Policies 4B.16 and 4B.17 of the London Plan. This chapter outlines the procedure and policy detail to the assessment of proposals and view management approach that informs **the visual management guidance** in the Management Plans for each view. This information forms the basis for the preparation of townscape and visual assessments required for proposals.
- 3.2 All designated views in this SPG are subject to the process of QVA including Panoramas, Townscape and Linear Views that apply Geometric Definition (See Chapter 4). The Mayor does not seek to impose geometric control over most of the designated views as QVA provides an appropriate means of assessing the effect of each proposed development on the view as a whole. QVA applies to the treatment of the visual effects of the proposal on short, medium and long distance views. Any significant visual impact on the designated view with reference to the profile of London's townscape, landscape and skyline should be explained and carefully evaluated. Policies require proposals to be of high quality and to respect London's heritage. Accurate Visual Representation (AVRs) are a form of computer visualisation, and can assist in the assessment of the visual effects of specific proposals on designated views. Further guidance relating to AVRs is provided in Chapter 6 and Appendix C.

Relationship of QVA to Environmental Impact Assessment and Visual Impact Assessment

- 3.3 Some proposals will have an effect on designated views owing to their size and scale. A proposal may also be concurrently subject to Environmental Impact Assessment (Town and Country Planning) (England and Wales) Regulations 1999 (EIA). The Regulations provide a systematic process to identify, predict and evaluate the likely significant effects of development. The role of EIA in the development process is recognised as an integral part of the planning and decision making process. Its strength lies in its potential for analysing the associated environmental issues and for improving the siting, layout and design of a particular scheme. EIA can, in turn require a townscape and visual assessment. The well-established process of EIA and its associated guidance can generate information about a proposal that can equally be incorporated into the QVA approach advocated in this SPG.
- 3.4 A visual impact assessment is carried out by reference to the requirements of a statutory framework and its associated guidelines. Townscape and

visual assessments are suitable for a range of developments, not just for those where EIA is mandatory and where it is customary to provide them. The guidance in this SPG is particularly important for the assessment of proposals that are not subject to EIA as it provides a procedure for their assessment. The visual assessment procedure in this SPG seeks to combine and create a convergent approach relevant to assessments placed before London planning authorities. Proposals subject to EIA will not have to follow a separate process, but will additionally have to refer to the detailed requirements of this SPG to satisfy Mayoral, and, where relevant, ministerial requirements in relation to Qualitative Visual Assessment. The approach advocated by this procedure provides some uniformity with guiding principles regarding the considerations to be applied to the process of the management of designated views and assessment of proposals.

The policy context

- 3.5 This section of the SPG is particularly concerned with the application of the principles in Policy 4B.16, regarding View Management Plans (see also Chapters 2, 5 and 6). A proposal will be contrary to the principles of Policy 4B.16 if there are risks posed to the composition of the view described in Management Plans. The guidance in Management Plans should seek to prevent proposals coming forward that could cause undue damage either by blocking, or unacceptably imposing on, a Strategically Important Landmark, or by creating an intrusive element in the foreground or middle ground of a designated view. Backgrounds should be managed to give a context to Strategically Important Landmarks, and in some cases the immediate background to landmarks will require safeguarding to ensure that the structure can be appropriately appreciated, such as the White Tower at the Tower of London.
- 3.6 Those considering planning applications should have regard to the issues addressed in all aspects of this policy. This entails an understanding of the character of the townscape and the foreground, middle ground and background of the view, its landmark elements and the relative importance of each to the designated view in its entirety. Strategically Important Landmarks should be considered individually and for their relationship to the whole of the view.
- 3.7 Other principles apply to the different categories of views outlined in Policy 4B.16. Thus there are different emphases on the elements to be managed between the different categories of views as follows:

- 3.8 In **London Panoramas**, proposed developments should fit within the prevailing pattern of buildings and spaces and should not detract from the Panorama as a whole. The management of Strategically Important Landmarks should afford them an appropriate setting and prevent a canyon effect from new buildings crowding in too close to the landmark.
- 3.9 In **Townscape and Linear Views** the emphasis is to manage the ability to see specific or groups of buildings in conjunction with the surrounding environment, including distant buildings within views that should be enhanced.
- 3.10 In **River Prospects**, the emphasis is on management of the juxtaposition between the elements that include river frontages and strategically important landmarks (see Policy 4B.16).

Qualitative Visual Assessment and AVRs

- 3.11 Visits to the Viewing Place can be used to assess benefits or perceived harm that may arise as a result of a proposal. Representatives of the relevant planning authority, consultees, and other decision makers are encouraged to visit the Viewing Places relevant for making an assessment and to understand the context of the proposal. This advice also applies throughout the stages of the planning application up until consent. It may not be possible for all involved to visit the site and visualise the effects of the proposal initially but emphasis is placed on the importance of so doing during pre-application discussions.
- 3.12 Where proposals that may impact upon designated views, AVRs should be created by the applicant following agreement with the relevant planning authorities at an early stage of the project's development. Visits to the Viewing Place can be used to inform the basis for agreeing the visualisation of proposals with AVRs and the criteria that will influence their selection. These should take into account the particular characteristics of the view, the relationships between buildings and open spaces and the relevance of landscaping elements.
- 3.13 The process of preparing AVRs for development proposals should reflect those advances in technology appropriate to the form of development, subject to reasonable cost considerations and the requirements of professional judgement. These cost considerations are a relevant factor in the preparation of a planning application. It should be noted that advances in the capabilities of the AVR tool are expected in the reasonably foreseeable future so the scope for using this tool may change and evolve further over time. Appendix C provides information about the use of AVRs and the information applicants and their consultants

are required to provide about their production. Chapter 6 explains from a local planning authority perspective more about the scoping process needed for agreement on the AVRs to be produced.

Preparing a Qualitative Visual Assessment of the effect of a proposal on a designated view

- 3.14 A QVA should be concise and objective, drawing attention to adverse and beneficial effects of a proposal on the designated view. Definitions for any technical terms used should be provided. Detail should be appropriate to the scale and type of development proposed.
- 3.15 The suggested steps of the procedure for the applicant to follow are:
- Step 1: Undertake general consultation and agree the scope of the assessment, including any AVRs to be produced;
 - Step 2: Establish and describe the features and conditions of the view and its benefits with reference to the policy context set out in Chapter 2, their importance and the benefits;
 - Step 3: Describe the features of the proposed development and prepare agreed AVRs;
 - Step 4: Assess the effects of the proposed development on the designated views and if there are significant adverse effects consider the viability of the proposal or possible modifications to the scheme.
- 3.16 The following objectives should guide the procedure:
- use clearly defined and agreed terminology
 - be as impartial and objective as possible
 - draw upon the advice and opinion of others including the strategic partners referred to in the London Plan
 - openly acknowledge any potential harm and address enhancements to the view.

Step 1: Consultation and scoping

- 3.17 Early consultation with the responsible and affected planning authorities should be undertaken by the applicant to reach agreement on the key elements to be assessed. This early consultation could take place at the concept stage of the design evolution to clarify the nature and scope of the potential effects on the benefit of the existing view and the opportunity to enhance it. That exercise may involve consideration of the

qualities of the view in terms of its ability to promote an appreciation of London and to identify landmark buildings.

3.18 The consultation procedure at concept stage should therefore:

- Delineate the extent of the study area for the visual assessment from within the Viewing Place for the relevant designated view. The provision of an aerial photograph and maps could provide a useful starting point.
- Encourage pre-application discussion with all affected London boroughs. For example, if new development proposed in the London Borough of Southwark would have an effect on the City of Westminster and the City of London, all three planning authorities should be consulted at the pre-application stage.
- Discuss the views that the relevant planning authority considers are significant from within the appropriate Viewing Place.

3.19 The information for the pre-application discussion following informal discussions at the concept stage should confirm or identify:

- The Assessment Points to be used (see Appendix A) within the Viewing Place for each affected designated view. These are the minimum requirements. The assessment of effects on designated views should be part of the approach to visual impact based on a hierarchy that refers to London Plan and London borough designated views. Local views will be identified in DPDs by the relevant London borough planning authorities.
- The exact position of any additional Viewing Point(s). Other Viewing Points may be required within Viewing Places to provide accurate representations of the view, including where relevant how the view is experienced.
- The form and detail of the AVRs to be produced from the selected Assessment Points and Viewing Points, to provide a level of information and degree of accuracy appropriate to the type of application and the designated view and its qualities. (See Chapter 6)

3.20 The scoping and consultation exercise may continue throughout the design evolution. As the proposal is developed the number of Viewing Points and the level of visualisation can be refined. Attention should focus on the issues of most importance, in the context of the policies that govern

the acceptability of the development type proposed. The consultation and scoping exercise is a very important step in the process. This exercise should trigger, where appropriate, cross borough consultation where designated views cross London borough boundaries. For views that are to be managed by Geometric Definition, the Secretary of State's directions identify the relevant planning authorities that are to be consulted.

Step 2: Establish and describe the features and conditions of the view and its benefits

- 3.21 The benefits of the designated view, and the contribution it provides to an appreciation of London at the strategic level, should be described and analysed with reference to the management principles set out in Policy 4B.16 and the Management Plan guidance. This will form the basis against which the effects of the proposals can be predicted and assessed.
- 3.22 The Management Plans identify Strategically Important and other landmarks that characterise the view on the basis of their historic and cultural associations as well as their aesthetic contribution to the view. The description of the features of a view should refer to the relevant Management Plan guidance when establishing the following baseline information:
- A description of the existing view, describing the skyline, the composition of the view and the elements which both contribute to and detract from it, providing confirmation of what is distinctive or characteristic of the view as a whole and its benefit to London.
 - An understanding of any existing constraints or opportunities to enhance the view and its setting, ie identification of relevant designations, including World Heritage Site designation as well as relevant local policies, including Local Views.
 - Details of any committed schemes which have not yet been implemented, but which could affect the designated view.
 - Conditions relevant to the assessment of the view, such as the effect of distance and weather on Strategically Important and other landmarks, building works that could block or harm views on a temporary basis, night-time appearance and so forth.

Step 3: Describe the features of the proposed development and prepare AVRs

- 3.23 A full description of the proposed development and key features should be set out. AVRs should be used to supplement the description of the

development and its appearance in the context of the designated views. The detail of the AVRs will have been agreed in Step 1. Reference should be made to the relevant policy criteria of the relevant category of designated view, as outlined in Policy 4B.16.

- 3.24 The precise setting and siting of a proposal, its height, scale, design, external appearance, and relationship to important buildings and landmarks identified in the Management Plan for a view, are all aspects of a proposal that could influence its effect on a view as a whole, and on the ability of the view to contribute to an appreciation of London.
- 3.25 Chapter 6 and Appendix C go into greater detail on the technical aspects of preparing AVRs.

Step 4: Assessment of development proposals

- 3.26 The assessment of the proposals should focus on the description of the changes in the character of the designated views resulting from the proposals.
- 3.27 Two principal criteria determine the likely significance of the effect of these changes. These are a) the scale or magnitude of effect triggered by the proposal's size, shape or design and b) the aspects of the view and its features which require management and protection within it. The designated views have been identified as having strategic importance within London and therefore changes to them are significant to London's identity. The character of designated views and identified landmarks within them need to be taken into account in assessing the significance of effects.
- 3.28 The significance of the visual effects should be assessed against the criteria of Policies 4B.16 and 4B.17 as well as relevant urban design policies and heritage/conservation policies. Where appropriate the assessment should highlight the contribution that proposals will make to specific management principles of these policies.
- 3.29 It is not possible for this SPG to give guidance on every aspect of Qualitative Visual Assessment. The Landscape Institute and Institute of Environmental Management and Assessment Guidelines can be referred to by applicants for further guidance on the assessment of visual effects, but the professional judgement of the applicant and their advisors should be expressed with reference to the clearly defined criteria discussed in this SPG. The logic used to identify the key effects for investigation and for the rejection of others should be clearly explained in the assessment. From time to time, statutory consultees may publish additional

guidance on the assessment of proposals focused on particular areas of expertise; for example, English Heritage is developing a methodology to complement this SPG to enable historic significance and values to be understood and assessed. Such work should also be considered by local planning authorities and applicants. It is important to recognise that planning authorities have to consider a number of different issues when making a balanced assessment of development proposals. In this context the English Heritage methodology provides a form of guidance in relation to the impact of a proposal specifically on the historic environment.

- 3.30 The assessment of effects on designated views should also refer to the following factors relating to the proposal:
- The scale, grain and massing of the proposal in relation to the existing townscape;
 - The appearance and materials proposed (including texture, colour, scale and reflectivity);
 - The effects on the skyline;
 - The obstruction of existing views and any loss of views to the identified landmarks;
 - The visual relationship of the proposal to its setting and surroundings;
 - Night-time effects/lighting and their impact on the landmarks and the viewing experience generally.
 - Seasonal changes, weather conditions and any shadowing from other buildings.
- 3.31 Consideration of the significance of effects on views will be based on the experience and professional judgement of those undertaking the assessment. It should also draw upon the knowledge and expertise of design and conservation officers of planning authorities and public bodies such as CABI and English Heritage. The assessment should also take into account any responses to consultation submitted by amenity groups and individuals.
- 3.32 The results of the Qualitative Visual Assessment may be usefully summarised in both text and table form, setting out the importance of the view to Londoners and visitors, the magnitude of the effect of the proposal and the overall assessment of the proposal's significance to the

designated view. This would include commentary on land use, landscape character, site features and the quality of the viewing experience generally if those matters are relevant to the visual and townscape assessment and the context for the proposal. It is also relevant to provide information about the way in which the proposal would affect selected views in terms of the proportion of development or particular features that would be visible – which will range from full, most, small amount to none. The magnitude of the proposal refers to the effect it is likely to have on the view as a whole by reference to the scale of change, commenting on the loss or addition of features in the view, and whether the effect is major, moderate, or minor. This gradation will help decision makers to make determinations in a consistent way. The summary table of results should be supplemented with a full written analysis and indicate the degree of change likely as a consequence of the development and the likely impact it will have.

- 3.33 In all cases the appropriate techniques and the management approach applied must be carefully and fully presented, as they will be subject to close scrutiny by consultees and decision makers.

Management Plans: visual management guidance for the assessment of views – policy and application

- 3.34 Management Plans in this SPG provide additional 'visual management guidance' that gives positive advice on the maintenance and enhancement of designated views, and seeks to encourage high quality new development within them. It is not appropriate to repeat the detail of this section in each Management Plan owing to its length but attention is drawn briefly to key policy points. Chapter 6 of this SPG discusses the management plans and visual management guidance in greater depth.
- 3.35 The visual management guidance draws on a series of common principles, which have been developed as a result of analysing the views designated in the London Plan. Those seeking to develop within designated views seen from the Viewing Places identified in this SPG, should assess the effect of their proposals upon those views with reference to visual management guidance relating to:
- Development within Front and Middle Ground Assessment Areas
 - Landscape strategy in the foreground
 - Development in the background of designated views
 - Consideration of Strategically Important Landmarks
 - Consideration of other landmarks
 - Development opportunity within designated views
 - Clustering of high buildings
 - Visual management guidance for World Heritage Sites

- The quality of the Viewing Place and Assessment Points (see Chapter 6).

Development within Front and Middle Ground Assessment Areas

- 3.36 Development in the front and middle ground of the designated views can affect the ability of the viewer to see, recognise and appreciate the landmarks that exist in the view, and can also disrupt the viewing experience as a whole. The objective of the London Plan is to 'prevent unsightly and overly prominent elements affecting these areas, such as intrusive block sizes, building heights, roof design, materials and colour, as they could disrupt the viewing experience' in all designated views. The particular characteristics of each view should be considered in assessing likely visual impact.
- 3.37 **London Panoramas** are the most vulnerable to development in Front and Middle Ground Assessment Areas, as the effect of prominent foreground elements is emphasised over distance. All new development, '...as seen from above or obliquely in the front and middle ground, should fit within the prevailing pattern of buildings and spaces and should not detract from the panorama as a whole. It is important that landmarks are afforded an appropriate setting in the foreground, preventing a canyon effect from new buildings crowding in too close to the landmark' (Policy 4B.16).
- 3.38 The front and middle ground assessment areas of **River Prospects** often consist largely of the river. From some Assessment Points, the assessment areas address a wide swathe of riverbank development as well as the foreground of the landmark in the view. Those seeking to develop in the front and middle ground assessment areas of the River Prospects must demonstrate their understanding of the importance of the juxtaposition of townscape elements with the riverbanks and the depth and variety of the surrounding London townscape. Interventions into the built fabric must be skilfully designed to contribute positively to this relationship.
- 3.39 **Townscape and Linear views** have very specific characteristics. The ability to see specific buildings, or groups of buildings, in conjunction with the surrounding environment, including distant buildings within views, is an important aspect of these views and should be enhanced. Proposals for development within the foreground or middle ground of townscape or linear views should contribute positively to the existing composition of townscape elements.

Landscape management in the foreground

- 3.40 The regulatory authority or agency managing the Viewing Place should ensure that their approach to landscape management in the foreground and middle ground of the view enables the view to be fully seen and appreciated from the location. This may include, for example, the prudent management of trees that may otherwise obscure landmarks or other important elements of the view. London boroughs should actively monitor and where practical manage the maintenance of landscaping elements relevant to preserving the view for the enjoyment of both Londoners and visitors. Boroughs could also actively consider the requirement for creating planning conditions that relate to landscaping, should they be relevant to the determination of a proposal.

Development in the background of designated views

- 3.41 Designated views that are managed through Geometric Definition have defined Protected Vistas that include Landmark Background Assessment Areas. Where development proposals fall in the Landmark Background Assessment Area of a Protected Vista, development should contribute positively to the setting and composition of the townscape ensemble or the Strategically Important and other landmarks in the view.
- 3.42 Development proposals in the background of designated views, whether London Panoramas, River Prospects, Townscape or Linear views, should seek to preserve or enhance the setting of Strategically Important Landmarks, or other important townscape elements that contribute to the special characteristics of the view. The Mayor will only accept the introduction of development into the Landmark Background Assessment Area of a Strategically Important Landmark, when it can be demonstrated that such development '...preserves or enhances the ability to recognise and appreciate the landmark buildings'. (Policy 4B.17).
- 3.43 In **London Panoramas**, consideration should be given to the setting of both Strategically Important Landmarks and other landmarks that appear in a view and are identified in Management Plans. The assessment should pay regard to the effect of new proposals on these landmarks and the ability of the viewer to recognise and appreciate those landmarks, as well as the London Panorama as a whole.
- 3.44 Development in the background of a Strategically Important Landmark should not crowd in too close to it or cause a canyon effect; the management of landmarks should afford them an appropriate setting. Development in the background of London Panoramas outside the Protected Vista will be acceptable where it enhances the experience of the view as a whole.

- 3.45 In **River Prospects**, the nature of appropriate new development in the background of river frontage buildings will depend on the existing character of those buildings and their relationship to the river. In many cases, the river frontage buildings are robust and confident. Visible buildings in the background may be appropriate depending on the quality of the design, and whether they meet the requirement that they contribute positively to the existing character and composition of the view identified in the Management Plans and to the setting of Strategically Important or other landmarks. Where river frontage buildings have different characteristics, such as delicate skyline elements, new developments in the background should respond appropriately in terms of design. The Mayor will support background development in River Prospects that responds positively to the character of the view as a whole.
- 3.46 In some River Prospects the background consists of low scale development; and it is the sky and silhouette of the river frontage buildings that contributes significantly to the character of the views. Development that is sensitive to the natural elements and the open qualities of these views will be supported. Any development in the background needs to respond to the special characteristics of the view so they are preserved.
- 3.47 Those seeking to develop in the background of **Townscape or Linear Views** should first consider the very specific characteristics of each of these views. Background development in some views is managed through the implementation of a Protected Vista. Where it is not, or where development proposals fall inside the landmark background assessment area of a Protected Vista, development should contribute positively to the composition of the townscape ensemble or any landmarks in the foreground.

Consideration of Strategically Important Landmarks in designated views

- 3.48 Strategically Important Landmarks in this SPG are defined as the Palace of Westminster; the Tower of London; and St Paul's Cathedral. Where these landmarks are the focus of Linear Views or London Panoramas they are managed by Geometric Definition and the implementation of a Protected Vista. Geometric Definition also applies to one Assessment Point in the Townscape View from City Hall to the Tower of London.
- 3.49 From all other Assessment Points in all other Townscape Views, all River Prospects and the Linear View to Buckingham Palace, the effect of development on Strategically Important Landmarks will be assessed exclusively by QVA. Where this occurs, Strategically Important

Landmarks should be assessed by the considerations addressed by this visual management guidance. In particular, the Mayor will ensure that in designated views towards Strategically Important Landmarks, development will be assessed against the ability of the viewer to recognise and appreciate the landmark.

Consideration of other landmarks in designated views

- 3.50 Many of the designated views identified in this LVMF also allow for the appreciation of many of London's other landmarks. These landmarks are identified in the 26 Management Plans. These contribute to the variety and joy in the townscape and make a contribution to the viewer's understanding and enjoyment of designated views. Proposed development should allow the viewer to recognise and appreciate these landmarks, so as to allow these other landmarks to continue contributing to the viewer's enjoyment of designated views.
- 3.51 A table of Strategically Important and other landmarks is included in **Appendix B**. This table is intended to provide a guide for developers and planners of landmarks that are considered to be a characteristic feature of London's identity in the built environment for a wide range of reasons (primarily, aesthetic and cultural). These landmarks should be actively considered when assessing the importance of townscape features in a particular view and their contribution to appreciation of the view. The contribution of landmarks and their setting is likely to vary with each individual proposal. The quality and presentation of an assessment might be assisted by the identification of these other landmarks (see Chapter 6).

Development opportunity within designated views

- 3.52 Within many designated views, areas of poor or unresolved townscape are apparent. Opportunities therefore arise to replace buildings or make improvements to townscape with new development that should be of high quality and contribute positively to the view as a whole. Where these opportunities can be identified in London Panoramas or River Prospects the Mayor will, and boroughs should, encourage new development of the quality and character necessary to improve the views.

Clustering of high buildings

- 3.53 The Mayor will encourage incremental consolidation of the existing City and Canary Wharf clusters with new tall buildings of appropriate height and of exceptional architectural design quality where this positively enhances the composition of the cluster. It should be noted that new clusters of high buildings may emerge, particularly within the Opportunity Areas identified by the London Plan. In those cases, the merits of such proposals will be considered in the context of the London Plan, relevant

Opportunity Area Planning Frameworks and this SPG, together with LDDs produced by local planning authorities.

Visual management guidance for World Heritage Sites

- 3.54 The Mayor's designated views include landmarks that are designated as World Heritage Sites, including the Palace of Westminster, the Tower of London and Maritime Greenwich. The Management Plans of designated views around these landmarks seek to manage certain views focused around the core buildings of the designated World Heritage Sites and their immediate settings. World Heritage Site Management Plans should incorporate the principles of this SPG. The Mayor recognises the importance of the cultural heritage represented in World Heritage Sites, and local planning authorities may wish to ask World Heritage Site management committees to advise on the selection of additional Viewing Points in order to test the effect of proposals through the production of AVRs.
- 3.55 If proposals visually affect World Heritage Sites or their settings in a material way, their effect must be fully described, assessed and evaluated. Monuments that are placed on the World Heritage Site list are inscribed for their Outstanding Universal Value. The justification for inscription of these sites is based on established criteria that differs for each monument and draws attention to their distinctive and unique features.
- 3.56 Proposals that may affect the setting of World Heritage Sites should be explained. The exceptional design quality of the proposal and what effects the proposal might have on designated views should be demonstrated. Photographs and AVRs referable to the relevant Assessment Points should indicate how a proposal would relate to its immediate surroundings. London Plan Policy 4B.13 (and the draft Further Alterations) asks local planning authorities in their UDPs (and DPDs) to set policies to protect the historic significance of World Heritage Sites and where appropriate to enhance their settings. Any proposals in the background of World Heritage Sites need to be assessed for any potential adverse effect on the ability to appreciate and understand the World Heritage Site.
- 3.57 No additional statutory controls follow from the inclusion of a site on a World Heritage List. Inclusion does however, highlight the outstanding international importance of the site as a key material consideration to be taken into account by local planning authorities in determining planning and listed building consent applications and by the Secretary of State in determining cases on appeal or following call-in. Significant development proposals affecting World Heritage Sites will generally require formal environmental impact assessment to ensure that their immediate impact and their implications for the longer term are fully evaluated (PPG15).

4 Management of Protected Vistas by Geometric Definition

- 4.1 This chapter explains the management approach known as Geometric Definition that applies to 11 Protected Vistas in nine of the designated views. In addition to the Qualitative Visual Assessment to be applied to all designated views, the London Plan Policy 4A.15 specifies that clear visibility of specific Strategically Important Landmarks is critical to the appreciation of certain views. In these eleven Protected Vistas geometric constraints apply to ensure that new development does not occur that fails to preserve or enhance the ability to recognise and appreciate the landmark in those Protected Vistas.
- 4.2 As stated in Chapter 1, ten of these Protected Vistas have previously been made subject to directions issued by the Secretary of State and that arrangement will continue with the addition of one Protected Vista from City Hall to the Tower of London. The policy approach to these Protected Vistas follows the approach in the London Plan. The directions are reproduced at Appendix G of this SPG.

Terminology

- 4.3 Each designated view that is managed by Geometric Definition has a defined Protected Vista. Protected Vistas extend from selected Assessment Points within a specific view towards Strategically Important Landmarks that provide the focus for the view. The Strategically Important Landmarks for the views are either St Paul's Cathedral, the Palace of Westminster or the Tower of London. The following 11 designated views feature Protected Vistas which are managed by Geometric Definition:
- six London Panoramas towards St Paul's Cathedral
 - two London Panoramas towards the Palace of Westminster (from Parliament Hill and Primrose Hill)
 - one Townscape View to the Tower of London from City Hall
 - two Linear Views towards St Paul's Cathedral from Westminster Pier and King Henry VIII's Mound.
- 4.4 Within each Protected Vista is a Landmark Viewing Corridor (LVC) and a Landmark Background Assessment Area (LBAA), and where appropriate, a Landmark Lateral Assessment Area (LLAA). The sections below describe these features in more detail.
- 4.5 Each Geometrically Defined view is more fully described in the relevant Management Plan: its Protected Vista is defined, and a table is included that provides the co-ordinates of the Assessment Point, the Landmark Viewing Corridor, Landmark Background Assessment Area, and where relevant, the Landmark Lateral Assessment Areas. These co-ordinates are

repeated in the directions issued by the Secretary of State (2007), which are reproduced in Appendix G.

Landmark Viewing Corridor

- 4.6 For each Protected Vista there is a Landmark Viewing Corridor whose width has been chosen to ensure that the currently visible portions of the Strategically Important Landmark remain unobstructed, together with sufficient margin to ensure clear recognition of the landmark in the view. The Landmark Viewing Corridor is defined as a triangle with the apex at the Assessment Point and the base at the landmark. Previous government guidance took this approach towards strategic landmarks.

Defining the width of the Viewing Corridors

St Paul's Cathedral

- 4.7 In the case of Protected Vistas to St Paul's Cathedral, the definition of the width of the viewing corridor has been determined by a proportional study of the way in which the upper section of the cathedral is perceived within each Protected Vista. Following a rigorous assessment, it has been concluded that as a minimum, the dome and peristyle should be seen in a frame that is not less than twice the diameter of the dome (approximately 70m). For ease of use, the true dimension of the dome has been rounded to a nominal diameter of 35m.
- 4.8 Where a view of St Paul's Cathedral is one in which the Western Towers form an important element in understanding the architectural form of the Cathedral, the Landmark Viewing Corridor has been widened to the left or right as appropriate in order to provide clear visibility of the Western Towers.

Dimensions and main architectural features of St Paul's Cathedral

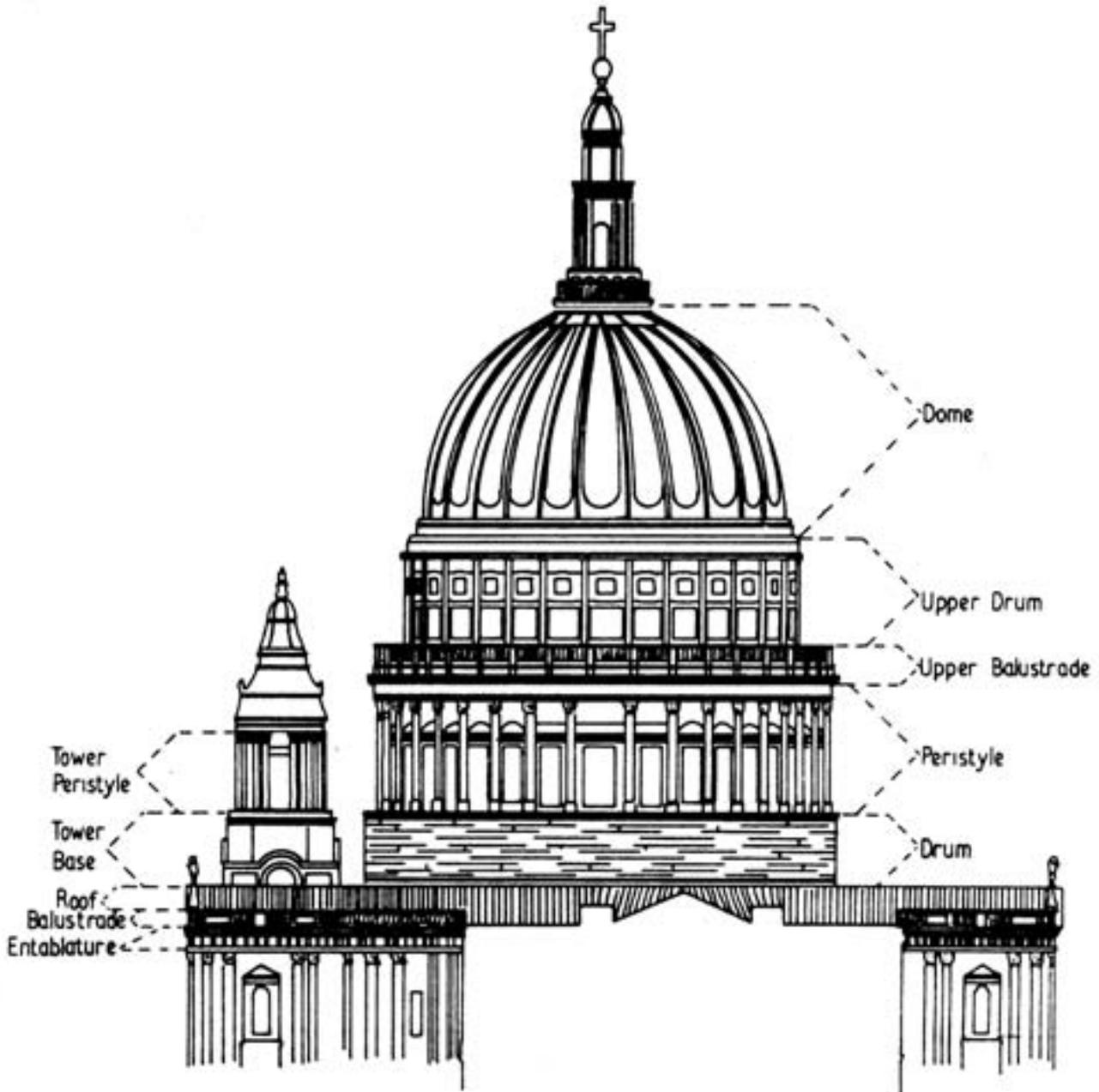
	Feet	Metres
Length	555	169.2
Greatest breadth	246	75.0
Height	366	111.6

	Height AOD* Height AOD*			
Detailed heights**	Feet	Metres	Feet	Metres
Top of Cross	366.4	111.6	419.15	127.7
Top of dome	278.4	84.8	331.15	100.9
Base of dome	214.9	65.5	269.65	82.2
Base of peristyle	137.9	42.0	190.65	58.1
Base of drum	118.15	36.0	170.9	52.1
Roof of nave	118.15	36.0	170.9	52.1
Top of balustrade	111.4	33.9	164.15	50.0
Base of balustrade	103.4	31.5	156.15	47.6
Base of cornice	99.9	30.4	152.65	46.5
Base of entablature	96.1	29.2	148.85	45.3

notes * related to the 53.25 ft bench mark on the South Transept, all metric measurements are scaled down to one decimal point

** this is the height above pavement level at the Western front

Diagram of St. Paul's Cathedral



A Section Through The Cathedral At Roof Level

source Survey of St Paul's by AFE Poley in 1911

Palace of Westminster

- 4.9 In the case of the two Protected Vistas towards the Palace of Westminster, the width of the viewing corridor has been determined by a review of the visibility of the Victoria and St Stephen's Towers in August 2006, so as to ensure a clear definition to the silhouettes of these elements against the existing backdrops. The geometry of this Landmark Viewing Corridor is defined by the context of the existing buildings that frame the landmark. Consequently in the case of the view from Parliament Hill the width of the Landmark Viewing Corridor is 210m centred on the tower of the central lobby, whilst in the view from Primrose Hill the width of the Landmark Viewing Corridor is 250m, also centred on the tower of the central lobby.

Tower of London

- 4.10 In the Protected Vista towards the Tower of London from City Hall, the geometry of the Landmark Viewing Corridor is defined by the objective of maintaining the clear view of the sky in the backdrop to the White Tower. The Protected Vista is defined as a width of 90m centred on the centreline of the central buttress of the south face of the White Tower.

Defining the threshold plane

- 4.11 Each Protected Vista has a threshold plane that is the maximum height to which a proposed development can extend vertically without the planning application being referred to the Mayor and other boroughs involved in managing the view. Policy 4B.17 states that proposals that exceed the threshold planes within the Landmark Viewing Corridor should normally be refused. The height and extent of the threshold plane for Landmark Viewing Corridors, Lateral Assessment Areas and Background Assessment Areas are discussed below. The approach to assessing proposals which breach the threshold planes of a Protected Vista is discussed in Chapter 2 of this SPG.

Threshold Planes for Landmark Viewing Corridors

- 4.12 The threshold planes for each Landmark Viewing Corridor extend from a position 1.6m above the height of the Assessment Point to a line running horizontally through a prominent part of the landmark.
- 4.13 In the case of St Paul's Cathedral, the threshold plane crosses the landmark at the centre of the dome, at a height of 52.1m above ordnance datum (AOD), as in previous Government guidance.
- 4.14 For the Palace of Westminster, the threshold plane crosses the landmark at the tower of the central lobby, maintaining the threshold height of 43.5m AOD as in previous Government guidance.

- 4.15 The threshold plane for the Tower of London is at 6.1m AOD, or the height of the ridgeline of the roof of the Waterloo Barracks for the Tower of London.
- 4.16 Depending on whether the Assessment Point is on higher or lower ground to the landmark, the threshold plane will generally rise or fall continuously from the Assessment Point to meet the landmark. Exceptionally, the threshold plane in the view to St Paul's Cathedral from Greenwich Park is set at a constant height of 30m AOD between the Assessment Point and Tower Bridge. After Tower Bridge it then rises slightly from a height of 50m AOD to a height of 52.1m at St Paul's Cathedral. This is an order to protect views of Tower Bridge in the view of St Paul's Cathedral from Greenwich Park. A second exception is in the Protected Vista to the Tower of London, where the threshold plane is constant owing to the short distance between the Assessment Point and the landmark.
- 4.17 Policy 4B.17 states that proposals that exceed the threshold planes within the landmark Viewing Corridors should normally be refused. There are some existing buildings in the Landmark Viewing Corridors that infringe the threshold plane but it is possible that in the longer term they will be redeveloped. If such buildings are demolished then it is expected that any replacement building will be built beneath the threshold plane in accordance with policy 4B.17. A proposed building that would exceed the threshold plane is not made more acceptable because it is in the 'shadow' of an existing infringement.

Threshold Plane for the Landmark Lateral Assessment Area

- 4.18 In the 'London Panorama' Protected Vistas towards St Paul's Cathedral, a Landmark Lateral Assessment Area or Areas (LLAA) protects the immediate setting of the Cathedral further. In these cases the Landmark Viewing Corridors are flanked by one or two LLAAs of varying width. These expand the overall width of the Protected Vista, measured at the centre of dome, to 210m (ie 6 times the nominal diameter of the dome, representing an additional 140m of protection in addition to the LVC). More detail relating to each LLAA is provided in each of the relevant Management Plans.
- 4.19 The threshold planes of the LLAAs are set at the same height as the threshold planes for the LVC.
- 4.20 While the proposed LLAAs are drawn narrowly, London Plan policy seeks to avoid the creation of a 'canyon' effect in designated views towards these landmarks. For this reason developments beyond the LLAAs should

seek to avoid forms that tightly define the edges of the LLAAs. Proposals with differing building heights will be welcomed and will be assessed in the context of the requirement to not create a crowding effect around the landmark.

- 4.21 In two Linear Views to St Paul's Cathedral, from Westminster Pier and King Henry VIII's Mound, existing structures and well-established vegetation tightly constrain the width of the view to the Cathedral. Therefore these views have LVC but no LLAAs. The same applies to the Townscape View to the Tower of London from City Hall.

Threshold plane for the Landmark Background Assessment Area

- 4.22 Each Protected Vista includes a Landmark Background Assessment Area (LBAA) whose purpose is to ensure that new development in the background of the designated view does not detract from the ability to recognise and appreciate the Strategically Important Landmark. Each LBAA is defined as the projection into the background of the Landmark Viewing Corridor. Where appropriate this also includes the width of the LLAAs. The depth of the LBAA beyond the landmark ranges from 2.5km to 3.5km. This remains unchanged from previous government guidance.
- 4.23 The threshold planes for the St. Paul's Cathedral LBAA's are either constant at 52.1m AOD or rise into the distance behind the landmark (for views from Blackheath Point, Westminster Pier and Greenwich Park).
- 4.24 The threshold planes of the Palace of Westminster LBAA's are constant at 43.5m AOD.
- 4.25 The threshold plane of the LBAA for the Tower of London rises from 25.7m AOD at the White Tower to 164.2m AOD at a distance of 2.5km from the landmark.
- 4.26 In certain Protected Vistas there has already been significant development within the LBAA above the threshold plane. This condition applies in particular to the Protected Vistas from Kenwood and Parliament Hill towards St Paul's Cathedral. Further guidance regarding the management of the background of these views is provided in the Management Plans.
- 4.27 Each new application should be determined on its merits and should be supported by the use of AVRs and other appropriate assessment techniques. Applicants whose proposals would exceed the threshold planes defined for any LBAA or LLAA will be required to show the cumulative effect of their proposed development on affected views taken together with previously consented developments. Developments will

normally be refused when their combined effects, when read together with other consented developments, would fail to preserve or enhance the ability to recognise and appreciate the strategically important landmark, or would create a canyon effect.

Sites crossed by more than one Protected Vista

- 4.28 Many development proposals will potentially affect several Protected Vistas. The potential effect on each Protected Vista needs to be taken fully into account and developments proposed within the Landmark Viewing Corridors will need to be assessed against the lowest threshold plane applicable to each part of the site. This approach will also apply to the consideration of proposals located within several Landmark Lateral or Background Assessment Areas.
- 4.29 There will be a need to refer the application to the Mayor and the relevant local authorities once part of the development exceeds any defined threshold plane. In these cases the applicant will need to provide AVRs showing the effect of the proposal on all relevant Protected Vistas and on any other designated views where the proposal may create a visual impact.
- 4.30 Proposals that lie within any Protected Vistas will also be subject to Qualitative Visual Assessment as explained in Chapter 3.

Application of London Plan policy to Geometrically Defined views

- 4.31 Chapter 2 of this SPG sets out London Plan policy on approaches to development proposals, particularly Policy 4B.17.
- 4.32 All new development proposals which impact on any of the views designated in the London Plan must form attractive features in their own right and their bulk and shape should not be based solely on the parameters set by the Geometrically Defined view protection. Otherwise this could have the undesirable consequence of producing a proposal that is irregular or odd in shape and a roofline that does not relate to its context.

Effect of curvature of the earth and refraction of light

- 4.33 For ease of use most mapping and co-ordinate systems are projected onto a flat earth. Even today most modern computer aided drawing (CAD) packages utilise this approach. However in reality the earth is round and this affects what can be seen in middle or long distance views. When viewing a distant target, the buildings in the middle ground appear to be taller than they actually are due to the curvature of the earth. This effect is greatest exactly half way between the Assessment Point and

the landmark. Refraction of light by the earth's atmosphere reduces the effects of curvature to some extent.

- 4.34 When assessing the impact on a view of a proposed development consideration should be given to the effects of the earth's curvature and the refraction of light. The formula for calculating these effects on buildings in the Protected Vistas is provided in Appendix F. This formula should be used to ensure the proposal does not exceed the threshold planes once allowance has been made for the earth's curvature and the refraction of light.
- 4.35 Curvature and refraction can influence AVRs as the image taken with a camera captures the effect of curvature and refraction, while the co-ordinates used to align the image are mostly projected for a flat earth. If a proposed scheme is at a critical point on the threshold plane further consideration of curvature and refraction may be required when generating AVRs for the proposal. It is noted, however, that the effects of curvature and refraction should be evaluated relative to other complicating factors such as lens distortion and pixel resolution (see Appendix C).

5 Procedural guidance, consultation and relationship to local policy

The scheme of referral to the Mayor in outline

- 5.1 The Mayor must be consulted on all planning applications submitted to London Boroughs that are of 'potential strategic importance' as defined by the Town and Country Planning (Mayor of London) Order 2000 ('the 2000 Order'). The Mayor has a power to direct refusal of a planning permission if it is contrary to the London Plan, prejudicial to its implementation or otherwise contrary to good strategic planning in Greater London. This SPG has been prepared at a time when the scheme of referral with respect to the Mayor's powers is due for revision. Any amendments to the 2000 Order are not expected to change significantly the procedure that applies in this SPG.
- 5.2 The 2000 Order does not specifically identify development proposals that may affect or impact upon designated views as a defined category of application of potential strategic importance that must be notified to the Mayor. However, development proposals which may affect or impact upon views of London are subject to the Secretary of State's Protected Vista directions (2007) and are thereby required to be notified to the Mayor, by virtue of article 2(1) of Part IV Category 4 of the Schedule to the 2000 Order. Moreover, development proposals that affect designated views are likely to be notified to the Mayor under 2000 Order procedures by virtue of referrals made under Part I Category 1C of the Schedule to the 2000 Order. This category relates to development proposals for buildings that exceed a certain height and/or are adjacent to the River Thames. It requires the Mayor to be notified about a proposal for development when the proposed building is:
- a) more than 25 metres high and is adjacent to the River Thames
 - b) more than 75 metres high and in the City of London
 - c) more than 30 metres high and outside the City of London.
- 5.3 The Mayor will apply this SPG when considering any development proposals notified to him by virtue of the 2000 Order which may affect or impact upon designated views. London boroughs should apply this SPG in conjunction with their local planning policies on local views when considering any such development proposals.

Geometrically Defined views subject to directions issued by the Secretary of State

- 5.4 The Protected Vistas within all six London Panoramas and two of the Linear Views were subject to the Strategic View directions made by the Secretary of State in 2000. As stated in paragraph 1.12 of this SPG, the Secretary of State has made fresh directions in respect of those Protected

Vistas that are subject to management by Geometric Definition as well as by Qualitative Visual Assessment. An additional view from City Hall to the Tower of London is now also covered by a direction issued by the Secretary of State. By virtue of these directions and the 2000 Order, local planning authorities continue to be under a duty to notify the Mayor of planning applications which may affect or impact upon those Protected Vistas to which the directions relate. The directions require the local planning authority to consult the Mayor, English Heritage, the Commission on Architecture and the Built Environment, and relevant local planning authorities before granting planning permission for such proposed development. Historic Royal Palaces must also be consulted for any planning applications that may affect or impact upon the Protected Vista from City Hall to the Tower of London.

- 5.5 The fresh directions issued by the Secretary of State do not apply to the 17 other designated views, which include all River Prospects, the Townscape Views (except the Protected Vista from City Hall to the Tower of London) and the Linear View of the Mall to Buckingham Palace. However, in the case of development proposals that may affect or impact upon designated views to which the Secretary of State's directions do not apply, the Mayor expects local planning authorities to notify him of the proposed development in advance of any decision to grant planning permission. Such prior notification is required to enable the Mayor to assess such development proposals in accordance with policy 4B.17 of the London Plan and this SPG. Local planning authorities should also notify other interested local planning authorities and appropriate consultees, including English Heritage, the Commission for Architecture and the Built Environment, Historic Royal Palaces and the Royal Parks of such development proposals and planning applications.
- 5.6 The new directions issued by the Secretary of State contain the coordinates for the Protected Vistas and are published separately by the Government Office for London. Copies of the new directions are reproduced in Appendix G. The relevant Management Plans provide the co-ordinates as set out in the directions of Landmark Viewing Corridors, Landmark Lateral Assessment Areas and Landmark Background Assessment Areas for the relevant Protected Vista. The coordinates for the Protected Vistas are also listed in Appendix A of this SPG.
- 5.7 Previous policy guidance on strategic views issued under RPG3A – the Supplementary Guidance for London in the Protection of Strategic Views (1991) and its subsequent ten directions dated 16 June 2000 and 11 August 2000 have now been cancelled.

The criteria relevant to decision making

- 5.8 Potential harm to a designated view is defined by risks that may arise with reference to the policy objectives described in Policy 4B.16 and 4B.17 to which London boroughs and decision takers, including the Mayor and the Secretary of State, should pay regard in the determination of decisions.
- **All views:** the Mayor and the London boroughs will assess each referred application against the requirement to preserve or enhance the current ability to recognise and appreciate the landmark; the cumulative effect of consented developments will be taken into account.
 - **All views:** The Mayor will, and boroughs should normally refuse or direct refusal of developments in front or middle ground assessment areas that are overly intrusive, unsightly or prominent to the detriment of the view as a whole.
 - **Additionally the following applies to Geometrically Defined Protected Vistas:** developments will normally be refused when the proposal fails to preserve or enhance the ability to recognise and appreciate the strategically important landmark, or creates a canyon effect. The Mayor and the London boroughs expect applicants to show how the proposal reflects this requirement – in certain cases, for example, a gradation of heights away from a landmark may be justified. The cumulative context of the built environment around the landmark is an important consideration but ultimately a matter for planning judgement.
- 5.9 The measures for protecting designated views, as outlined above, apply to proposals that:
- are within the shadow of existing high buildings,
 - will replace buildings that currently damage or block the view, or
 - will replace buildings that unacceptably impose on a landmark, or create an intrusive element in the view's foreground or middle ground.
- 5.10 Planning authorities should refer to Management Plans to understand the benefits of the view, and ensure that decisions reflect the requirement for those designated views to be appreciated at the London strategic level.
- 5.11 Strategically Important and other landmark buildings should be readily recognised from the Assessment Point of a designated view, although it is recognised that it may not be necessarily desirable or possible to protect every aspect of an existing view.

- 5.12 In determining the impact of a proposal on a Protected Vista subject to Geometric Definition, account must be taken of the curvature of the earth and refraction of light by the earth's atmosphere. Further guidance on this effect is provided in Appendix F.

Procedure for cross borough statutory consultation

Geometrically Defined views

- 5.13 The consultation arrangements for Protected Vistas to be managed through Geometric Definition will be similar to the previous arrangements for strategic views that were established in 1991 and subsequently revised in 2000 with the creation of the Mayor of London and the GLA.
- 5.14 This SPG and the new directions issued by the Secretary of State require cross borough consultation on development proposals that potentially affect or impact upon Protected Vistas. The table on the following page confirms the relevant local planning authorities and statutory bodies which must be consulted in relation to development that affects each Protected Vista subject to the direction. Appendix A2 provides a map showing the extent of the Protected Vistas and where they fall in relation to borough boundaries.
- 5.15 Applications for planning permission which impact upon Protected Vistas managed by Geometric Definition should be sent to the Mayor and the Chief Planning Officer (or equivalent) of the relevant local planning authorities, in accordance with the requirements of the 2000 Order and the Secretary of State's directions.
- 5.16 Such consultations are subject to the Article 10(4) of the General Development Procedure Order 1995 (GDPO) which states that following service of a copy of the planning application on a consultee (if not served by the applicant), the local planning authority shall not determine the application until at least 14 days after the date of service of a copy of the application on the consultee by the applicant (or responsible local planning authority). The responsible local planning authority may also wish to consult others in addition to those specified in the directions.
- 5.17 When submitting representations to the responsible local planning authority on a planning application, the local planning authority responding to the consultation should forward a copy of its representations to the Mayor at the same time.
- 5.18 Following an initial appraisal of the comments received from the relevant local planning authorities, the authority responsible for the grant of planning permission (in whose borough the proposal is located), may wish

to consult with other expert bodies, both statutory and non-statutory, should it not have already done so.

- 5.19 As required by the GDPO, decisions issued where permission is refused following consultation with the other authorities should state all the reasons for refusal. Copies of all the decisions on the planning application on which other local planning authorities have been consulted should be sent to the Chief Planning Officer of the relevant authorities involved.

Statutory Consultees for Protected Vistas

Consultees	From Alexandra Palace to St Pauls (MP1)	From Parliament Hill to St Pauls (MP2)	From Parliament Hill to Palace of Westminster (MP2)	From Kenwood to St Pauls (MP3)	From Primrose Hill to St Pauls (MP4)	From Primrose Hill to Palace of Westminster (MP4)	From Greenwich Park to St Pauls (MP5)	From Blackheath Point to St Pauls (MP6)	From Westminster Pier to St Pauls (MP8)	From King Henry VII's Mound Richmond to St Pauls (MP9)	From City Hall to Tower of London (MP25)
Greater London Authority	●	●	●	●	●	●	●	●	●	●	●
City of London	●	●		●	●		●	●	●	●	●
LB Camden		●	●	●	●	●	●	●			
LB Greenwich							●	●			
LB Hackney									●		
LB Haringey	●										
LB Hammersmith & Fulham										●	
LB Islington	●	●		●					●		
RB Kensington and Chelsea										●	
LB Lambeth			●			●			●	●	
LB Lewisham							●	●			
LB Richmond upon Thames										●	
LB Southwark	●	●		●	●	●	●	●	●	●	●
LB Tower Hamlets					●		●		●	●	●
LB Wandsworth										●	
City of Westminster			●		●	●			●	●	
English Heritage	●	●	●	●	●	●	●	●	●	●	●
CABE	●	●	●	●	●	●	●	●	●	●	●
Historic Royal Palaces											●

key **MP** Management Plan **CABE** Commission on Architecture and the Built Environment

LB London Borough **RB** Royal Borough

source GLA, 2007

Views subject to Qualitative Visual Assessment

- 5.20 For those views which are not subject to the directions issued by the Secretary of State, consultation should extend to London boroughs affected by the proposal and relevant Government bodies and agencies where:
- the proposal may have a significant impact on the view
 - the proposal runs contrary to the management principles of the different view categories as described in the last three bullet points of Policy 4B.16 (see Chapter 2).
- 5.21 The local planning authority in whose area the proposal is located will use these criteria to make the decision as to the scope of the consultation to be carried out. Thereafter, that local planning authority is expected to advise the Mayor of their decision following a consultation exercise.
- 5.22 Upon receipt of a planning application that may affect or impact upon designated views, the responsible local planning authority should notify the Mayor of London of the submission. As noted in paragraph 5.2 of this SPG, such proposals must also be referred to the Mayor under the terms of the 2000 Order, where the height of the building becomes relevant to the determination of the planning application.

Wider consultation with other bodies

- 5.23 Any consultation with bodies other than those named in the direction will be at the discretion of the responsible local planning authority or the Mayor. However, applicants should consult the relevant statutory consultees named in the Secretary of State's directions, as well as other stakeholders as appropriate.

Consultation on deemed consents and permitted development

- 5.24 The directions also apply to proposals for deemed planning permission for local authorities' development. The local authority should inform other relevant local authorities of proposals for planning permission for development which may affect or impact upon any designated view, or notifications received by authorities of intention to carry out works under Article 3 and Schedule 2 of the Town and Country Planning (General Permitted Development Order) 1995 (the GPDO). Proposals for schemes made under the Local Development Order procedure under the Planning and Compulsory Purchase Act 2004 should also be notified to the Mayor and any relevant local planning authorities where they may affect or impact upon any designated view.

Register of Planning Applications

- 5.25 In accordance with Article 25 (4)(b) of the GDPO particulars of any direction given under the Act or the GDPO in respect of any application for planning permission must be entered into Part II of the Register of Planning Applications.
- 5.26 Registering such applications will enable local planning authorities and the Mayor to keep impacts of developments on the list of designated views under review (Policy 4B.15) and monitor the development of tall buildings over time that may alter the designated views and their settings.

Alterations to the London Plan

- 5.27 Any revisions that involve additional designated views or deletion of existing designated views should be addressed through formal revisions to the London Plan. This procedure also applies to any proposals for changes to the policies and principles for management of the views. In addition any proposed changes to Geometrically Defined views will require a review of the Secretary of State's directions.

Conformity of local policies with the London Plan

- 5.28 Under the requirement for general conformity, the local development documents produced by London borough councils will need to be in general conformity with policies 4B.15 to 4B.17 of the London Plan. Where revised UDPs have not yet been adopted or DPDs prepared in line with Policies 4B.15-17, the London Plan policies take precedence.
- 5.29 Local planning authorities should:
- Incorporate the principles of this SPG into local development documents.
 - Incorporate the Protected Vistas shown on the maps in this SPG onto their proposals maps or other local development documents, including reference to designated views that are managed by Qualitative Visual Assessment.
 - Monitor any changes to the townscape in designated views and its effect on the quality of the view as stated in Chapter 1.

An example of general conformity with the London Plan occurs in the relationship of this SPG to the City of London's St Paul's Heights Limitations, the long established system of geometric protection of local views of St Paul's Cathedral from the Thames, its bridges and other key vantage points to the West and North.

- 5.30 In many of the views, other stakeholders (local authorities, World Heritage Site steering groups, Royal Parks etc) administer local policies relevant to the views. The Mayor believes that where possible these policies should be in general conformity with the London Plan and be consistent with the aims and objectives of this SPG, and encourages stakeholders to ensure this.

6 A Guide to Management Plans

Overview

- 6.1 A Management Plan has been created for each of the 26 designated views listed under Policy 4B.15 London View Protection Framework. Management Plans seek to encompass the objectives expressed in Policy 4B.16 (see Chapter 2, paragraph 2.5). Each Management Plan aims to summarise key characteristics that are unique to a particular designated view and provide guidance as to how the view is to be managed in the future. Attention is also drawn to the key aspects of the policy approach with reference to Policy 4B.17 (see Chapter 2, paragraph 2.19).
- 6.2 This chapter provides further information about the approach to the content, structure and visual management guidance of Management Plans, and on Accurate Visual Representations. It also makes some practical points about the maintenance of viewing positions. It does not make further comment on policy in any detail.

Objectives of the Management Plans

- 6.3 With reference to London Plan policy 4B.16, the Management Plans in this SPG:
- provide some detail about aspects and benefits of the view with reference to descriptive text and photographs
 - identify landmarks
 - provide an understanding of the foreground, middle ground, background, landmark elements and the relative importance of each to the view in its entirety
 - clarify appropriate development height thresholds
 - confirm the management approach to the view
 - provide some information about policy particularly relevant to the view.

This is not intended to be comprehensive but provides a useful starting point and reference for the reader. The policy considerations should drive the assessment.

- 6.4 The Management Plans are based on the appropriate principles for the different categories of views as set out in Policy 4B.16 (London Panoramas, Linear Views, River Prospects and Townscape Views). Chapter 2 explains the categories of views in more detail (see paragraph 2.7).

Structure of the Management Plans and visual management guidance

- 6.5 Each Management Plan follows the same structure. A Management Plan begins with a general description of the area from which the view is experienced. It describes the importance of the designated view within its cultural and historic context, in order to promote an appreciation and

an understanding of London at the strategic level. This description is accompanied by a map showing the Assessment Points relevant to that designated view.

- 6.6 The next section provides a short description of a Viewing Place for that designated view (there may be more than one for each designated view), how many Assessment Points are found in that Viewing Place, and the general characteristics of the views experienced from that Viewing Place. As outlined in Chapter 1, a Viewing Place might be the upstream pavement of a bridge on the Thames, an embankment, viewing terrace or high point in a park, for example. The purpose of the description of the Viewing Place is to ensure that the benefits of the view are understood in order to promote an appreciation of London at the strategic level and assess the contribution of individual landscape and built elements to the townscape as a whole.
- 6.7 Visual management guidance is provided for each Viewing Place, which outlines how new development proposals seen in the significant views within the Viewing Place should be assessed using Qualitative Visual Assessment (see Chapter 3).
- 6.8 Each Assessment Point within the Viewing Place is identified; the Management Plan then identifies which Strategically Important Landmark is seen in this view, and which other buildings or other landmarks are also visible in the view.
- 6.9 For each Assessment Point, large scale maps show the location with orange arrow indicating the direction of view from the Assessment Point. It is important to note that whilst the arrow indicates the main direction of the view, the visual envelope of the designated view encompasses a wider perspective in order to include other visible and readily recognisable elements that make a contribution to the experience of the view and that can comfortably be seen with the naked eye.
- 6.10 If the view from the particular Assessment Point is subject to Geometric Definition, the arrow is replaced by a representation of the Protected Vista, highlighting the Viewing Corridor and the Background Assessment areas in different colours.
- 6.11 In the discussion of the Assessment Point, the Management Plan highlights whether the significant view, as seen from that Assessment Point, is subject to Geometric Definition. If the significant view is in fact a Protected Vista subject to Geometric Definition, details about the Protected Vista are provided; this includes the width of the Viewing

Corridor and Landmark Lateral Assessment Areas, and the condition of the Background Assessment Area. A table is also provided with the co-ordinates of the defining points associated with its view assessment areas (see Chapter 4). A copy of the relevant direction issued by the Secretary of State, with all of the relevant co-ordinates, can be found in Appendix G.

- 6.12 All the information included in each Management Plan is important in enabling a full understanding and appreciation of the view, and providing appropriate guidance to manage it effectively.

The quality of the Viewing Place and Assessment Points

- 6.13 Chapter 1 explains the components of the views (Assessment Points, Viewing Places, Protected Vistas and Landmarks), and how they relate to one another.
- 6.14 Viewing Places and Assessment Points identified in this SPG should provide as pleasant a viewing experience as possible from accurate viewing plaques that should be located at the optimum position for all.
- 6.15 Local planning authorities and other relevant bodies, such as Royal Parks, should be responsible for preserving Viewing Places, ensuring they are places in their own right, keeping them safe, clean, and accessible, and maintaining them for the benefit of viewers and the enjoyment of the views (Policy 4B.15).
- 6.16 Some Assessment Points are identified by plaques on the ground (eg Management Plan 9) and such an approach is very helpful to the implementation of this SPG. Some orientation plaques are illustrated in the technical sheets (eg Management Plans 2, 6, 8 and 10).

Use of Visual Management Guidance and Accurate Visual Representations for townscape and visual assessments by planners

- 6.17 Applicants will be expected to undertake and submit an assessment of the visual effects of their proposals on designated views using the methodology for Qualitative Visual Assessment (QVA) as set out in Chapter 3. QVA applies to the treatment of the visual effects of a proposal on short, medium and long distance views. Those seeking to develop within designated views should assess the effect of their proposals upon those views with reference to the general visual management guidance in Chapter 3 as well as the specific visual management guidance in the individual Management Plans each view.

- 6.18 Policies require proposals to be of high quality and to respect London's heritage. Any significant visual impact on the designated view should be explained and carefully evaluated. The visual management guidance in the Management Plans give positive advice on the maintenance and enhancement of the designated views, and seeks to encourage high quality new development within them.
- 6.19 The physical detail of a new proposal and its visual impact will partly be based on a variety of materials provided by the applicant, including conventional architectural drawings, physical models, reference photography of completed developments and three-dimensional renderings of various types generated either by hand or using computer software.
- 6.20 Accurate Visual Representation (AVRs) are a form of computer visualisation, and can assist in the assessment of the visual effects of specific proposals on designated views. From a town planning perspective an AVR is a tool in the planning process that helps to inform the effect of a proposal by providing three-dimensional visualisations of it. These images can be very realistic and should be accurate with respect to height, form, size and location. However, owing to inherent limitations in the technology, their accuracy in other respects cannot always be guaranteed. Appendix C has more detail on the technical aspects of producing AVRs. Photographs (and their use in AVRs) will not necessarily produce accurate images for a number of reasons; they only assist as a visual aid in determining a planning application, and have no status in the terms of the planning decision. In addition the details of a scheme's appearance can change from the date of a grant of a planning permission to the approval of details and completion.

Agreeing the Methodology for Assessment

- 6.21 Chapter 3 describes a recommended procedure for preparing a QVA; the first step of this procedure involves a scoping exercise that should be undertaken between the applicant and the relevant planning authority. During this scoping exercise, the parties should agree a common approach to inform the assessment of the effect of the proposal on the view, and what role AVRs will play in this respect. This discussion will raise technical matters that should be addressed in the production of the AVRs.

The scoping process and selection of AVRs:

- 6.22 As noted above, a key element of QVA will be the provision of photographs and Accurate Visual Representations (AVRs) following the guidance and appropriate methodologies set out in this SPG. AVRs will first be prepared during the pre-application stage as the design of a proposal is developed. These will then form part of the design and

access statement showing the evolution of the design. The provision of AVRs may only be intended to assist with the evolution of part of the scheme – if that is the case its status should be made clear in the planning documentation.

- 6.23 Following an initial discussion, the applicant must provide the following information to the relevant planning authority and other statutory consultees for the scoping exercise:
- i) Details of the proposed development and any anticipated effect on the visual appearance to a designated view.
 - ii) Suggestions for the selection of AVRs. These should take into account the number of AVRs that can reasonably be required to demonstrate a proposal in a context relevant to a designated view. The view selection methodology should make reference to:
 - The number of designated views that may be affected by the proposal. Local views designated by the local planning authority should be taken into account;
 - The details of camera locations and whether they conform with or differ from the positions of the Assessment Points proposed in this SPG;
 - The lens selection methodology – the approach to selecting the camera lens and the rationale for the choice of camera field[s] of view; particular regard should be paid to the different requirements of short and long-range views, stating in summary form, the advantages and disadvantages of the various photographic shots proposed;
 - The date, weather conditions and time of the photography;
 - The classification or level of the AVR so that the details of the type of rendering proposed and the appearance the material may have in different lighting conditions is clear to the reader;
 - The identification of views that will be independently verified.
- 6.24 The numbers of AVRs required will vary depending on the nature of the scheme. Applicants should not be expected to produce an AVR for every possible viewpoint of the proposal. For most schemes, except the particularly complicated ones, it is suggested between 6 to 20 AVRs will be required in order to establish whether a proposal is likely to be

acceptable in principle during negotiations. Some views may need to be independently verified to an agreed standard. A reasonably balanced approach should be taken to schemes. This need for economy arises from the high costs involved in producing AVRs. A small selection provides a focused tool to assist with the evaluation of a proposal and, in procedural terms, should aim to make an effective use of time.

- 6.25 The procedure emphasises that the scoping and consultation relating to the visual assessment may continue through the design evolution, and is likely to be an iterative process.

Deciding the location from which to prepare AVRs

- 6.26 Visits to the proposal site, the Viewing Places, Assessment Point and any proposed Viewing Points, are required for the initial purpose of the assessment. The location of the LVMF Assessment Point in the relevant designated views forms the starting point for every party involved. Thereafter a discussion regarding the most appropriate type of photography for an assessment of the scene that should fully reflect the experience of the view is needed.
- 6.27 Where a site visit indicates that a development proposal would have a significant visual impact on a view from a position other than the LVMF Assessment Point, then a formal test should be carried out from within that Viewing Place to determine the location of the specific point or points where the proposal is considered to have most impact. The term given to that specific location is Viewing Point. If it is agreed that the final assessment of the proposal should only be made from the Viewing Point(s) then an explanation should be given as to why this position provides a more relevant test than the Assessment Point identified in this LVMF.
- 6.28 In some cases the benefits of the view will be better described and assessed by referring to the viewing experience that takes place moving through a Viewing Place. Thus the experience of the kinetic effect of moving through space should inform the quality of the viewing experience. This kinetic effect may be a more important aspect of the viewing experience than the assessment of a view from a particular Assessment Point or Viewing Point. The kinetic effect may be particularly relevant to the category of views known as River Prospects, for example – where the combined elements of river frontages, embankments and backdrop development behind them is relevant to the quality of the view. In these cases views should be managed sensitively although unnecessary constraints over a broader area than that required in order to enjoy the view should be avoided. In some cases it may be beneficial to test the

kinetic effect of a development across an entire Viewing Place. This can either be carried out as a moving image or as a series of AVRs.

- 6.29 AVRs can never provide the identical visual experience that a human observer can receive in the field. The best assessment work or judgements can only be carried out on site. Appendix C further explains some aspects and objectives of the AVR production process, and provides guidance to the issues raised by photography, the visual properties that AVRs can convey and the procedural requirement to declare the methodology used in the production of the AVRs. The latter is required to ensure transparency of process and provides the information necessary for independent verification, should that be required. The declaration of a methodology should help to reduce the need for independent verification in the event of a query arising against the calculations that have been used to support the AVR.
- 6.30 Applicants and their consultants must also have regard to the technical advice in Appendix C relating to the production of AVRs.

Photography

- 6.31 The photographs in each Management Plan record the designated views from the identified Assessment Points at a particular point in time between 2005 and 2007. These photographs provide a representation of the viewing experience from an Assessment Point within the Viewing Place. It is usually not possible to capture a designated view in a single photograph, and for this reason a range of photographs from different angles has sometimes been taken to show the expanse of the view. However, there is no substitute for visiting the Viewing Place of a designated view and considering the effect of a proposal for development with the naked eye.
- 6.32 Technical sheets in Appendix D provide information about each Assessment Point, including the camera position, detail about location and access for professionals and assessors. Use of the information on the technical sheets should ensure consistency in terms of the photographs to be provided from these Assessment Points.
- 6.33 The date and time of the photograph used in AVRs needs to be recorded to take into account climatic conditions and day or night time lighting considerations.

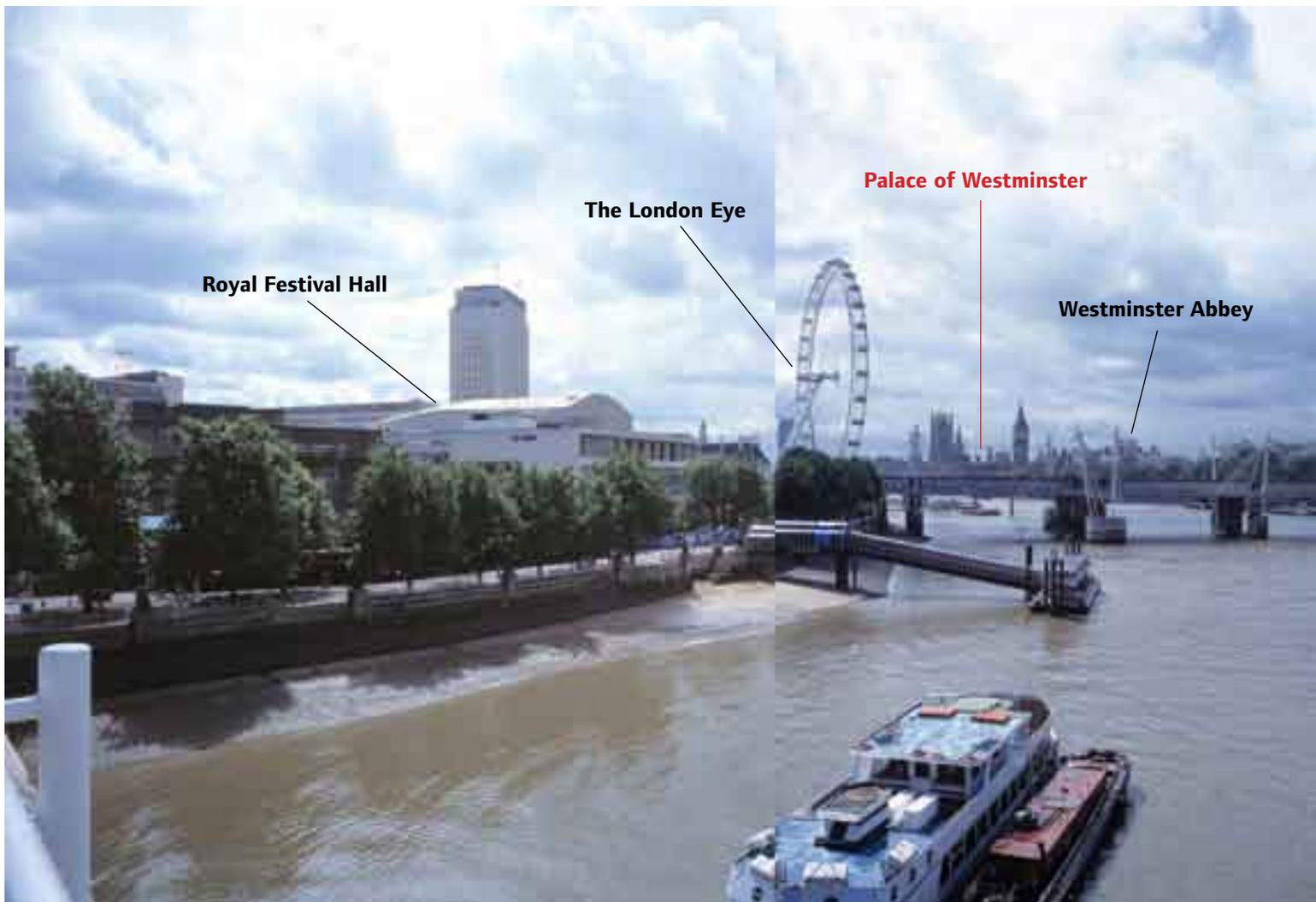
Deciding the specification for the photography

- 6.34 One issue of most relevance to the choice of AVRs concerns the choice of the camera field of view. In this regard the parties must give consideration

not only to the appearance of the proposal itself but the appearance of the proposal within the wider environment relevant to pertinent aspects of the view.

- 6.35 There is common agreement amongst photography professionals, the Landscape Institute and other professional bodies that a single focal length of lens or camera format cannot be prescribed for the use of photography and photomontage in visual assessment of townscape and landscapes. Rather, the most appropriate combination of lens, camera format and final presentation of image should be selected to illustrate the points being made by the professional producing the image. All parameters that contribute to selection should be presented to allow the rationale to be open to scrutiny. Different approaches serve different functions. No single approach to the photography can serve all purposes and the type of photography should respond to the nature of the view

Significant view from Assessment Point 15A.1 – annotated photograph

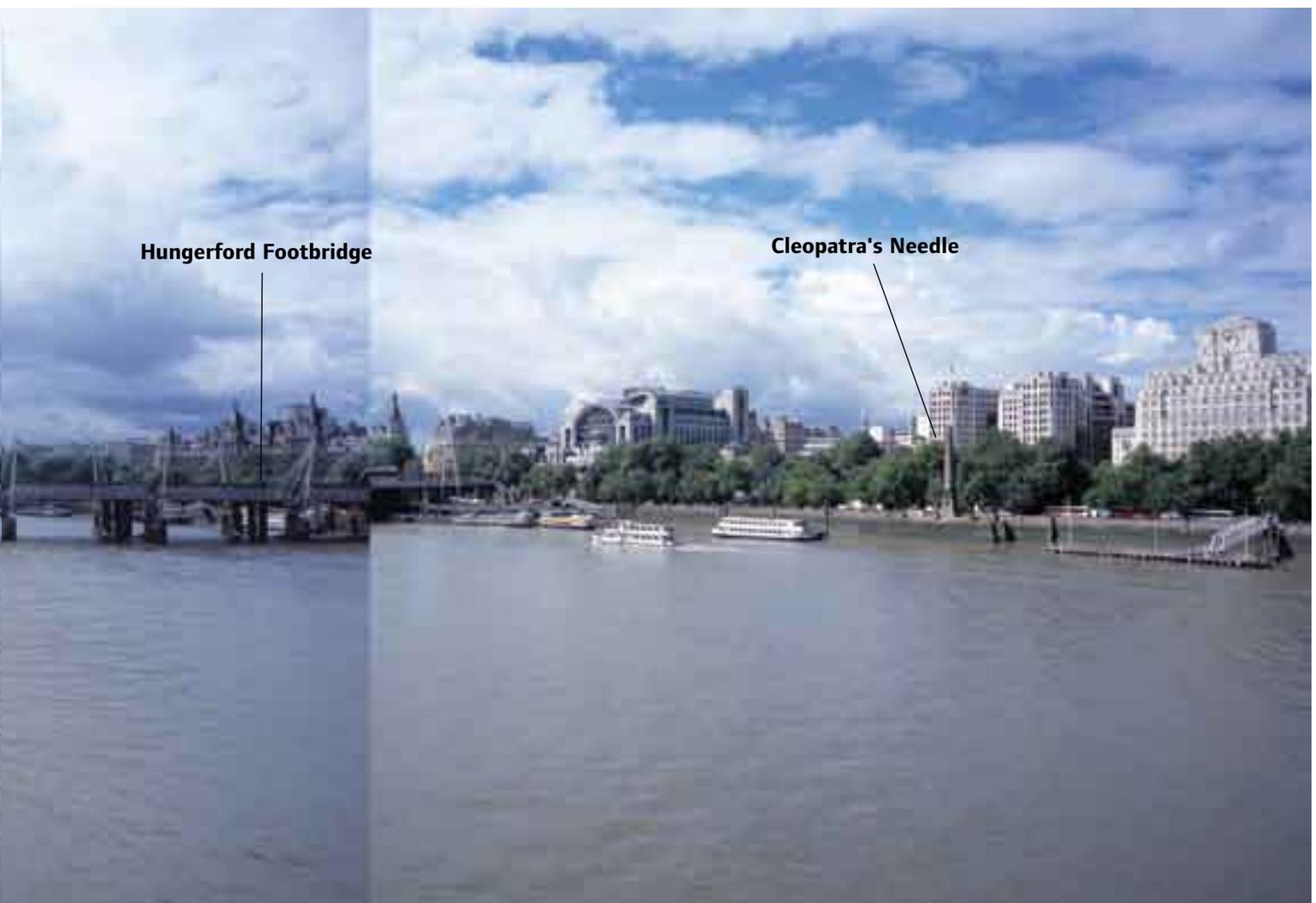


in an urban context. A close up narrow view will be distinct from a longer-range panoramic view for example. Photographers should therefore use a combination of focal length of lens and camera format that presents an appropriate view and state the reasons for that choice.

- 6.36 Appendix C provides a technical explanation regarding the appropriate field of view for camera lenses, AVR types and the approach to be taken with the declaration required for a methodology.

Treatment and identification of landmarks

- 6.37 The Management Plans list landmarks within each designated view. These include the Strategically Important Landmarks (defined in Chapter 2). Where these landmarks are the focus in long distance views of Protected Vistas, they are covered by Geometric Definition. Geometric Definition also applies to the Townscape View from City Hall to the Tower of London.



- 6.38 The Management Plans also list 'other' landmarks within designated views; these are listed in Appendix B. Applicants should produce photographs appropriately annotated with the relevant landmarks that are considered to be necessary to aid the process of assessment of their proposals.
- 6.39 The annotated photograph on the previous page is an example of a photograph taken from Assessment Point 15A.1, from the upstream pavement on Waterloo Bridge looking towards the Palace of Westminster. This photograph shows how other landmarks have been annotated in the view and provides an illustration of what will be required by the Mayor, local planning authorities and other consultees in this regard.
- 6.40 Appendix B provides a table of Management Plans, Strategically Important Landmarks and other landmarks relevant to each view.

Other information sources relevant to Management Plans

- 6.41 There may be a need to supplement the information in this SPG. Relevant London boroughs and other organisations may be in possession of knowledge and material about forthcoming proposals that may affect the quality of the view. It may be appropriate to share this information with the applicant.
- 6.42 Some changes to the views will take place as London continues to develop. The longer-term management of views will require positive responses to the changing elements of the view as new developments contribute to the view and existing buildings are demolished. Aspects of views change with the seasons and some knowledge of those changes and their effect on the detail of the view is more likely to be held by local bodies and landowners. Local knowledge about the view can contribute to the way in which a Qualitative Visual Assessment is carried out.

Management Plans

How to read the Management Plans

- 1 Each Management Plan begins with a description of the designated view in general, followed by an overview map that indicates where the Assessment Points for each view are located. In some cases there will be two maps, showing the Assessment Points in a larger context, and then a 'zoomed-in' map which shows a more local context and detail of where the Assessment Points lie in relation to one another.
- 2 An orange arrow is used to depict the direction of view from Assessment Points from which the significant view is managed using only Qualitative Visual Assessment.
- 3 A red and yellow viewing corridor extending from the Assessment Point is used to depict the direction of view for Protected Vistas managed by Geometric Definition.



Orange arrow

Viewing Places

- 4 The maps are followed by a description and visual management guidance for each Viewing Place, applicable to all significant views from Assessment Points within that Viewing Place.
- 5 The numbers of the Viewing Places and Assessment Points for each designated view adhere to the following logic as below. For example, for Assessment Point 15A.1:
 - 15 = the designated view 15 (Waterloo Bridge)
 - A = the first Viewing Place (the upstream pavement)
 - .1 = the first Assessment Point in that Viewing Place.

Assessment Points

- 6 The view from each Assessment Point is discussed following the visual management guidance for a Viewing Place. The methodology to be used to assess the visual impact of the view from that Assessment Point is identified (whether only by QVA or by both QVA and Geometric Definition), and which Strategically Important Landmark, other landmark, and/or prominent buildings are visible from that Assessment Point.
- 7 For Assessment Points from which the significant view is managed using QVA only, this discussion is followed by a photograph to show the existing appearance of the view from that Assessment Point; in some cases this is a view composed from several photographs to depict the wide view enjoyed from those Assessment Points. In other cases, only one photograph is included, as it is considered sufficient to represent the fundamental aspects of the view.

8 For Assessment Points with Protected Vistas managed by Geometric Definition, the management plan continues to elaborate on the Protected Vista, and provides:

- a) A map which shows the full extent of the Protected Vista. The red area indicates the front and middle ground assessment areas of the Protected Vista; a pink coloured area indicates Lateral Assessment Areas, and the yellow area indicates the Background Assessment Areas.

Full extent of the protected vista



- b) A photograph of the significant view from Assessment Point; in some cases this is a panorama view comprised of several photographs.

Photograph from Assessment Point



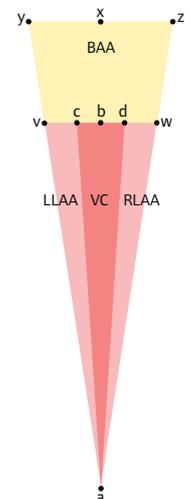
- c) A photograph taken with a telephoto lens from the Assessment Point which zooms in on the Strategically Important Landmark. This

photograph has a red line indicating the extent of the protected vista at the Strategically Important Landmark, and where necessary, a pink line indicating the extent of any Lateral Assessment Areas about the Strategically Important Landmark. However, it is important to note that such photographs do not represent the true visual experience whilst standing at the Assessment Point.

Photograph with telephoto lens



Diagram



d) A diagram of the Protected Vista, not drawn to scale, which indicates the key points corresponding to the co-ordinates given in the directions issued by the Secretary of State. As with the maps showing the full extent of the Protected Vista, the red area in this diagram indicates the front and middle ground assessment areas of the Protected Vista; a pink coloured area indicates Lateral Assessment Areas, and the yellow area indicates the background assessment areas. The points are referenced in an accompanying table (e).

e) A table with the co-ordinates and key measurements that correspond to the diagram in (d). These give the co-ordinates as established by the Secretary of State in her directions, as well as the height of each point to establish the threshold plane. In some cases a point will have two heights, one for the threshold plane for the

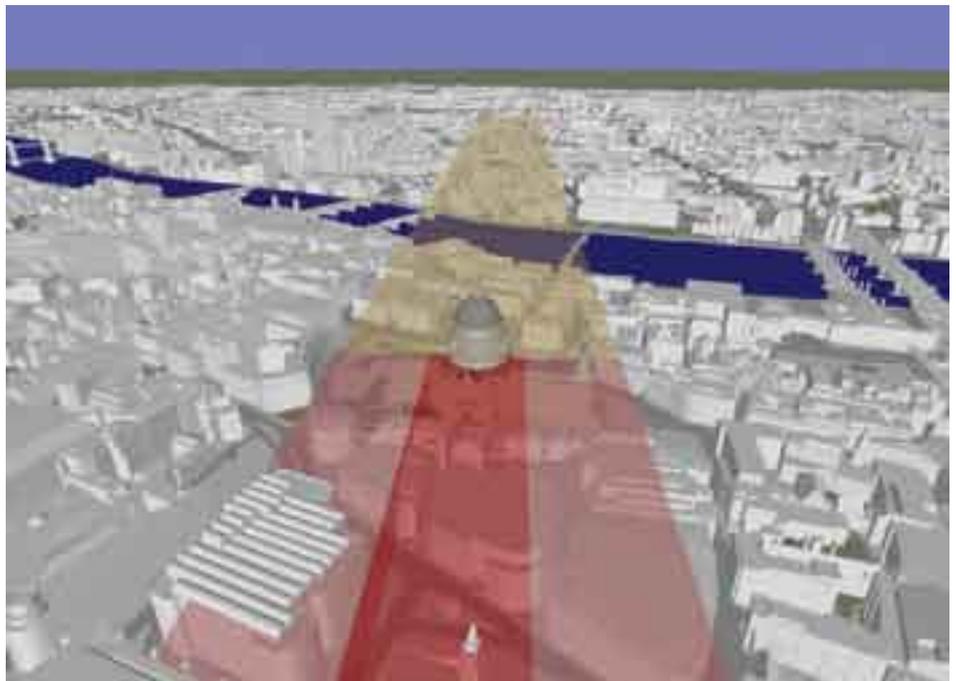
Table

	Coordinates		VC heights	BAA heights
a	527,657.3E	183,893.0N	68.3m	
b	530,263.1E	179,494.8N	43.5m	
c	530,372.2E	179,555.9N	43.5m	40.0m
d	530,154.0E	179,433.7N	43.5m	40.0m
y	532,224.8E	176,596.2N		40.0m
z	531,862.8E	176,381.8N		40.0m
Length				
ab	5.1Km			
bx	3.5Km			
Width				
cd	250m			

foreground/middle ground view, and one for the threshold plane for the Background Assessment Area.

- f) A 3D/aerial view of the Strategically Important Landmark with the Protected Vista overlaid. This illustrates which existing buildings might already breach the threshold heights of the Protected Vista.

3D/Aerial View



Threshold Heights

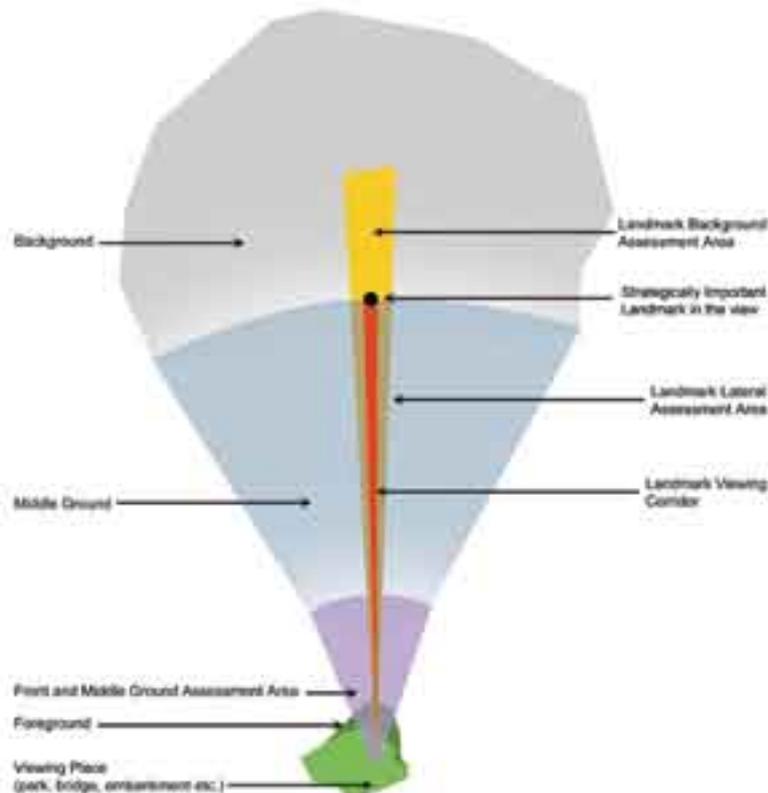
- 9 Each Protected Vista has a threshold plane that is the maximum height to which a proposed development can extend vertically without the planning application being referred to the Mayor and other boroughs involved in managing the view. Chapters 2 and 4 discuss these in more detail. The diagram and table discussed in paragraph 8d and 8e includes the threshold heights for the Landmark Viewing Corridors, the Lateral Assessment Areas, and the Background Assessment Areas.
- 10 Depending on the whether an Assessment Point is on higher or lower ground to the Strategically Important Landmark, the threshold plane will rise or fall continuously from the Assessment Point to meet the landmark and then project into the Background Assessment Area.
- 11 For most views of St Paul's Cathedral, the threshold plane height for the Background Assessment Area remains 52.1m as at St Paul's; for most views of Westminster, the threshold plane height for the Background Assessment Area drops several metres from 43.5m at Westminster to 40m.

- 12 Exceptionally, the Landmark Viewing Corridor threshold plane in the view to St Paul's Cathedral from Greenwich Park is a constant 30m until Tower Bridge, then rises to 50m at Tower Bridge and continues from Tower Bridge to rise to the 52.1m at St Paul's Cathedral, before continuing to rise in the Background Assessment Area to a maximum height of 53.6m AOD. This arrangement is in order to protect views of Tower Bridge in the foreground of the view to St Paul's.

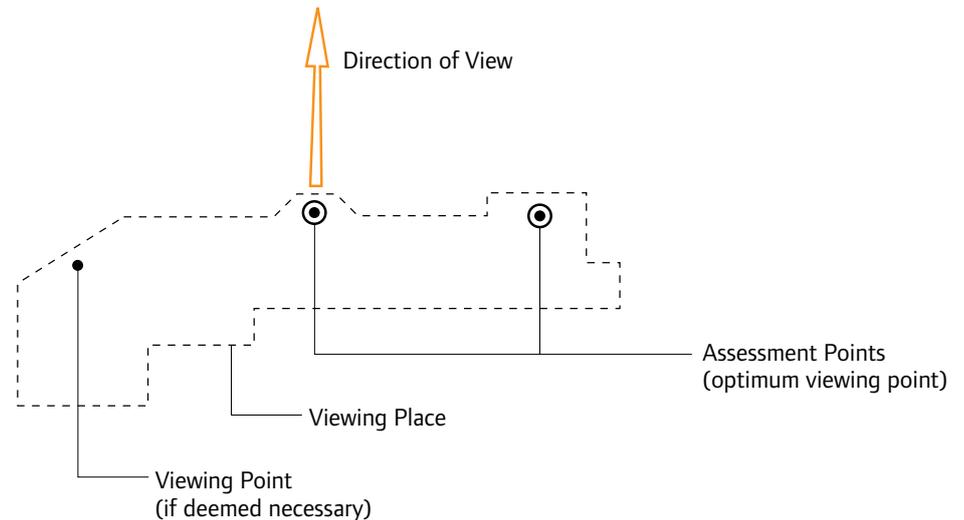
How to use the Management Plans

- 13 For detailed guidance how to interpret the guidance in the management plans, please refer back to Chapters 1-6 of this SPG, as outlined below:
- 14 **Chapter 1** for definitions of terminology used and how various components of the views relate to one another, and as seen in these diagrams:

Components of a Protected Vista



Components of a Viewing Place



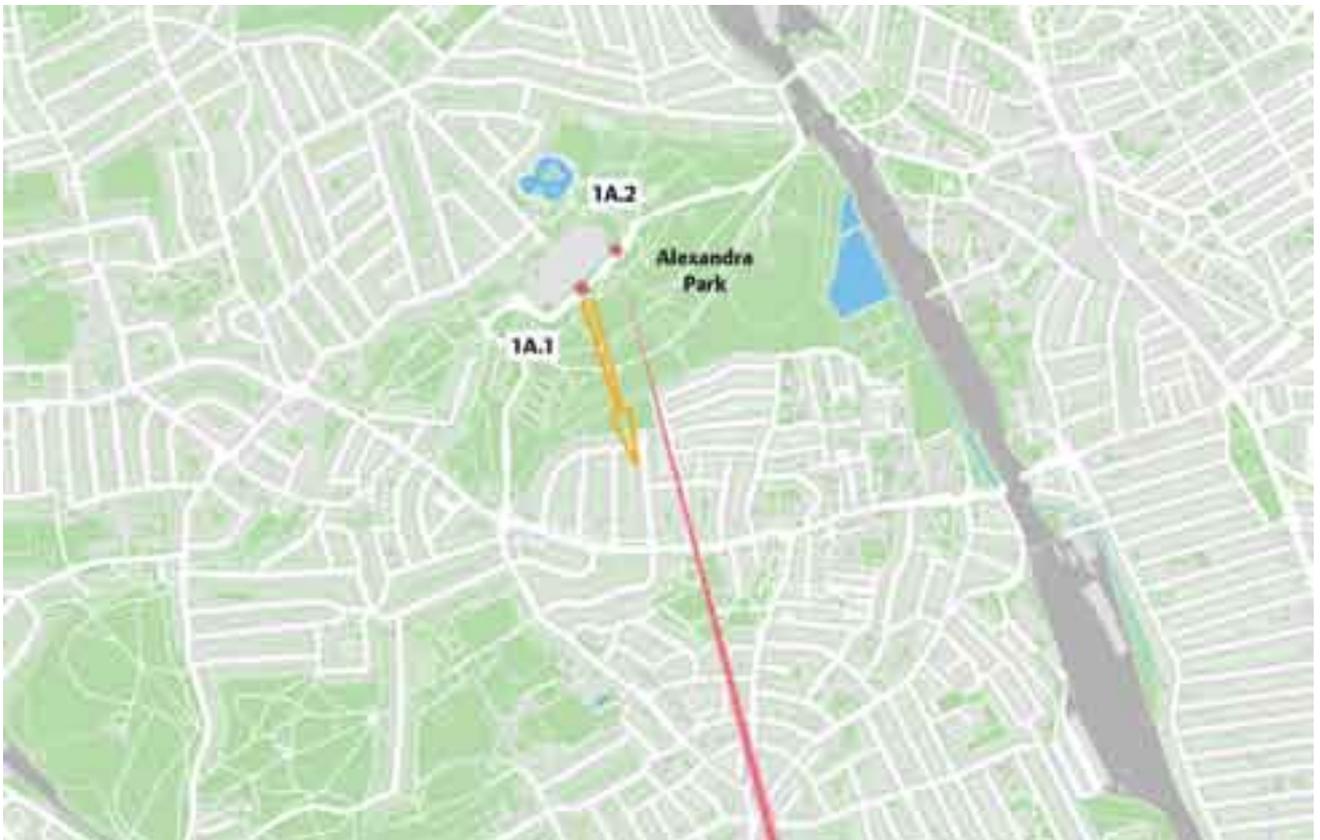
- 15 **Chapter 2** for a general description and approach to the four different view categories (Panoramas, Townscape Views, Linear Views and River Prospects), including discussion of threshold planes.
- 16 **Chapter 3** for procedure and policy guidance for the assessment of proposals using Qualitative Visual Assessment and visual management guidance, which forms the basis for the preparation of townscape and visual assessments required for proposals. This includes:
 - General visual management guidance for each view category
 - Procedure for applicants in undertaking a Qualitative Visual Assessment, including Accurate Visual Representations
 - Consideration of Strategically Important and other landmarks
 - Development opportunity within designated areas and clustering of high buildings
 - Visual management guidance for World Heritage Sites.
- 17 **Chapter 4** for a detailed explanation of the management approach known as Geometric Definition.
- 18 **Chapter 5** for procedures for cross-borough and Mayoral consultation, and issues relating to conformity of local policies with the London Plan.
- 19 **Chapter 6** for additional information specifically for planners, relating to the use of Visual Management Guidance, including the selection and use of Accurate Visual Representations.

Management Plan 1

London Panorama: Alexandra Palace

- 1 Alexandra Palace is set in 196 acres of parkland, north of London on the rising ground of Muswell Hill. A ridge further south separates the Viewing Place from central London. The terrace is dilapidated and traffic on Alexandra Palace Way, the road itself and its street furniture, detract from the viewing experience. Views from Alexandra Palace are particularly sensitive to development breaching the ridgeline running across the view and affecting the ability to recognise and appreciate the buildings in the city centre beyond.
- 2 There is one Viewing Place from Alexandra Palace. There are two Assessment Points in this Viewing Place; a Protected Vista from one of the Assessment Points is managed by Geometric Definition and is subject to a direction issued by the Secretary of State (reproduced in Appendix G).

Viewing Place and Assessment Points for Designated View 1: Alexandra Palace



Viewing Place 1A

Alexandra Palace: the viewing terrace

- 3 The Viewing Place is the terrace south of the Palace, extending into the car park on the east side.
- 4 There are two Assessment Points at this Viewing Place:
 - A Protected Vista focused on St Paul's Cathedral (to be managed by Geometric Definition and Qualitative Visual Assessment);
 - A panoramic view of London (to be managed by Qualitative Visual Assessment).
- 5 The foreground of the Viewing Place consists of Alexandra Park, which slopes away from the viewer towards the valley below, and is dominated by a number of mature trees. Views of the panorama are restricted in some places to glimpses through gaps in the trees; the full panorama is not visible from every point within the Viewing Place.
- 6 The land rises from the park to an east-west ridge. The middle ground is broadly characterised by residential properties of red brick with pitched roofs. The residential character is complemented by trees throughout and the area is interspersed with church spires and public buildings.
- 7 Panoramas from the terrace are generally very wide. They are centred on the City cluster of towers and St Paul's Cathedral, and include the Euston Tower, BT Tower and Centre Point. From some positions, the Canary Wharf cluster of tall buildings can be seen, beyond an open middle ground.
- 8 Panoramic views from this Viewing Place give a strong sense of the geography and topography of the eastern parts of London, extending across the flat east of London towards the Thames Estuary.
- 9 The view of St Paul's Cathedral from the car park allows clear views of the peristyle of the building, as well as the dome and lantern, due to a dip on the ridgeline.

Visual management guidance

- 10 All views are subject to Qualitative Visual Assessment described in Chapter 3. In addition the guidance in Chapter 4 – 'Management of Designated Views by Geometric Definition' applies to the Protected Vista. All of this guidance should be considered by those seeking to develop within these views from this location.
- 11 Views from this Viewing Place are particularly susceptible to tree growth in the foreground and visual management guidance paragraph 3.40

Landscape management in the foreground should be referred to in this respect. The requirement to improve the Viewing Place, in particular with correctly positioned viewing plaques, should be considered with reference to the guidance on visual management in paragraphs 6.13-6.16 *The quality of the Viewing Place and Assessment Points*.

- 12 Views from Alexandra Palace are also sensitive to development breaching the ridgeline running across the view and affecting the ability to recognise and appreciate the buildings in the city centre beyond. In this area developers, architects, local authorities and others should seek to contribute positively to its existing characteristics when developing within the view.

Assessment Point 1A.1

Alexandra Palace: the viewing terrace – south-western section

- 13 Qualitative Visual Assessment will be used to assess the visual impact of development on this panoramic view.
- 14 The Strategically Important Landmark within the significant view from the terrace is St Paul's Cathedral, although from this Assessment Point the peristyle is obscured by trees on the ridge in the middle ground. Although the dome should remain visible from here, the Assessment Point has been chosen for the panoramic view of London. Other prominent buildings or groups of buildings include the City cluster of towers and the Canary Wharf cluster of towers.

Significant View from Assessment Point 1A.1



Assessment Point 1A.2

Alexandra Palace: viewing terrace – approaching from the northeastern carpark – looking towards St Paul’s Cathedral

- 15 The view of St Paul’s Cathedral from the car park will be managed through Geometric Definition.
- 16 The Strategically Important Landmark within the significant view from the car park is St Paul’s Cathedral. It is only within this designated view that the peristyle of the Cathedral is visible, owing to a dip in the ridge in the middle ground. Other visible buildings in the view include the City cluster of tall buildings.

Protected Vista 1A.2

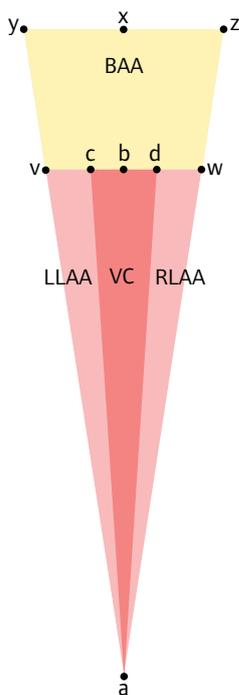
- 17 The Landmark Viewing Corridor is symmetrical about the dome, since the western towers of the cathedral are not fully visible. The whole of the landmark is set against a distant backdrop of hills, making it less visible than in other views. There are Lateral Assessment Areas on either side of the Landmark Viewing Corridor.

Full extent of the Protected Vista from Assessment Point 1A.2



- 18 The following widths apply between the defining points identified below:
- C to D the Landmark Viewing Corridor measures 70 metres
 - V to C the Lateral Assessment Area measures 70 metres
 - D to W the Lateral Assessment Area measures 70 metres.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 1A.2



	Co-ordinates		Height (AOD)	
			VC/LAA	BAA
a	529,710.3E	190,072.2N	94.0m	
b	532,054.4E	181,142.2N	52.1m	
c	532,088.3E	181,151.1N	52.1m	
d	532,020.5E	181,133.3N	52.1m	
v	532,156.0E	181,168.9N	52.1m	52.1m
w	531,952.8E	181,115.5N	52.1m	52.1m
y	532,817.3E	178,761.4N		52.1m
z	532,559.2E	178,693.7N		52.1m
Length				
ab	9.2Km			
bx	2.5Km			
Width				
cd	70m			
cv	70m			
dw	70m			

notes **VC** Viewing Corridor **LLAA** Left Lateral Assessment Area
RLAA Right Lateral Assessment Area **BAA** Background Assessment Area

- 19 Before fully considering the planning application, proposals that exceed the threshold plane of the Landmark Viewing Corridors, the Lateral and Background Assessment Areas must be referred by the responsible local planning authority to the Mayor and any other relevant consultee referred to in the Secretary of State’s direction, this SPG, and, if relevant, Local Development Documents. The responsible local planning authority is the planning authority in whose district the proposal is located. During pre-application discussions, or at the request of the relevant planning authority, applicants will be required to prepare Accurate Visual Representations to allow the degree of impact to be assessed.

Significant View from Assessment Point 1A.2



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 1A.2



3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 1A.2



2 London Panorama: Parliament Hill

- 1 Parliament Hill forms part of the prominent ridge traversing West Hampstead to Highgate within Hampstead Heath. It is an open public area of the Heath consisting of fields, hedgerows and woodland.
- 2 There are two separate Viewing Places which are some distance apart, each with one Assessment Point. One is focussed St Paul's Cathedral, the other on the Palace of Westminster. The views from both of the Assessment Points include Protected Vistas managed by Geometric Definition. The directions issued by the Secretary of State relating to these Protected Vistas are reproduced in Appendix G.

Viewing Places and Assessment Points for Designated View 2: Parliament Hill



Viewing Place 2A

Parliament Hill: the summit – view in direction of St Paul’s Cathedral

- 3 The traditional Parliament Hill Viewing Place, set at a high point on the Heath, provides important glimpsed views across a wide span of London. The topography of London, particularly the hills, acts to frame the skyline. The viewer’s eye is drawn to a number of competing and prominent elements, in particular the City’s financial district and the Canary Wharf cluster of towers, which are given greater prominence in this view because of the rise of Shooter’s Hill in the background.
- 4 From this Viewing Place two Strategically Important Landmarks can be seen:
 - St Paul’s Cathedral is set within a miscellany of buildings, in both its foreground and background. The dome and peristyle are visible, but background development diminishes the viewer’s ability to recognise and appreciate the landmark, particularly in poor weather conditions. St Paul’s is the focus of the view from this Viewing Place.
 - The Palace of Westminster is set between the Euston Tower and the BT Tower, however it is only partially visible and can be recognised only by the turrets and finials of the Victoria Tower, which are in contrast to the simple housing blocks in the middle ground.

Visual management guidance

- 5 All the view management guidance set out in Chapter 3 on Qualitative Visual Assessment and Chapter 4 – on the management of designated views by Geometric Definition, should be considered by those seeking to develop within views from this viewing place.
- 6 The views are particularly susceptible to tree growth in the foreground and visual management guidance paragraph 3.40 *Landscape management in the foreground* should be referred to in this respect. The requirement to improve the Viewing Place, in particular with an accurate viewing plaque, should be considered with reference to visual management guidance paragraphs 6.13-6.16 *The quality of the Viewing Place and Assessment Points*.
- 7 In the wider panorama the Palace of Westminster is framed between two buildings and ensures that viewers can recognise the main towers of the monument. Any further development needs to protect this characteristic of the view.
- 8 In the case of further development in the Protected Vista, the Mayor will assess each referred application against the requirement to preserve

or enhance the current ability to recognise and appreciate St Paul's Cathedral. However he acknowledges that new development may choose to meet this requirement in a variety of ways, including use of form and materials that can improve the clarity with which the silhouette of St Paul's Cathedral can be distinguished from its surroundings. In assessing the effect of new development, the Mayor will seek to encourage an appropriate setting for St Paul's Cathedral when seen from the Parliament Hill Assessment Points that satisfies the design requirements of the London Plan and other guidance.

Assessment Point 2A.1

Parliament Hill: taken from the Viewing Place at the summit – close to the orientation board – in the direction of St Paul's Cathedral

- 9 The view of St Paul's Cathedral experienced from this Assessment Point will be managed by Geometric Definition. In addition, Qualitative Visual Assessment will be used to assess the visual impact of development on the panoramic view from this location.
- 10 The Strategically Important Landmark within the significant view is St Paul's Cathedral, although the view includes various prominent tall buildings seen across London, particularly in the direction of the City cluster of towers. Indeed in this view St Paul's Cathedral can be appreciated within a cluster of buildings. Existing high buildings close to London Bridge station form the backdrop of the Cathedral.

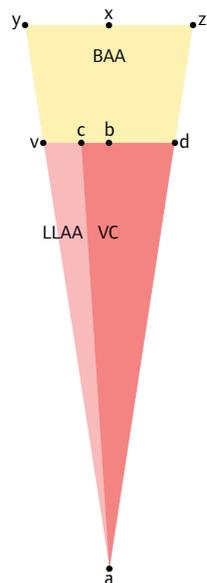
Protected Vista

- 11 The Protected Vista includes a Landmark Viewing Corridor encompassing St Paul's Cathedral. The Landmark Viewing Corridor is asymmetrical around the dome of St Paul's, because the visibility of the western towers plays an important role in the understanding of the building from this position. There is also a Lateral Assessment Area to the eastern side of the Landmark Viewing Corridor. The backdrop should be considered when examining the setting for St Paul's Cathedral against the hills.
- 12 The horizontal line of the Protected Vista where it meets St Paul's Cathedral measures 210 metres. The following widths apply between the defining points identified below:
 - C to D the Landmark Viewing Corridor measures 140 metres
 - V to C the Lateral Assessment Area measures 70 metres.

Full extent of the Protected Vista from Assessment Point 2A.1



Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 2A.1



	Co-ordinates		Height (AOD)	
			VC/LLAA	BAA
a	527,665.4E	186,131.5N	98.1m	
b	532,054.4E	181,142.2N	52.1m	
c	532,080.7E	181,165.3N	52.1m	
d	531,975.6E	181,072.8N	52.1m	52.1m
v	532,133.2E	181,211.6N	52.1m	52.1m
y	533,811.3E	179,363.7N		52.1m
z	533,594.4E	179,172.9N		52.1m
Length				
ab	6.6Km			
bx	2.5Km			
Width				
cd	140m			
cv	70m			

notes **VC** Viewing Corridor **LLAA** Left Lateral Assessment Area
BAA Background Assessment Area

Significant View from Assessment Point 2A.1

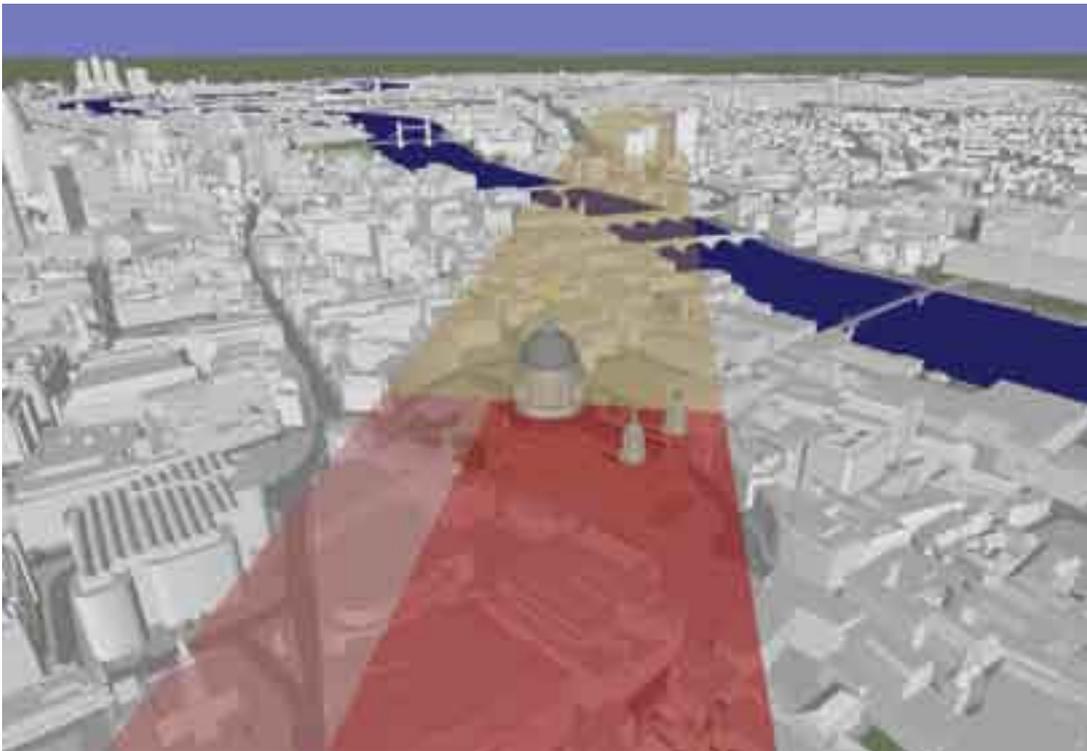


Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 2A.1



- 13 Developments that exceed the threshold plane of the Landmark Viewing Corridor and the Lateral and Background Assessment Areas must be referred by the responsible local planning authority to the Mayor and other consultees referred to in the Secretary of State direction, in this SPG and if relevant, in LDDs. The responsible local planning authority is the planning authority in whose district the proposal is located. During pre-application consultation discussions, applicants will be required to prepare Accurate Visual Representations to allow the degree of impact to be assessed.

3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 2A.1



Viewing Place 2B

Parliament Hill: approaching the summit from the east – view in the direction of the Palace of Westminster

- 14 This Viewing Place is on the south-east side of Parliament Hill on lower ground. It has been chosen because it provides one of the best views of the principal towers of the Palace of Westminster, the Strategically Important Landmark, and also reveals the financial and governmental hearts of London, although much of the panorama is interrupted by elements in the foreground and middle ground. A break in the trees to the east allows a discrete view of Canary Wharf.
 - 15 All three towers of the Palace of Westminster are visible, although none has a clear sky space in the background. A canyon effect is created by both commercial and residential tall buildings in the view. The sharp edges of these buildings frame the Palace and contrast with its more delicate and intricate silhouette of towers.
- Visual management guidance*
- 16 All the view management guidance set out in Chapter 3 on Qualitative Visual Assessment and Chapter 4 – Management of designated views by Geometric Definition, should be considered by those seeking to develop within these views from the different Assessment Points referred to in this Management Plan.
 - 17 Views from this Viewing Place are particularly susceptible to tree growth in the foreground and visual management guidance paragraph 3.40 *Landscape management in the foreground* should be referred to in this respect. The requirement to improve the Viewing Place, in particular with an accurate viewing plaque, should be considered with reference to visual management guidance paragraphs 6.13-6.16 *The quality of the Viewing Place and Assessment Points*.
 - 18 The London Borough of Camden and the City of London manage the park through the Hampstead Heath Management Plan. These local planning authorities should ensure that local policies on views expressed in development plan documents are in general conformity with the Mayor's London Plan and this supplementary planning guidance is a material consideration and should also inform locality policies – see paragraph 2.27 *Conformity with the London Plan* which is relevant.

Assessment Point 2B.1

Parliament Hill: approaching the summit from the east – at the prominent oak tree – looking towards the Palace of Westminster

- 19 The view is characterised by a panorama of the London skyline and collections of tall buildings. The Strategically Important Landmarks within the view are the Palace of Westminster, of which all the major towers can be seen, and St Paul's Cathedral. The BT Tower is an other landmark and prominent buildings or structures include 30 St Mary Axe, Tower 42 and Centre Point.

Protected Vista

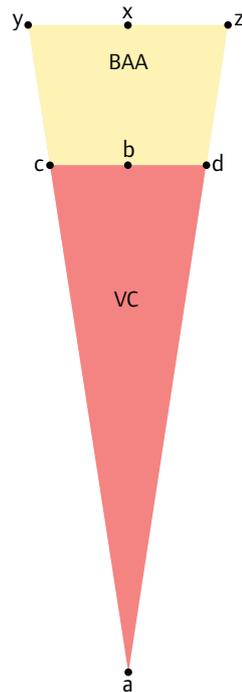
- 20 The Viewing Corridor includes the major towers of the Palace of Westminster building. It is the ability to see and identify the building that is important, rather than the establishment of a particular setting for it.

Full extent of the Protected Vista from Assessment Point 2B.1



- 21 The following widths apply between the defining points identified below:
- C to D the Landmark Viewing Corridor measures 210 metres.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 2B.1



	Co-ordinates		Height (AOD)	
			VC	BAA
a	528,043.1E	186,154.5N	71.6m	
b	530,263.1E	179,494.8N	43.5m	
c	530,363.2E	179,526.5N	43.5m	40.0m
d	530,163.0E	179,463.1N	43.5m	40.0m
y	531,518.0E	176,227.5N		40.0m
z	531,219.6E	176,128.0N		40.0m
Length				
ab	7.0Km			
bx	3.5Km			
Width				
cd	210m			

notes **VC** Viewing Corridor **BAA** Background Assessment Area

- 22 Before fully considering the planning application, proposals that exceed the threshold plane of the Landmark Viewing Corridor and the Background Assessment Area must be referred by the responsible local planning authority to the Mayor and any other relevant consultee referred to in the Secretary of State’s direction, this SPG, and, if relevant, Local Development Documents. The responsible local planning authority is the planning authority in whose district the proposal is located. During pre-application discussions, or at the request of the relevant planning authority, applicants will be required to prepare Accurate Visual Representations to allow the degree of impact to be assessed.

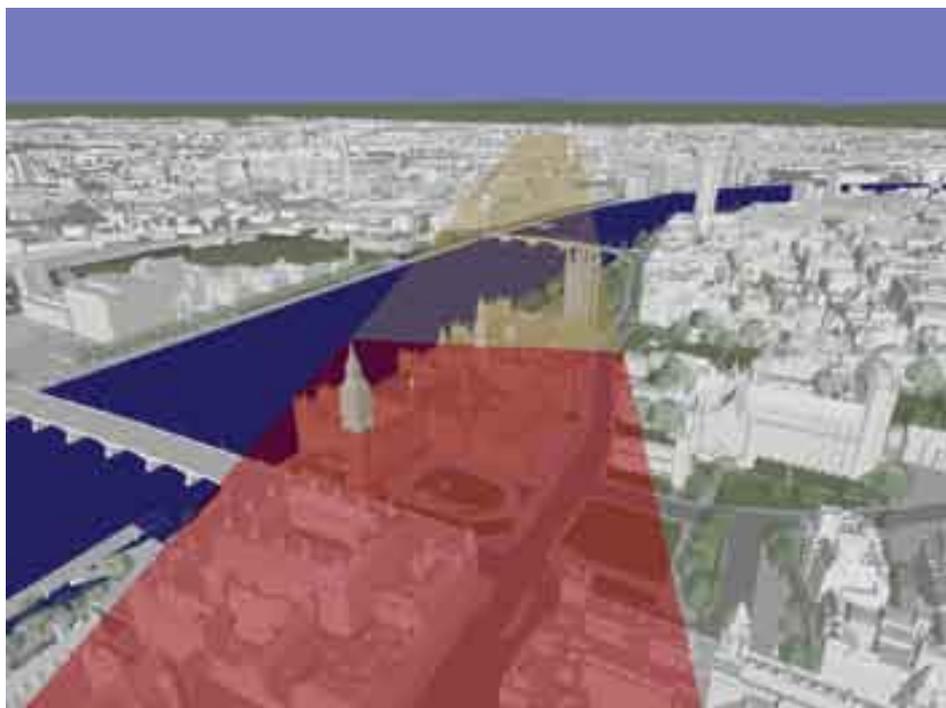
Significant View from Assessment Point 2B.1



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 2B.1



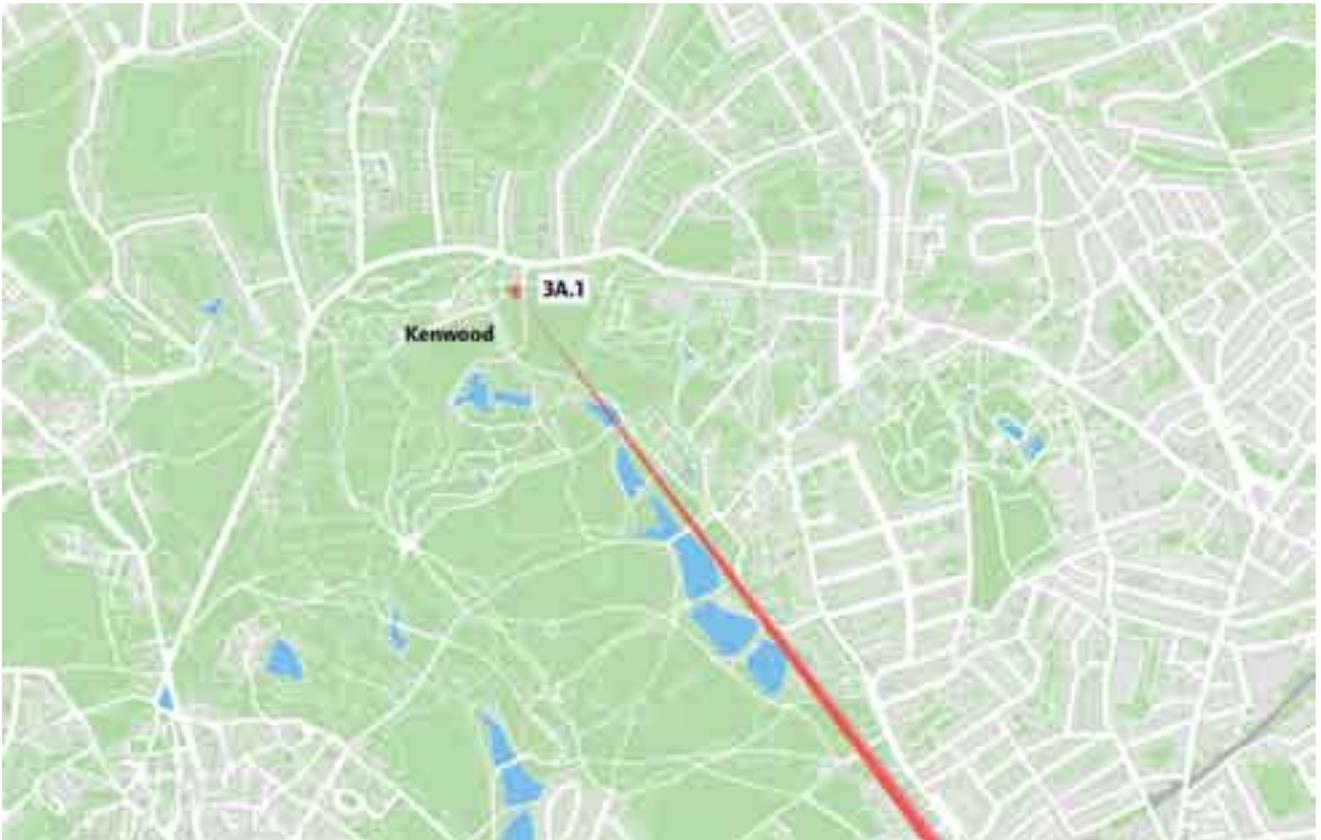
3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 2B.1



3 London Panorama: Kenwood

- 1 Kenwood Park forms part of Hampstead Heath, and the Viewing Place includes a section of the park to the east of Kenwood House. The Viewing Place is part of a stretch of parkland running into a meadow which falls away downhill. The park provides a large open green space in contrast to the surrounding suburbs of north London. A viewing gazebo has been positioned here and identifies the position from which views should be considered.
- 2 There is one Viewing Place with one Assessment Point in this designated view. The view from this Assessment Point includes a Protected Vista which is managed by Geometric Definition and QVA, and is subject to a direction issued by the Secretary of State. The direction issued by the Secretary of State relating to this view is reproduced in Appendix G.

Viewing Places and Assessment Points for Designated View 3: Kenwood



Viewing Place 3A

Kenwood: the viewing gazebo

- 3 The Viewing Place at Kenwood is in front of the gazebo, north of the path and the meadow. There is one Assessment Point at this location.
- 4 The middle ground is occupied by woodland on the ridge further south, in which few built elements appear. There is a contrast between the parkland in the foreground and middle ground and the modern commercial tower buildings of central London. The viewer's main perception of built form is of the landmarks of central London, which stretch out beyond the meadow and woodland. Hills beyond the City form the background.
- 5 Within the City, 30 St Mary Axe is prominent in the dense cluster of more rectilinear towers around Tower 42. Many of these towers break the line of hills in the background. St Paul's Cathedral, to the west of this main cluster, is seen in front of the London Bridge cluster, with the Guy's Hospital tower again breaking the skyline. The foreground of the Cathedral is clear, but the viewer's ability to recognise and appreciate it is effected by tall buildings behind it.
- 6 Elsewhere in the panorama is a glimpsed view of St Stephen's Tower of the Palace of Westminster, amongst the group of buildings between Camden and Westminster. There is little consistency in the composition of this part of the view; no recognisable cluster of tall buildings exists, but rather a mixture of tall commercial structures is interspersed with residential towers, other commercial development and occasional individual elements such as church spires, St Stephen's Tower and the London Eye. In the far background the Crystal Palace transmitter creates a distinctive structure on the horizon, marking the outer reaches of London.
- 7 In the area between the cluster of towers in the City and the more diffuse range of towers and other large buildings at Camden and Westminster there is an area within which lower buildings predominate. Only the King's Reach tower and the chimney of the Tate Modern Gallery on the South Bank offer verticality in this part of the view.

Visual management guidance

- 8 All the visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment and in Chapter 4 – 'Management of Designated Views by Geometric Definition' should be considered by those seeking to develop within views from the Viewing Place referred to in this Management Plan.

- 9 The parkland nature of the panoramic views from Kenwood is particularly sensitive to inappropriate development breaching the tree line and affecting the ability of the viewer to recognise and appreciate the buildings in the city centre beyond. In this area developers, architects, local authorities and others should seek, in developing within the view, to contribute positively to its existing characteristics. Development at the top of the ridge to the east would break the skyline and inhibit views of the panorama beyond and so should be discouraged.
- 10 Though the view of St Stephen's Tower at the Palace of Westminster is not protected from this location through a Protected Vista, it should be managed in line with visual management guidance paragraph 3.48 *Consideration of strategically important landmarks in designated views*.
- 11 The backdrop will be encouraged to evolve into an appropriate setting for St Paul's Cathedral against the background of hills. Redevelopment of any of the dominant buildings in the background to St Paul's should seek to enhance the composition of the view and the focus of St Paul's. Special regard should be paid to the height, orientation, design and materials of new proposals that may affect the immediate setting of St Paul's.

Assessment Point 3A.1

Kenwood: the viewing gazebo – in front of the orientation board – looking towards St Paul's Cathedral

- 12 The view of St Paul's Cathedral from the viewing gazebo will be managed through Geometric Definition.

- 13 The Strategically Important Landmarks, which are both seen clearly in the view are St Paul's Cathedral and the Palace of Westminster (St Stephen's Tower). The BT Tower is the other landmark, and prominent buildings or groups of buildings include the City cluster of towers, and tall buildings in Camden and Westminster such as Centre Point.

Protected Vista

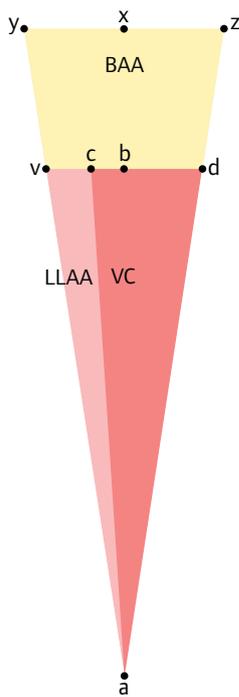
- 14 An asymmetrical viewing corridor is defined towards St Paul's Cathedral, since an understanding of the building as a whole depends on the western towers in the view. There is a Lateral Assessment Area to the east of the Viewing Corridor only.

Full extent of the Protected Vista from Assessment Point 3A.1



- 15 The following widths apply between the defining points identified below:
- C to D the Landmark Viewing Corridor measures 140 metres;
 - V to C the Lateral Assessment Area measures 70 metres.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 3A.1



	Co-ordinates		Height (AOD)	
			VC/LAA	BAA
a	527,270.1E	187,486.2N	114.1m	
b	532,054.4E	181,142.2N	52.1m	
c	532,082.3E	181,163.3N	52.1m	
d	531,970.6E	181,079.0N	52.1m	52.1m
v	532,138.2E	181,205.4N	52.1m	52.1m
y	533,667.6E	179,232.3N		52.1m
z	533,447.2E	179,066.1N		52.1m
Length				
ab	7.9Km			
bx	2.5Km			
Width				
cd	140m			
cv	70m			

notes **VC** Viewing Corridor **LLAA** Left Lateral Assessment Area
BAA Background Assessment Area

- 16 Developments that exceed the threshold plane of the Landmark Viewing Corridor and the Lateral and Background Assessment Areas must be referred by the responsible local planning authority to the Mayor and other consultees referred to in the Secretary of State’s direction, this SPG, and, if relevant, Local Development Documents. The responsible local planning authority is the planning authority in whose district the proposal is located. During pre-application consultation discussions applicants will be required to prepare Accurate Visual Representations to allow the degree of impact to be assessed.
- 17 Significant development has been permitted within the Landmark Background Assessment Area above the threshold plane in the vista from Kenwood towards St Paul’s Cathedral. It is unlikely that further development can take place to the extent of it being able to impact on the ability to appreciate the Strategically Important Landmark. The boroughs

determining planning applications that may affect the background area are the City of London and the London Borough of Southwark.

- 18 However, in the event of further development proposals in these locations, the Mayor will assess each referred application against the requirement to preserve or enhance the current ability to recognise and appreciate the landmark. New development proposals may meet this requirement in a variety of ways. For example, the use of form and materials can improve the clarity with which the silhouette of the St Paul's Cathedral can be distinguished from its surroundings. In assessing the effect of new developments in these cases, the Mayor will encourage an appropriate setting for St Paul's Cathedral from the Assessment Point that satisfies the design quality requirements of the London Plan and other relevant guidance.

3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 3A.1



Significant View from Assessment Point 3A.1



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 3A.1



4 London Panorama: Primrose Hill

- 1 Primrose Hill consists of 50 acres of open parkland surrounded by mature trees, north of Regent's Park. The best views are available from the summit of the hill at the north end of the park. The viewer experiences the panorama close enough to the city to perceive more detail in central London buildings than is possible in panoramic views from further away.
- 2 There is one Viewing Place with one Assessment Point, from which there are two Protected Vistas managed by Geometric Definition and QVA: one towards St Paul's Cathedral, the other towards the Palace of Westminster. The directions issued by the Secretary of State relating to these Protected Vistas are reproduced in Appendix G.

Viewing Place and Assessment Points for Designated View 4: Primrose Hill



Viewing Place 4A

Primrose Hill: the summit

- 3 The Viewing Place at Primrose Hill consists of a small plateau at the top of the hill that has developed at the junction of several footpaths. It is marked with an orientation plaque. There are two Protected Vistas from this Viewing Place and the location of the Assessment Point is the same for both views.
- 4 The foreground and much of the middle ground of the panorama is dominated by Regent's Park, which contains little urban development apart from the buildings within London Zoo and to the immediate east and west of the Park.
- 5 The panorama is wide, extending into Islington in the east, and as far as the Trellick Tower in the west. To the east, there is residential development of brick and painted stucco, pitched slate and tile roofs, complemented occasionally by church spires, residential blocks of flats, and trees forming part of the middle ground.
- 6 The dense development of central London is in the centre of the view. Urban development dominates in the far middle ground, beyond Regent's Park. There is very little urban order or prevailing character amongst the incoherent groups of large commercial buildings and tall residential buildings interspersed with lower buildings just discernible over the tree line. This middle ground development partially blocks the background cluster of buildings, including views of the City and the Palace of Westminster.
- 7 The cluster of tower buildings at Canary Wharf form the background of the view and mark the extent of the panorama in the east. The view of the City cluster of towers is partially obscured by towers at Euston.
- 8 St Paul's Cathedral is framed by two black glass towers at Euston. A third, but lower, tower between them, is seen close to the dome and drum and reduces the viewer's appreciation of the landmark. Further to the west the three towers of the Palace of Westminster are visible but lost in the surrounding townscape. The foreground of the Palace is largely obscured.

Visual management guidance

- 9 All the view management guidance set out in Chapter 3 on Qualitative Visual Assessment and Chapter 4 – Management of designated views by Geometric Definition, should be considered by those seeking to develop within these views from the different locations.

- 10 The scale of proposed developments should be compatible with the existing view, though larger-scale elements with high-quality designs will be acceptable if they are individual tall buildings that meet London Plan policy requirements or act with existing buildings to form coherent groups, in line with visual management guidance paragraph 3.53 *Clustering of high buildings*.

Full extent of the Protected Vistas from Assessment Points 4A.1 and 4A.2



- 11 Both of the views from the orientation plaque to St Paul's Cathedral and the Palace of Westminster will be managed through Geometric Definition.

Assessment Point 4A.1

Primrose Hill: the summit – close to the orientation board – towards St Paul’s Cathedral

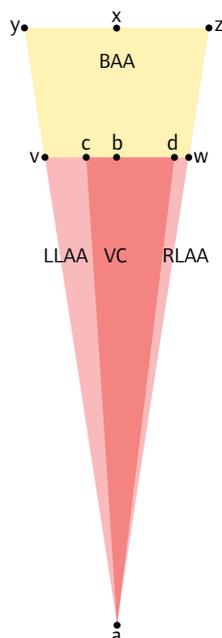
- 12 The Strategically Important Landmark in the view is St Paul’s Cathedral. An other landmark is the BT Tower and prominent buildings or groups of buildings include the City cluster of towers, and the Canary Wharf cluster in the east. Tall buildings in Camden and Westminster, such as the Euston Tower, Centre Point and the University College Hospital building are also prominent in this view.

- 13 The important view of St Paul’s Cathedral experienced from this location will be managed by Geometric Definition through the implementation of a Protected Vista. The Protected Vista includes a Landmark Viewing Corridor to include the western towers, which help orientate the building in this view. There are Lateral Assessment Areas of different widths on both sides of the Viewing Corridor.

Protected Vista to St Paul’s Cathedral

- 14 The Protected Vista includes a Landmark Viewing Corridor encompassing the St Paul’s Cathedral. The horizontal line of the Protected Vista on which St Paul’s Cathedral is located measures 210 metres. The following widths apply between the defining points identified below:
 - C to D the Landmark Viewing Corridor measures 120 metres
 - V to C the Left Lateral Assessment Area measures 70 metres;
 - D to W the Right Lateral Assessment Area measures 20 metres.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 4A.1



	Co-ordinates		Height for Threshold Plane (AOD)	
			VC/LAA	BAA height
a	527,657.3E	183,893.0N	68.3m	
b	532,054.4E	181,142.2N	52.1m	
c	532,073.0E	181,171.9N	52.1m	
d	532,009.3E	181,070.1N	52.1m	
v	532,110.1E	181,231.2N	52.1m	52.1m
w	531,998.7E	181,053.2N	52.1m	52.1m
y	534,252.2E	179,950.7N		52.1m
z	534,087.2E	179,687.0N		52.1m
Length				
ab	5.2Km			
bx	2.5Km			
Width				
cd	120m			
cv	70m			
dw	20m			

notes VC Viewing Corridor LLAA Left Lateral Assessment Area RLAA Right Lateral Assessment Area BAA Background Assessment Area

- 15 Developments that exceed the threshold plane of the Landmark Viewing Corridor and the Lateral and Background Assessment Areas must be referred by the responsible local planning authority to the Mayor and other consultees, referred to in the Secretary of State's direction, this SPG, and, if relevant, Local Development Documents. The responsible local planning authority is the planning authority in whose district the proposal is located. During pre-application consultation discussions applicants will be required to prepare Accurate Visual Representations to allow the impact to be assessed.

3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 4A.1



Significant View from Assessment Point 4A.1



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 4A.1



Assessment Point 4A.2

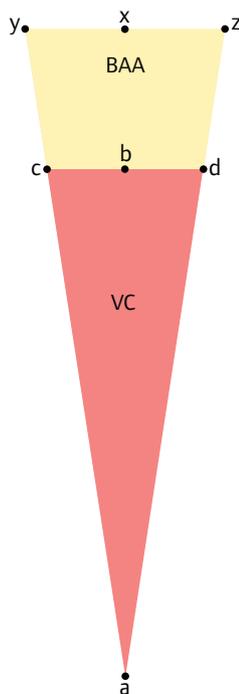
Primrose Hill: the summit – close to the orientation board – towards the Palace of Westminster

- 16 The Strategically Important Landmark in the view is the Palace of Westminster. An other landmark is the BT Tower and prominent buildings or groups of buildings include the City cluster of towers, and the Canary Wharf cluster in the east. Tall buildings in Camden and Westminster, such as the Euston Tower, Centre Point and the University College Hospital building are also prominent in this view.
- 17 The important view of the Palace of Westminster experienced from this Assessment Point will be managed by Geometric Definition through the implementation of a Protected Vista.

Protected Vista to the Palace of Westminster

- 18 The Protected Vista includes a Landmark Viewing Corridor encompassing the Palace of Westminster. The following widths apply between the defining points identified below:
 - C to D the Landmark Viewing Corridor measures 250 metres.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 4A.2



	Co-ordinates		Height for Threshold Plane (AOD)	
			VC	BAA
a	527,657.3E	183,893.0N	68.3m	
b	530,263.1E	179,494.8N	43.5m	
c	530,372.2E	179,555.9N	43.5m	40.0m
d	530,154.0E	179,433.7N	43.5m	40.0m
y	532,224.8E	176,596.2N		40.0m
z	531,862.8E	176,381.8N		40.0m
Length				
ab	5.1Km			
bx	3.5Km			
Width				
cd	250m			

notes **VC** Viewing Corridor **BAA** Background Assessment Area

- 19 The advice in paragraph 15 of this Management Plan also applies to this Protected Vista as appropriate.

Significant View from Assessment Point 4A.2

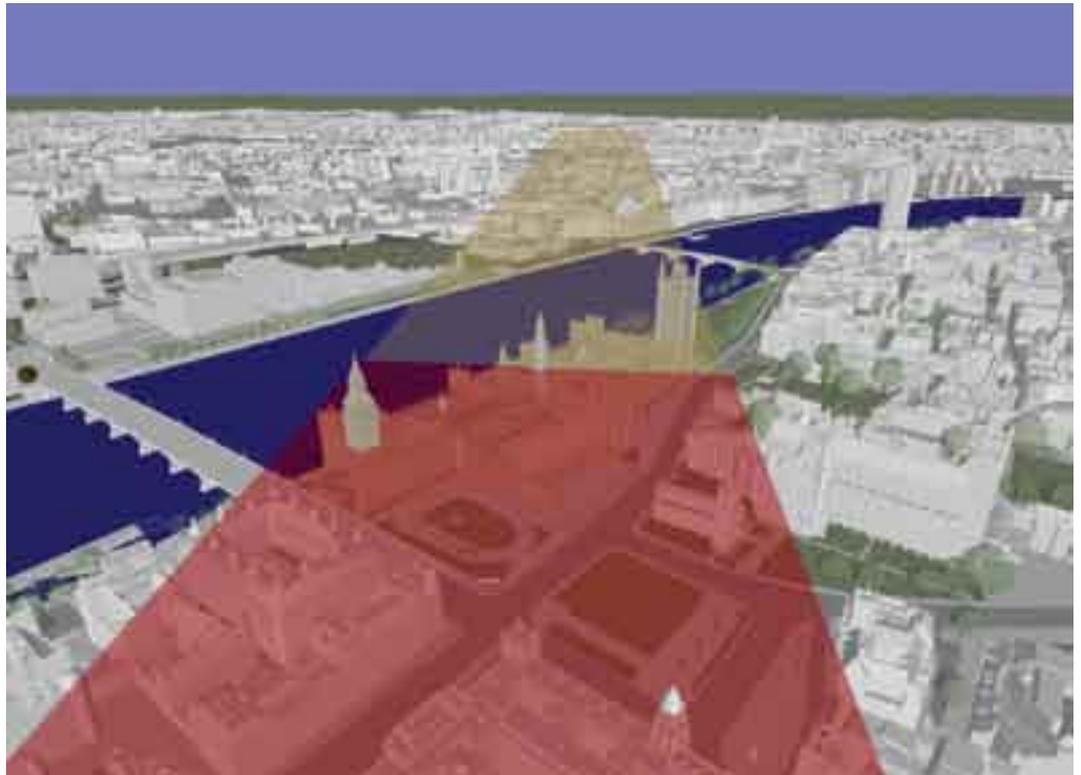


Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 4A.2



- 20 In the event of further development in the Protected Vista to the Palace of Westminster, the Mayor will assess each referred application against the requirement to preserve or enhance the current ability to recognise and appreciate the landmark. This is partly defined by the silhouette of the towers against the skyline and the airspace between the towers that should be respected. New development can meet this requirement in a variety of ways. For example, the use of form and materials can improve the clarity with which the silhouette of the towers of the Palace of Westminster can be distinguished from their surroundings. In assessing the effect of new developments in these cases, the Mayor will encourage a well-balanced and appropriate setting for the Palace of Westminster from the Assessment Point that satisfies the design quality stipulations of the London Plan and other relevant guidance. Reference should also be made to the World Heritage Site Management Plan.

3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 4A.2



5 London Panorama: Greenwich Park

- 1 Greenwich Park is part of Maritime Greenwich and a Grade I registered park. It is characterised by gravel terraces which level out towards the river, where the formality and symmetry of the park, redesigned in the 1660s by André Le Nôtre (who designed the landscape at Versailles), comes into relationship with the group of buildings known as Greenwich Palace. The building at Greenwich Palace include the Queen's House by Inigo Jones, the National Maritime Museum, and the former Old Royal Naval Hospital by Wren and Hawksmoor.
- 2 The elevated parts of Greenwich Park provide good views of London. There are two positions within the park where a panorama of the city is possible. One is the orientation board at the General Wolfe statue, which offers a formal view of the Greenwich World Heritage Site ('Maritime Greenwich') within a broad sweep of London. The other is from the higher ground to the north-east of the statue where the panorama extends from the Millennium Dome in the east, with the Isle of Dogs in the near middle ground, across Deptford to Lewisham, through a series of bends in the river, across the City and extends west with Centre Point and the BT Tower in the distance.
- 3 There is one Viewing Place in this designated view, with two Assessment Points. The significant view from one of the Assessment Points is a Protected Vista managed by Geometric Definition and QVA. The direction issued by the Secretary of State relating to this Protected Vista is reproduced in Appendix G.

Viewing Place 5A

Greenwich Park: the General Wolfe Statue

- 4 There are two Assessment Points at this location.
- 5 The view from the statue is the only designated London Panorama that is part of a formal, axial arrangement. The principal view is to Greenwich Palace, symmetrically arranged about the axis of the Queen's House. The backdrop to this view is Greenwich Reach, the Isle of Dogs and the large-scale modern architecture at Canary Wharf. To the left is a view of the Millennium Dome. At an angle to the formal axis there is a panorama of Central London.
- 6 The foreground of the formal view includes the park and the Georgian and Victorian buildings that characterise Greenwich town centre.
- 7 The middle ground is made up of the flat plane of the river valley. In the west the middle ground is divorced from the foreground by a ridge. To the east, a range of houses and terraces predominantly from

the eighteenth and nineteenth centuries creates a largely uniform setting with articulated rooflines and chimneys providing detail. From here the ribbon of the Thames opens up and sweeps around to reveal a riverside dominated by industry and docks and the densely developed eastern suburbs of London. The flat plane of the river and the suburbs beyond are interrupted by a scattering of post-war public housing towers which compromise the full experience of the view and, in particular, obscure the grain of central London beyond.

- 8 The Strategically Important Landmark is St Paul's Cathedral, which is in line with Tower Bridge. Immediately to the east of this line lies the Monument. The background of the view is currently unimpeded, offering a clear silhouette of St Paul's Cathedral with Tower Bridge in its immediate foreground. The ability to see light between the upper parts of the various elements makes it easy to recognise and appreciate the landmarks within the context of the City.

Visual management guidance

- 9 All views are subject to Qualitative Visual Assessment described in Chapter 3. In addition the guidance in Chapter 4 – 'Management of Designated Views by Geometric Definition' applies to those views in Protected Vistas. All of this guidance should be considered by those seeking to develop within these views. The Mayor encourages development that respects the character of the foreground and middle ground, and contributes to the composition of the view as a whole.
- 10 The Mayor also encourages incremental consolidation of the City cluster of tall buildings in views from this location, in accordance with visual management guidance paragraph 3.53 *Clustering of high buildings* in views from this location.
- 11 The opportunity area on the river edge at Deptford should be considered in accordance with visual management guidance paragraph 3.52 *Development opportunity within designated views*. Tower Bridge and the Monument should be considered in accordance with visual management guidance paragraphs 3.50-3.51 *Consideration of other landmarks in designated views*.

Assessment Point 5A.1

Greenwich Park: the General Wolfe statue – at the orientation board overlooking the Queen’s House – looking towards St Paul’s Cathedral

Assessment Point 5A.1 in its wider context



Assessment Point 5A.1 Greenwich Park – local context



Significant View from Assessment Point 5A.1



- 12 Qualitative Visual Assessment will be used to assess the visual impact of development on this panoramic view.
- 13 The Strategically Important Landmark in the view is St Paul's Cathedral. Other landmarks are the buildings of Greenwich Maritime, the Millennium Dome, the Monument, and Tower Bridge. Other prominent buildings include the Canary Wharf group of towers, which stands to the east of the principal focus of the view.

Assessment Point 5A.2

Greenwich Park: the General Wolfe statue – north east of the statue
– looking towards St. Paul’s Cathedral

- 14 The view of St Paul’s Cathedral from north east of the statue will be managed by Geometric Definition and QVA. Details of the Protected Vista are set out below.
- 15 The Strategically Important Landmark in the view is St Paul’s Cathedral. Other landmarks are elements of Greenwich Maritime, the Greenwich Observatory and Tower Bridge that are important aspects of the view. Other prominent buildings and structures include the Canary Wharf group of towers, that stand to the east of the principal focus of the view.

Viewing Place and Assessment Point for Protected Vista 5A.2



Protected Vista

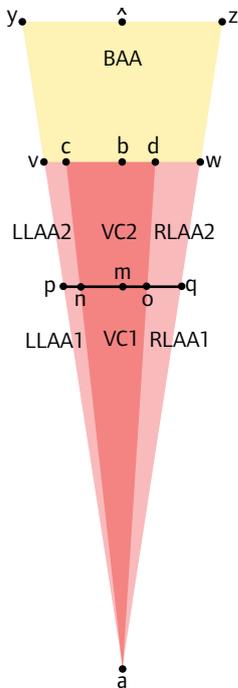
- 16 The Protected Vista has an asymmetrical Viewing Corridor encompassing the western towers of the cathedral since the western towers are important in orientating the Cathedral in this view.

Full extent of the Protected Vista from Assessment Point 5A.2



- 17 The horizontal line of the Protected Vista on which St Paul's Cathedral is located measures 210 metres. There are Lateral Assessment Areas of different widths on both sides of the Landmark Viewing Corridor. The following widths apply between the defining points identified below:
- C to D the Landmark Viewing Corridor measures 115 metres;
 - V to C the Lateral Assessment Area measures 25 metres;
 - D to W the Lateral Assessment Area measures 70 metres.
- 18 Exceptionally, the threshold plane of this Protected Vista is set at a constant height of 30 metres AOD between the Assessment Point and Tower Bridge. After Tower Bridge it then rises slightly from a height of 50 metres AOD to a height of 52.1 metres at St Paul's. This is in order to protect views of Tower Bridge in the Protected Vista.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 5A.2



Co-ordinates	Height for Threshold Plane (AOD)		
	Up to Tower Bridge (TB)	VC/LAA beyond TB	BAA
a	538,936.1E 177,334.5N	30.0m	
b	532,054.4E 181,142.2N		52.1m 52.1m
c	532,015.7E 181,072.2N		52.1m 52.1m
d	532,071.3E 181,172.8N		52.1m 52.1m
m	533,673.2E 180,246.5N	30.0m	50.0m
n	533,643.6E 180,193.0N	30.0m	50.0m
o	533,686.2E 180,269.9N	30.0m	50.0m
p	533,634.3E 180,176.2N	30.0m	50.0m
q	533,712.1E 180,316.8N	30.0m	50.0m
v	532,003.6E 181,050.3N		52.1m 52.1m
w	532,105.2E 181,234.1N		52.1m 52.1m
y	528,921.4E 182,702.4N		53.6m
z	529,068.2E 182,967.8N		53.6m
Length			
am	6.0Km		
mb	1.9Km		
bx	3.5Km		
Width at landmark			
cd	115m		
cv	25m		
dw	70m		

notes **VC** Viewing Corridor **LAA** Left Lateral Assessment Area
RLAA Right Lateral Assessment Area **BAA** Background Assessment Area

- 19 The threshold plane of the Landmark Viewing Corridor and the Lateral and Background Assessment Areas must be referred by the responsible local planning authority to the Mayor and other consultees referred to in the Secretary of State’s direction, this SPG, and, if relevant, Local Development Documents. The responsible local planning authority is the planning authority in whose district the proposal is located. During pre-application consultation discussions applicants will be required to prepare Accurate Visual Representations to allow the impact to be assessed.
- 20 To the east of the Cathedral the Protected Vista includes a Lateral Assessment Area that encompasses the southern tower of Tower Bridge. Views to this part of Tower Bridge should be managed so as to prevent obscuration of this tower that adds legibility to the view.

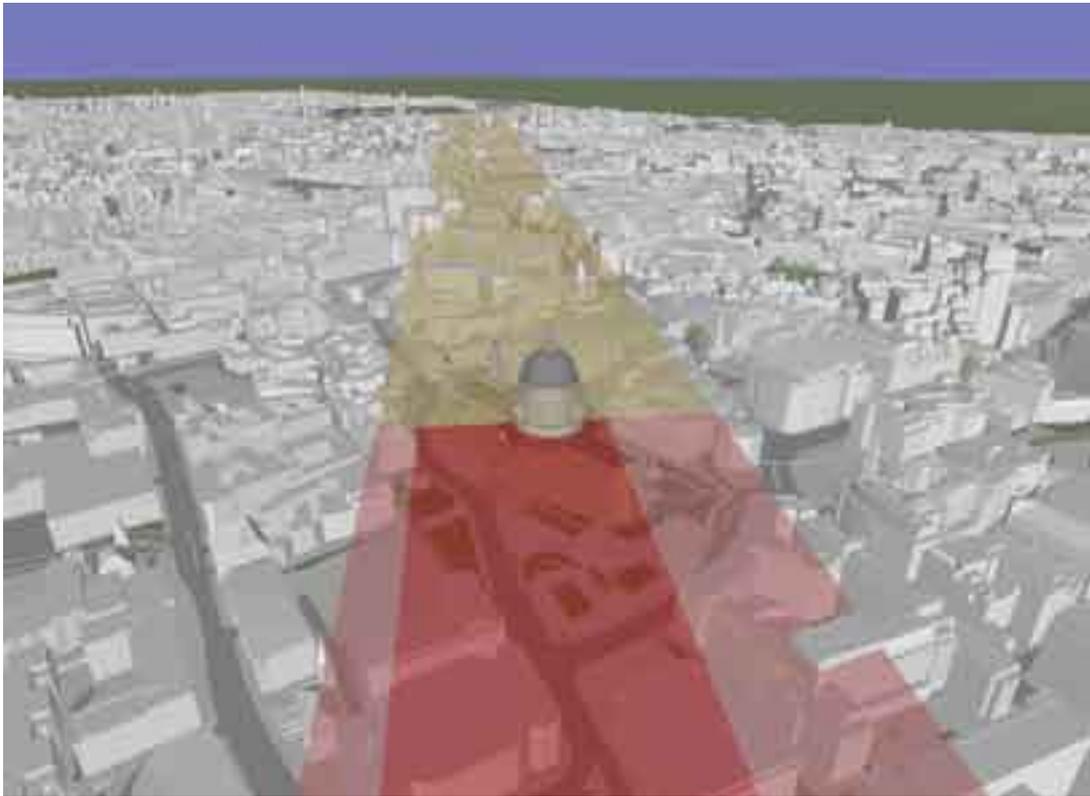
Significant View from Assessment Point 5A.2



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 5A.2



3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 5A.2



6 London Panorama: Blackheath Point

- 1 Blackheath Point is a local public garden within a mid-Victorian residential part of the heath, next to the open spaces of Blackheath and Greenwich Park. The high ground of Blackheath was once a place of strategic importance, where armies and mobs gathered before advancing on London. The garden provides a broad panorama from the edge of the escarpment.
- 2 There is one Viewing Place with one Assessment Point in this designated view. The significant view from this Assessment Point contains a Protected Vista, which is managed by Geometric Definition and is subject to a direction issued by the Secretary of State that is reproduced in Appendix G.

Viewing Place and Assessment Point for Designated View 6: Blackheath Point



Viewing Place 6A Blackheath: the Point

- 3 The Viewing Place is at the northern end of the garden, a levelled, grassed area bounded by iron railings and trees. In the view, St Paul's Cathedral is at a raised level, approximately 8 metres higher than the viewpoint. There is one Assessment Point from this Viewing Place.
- 4 The primary features of this London Panorama include the detachment of the foreground from the Viewing Place owing to the steep drop in levels from the edge of Blackheath Point escarpment to the flat plane of rooftops below. The foreground and middle ground are visually merged and are largely made up of late eighteenth-century and early nineteenth-century houses and terraces, generally consistent in their materials, colour and rich treescape. Their gabled roofs and chimneys also provide interest. Contrasting buildings in the middle ground, such as the Laban Centre add interest to the view by virtue of high-quality design, non-rectilinear shape and subtle use of colour.
- 5 On the skyline many tall buildings stand in isolation. Tower Bridge is visible between St Paul's Cathedral and the City cluster of tall buildings, including 30 St Mary Axe. The dome and western towers of the Cathedral are visible from the Viewing Place, the former silhouetted against the sky, enabling clear recognition and appreciation of the landmark.

Visual management guidance

- 6 The view is subject to Qualitative Visual Assessment described in Chapter 3. In addition the guidance in Chapter 4 – 'Management of Designated Views by Geometric Definition' applies. The panorama at Blackheath Point is sensitive to large-scale development in the foreground and middle ground. Developers, architects, local authorities and others should seek, in developing within the view, to take due care to contribute positively to it. There is considerable opportunity to do this, in accordance with visual management guidance paragraph 3.52 *Development opportunity within designated views*, and visual management guidance paragraph 3.50-3.51 *Consideration of other landmarks in designated views*. Reference should also be made to visual management guidance paragraph 3.40 that refers to *Landscape management in the foreground* and *The quality of the Viewing Place and Assessment Points* in paragraphs 6.13-6.16.

Assessment Point 6A.1

Blackheath: the Point – the orientation board – looking towards St Paul's Cathedral

- 7 The view of St Paul's Cathedral from this Assessment Point will be managed by Geometric Definition.
- 8 The only Strategically Important Landmark within the view is St Paul's Cathedral. Other prominent buildings and structures include St Paul's Church, Deptford, which is seen over the residential rooftops in the foreground.

Protected Vista

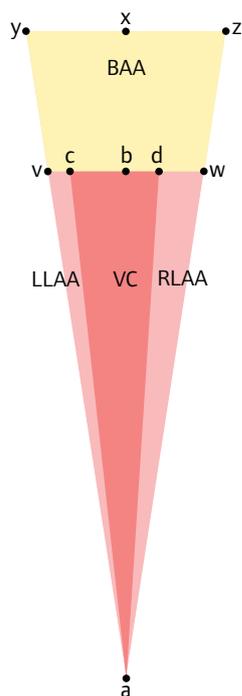
- 9 The Protected Vista includes an asymmetrical viewing corridor encompassing the western towers of the Cathedral. The horizontal line of the Protected Vista on which St Paul's Cathedral is located measures 210 metres. There are Lateral Assessment Areas of different widths on both sides of the Landmark Viewing Corridor.

Full extent of the Protected Vista from Assessment Point 6A.1



- 10 The following widths apply between the defining points identified below:
- C to D the Landmark Viewing Corridor measures 120 metres
 - V to C the Lateral Assessment Area measures 20 metres
 - D to W the Lateral Assessment Area measures 70 metres.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 6A.1



	Co-ordinates		Height for Threshold Plane (AOD)	
			VC/LAA	BAA
a	538,245.6E	176,826.4N	47.7m	
b	532,054.4E	181,142.2N	52.1m	52.1m
c	532,005.8E	181,072.5N	52.1m	52.1m
d	532,074.4E	181,170.9N	52.1m	52.1m
v	531,994.4E	181,056.1N	52.1m	52.1m
w	532,114.4E	181,228.3N	52.1m	52.1m
y	529,098.1E	183,015.7N		54.1m
z	529,273.8E	183,267.8N		54.1m
Length				
ab	7.5Km			
bx	3.5Km			
Width				
cd	120m			
cv	20m			
dw	70m			

notes **VC** Viewing Corridor **LLAA** Left Lateral Assessment Area
RLAA Right Lateral Assessment Area **BAA** Background Assessment Area

- 11 Developments that exceed the threshold plane of the Landmark Viewing Corridor and the Lateral and Background Assessment Areas must be referred by the responsible local planning authority to the Mayor and other consultees referred to in the Secretary of State’s direction, in this SPG and in relevant Local Development Documents. The responsible local planning authority is the planning authority in whose district the proposal is located. When such consultation is undertaken, applicants will be required to prepare Accurate Visual Representations to allow the degree of impact to be assessed.

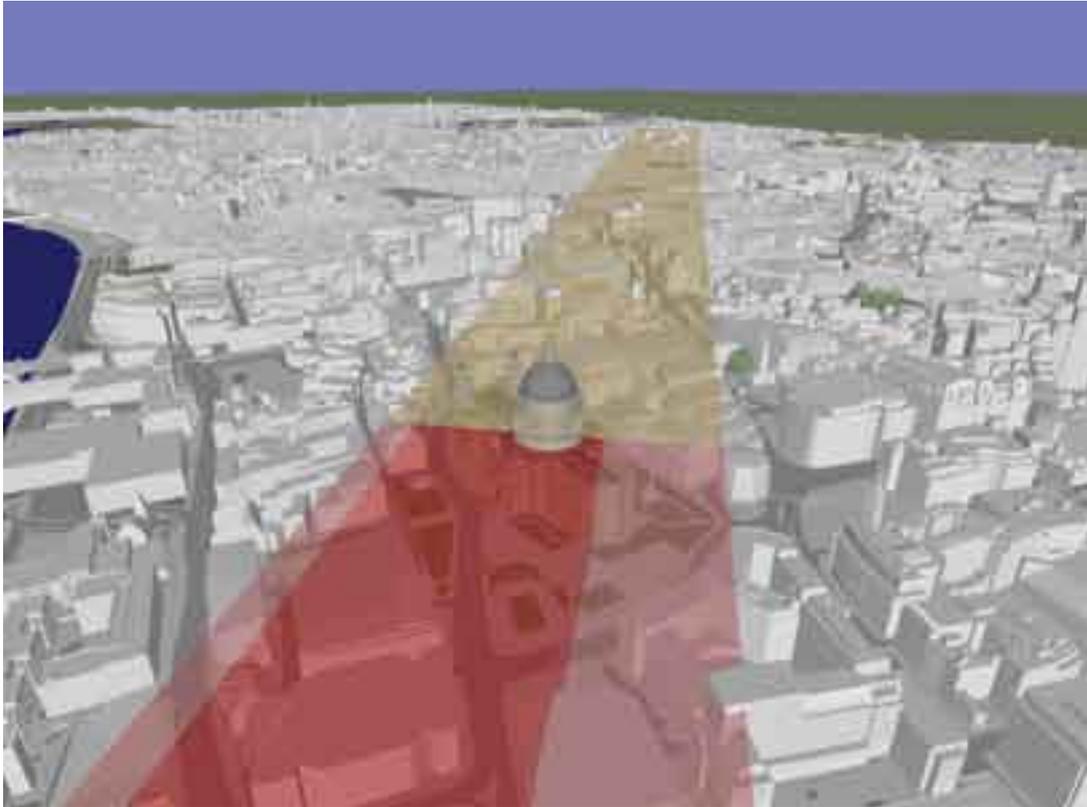
Significant view from Assessment Point 6A.1



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 6A.1



3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 6A.1



7 Linear View: The Mall to Buckingham Palace

- 1 The Mall is the principal ceremonial route from the West End of London to the London residence of the monarch. It was originally laid out for Charles II in the 1660s, forming part of the landscape design for St James's Park, and was transformed into its current state in the early 1900s.
- 2 There is one Viewing Place with one Assessment Point in this designated view. The significant view from this Assessment Point is managed by QVA.

Viewing Place and Assessment Point for Designated View 7: The Mall to Buckingham Palace – wider context



Viewing Place and Assessment Point for Designated View 7: The Mall to Buckingham Palace – local context



Viewing Place 7A

The Mall: at Admiralty Arch

- 3 The Viewing Place on The Mall is at a point beneath the central section of Admiralty Arch, on an island between the two carriageways. The symmetry of the view to Buckingham Palace demands that this position be used as the Assessment Point.
- 4 The viewer stands within a large expanse of red tarmac in order to experience the view. In the foreground on the park side is the Citadel, an imposing, fortified element. The avenue of trees marks the beginning of the middle ground of this view, and takes the viewer's eye along the full length of The Mall to the Victoria Memorial and Buckingham Palace. In addition to the trees lining the route, flagpoles on both sides contribute to the perspective of the view.

Visual management guidance

- 5 The view towards Buckingham Palace is vulnerable to intrusion in the front and middle ground. Visual management guidance paragraph 3.40 *Landscape management in the foreground* should be considered in conjunction with the management of trees on The Mall.

Assessment Point 7A.1

The Mall: at Admiralty Arch – Looking towards Buckingham Palace

Significant view from Assessment Point 7A.1



- 6 Qualitative Visual Assessment will be used to assess the visual impact of development on the Townscape View from this Assessment Point. The view is subject to Qualitative Visual Assessment process as described in Chapter 3.
- 7 Buckingham Palace is the focus of the view. The Victoria Memorial in the foreground is a prominent structure.

8 Linear View: Westminster Pier to St Paul's Cathedral

- 1 Westminster Pier is adjacent to Westminster Bridge and Victoria Embankment, designed by Bazalgette and constructed from 1864-70. Victoria Embankment is part of a major thoroughfare from the heart of Westminster to the City, linking government buildings with the financial district. It is a leafy, tree-lined boulevard with a backdrop of grand buildings that create a strong building line. The arrangement of Victoria Embankment encourages a flow of pedestrians and vehicular movement, rather than providing a place to gather. Westminster Pier, purpose-designed to relate to the embankment wall, principally serves tourist activity.
- 2 There is one Viewing Place with one Assessment Point in this designated view. The significant view from this Assessment Point contains a Protected Vista, which is managed by Geometric Definition and is subject to a direction issued by the Secretary of State that is reproduced in Appendix G.

Viewing Place and Assessment Point for Designated View 8: Westminster Pier to St Paul's Cathedral



Viewing Place 8A

Westminster Pier: close to the orientation plaque

- 3 Owing to the bend in the river, the cultural attractions of the South Bank and the City appear adjacent to one another in this view. St Paul's Cathedral is seen framed by middle-ground buildings principally formed by the Shell Centre and the Royal Festival Hall. The South Bank is unified by the Portland stone façades of the Royal Festival Hall and the Shell Centre. The limited relief on both of the buildings also creates an interesting, common frame either side of the linear view of the Cathedral.
- 4 The foreground of this view is defined by the southern part of King's Reach. At this location the Thames runs south to north and is fairly straight before it bends at Hungerford Bridge. The middle ground is limited to the larger buildings on the South Bank, because their mass restricts the visibility of buildings beyond. Of particular interest in the middle ground of the view is the interaction between the London Eye and St Paul's Cathedral, the capsules of the former skimming the dome of the Cathedral.
- 5 The two buildings on either side of the Viewing Corridor frame St Paul's Cathedral and provide an unimpeded view of the peristyle, upper drum and dome silhouetted against the sky. This forms a key attribute of this view. Part of the south-western tower of the Cathedral obscures the peristyle, while the northern tower is largely hidden behind the rear flank of the Royal Festival Hall. The London Television Centre is also seen in the backdrop of the Shell building.

Visual management guidance

- 6 The view is subject to Qualitative Visual Assessment described in Chapter 3. In addition the guidance in Chapter 4 – 'Management of Designated Views by Geometric Definition' applies. All of this guidance should be considered by those seeking to develop within the view from this Viewing Place. It is considered preferable for the dome and upper half of the peristyle to remain within the view with a backdrop of sky.
- 7 A clear view of the Cathedral can be obscured by tree growth in the foreground or middle ground. Visual management guidance 3.40 *Landscape management in the foreground* should be referred to in this respect. The requirement to improve the Viewing Place, in particular with a correctly positioned viewing plaque and improvements to kiosks in the view, should be considered with reference to visual management guidance point 6.13 – 6.16, *The quality of the Viewing Place and Assessment Points*. Planning permission should not be given for kiosks that might obscure the view.

Assessment Point 8A.1

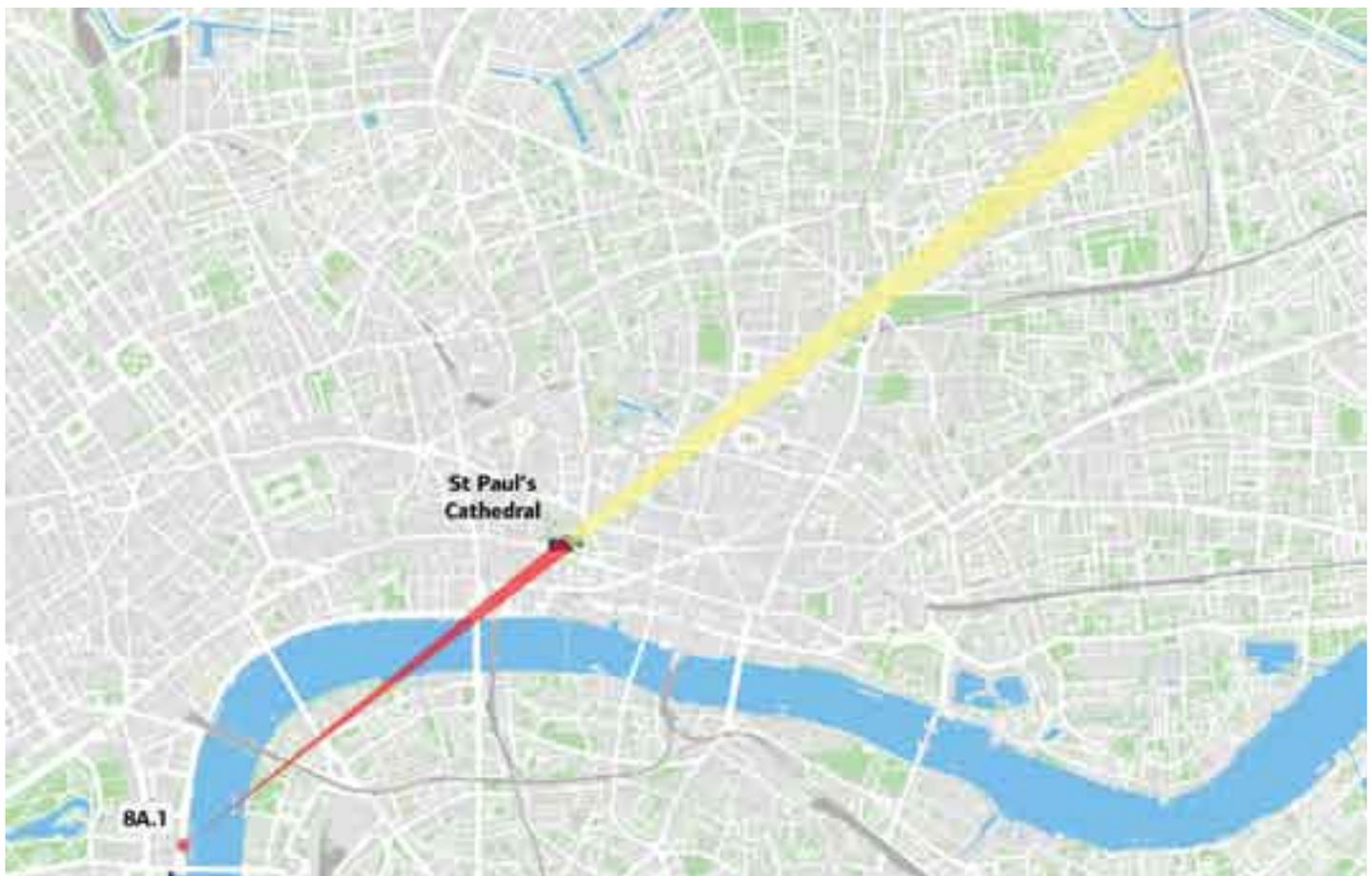
Westminster Pier: close to the orientation plaque – looking at St Paul's Cathedral

- 8 The linear view of St Paul's Cathedral experienced from this Assessment Point will be managed by Geometric Definition. In addition, Qualitative Visual Assessment will be used to assess the visual impact of development on the wider view from this Assessment Point.
- 9 The Strategically Important Landmark in the view is St Paul's Cathedral and other landmarks are the London Eye and the Royal Festival Hall. Prominent buildings and structures include the former County Hall, the Shell Centre and London Weekend Television tower.

Protected Vista

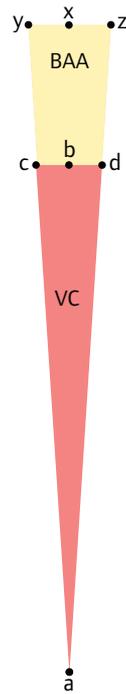
- 10 A Viewing Corridor of two dome widths (70 metres) will maintain the existing frame of the Cathedral created by the middle-ground buildings. There are no Lateral Assessment Areas within this Protected Vista.

Full extent of the Protected Vista from Assessment Point 8A.1



- 11 The following width applies between the defining points identified below:
- C to D the Landmark Viewing Corridor measures 70m.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 8A.1



	Coordinates		Height for Threshold Plane (AOD)	
			VC	BAA
a	530,326.9E	179,773.9N	8.4m	
b	532,054.4E	181,142.2N	52.1m	52.1m
c	532,032.7E	181,169.6N	52.1m	52.1m
d	532,076.1E	181,114.8N	52.1m	52.1m
y	534,740.9E	183,385.6N		121.5m
z	534,853.3E	183,243.6N		121.5m
Length				
ab	2.2Km			
bx	3.5Km			
Width				
cd	70m			

notes VC Viewing Corridor BAA Background Assessment Area

3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 8A.1



Significant view from Assessment Point 8A.1



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 8A.1



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

- 1 Richmond Park was first enclosed by Charles I and is the largest of London's Royal Parks. There are excellent Londonwide panoramas from various locations within the park, those from Sawyer's Hill being particularly good examples. King Henry VIII's Mound is reputedly a Bronze Age barrow, much altered. It provides magnificent views across the Thames to Twickenham and the North Downs to the west. To the east, a keyhole view of St Paul's Cathedral is obtained through an artificially maintained gap in the trees covering the mound, which is aligned with a gap in the trees in Richmond Park beyond.
- 2 There is one Viewing Place with one Assessment Point in this designated view. The significant view from this Assessment Point contains a Protected Vista, which is managed by Geometric Definition and is subject to a direction issued by the Secretary of State that is reproduced in Appendix G.

Viewing Place and Assessment Point for Designated View 9: King Henry's Mound, Richmond to St Paul's Cathedral



Viewing Place 9A

King Henry VIII's Mound: the viewing point

- 3 There is one Assessment Point at this Viewing Place. The view from King Henry's Mound is unlike any other view designated in the London Plan. Although the Viewing Place is far removed from urban central London, not only in distance but also in its scale and character, it offers a view of one of London's best-known landmarks, that is ten miles away, through the space in the trees. Very little intervening development can be seen between the trees in the foreground and St Paul's Cathedral and all visible development is entirely subordinate to the form of the lantern, dome, drum and peristyle of the Cathedral. Development around Broadgate and Liverpool Street Station can be seen in the background beneath the level of the dome.

Visual management guidance

- 4 The view is subject to Qualitative Visual Assessment described in Chapter 3. In addition the guidance in Chapter 4 – 'Management by Geometric Definition' applies. This view is over such a long distance that atmospheric conditions have a considerable effect on its visibility. The dome of St Paul's Cathedral should therefore always be seen against sky.
- 5 Reference should also be made to visual management guidance paragraph 3.40 that refers to *Landscape management in the foreground*. Trees should be pruned so as to preserve the view. The guidance regarding *The quality of the Viewing Place* at paragraphs 6.13 - 6.16 applies.

Assessment Point 9A.1

King Henry VIII's Mound: the Viewing Point – looking towards St Paul's Cathedral

- 6 The view of St Paul's Cathedral experienced from this Assessment Point is managed by Geometric Definition.
- 7 The Strategically Important Landmark in the linear view is St Paul's Cathedral.

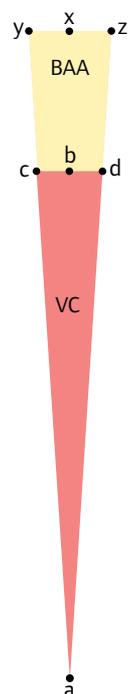
Protected Vista

- 8 The Protected Vista is centred on the dome of the Cathedral, creating a Viewing Corridor of two dome widths (70 metres). Due to the keyhole nature of the view, there are no Lateral Assessment Areas within this Protected Vista.
- 9 The following width applies between the defining points identified below:
- C to D the Landmark Viewing Corridor measures 70m.

Full extent of the Protected Vista from Assessment Point 9A.1



Geometrically Defined Assessment Areas for the Protected Vista from Assessment Point 9A.1



	Co-ordinates		Height for Theshold Plane (AOD)	
			VC	BAA
a	518,605.8E	173,150.3N	59.1m	
b	532,054.4E	181,142.2N	52.1m	52.1m
c	532,036.5E	181,172.3N	52.1m	52.1m
d	532,072.3E	181,112.1N	52.1m	52.1m
y	535,041.1E	182,966.9N		52.1m
z	535,084.9E	182,893.2N		52.1m
Length				
ab	15.6Km			
bx	3.5Km			
Width				
cd	70m			

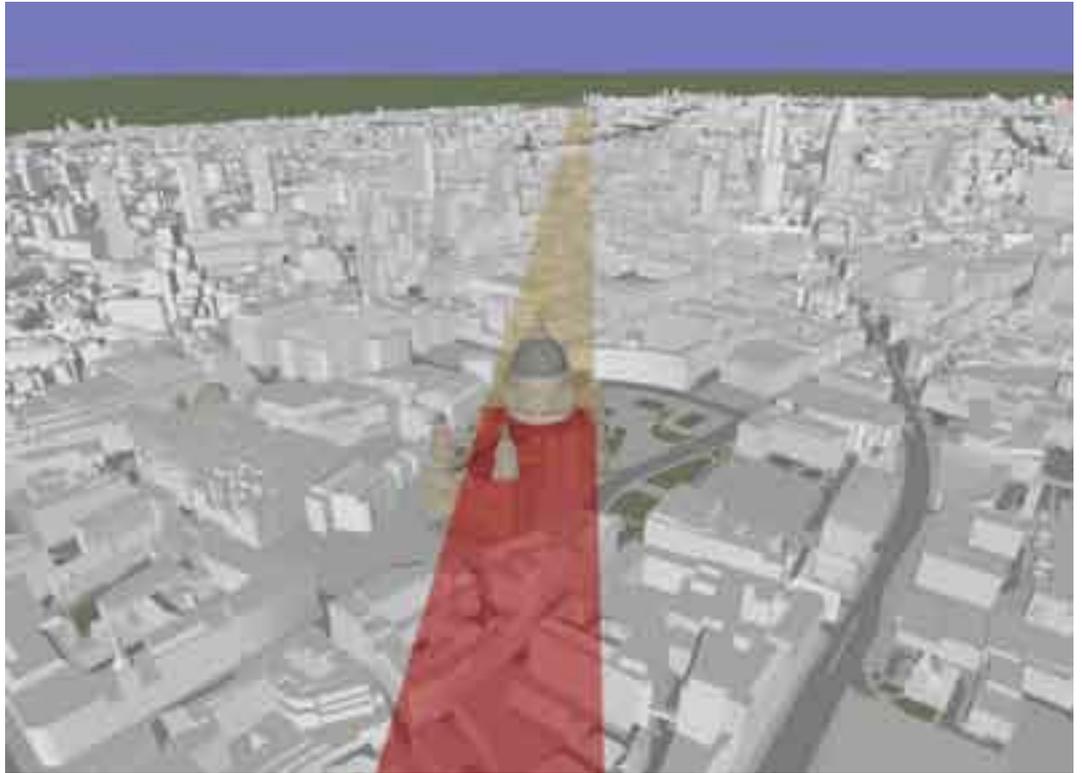
Significant view from Assessment Point 9A.1



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 9A.1



3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 9A.1



10 River Prospect: Tower Bridge

- 1 Tower Bridge, the most easterly of the central London bridges, provides an interface between the formerly industrial, but now largely residential, lower density districts to its east and the commercial buildings of the City to its immediate west. It was designed by Sir John Wolfe Barry, engineer, and Sir Horace Jones, architect, and constructed between 1886 and 1894, providing a river crossing at a point where no bridge had previously stood. It is a Grade I listed structure, adjacent to the Tower of London World Heritage Site and is known internationally as a symbol of London.
- 2 There is one Viewing Place with one Assessment Point in this designated view. The significant view from this Assessment Point is managed by QVA.

Viewing Place and Assessment Point for Designated View 10: Tower Bridge – wider context



Viewing Place and Assessment Point for Designated View 10: Tower Bridge – local context



Viewing Place 10A Tower Bridge: upstream

- 3 The Viewing Place is the upstream side of the bridge above the river, and includes one Assessment Point. The character of the upstream views is derived from the significant depth and width of the view, which includes important buildings in the foreground on both sides of the river as well as in the middle ground. Groups of trees along the northern embankment, especially around the Tower of London, form important elements in the views.
- 4 The Strategically Important Landmark in the view is the Tower of London, while the lantern and part of the dome of St Paul's Cathedral can also be seen. Prominent buildings or structures within this view include the Cannon Street Station towers, the BT Tower and Centre Point.

Visual management guidance

- 5 All the visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. The management of this

River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16).

- 6 The view also includes the juxtaposition between the Tower of London and the City. It is important that the background of the landmark in these views is managed in line with visual management guidance:
 - paragraphs 3.41 – 3.47 *Development in the background of designated views*,
 - paragraphs 3.48-3.49 *Consideration of strategically important landmarks in designated views* as a primary focus in this view is the Tower of London, and
 - paragraphs 3.54-3.57 *Visual management guidance for World Heritage Sites*.
- 7 The Tower of London should not be dominated by inappropriate development close to it. The visual management and policy guidance in Management Plan 25 City Hall to the Tower of London applies to the relevant area of the upstream part of the view. Management Plan 25 gives further guidance for proposals close to the Tower of London.
- 8 Prominent buildings or structures that aid an appreciation of the scale and geography of London should not be obscured by inappropriate foreground development, and those seeking to develop within the view are asked to refer to visual management guidance paragraphs 3.48-3.49 *Consideration of strategically important landmarks in designated views* and paragraphs 3.50-3.51 *Consideration of other landmarks in designated views* in this regard. Developments beyond the Background Assessment Area of the Tower of London or beneath the threshold plane of the Protected Vista for Assessment Point 25A.1 will be subject to Qualitative Visual Assessment. Applicants will be required to prepare Accurate Visual Representations to demonstrate the likely degree of impact on the Tower of London to assist with the process of assessment.
- 9 Any tall building proposals must be referred to the Mayor of London under the Mayor of London Order 2000 and the guidance in all of Chapter 5 applies.
- 10 Reference to visual management guidance paragraph 2.27 *Conformity with the London Plan* is relevant in achieving conformity with the St Paul's Heights Limitations.
- 11 Proposals should pay regard to the guidance set out in the Tower of London World Heritage Site Management Plan that is published

by Historic Royal Palaces(HRP). HRP is the body that manages the Tower of London and it should be consulted on all proposals that affect the Tower of London. It is good practice to consult HRP and English Heritage at an early stage of the proposal.

Assessment Point 10A.1

Tower Bridge: upstream – the North Bastion close to the information centre – looking towards the Tower of London

- 12 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on London Bridge and the river upstream. St Paul’s Cathedral is partially visible and there are views along both sides of the river and the districts behind.

Significant view from Assessment Point 10A.1



- 13 The Strategically Important Landmarks are the Tower of London and St Paul’s Cathedral; only the upper part of the dome and the peristyle and lantern of St Paul’s is visible. Other landmarks include the Monument. Other prominent buildings and structures the tower of the Port of London Authority building, the spires of All Hallows by the Tower, St Margaret Pattens and St Dunstons in the East, and the City cluster of towers, with 30 St Mary Axe (‘The Gherkin’) most prominent in its relationship with The Tower of London. On the south bank of the river other landmarks are City Hall, the Tate Modern and HMS Belfast. The Guy’s Hospital Tower is prominent.
- 14 Policy 4C.21 (shown as an amendment to Policy 4B.4 in the Further Alteration to the London Plan) of the London Plan applies to all

developments on and immediately behind the foreshore of the river. This Policy states that the Mayor will and boroughs should seek a high quality of design for all waterside development. All development should integrate successfully with the water space in terms of use, appearance and physical impact.

View from Downstream Pavement

- 15 The view downstream is broad and open to the east. Development along the immediate river-edge is of interest as is the distant view of Canary Wharf.
- 16 A downstream Viewing Place will not, however, be managed through the London Plan. This is because there are no significant landmarks or groups of buildings that require cross-borough consideration.

11 River Prospect: London Bridge

- 1 London Bridge marks the western extent of the Pool of London, which until the 1970s, was a thriving port. Long river prospects are visible to the east, as far as the Canary Wharf cluster of towers in the background, while river prospects to the immediate west are limited by the proximity of the Cannon Street Railway Bridge. Protected by St Paul's Heights Limitations, St Paul's Cathedral is relatively free of significant surrounding development. The site of London Bridge is the oldest of all the London river crossings, a Roman bridge having been erected near the site 2000 years ago. The present bridge was completed in 1972.
- 2 The upstream and the downstream pavements form two Viewing Places in this designated view, with three Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Place and Assessment Point for Designated View 11: Tower Bridge – wider context



Viewing Place and Assessment Point for Designated View 11: Tower Bridge – local context



Viewing Place 11A London Bridge: the upstream pavement

- 3 There is one Assessment Point at this Viewing Place.
- 4 Upstream views from the London Bridge Viewing Place are restricted by the proximity of the Cannon Street Railway Bridge in the middle ground. The foreground is dominated by the river. There is a visual relationship between St Paul's Cathedral and the Grade I listed towers of Cannon Street Station. The Assessment Point is between the southern end and centre of the bridge, where the relationship between these two landmarks is of most interest.
- 5 Otherwise the upstream views from London Bridge are often incoherent, with considerable prospect for improvement.

Visual management guidance

- 6 The view is subject to the management approach of Qualitative Visual Assessment referred to in Chapter 3. The management of this River

Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16).

- 7 The setting of St Paul's Cathedral is important in this view, and developers and architects are encouraged to contribute to its improvement through appropriate design, with particular reference to relationship with the Cannon Street Station towers. Reference to visual management guidance paragraph 2.25 *Conformity with the London Plan* is relevant in achieving this with regard to the St Paul's Heights Limitations.
- 8 Prominent buildings in the view should be considered with reference to visual management guidance paragraphs 3.50-51 *Consideration of other landmarks in designated views* where this applies.
- 9 London Bridge suffers as a Viewing Place owing to the environment created by heavy traffic and a lack of focus for viewing positions; boroughs should refer, therefore, to visual management guidance paragraphs 6.13-6.16 *The quality of the Viewing Place and Assessment Points*.
- 10 Reference should be made to visual management guidance paragraphs 3.41-3.47 *Development in the background of designated views*.

Assessment Point 11A.1

London Bridge: the upstream pavement – on the Southwark end of the bridge – looking towards St Paul's Cathedral

Significant view from Assessment Point 11A.1



- 11 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on St Paul's Cathedral and encompasses views along both sides of the river and the districts behind. Development seen between the dome of the Cathedral and the Western Towers should not affect the legibility of this landmark.
- 12 The Strategically Important Landmark in the view is St Paul's Cathedral. Other landmarks are the Tate Modern, Cannon Street Station towers and the BT Tower. Prominent buildings include: St Bride's Church, the towers in the background at Southwark and Westminster, Centre Point, and Unilever House at Blackfriars.

Viewing Place 11B

London Bridge: the downstream pavement

- 13 There are two Assessment Points at this Viewing Place.
- 14 The London Bridge downstream pavement Viewing Place provides views east towards the Tower of London, Tower Bridge, and beyond, to the rising ground at Greenwich and the cluster of towers at Canary Wharf. The river dominates the fore and middle ground. Trees along the northern embankment are an important element in the view, especially adjacent to the Tower of London.
- 15 The focus of the view is Tower Bridge, seen adjacent to the Tower of London World Heritage Site. The City, on the north bank, has considerable variety in its grain and character. Adelaide House, the former Billingsgate fish market and the Custom House, all listed, add to the formality of the view. On the south side of the Thames the river frontage buildings draw the viewer's eye to the profile of Tower Bridge, which marks a notional boundary between Central and East London. In the background, the Canary Wharf towers mark the path of the river as it continues through the landscape further east.

Visual management guidance

- 16 The view is subject to the management approach of Qualitative Visual Assessment referred to in Chapter 3. Landmarks, including the Tower of London should be considered with reference to visual management guidance paragraph 3.48-3.49 *Consideration of strategically important landmarks in designated views* and *Consideration of other landmarks in designated views* at 3.50-3.51. London Bridge suffers as a Viewing Place owing to an unfriendly environment caused by traffic and a lack of focus for suitable viewing positions. Reference should be made to visual management guidance paragraph 6.13-6.16 *The quality of the Viewing Place and Assessment Points*.
- 17 The setting of the Tower of London is an important consideration in views from the south side of London Bridge. Development in the background of the Tower of London will need to be assessed for its effect on the ability to see and appreciate this Strategically Important Landmark and reference should be made to visual guidance paragraphs 3.54-3.57 *Visual management guidance for World Heritage Sites*. More guidance about the treatment of the setting of the Tower of London is in Management Plan 25.

Assessment Point 11B.1

London Bridge: the downstream pavement – at the centre of the bridge
– looking towards Tower Bridge and the Tower of London

Significant view from Assessment Point 11B.1



- 18 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on Tower Bridge and encompasses views along both sides of the river and the districts behind.
- 19 From the centre of the bridge the Strategically Important Landmark of the Tower of London can be seen, although it is not prominent in this view. Tower Bridge, another landmark structure, is more dominant in this view. Other prominent buildings or groups of buildings include the City cluster of towers, and the Canary Wharf cluster of towers in the background.

Assessment Point 11B.2

London Bridge: the downstream pavement – close to the Southwark bank – looking towards the Tower of London

Significant view from Assessment Point 11B.2

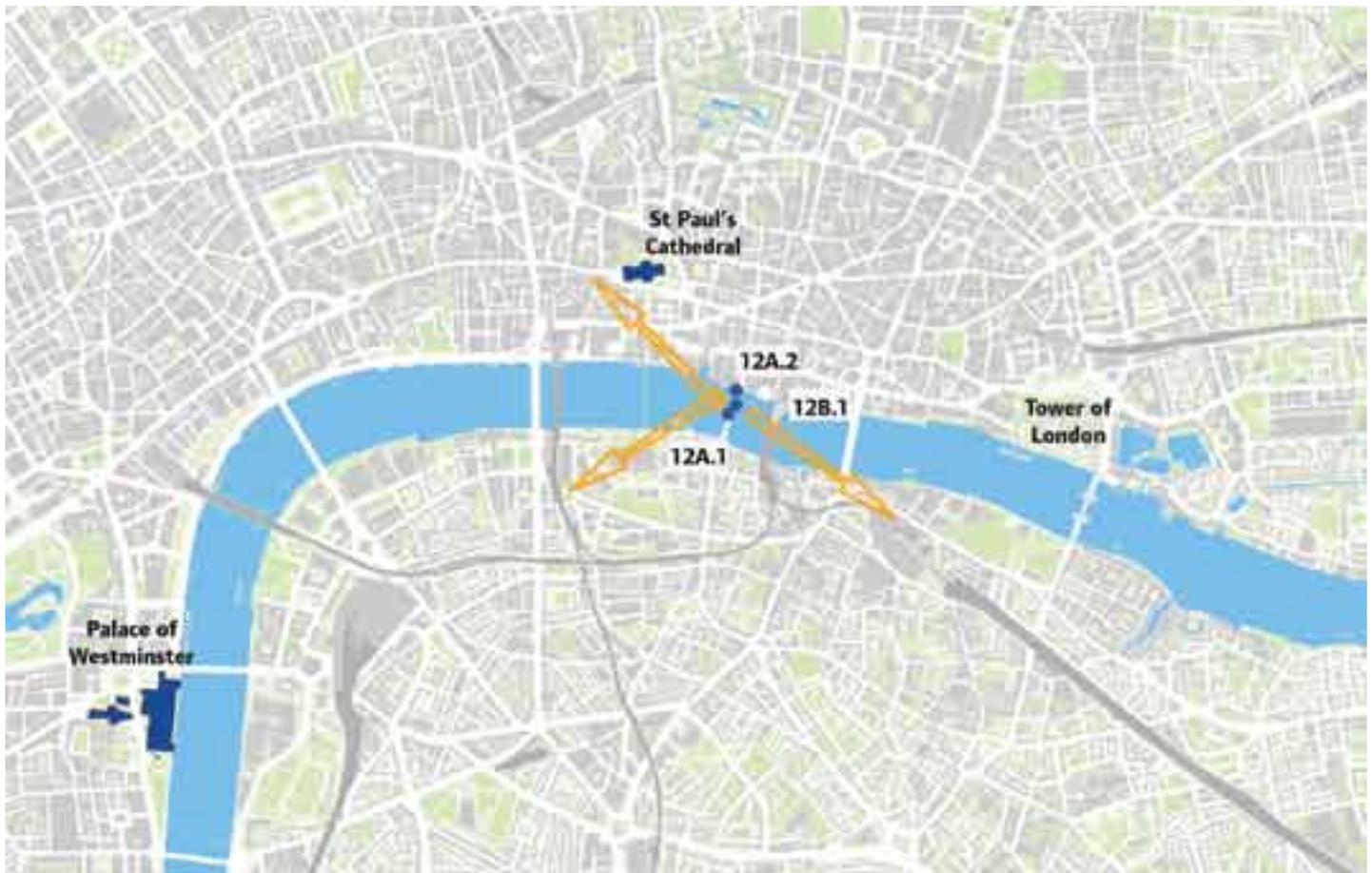


- 20 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view encompasses views along both sides of the river and the districts behind.
- 21 The Strategically Important Landmark in the view from the Southwark end of the bridge is the Tower of London. Tower Bridge is another landmark and other prominent buildings include the Port of London Authority building, rising above the Custom House and the City cluster of towers.

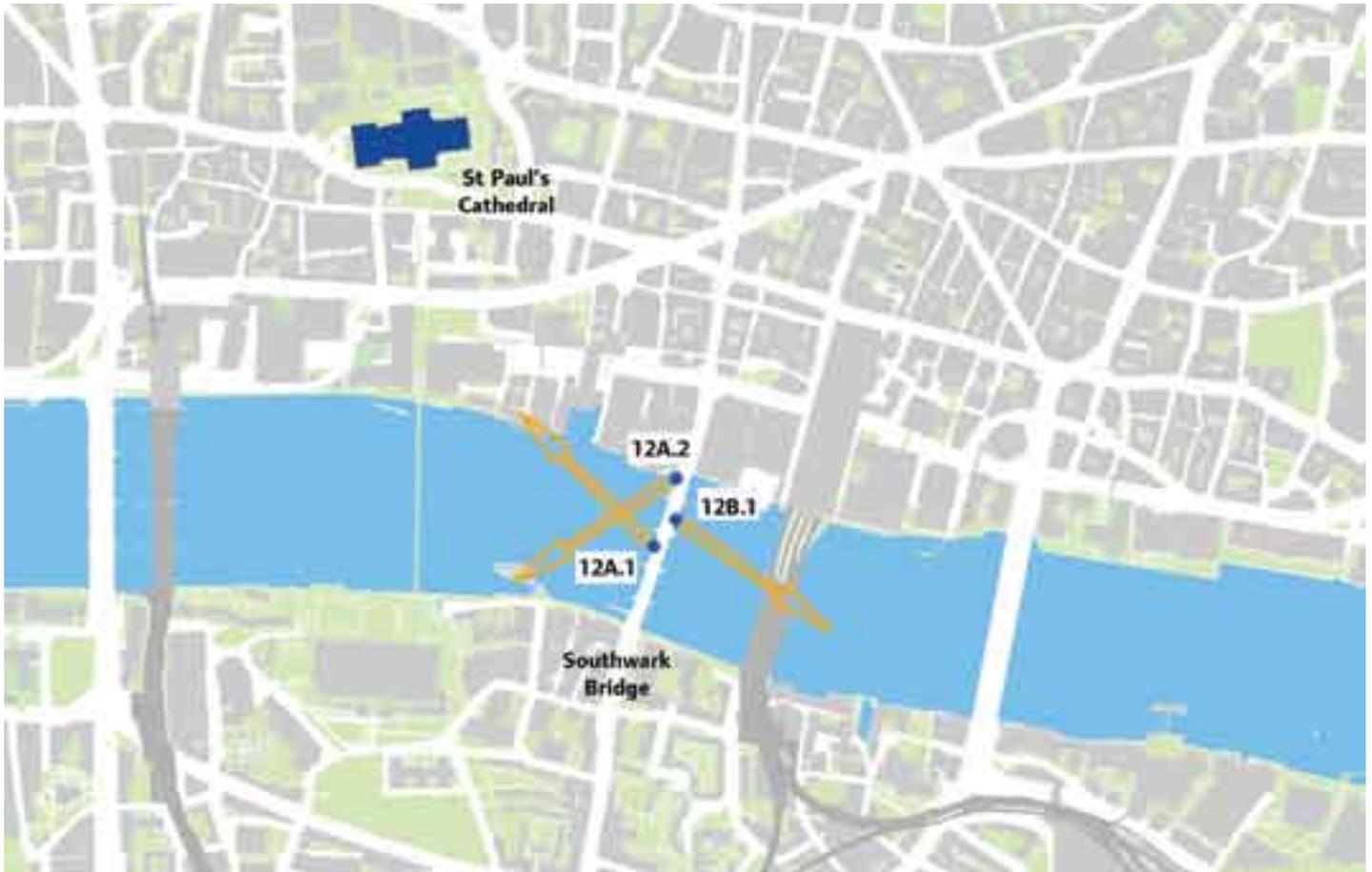
12 River Prospect: Southwark Bridge

- 1 Southwark Bridge, which connects Southwark and the City, is one of the narrowest and shortest road bridges in central London. It was designed by Sir Ernest George with the engineers Mott & Hay and built between 1912 and 1921. Beyond the north end of the bridge rises the cluster of towers in the City. Building heights west of this are limited by St Paul's Heights Limitations, that give a somewhat horizontal character to development around the Cathedral, and accounts for the absence of a secondary skyline. In the far west the Shell Mex building, Orion House (formerly Thorn House) on St Martin's Lane and Centre Point can be seen. The upstream and the downstream pavements form two Viewing Places.
- 2 There are two Viewing Places in this designated view, with three Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated Views 12: Southwark Bridge – wider context



Viewing Places and Assessment Points for Designated Views 12: Southwark Bridge – local context



Viewing Place 12A

Southwark Bridge: the upstream pavement

- 3 The upstream Viewing Place extends across the west side of the bridge, with the best views experienced from its centre. Upstream views are dominated by the wide expanse of the Thames in the foreground. Views to the north of the river from the Southwark Bridge Viewing Place are dominated by St Paul's Cathedral. Surrounding buildings in the foreground and middle ground are characterised by a strong horizontality and low heights. There are two Assessment Points from this Viewing Place.
- 4 Buildings on the skyline indicate the presence of Westminster and Camden and provide important orientation points in the background.

Visual management guidance

- 5 The view is subject to the management approach of Qualitative Visual Assessment referred to in Chapter 3. The management of this River Prospect should ensure that the juxtaposition between elements,

including the river frontages and landmarks, can be appreciated within their wider London context (Policy 4B.16).

- 6 Landmarks that contribute to the view should not be obscured by inappropriate development, and those seeking to develop within the view are asked to refer to visual management guidance paragraphs 3.50-3.51 *Consideration of other landmarks in designated views* where this applies.
- 7 The St Paul's Heights Limitations have played an important role in the development of the townscape setting around St Paul's during the twentieth century, and architects, developers and others should refer to visual management guidance paragraphs 5.28-5.30 *Conformity of local policies with the London Plan*. This is relevant with regard to the St Paul's Heights Limitations in order to improve the townscape environment around St Paul's Cathedral where this is possible.

Assessment Point 12A.1

Southwark Bridge: the upstream pavement – at the centre of the bridge – looking towards St Paul's Cathedral

- 8 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view encompasses views along both sides of the river and the districts behind.
- 9 The Strategically Important Landmark in the view from the centre of the bridge is St Paul's Cathedral and the other landmark is Tate Modern. Prominent buildings include St Bride's church, the IPC tower, Unilever House and Centre Point.

Significant view from Assessment Point 12A.1



Assessment Point 12A.2

Southwark Bridge: the upstream pavement – at the City of London bank – looking towards the Tate Modern

- 10 Qualitative Visual Assessment will be used to assess the visual impact of proposed development on the River Prospect from this Assessment Point. The broad view encompasses views along both sides of the river and the districts behind.
- 11 There is no Strategically Important Landmark in the view from close to the City of London bank. Tate Modern is the other landmark at the centre of the view. Prominent buildings include the IPC tower at King's Reach. The Millennium Bridge and the railway bridge at Blackfriars Station (St Paul's Railway Bridge) lead the eye to the north as far as Unilever House. This is a broad view, but one which could be considerably enhanced.

Significant view from Assessment Point 12A.2



Viewing Place 12B

Southwark Bridge: the downstream pavement

- 12 There is one Assessment Point from this Viewing Place.
- 13 Views from the downstream pavement are very limited, owing to the Cannon Street railway bridge, which dominates the foreground. The view of Southwark Cathedral, set between the tall buildings in the London Bridge cluster, is of significance.

Visual management guidance

- 14 The view is subject to the management approach of Qualitative Visual Assessment referred to in Chapter 3. Applicants should be encouraged to improve the setting of Southwark Cathedral in the view through appropriate design. Maintaining a skyline for the Cathedral between the developing cluster of tall buildings at London Bridge is important and those seeking to develop in the view should refer to visual management guidance paragraph 3.53 Clustering of high buildings.

Assessment Point 12B.1

Southwark Bridge: the downstream pavement – closer to the City of London bank – looking towards Southwark Cathedral

- 15 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on Southwark Cathedral and encompasses views along the southern side of the river and the districts behind.
- 16 No Strategically Important Landmark is seen in the view, but the experience of Southwark Cathedral should be considered carefully in relation to the emerging cluster of towers at London Bridge Station.

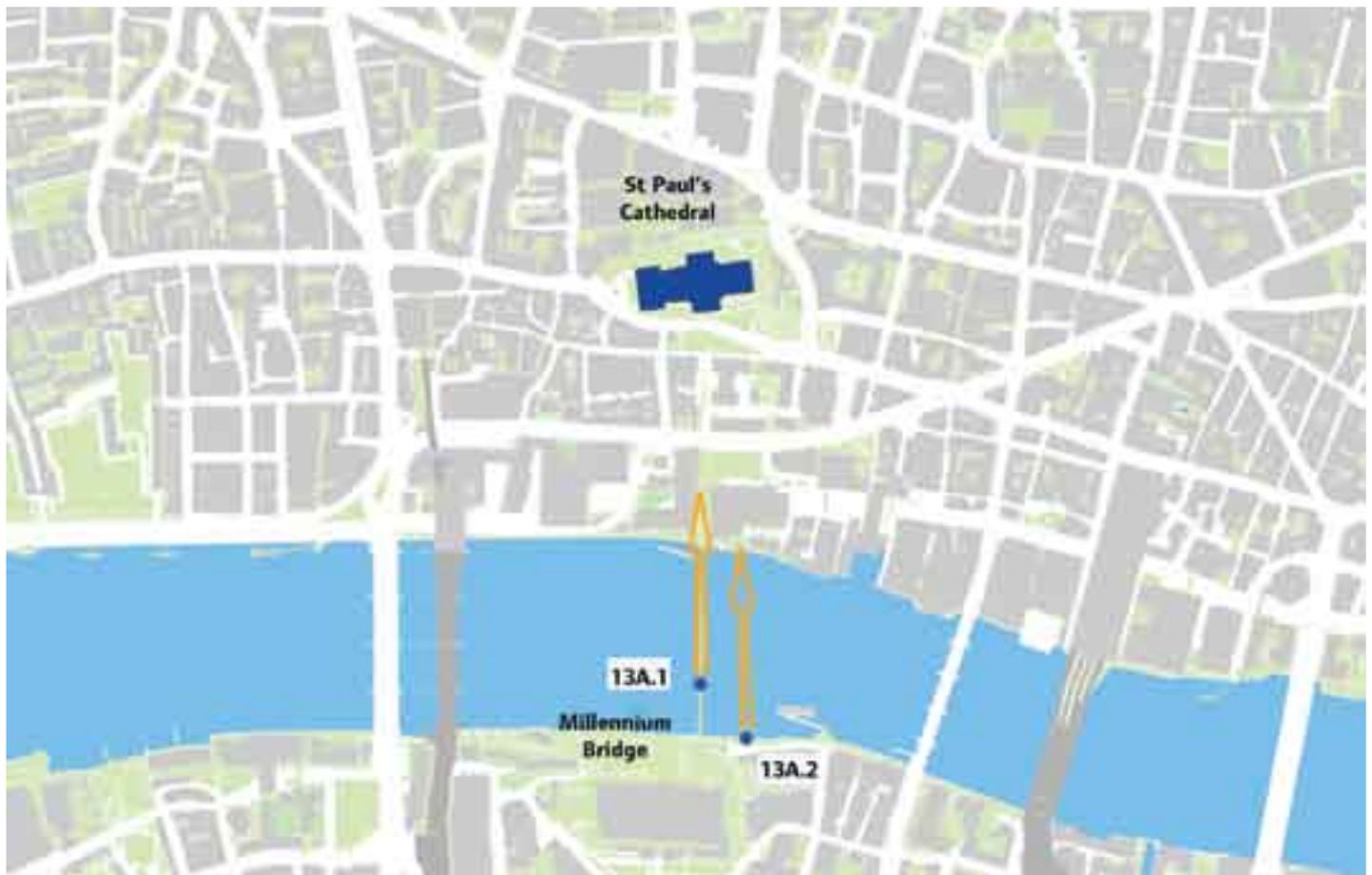
Significant view from Assessment Point 12B.1



13 River Prospect: Millennium Bridge and Thames side at Tate Modern

- 1 The Millennium Bridge and Thames side at Tate Modern River Prospect is experienced between Blackfriars Railway Bridge and a point just east of the Millennium Bridge. This stretch of the river has a distinct character owing to the generous width of the Queen's Walk, particularly at the Tate with its landscaped frontage. The Millennium Bridge was designed by Foster & Partners with Sir Anthony Caro and Arup engineers, and erected in 1999-2002.
- 2 There is one Viewing Place in this designated view, with two Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Place and Assessment Points for Designated Views 13: Millennium Bridge and Thames side at Tate Modern



Viewing Place 13A

Millennium Bridge: the Southwark Landing

- 3 The Viewing Place is the Southwark end of the Millennium Bridge the Southwark landing of the bridge. There are two separate Assessment Points at this Viewing Place.
- 4 Views are orientated north across the bridge and takes in buildings within St Paul's Heights Limitations to the Cathedral. The foreground of the view is dominated by the bridge, with buildings in front of St Paul's forming the middle ground. On the north bank the townscape can be attributed to the effects on development in this location of the St Paul's Heights Limitations, but to the rear of St Paul's Cathedral there are taller buildings that include the Barbican towers.

Visual management guidance

- 5 The view is subject to the management approach of Qualitative Visual Assessment referred to in Chapter 3. The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16).
- 6 The qualities of the clear view of St Paul's Cathedral should remain so that it can be easily seen and recognised (Policy 4B.15) and should not be reduced by inappropriate development crowding in too close to the landmark.
- 7 Those seeking to develop within the view should refer to *Consideration of other landmarks in designated views* at paragraphs 3.50-3.51. In addition, reference should be made to visual management guidance paragraphs 5.28-5.30 *Conformity of local policies with the London Plan*. In particular developers should seek to improve the townscape setting of the Cathedral, while working within the geometric constraints of the St Paul's Heights Limitations.

Assessment Point 13A.1

Millennium Bridge: the Southwark landing – on the bridge – looking towards St Paul’s Cathedral

- 8 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The view is centred on St Paul’s Cathedral and encompasses views along the northern side of the river and the districts behind.

- 9 The Strategically Important Landmark in the view is St Paul’s Cathedral. Prominent buildings in the view include the spires of several City churches. St Bride’s can be seen to the far west of the view; others include St Benet Paul’s Wharf, St Nicholas Cole Abbey, St Mary Somerset, St Mary-le-Bow, St Mary Aldermary, St James Garlickhithe and St Michael Paternoster Royal. There are few other locations where such an array of City churches can be seen. Other prominent buildings or groups of buildings include the Barbican Towers, 200 Aldersgate, and Faraday House.

Significant view from Assessment Point 13A.1



Assessment Point 13A.2

Millennium Bridge: the Southwark landing – axial to and looking towards the South transept of St Paul’s Cathedral

- 10 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The view is centred on St Paul’s Cathedral and encompasses views along the northern side of the river and the districts behind.
- 11 The Strategically Important Landmark in the view on the embankment east of the bridge is St Paul’s Cathedral. Its axis is virtually aligned with the Assessment Point and there is a clear view of its cornice. Prominent buildings in the view include several City churches, although fewer may be seen than from the bridge itself. These include St Benet, St Mary-le-Bow, St Mary Somerset, and St James Garlickhithe. Other prominent buildings or groups of buildings include the Barbican Towers, 200 Aldersgate and Faraday House.

Significant view from Assessment Point 13A.2



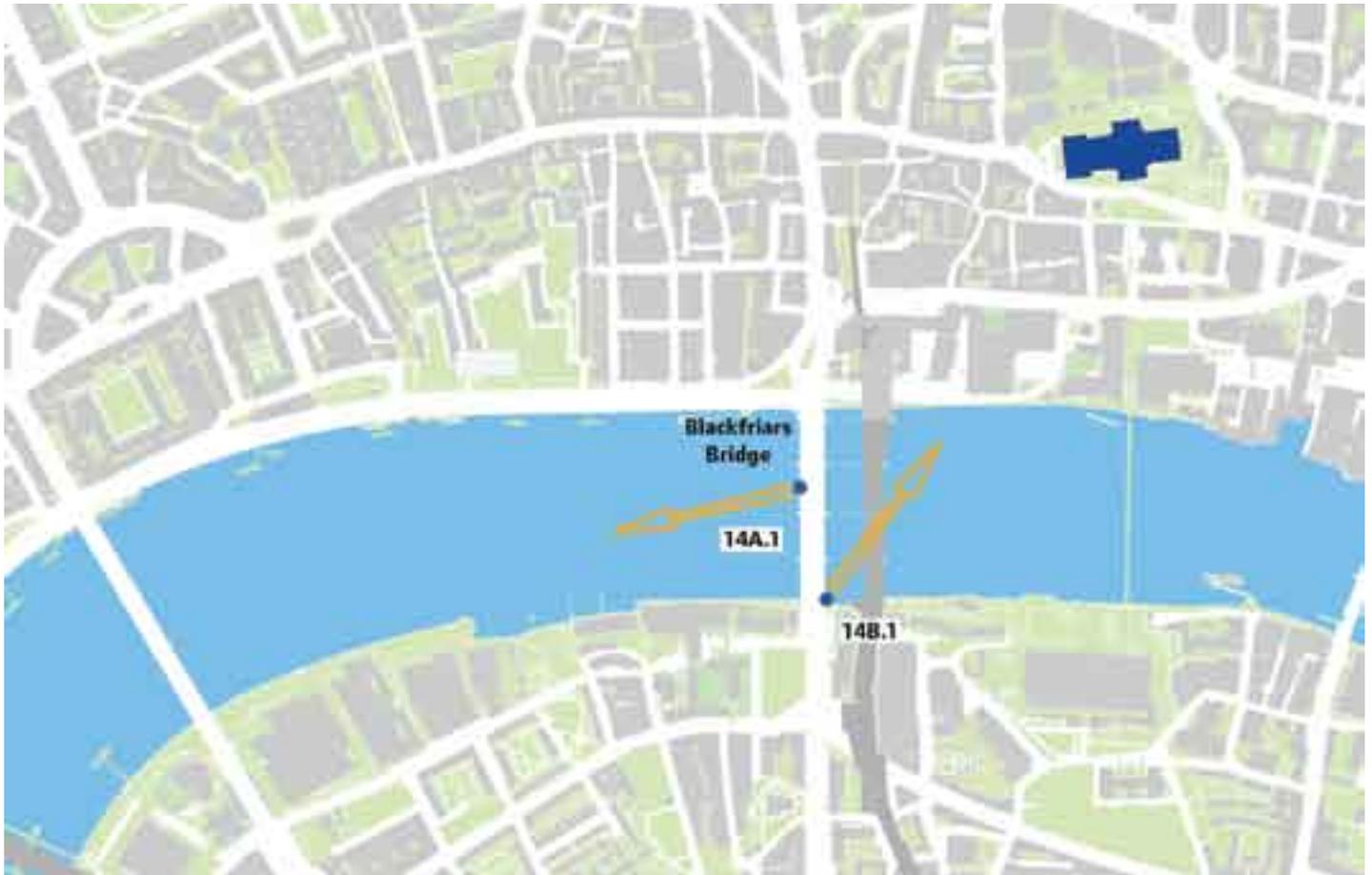
14 River Prospect: Blackfriars Bridge

- 1 Blackfriars Bridge is the only road bridge in central London that has a direct north-south orientation. The bridge was designed by Joseph Cubitt and H. Carr. It was opened in 1869 and widened on the west side in 1907-10. It is now the widest bridge over the Thames in central London. To the west, buildings in the City of Westminster rise beyond Temple Gardens, while to the north and east is the beginning of the City, confirmed by St Paul's Cathedral, standing on high ground, and the City cluster of towers further east. There are views towards Lambeth and Southwark in the south.
- 2 There are two Viewing Places in this designated view, with two Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated View 14: Blackfriars Bridge – wider context



**Viewing Places and Assessment Points for Designated Views 14:
Blackfriars Bridge – local context**



Viewing Place 14A

Blackfriars Bridge: the upstream pavement

- 3 There is one Assessment Point from this Viewing Place. The upstream Viewing Place extends across the west (upstream) side of the bridge, with the best views experienced from its centre.
- 4 Viewed from the centre of the bridge and looking upstream, the expanse of the River Thames is impressive; to the north the Victoria Embankment is a defining element in the foreground of the view, owing to its fine historic grain and mature trees. Somerset House to the west, Temple Gardens in the centre and Unilever House to the north provide interesting elements. There are also buildings and structures in the townscape of the higher ground that provide both silhouette and backdrop. The larger-scale, predominantly twentieth-century elements on the south bank create an unequal balance to the prospect. Though Waterloo Bridge forms a middle ground threshold, the townscape beyond, to the west, has a similar urban character.

Visual management guidance

- 5 The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16). The visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place.
- 6 In particular, architects, developers and others should refer to visual management guidance paragraph 3.52 *Development opportunity within designated views* and paragraphs 3.41-3.47 *Development in the background of designated views* and should seek to understand where development is appropriate in this river prospect.
- 7 Reference should also be made to the guidance in visual management guidance paragraphs 3.50-3.51 *Consideration of other landmarks in designated views*.

Assessment Point 14A.1

Blackfriars Bridge: the upstream pavement – at the centre of the bridge – looking north towards the Victoria Embankment

- 8 The QVA methodology will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view encompasses views along both sides of the river and the districts behind.

- 9 There is no Strategically Important Landmark in the view from just north of the bridge centre, but other landmarks are Somerset House and the London Eye. Prominent buildings or structures include the flèche of the Royal Courts of Justice, the Oxo Tower, the LWT Tower and the IPC Tower.

Significant view from Assessment Point 14A.1



Viewing Place 14B

Blackfriars Bridge: the downstream pavement

- 10 There is one Assessment Point from this Viewing Place, which looks towards St Paul's Cathedral to the northeast, over the railway bridge for Blackfriars Station.
- 11 Views from the downstream pavement are limited, owing to the Blackfriars Station railway bridge, which dominates the foreground. However from the south end of the bridge there is a good view of St Paul's Cathedral. The construction of Faraday House directly in front of the Cathedral in this view was a significant factor in the campaign during the 1930s by Godfrey Allen, the Surveyor of the Fabric of the Cathedral, to protect river views of the Cathedral. This led to the establishment of the St Paul's Heights Limitations.

Visual management guidance

- 12 The management of this River Prospect should ensure that the juxtaposition between elements including major landmarks can be appreciated within the wider London context (Policy 4B.16). The visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place.

Assessment should be considered by those seeking to develop within views from this Viewing Place.
- 13 In particular, architects, developers and others should refer to visual management guidance paragraph 3.52 *Development opportunity within designated views* and paragraphs 3.41-3.47 *Development in the background of designated views* and should seek to understand where development is appropriate in this river prospect.
- 14 The Mayor will encourage development that improves the setting of St Paul's in this view. Reference to visual management guidance paragraphs 5.28-5.30 *Conformity of local policies with the London Plan* is relevant in achieving this with regard to the St Paul's Heights Limitations.

Assessment Point 14B.1

Blackfriars Bridge: the downstream pavement – southern end of bridge – looking towards St Paul's Cathedral

- 15 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The view is centred on St Paul's Cathedral.
- 16 The Strategically Important Landmark in the view is St Paul's Cathedral. Prominent buildings include Faraday House directly in front of the Cathedral. Further to the east the city cluster of tall buildings starts to emerge including 30 St Mary Axe ('the Gherkin'), and Tower 42. This view will still remain once the planned Thameslink station improvements have been built.

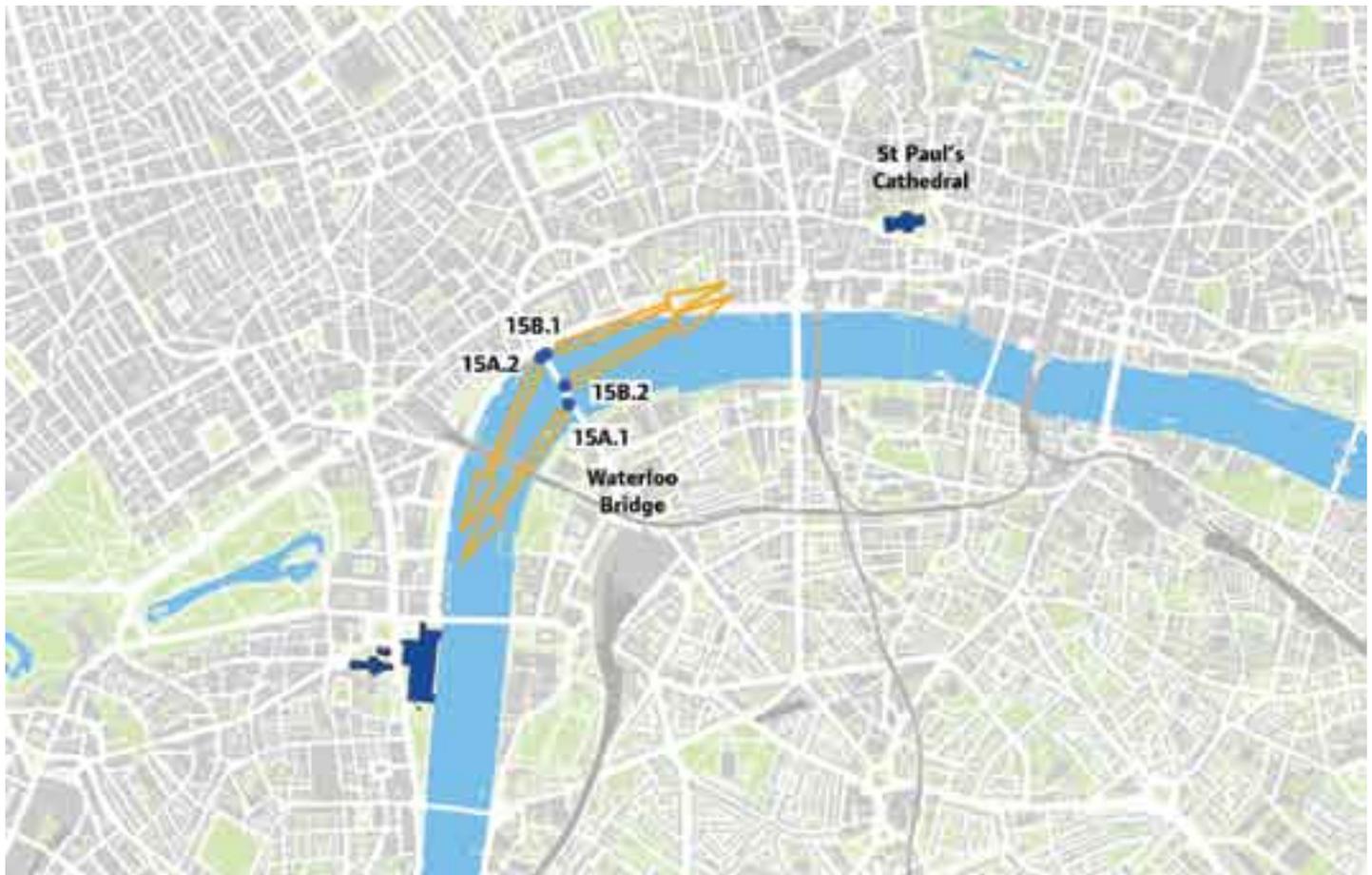
Significant view from Assessment Point 14B.1



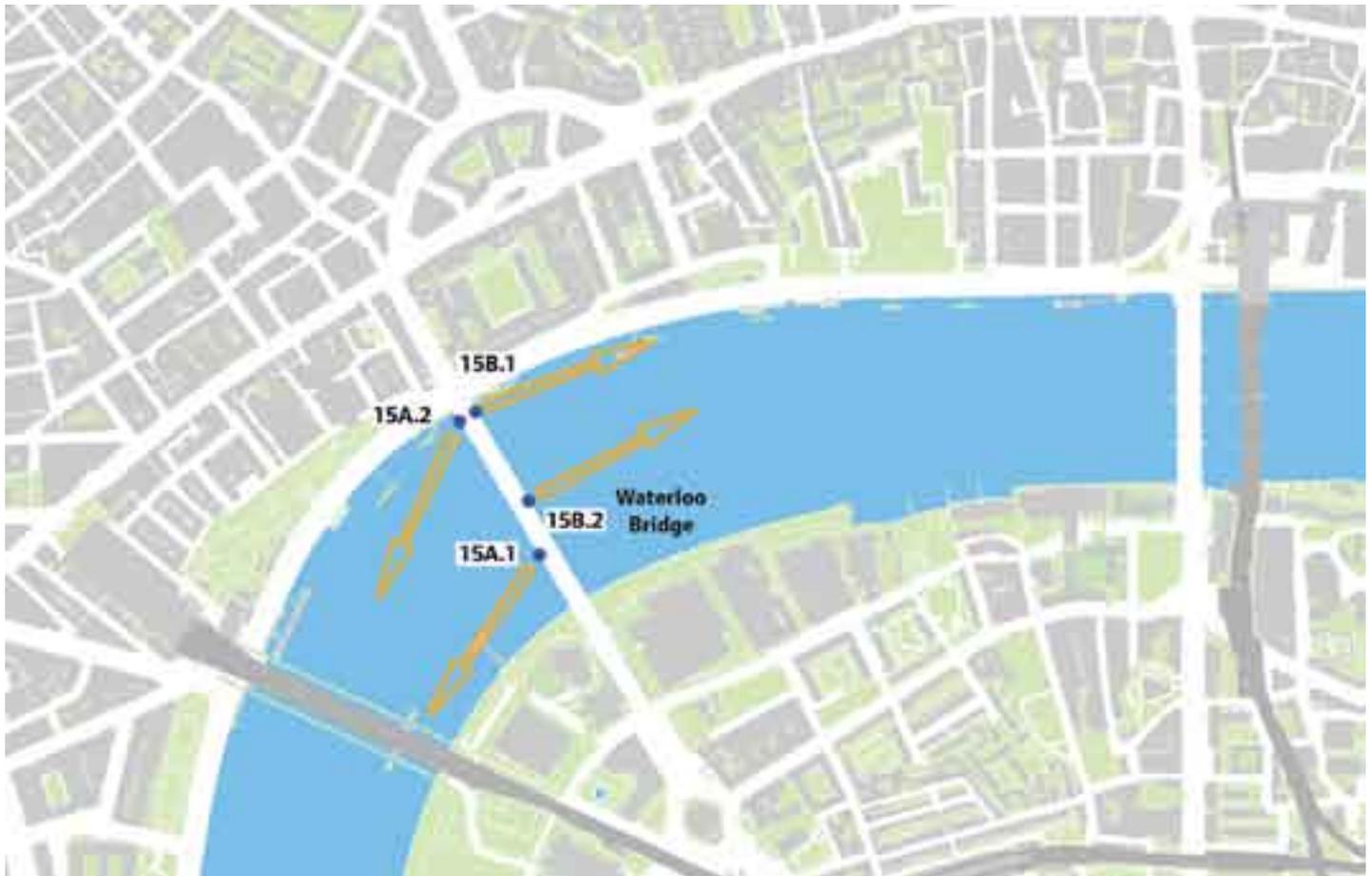
15 River Prospect: Waterloo Bridge

- 1 Waterloo Bridge marks the apex of the principal bend in the Thames through central London and provides extensive views to the west as far as Vauxhall, and to the east as far as Canary Wharf. It was designed by Rendel, Palmer & Tritton with Sir Giles Gilbert Scott and was opened in 1945; it is a Grade II* Listed structure.
- 2 There are two Viewing Places in this designated view (the upstream and the downstream pavements), with four Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated View 15: Waterloo Bridge – wider context



Viewing Places and Assessment Points for Designated View 15: Waterloo Bridge – local context



Viewing Place 15A

Waterloo Bridge: the upstream pavement

- 3 The Viewing Place is the upstream side of the bridge. There are two Assessment Points from this Viewing Place.
- 4 The character of the upstream views is dominated by the considerable length and breadth of the river in the foreground. Frontage buildings of consistent height, material and mass forming the middle ground of the view enhance the broad outer curve of the river. The view culminates in the Palace of Westminster World Heritage Site that is in the background but remains prominent in the skyline. The convex inner curve of the river, to the left of the view, is less consistent but includes twentieth-century buildings of note, forming the middle ground of this view. Rows of trees along the embankment form important elements in the view.

Visual management guidance

- 5 All the visual management guidance set out in chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16). It should be noted that new clusters of tall buildings may emerge within the Waterloo and Vauxhall/Nine Elms Opportunity Areas.
- 6 In particular, development proposals within this River Prospect must show how they contribute to the settings of spaces and buildings immediately fronting the river, including the Strategically Important Landmark of the Palace of Westminster, and the other landmark of the London Eye. Reference should be made to visual management guidance paragraph 3.48 *Consideration of Strategically Important Landmarks in designated views* and paragraphs 3.50-3.51 *Consideration of other landmarks in designated views*.
- 7 Reference should also be made to visual management guidance paragraphs 6.13-6.16, *the Quality of the Viewing Place and Assessment Points*. In the case of Waterloo Bridge, viewing plaques should be corrected and repositioned to aid viewers' enjoyment of the views.

Assessment Point 15A.1

Waterloo Bridge: the upstream pavement – close to the Lambeth Bank – looking at the Palace of Westminster

- 8 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on the World Heritage Site of the Palace of Westminster and encompasses views along both sides of the river and the districts behind.
- 9 Strategically Important Landmarks in the view from the south end of the bridge are the Palace of Westminster and the Towers of Westminster Abbey, both of which are part of the World Heritage Site at Westminster. The other landmarks are the London Eye, Cleopatra's Needle and the Royal Festival Hall. Prominent buildings and structures include, County Hall, Norman Shaw North (New Scotland Yard), Methodist Central Hall, the tower of St Martin-in-the-Fields; Whitehall Court, the Shell Centre, Shell Mex House and Embankment Place.

Significant view from Assessment Point 15A.1



Assessment Point 15A.2

Waterloo Bridge: the upstream pavement – close to the City of Westminster bank – looking at the Palace of Westminster

- 10 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on the World Heritage Site of the Palace of Westminster and encompasses views along both sides of the river and the districts behind.

- 11 Strategically Important Landmarks in the view from close to the Westminster bank are the Palace of Westminster and the Towers of Westminster Abbey, both of which are part of the World Heritage Site at Westminster. Other landmarks are the London Eye and the Royal Festival Hall. Prominent buildings and structures include, County Hall. Whitehall Court, the Millbank Tower, Shell Mex House and Embankment Place.

Significant view from Assessment Point 15A.2



Viewing Place 15B

Waterloo Bridge: the downstream pavement

- 12 The Viewing Place is the northern half of the downstream side of the bridge. There are two Assessment Points from this Viewing Place.
- 13 The Viewing Place provides important views east towards the City. The river frontage buildings on the Westminster and Southwark sides of the Thames frame the middle ground views and the river dominates the foreground. The viewer's eye is drawn towards Temple Gardens, St Paul's Cathedral and the City's financial district.

Visual management guidance

- 14 All the visual management guidance set out in Chapter 3 on Qualitative Visual Assessment should be considered. Applicants, local authorities and others should refer to visual management guidance paragraph 3.53 *Clustering of High Buildings* which refers to the encouragement of consolidation of the City Cluster of towers with buildings of a height appropriate to their site and of high architectural design quality. Consideration should be given to the space St Paul's Cathedral needs to maintain its visual separation from tall commercial development. Development which draws the City cluster closer to the Cathedral from these viewpoints will only be acceptable if its architectural design quality, form and height can be demonstrated to enhance the current view.
- 15 Reference to visual management guidance paragraphs 5.28-5.30 *Conformity of local policies with the London Plan* gives advice on the aims and requirements of St Paul's Heights Limitations.

Assessment Point 15B.1

Waterloo Bridge: the downstream pavement – close to the City of Westminster bank – looking towards St Paul’s Cathedral

- 16 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on St Paul’s Cathedral and encompasses views along both sides of the river and the districts behind.
- 17 The Strategically Important Landmark associated with the Assessment Point is St Paul’s Cathedral. Prominent buildings include St Bride’s church, Tower 42 and 30 St Mary Axe (‘The Gherkin’).

Significant view from Assessment Point 15B.1



Assessment Point 15B.2

Waterloo Bridge: the downstream pavement –
at the centre of the bridge – looking towards St Paul’s Cathedral

- 18 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on St Paul’s Cathedral and encompasses views along both sides of the river and the districts behind.

- 19 The Strategically Important Landmark associated with the view from the centre of the bridge is St Paul’s Cathedral and the other landmark is Somerset House. Prominent buildings include the LWT and IPC towers, St Bride’s church and the cupola of the Old Bailey, Tower 42, 30 St Mary Axe (‘The Gherkin’), and the Barbican towers.

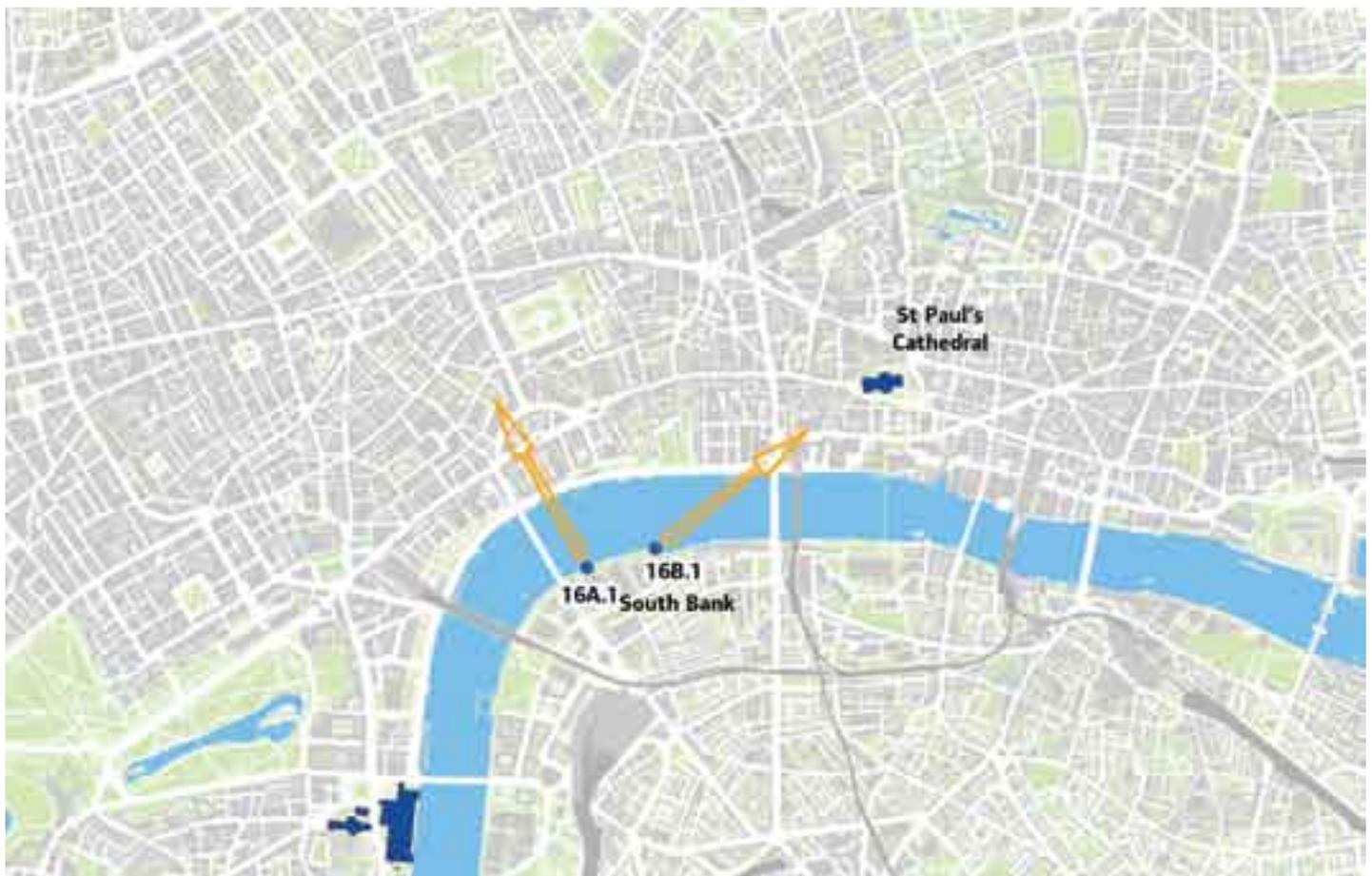
Significant view from Assessment Point 15B.2



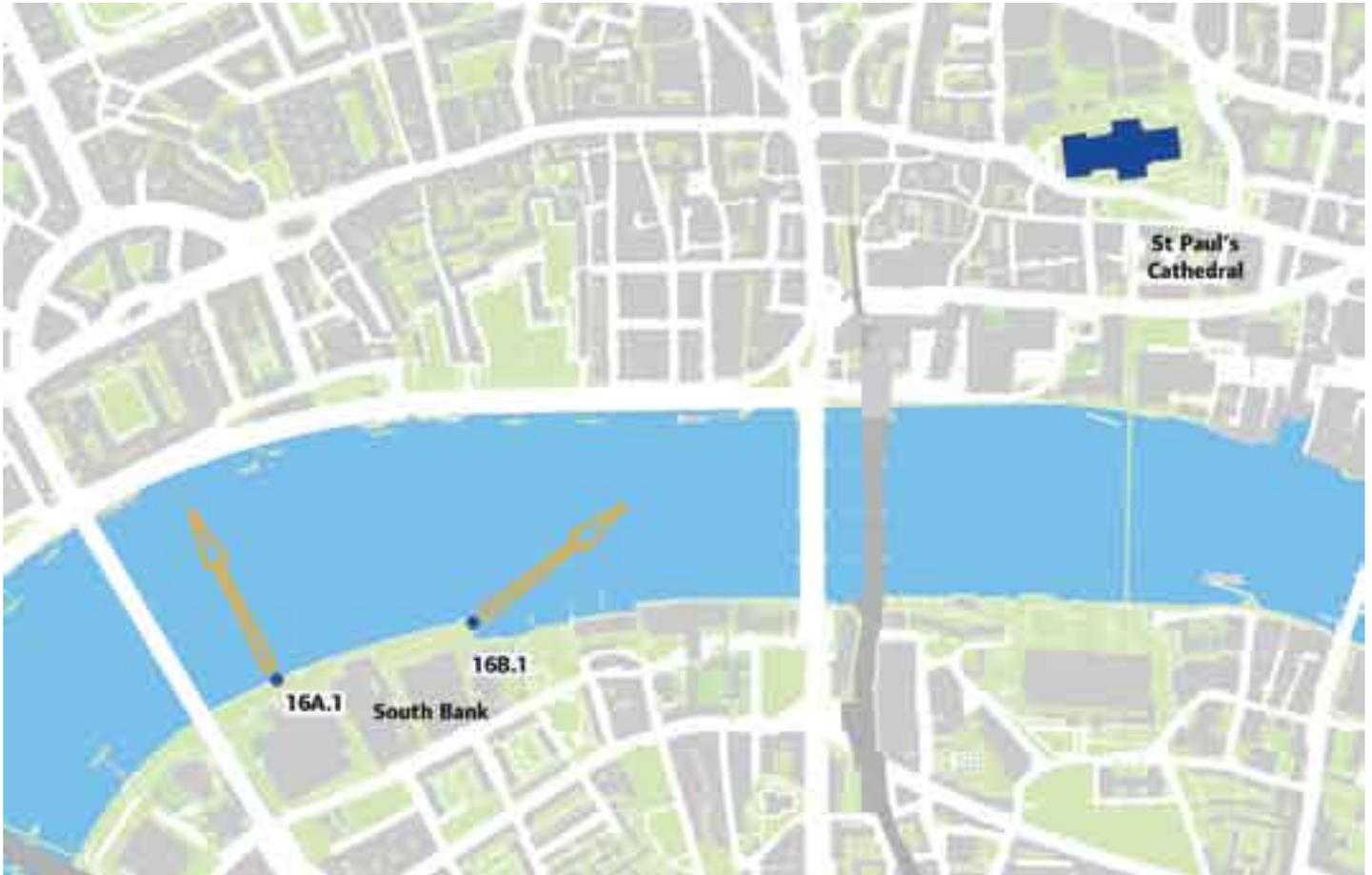
16 River Prospect: The South Bank

- 1 The South Bank includes a wide and pleasantly shaded section of the Queen's Walk between Waterloo Bridge and Blackfriars Bridge, which has a distinctly late twentieth-century character with a few remnants of Victorian industrial history. Several post-war public buildings, such as the Royal National Theatre, are situated here. The Festival Hall is further west, between Hungerford and Waterloo Bridges.
- 2 There are two Viewing Places in this designated view with two Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated View 16: The South Bank – wider context



Viewing Places and Assessment Points for Designated Views 16: The South Bank – local context



Viewing Place 16A

The South Bank: outside the National Theatre

- 3 There is one Assessment Point from this Viewing Place.
- 4 The perpendicular river view from outside the National Theatre is dominated by the architecturally commanding Somerset House. The urban grain here is characterised by medium to large plot sizes formally laid out towards the viewer. The roofline of Somerset House is compromised by poorly-designed roof plant and the unsightly upper storeys of buildings visible behind it owing to the topography, which slopes down from Aldwych and the Strand towards the Embankment.
- 5 The foreground and middle ground consist of the river, Waterloo Bridge and the northern embankment. Trees along the embankment are an important element in the view.

Visual management guidance

- 6 The view is subject to the management approach of Qualitative Visual Assessment referred to in Chapter 3. The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16).
- 7 The Mayor will encourage improvements to the setting of Somerset House in this view, through appropriate, high-quality design. Landmarks in the view should be considered with reference to visual management guidance in paragraphs 3.50-3.51 *Consideration of other landmarks in designated views* where this applies. Reference should be made to visual management guidance paragraph 3.52 *Development opportunity within designated views*, paragraph 3.53 *Clustering of high buildings* and paragraphs 6.13-6.16 *the quality of the Viewing Place and Assessment Points*.

Assessment Point 16A.1

The South Bank: outside the National Theatre – axial to and looking at Somerset House

Significant view from Assessment Point 16A.1



- 8 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The view is centred on Somerset House and encompasses views in both directions along the northern side of the river and the districts behind. Somerset House and Waterloo Bridge form other landmarks and structures in the view.

Viewing Place 16B

The South Bank: close to Gabriel's Wharf – the viewing platform

- 9 There is one Assessment Point from this Viewing Place.
- 10 At its widest extent the prospect is almost 180° wide from bridge to bridge, with Somerset House a significant but not prominent feature in the west, St Paul's Cathedral at the centre of the view, and the City cluster forming the skyline in the east. The river dominates the foreground of the view. The middle ground consists of mature trees along the embankments and buildings with river frontages.
- 11 Despite the high quality and consistency of the intervening townscape and landscape, the viewer tends towards the view of St Paul's Cathedral in this view. There is, however, a subtle transition from Westminster's section of this prospect to the City section. It is characterised by the scale of development which steadily increases from the largely intact fine network based on a medieval foundation of alleys, courts and interlocking squares forming part of the Temple to the more recent institutional and commercial developments around Fleet Street and Ludgate in the City. The dominance of St Paul's Cathedral is ensured by the St Paul's Heights Limitations that protect local riverside views of St Paul's Cathedral from inappropriately high developments around the Cathedral.

Visual management guidance

- 12 The visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. The qualities of the clear view of St Paul's Cathedral should remain and should not be reduced by inappropriate development crowding in too close to this landmark. There are many prominent buildings in the view, which aid in the viewer's strategic appreciation of London. Those seeking to develop should seek to enhance the quality of the view and are asked to refer to visual management guidance paragraphs 3.50-3.51 *Consideration of other landmarks in designated views*.
- 13 Reference to visual management guidance paragraphs 5.28-5.30 *Conformity of local policies with the London Plan* should be made in seeking to improve the townscape setting of the cathedral. Reference should be made to paragraph 3.53 *Clustering of High Buildings* where development is proposed within cluster areas.

Assessment Point 16B.1

The South Bank: close to Gabriel's Wharf – the viewing platform- looking towards St Paul's Cathedral

- 14 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on the St Paul's Cathedral and encompasses views along both sides of the river and the districts behind.
- 15 The Strategically Important Landmark in the view is St Paul's Cathedral and the Oxo Tower forms the other landmark. Prominent buildings and structures in the view include St Bride's church, the flèche of the Royal Courts of Justice, various City Churches close to St Paul's Cathedral and the City cluster of towers in the background and to the east of the view.

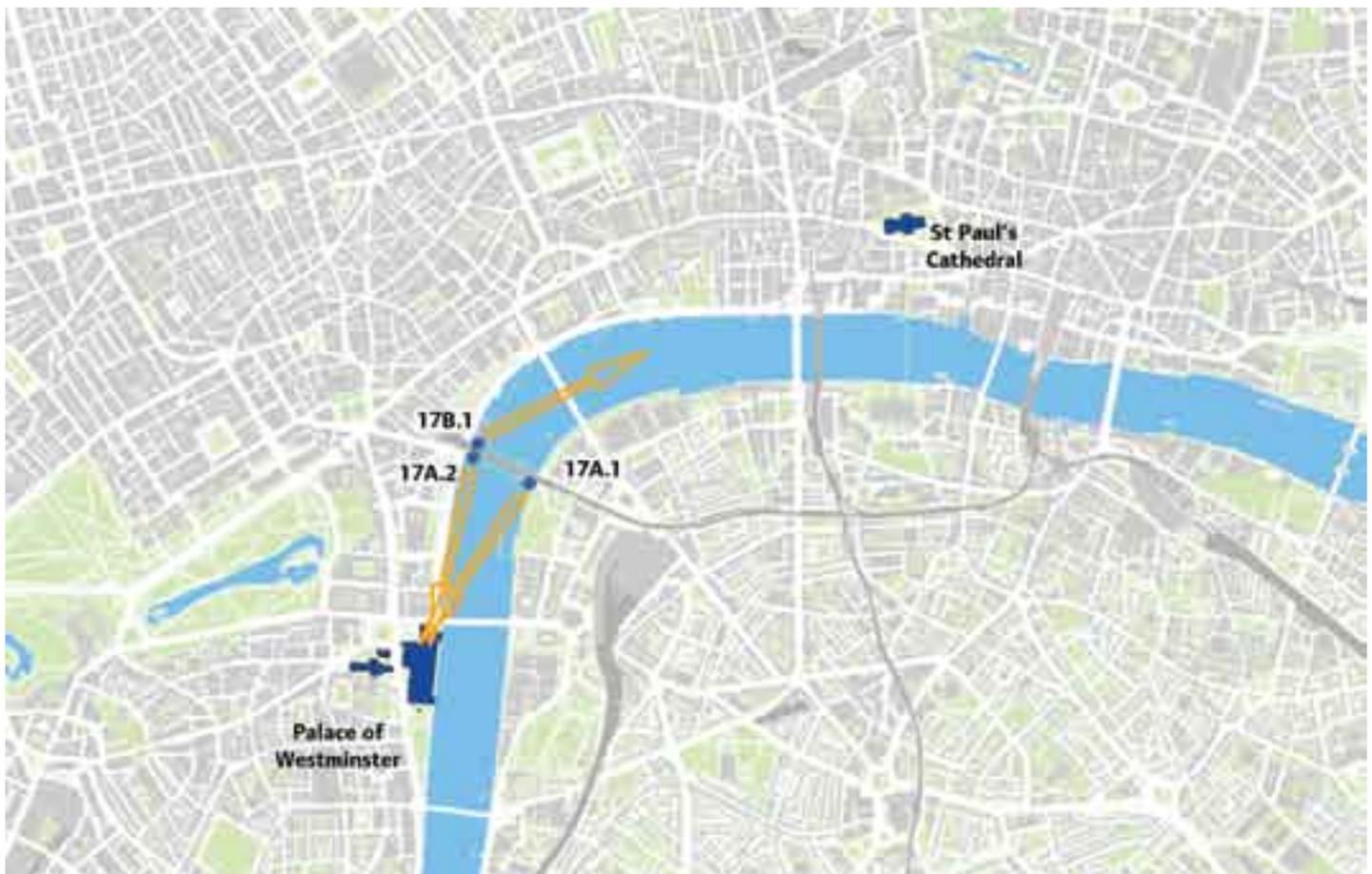
Significant view from Assessment Point 16B.1



17 River Prospect: Golden Jubilee/Hungerford Footbridges

- 1 The Golden Jubilee/Hungerford Footbridges are footbridges that flank the Hungerford railway bridge. The railway bridge was built in 1863; the footbridges were built as a Millennium Project, to designs by Lifschutz Davidson and were officially opened in the summer of 2003. The footbridges replace the old Hungerford footbridge that was a narrow single link.
- 2 The Footbridges' pedestrian walkways on the downstream side provide views towards the convergence of the City of Westminster, the City of London and the London Borough of Southwark. The walkways on the upstream side provide views towards Westminster Bridge, the Palace of Westminster, County Hall and Lambeth Palace in the background.
- 3 There are two Viewing Places in this designated view comprising the upstream and downstream pavements, with three Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated View 17: Golden Jubilee/Hungerford Footbridges – wider context



Viewing Places and Assessment Points for Designated View 17: Golden Jubilee/Hungerford Footbridges – local context



Viewing Place 17A

Golden Jubilee/Hungerford Footbridges: the upstream footbridge

- 4 The Golden Jubilee/Hungerford Footbridges upstream Viewing Place is the complete length of the upstream footbridge. There are two Assessment Points from this Viewing Place.
- 5 The river dominates the foreground of the view. In the middle ground the London Eye and Embankment trees form distinctive elements in places partially screening government buildings to their rear.
- 6 The broad curve of buildings on Victoria Embankment is composed of large, formal elements of consistent height and scale, with Portland stone the predominant material. A strong and harmonious building line is created.
- 7 The World Heritage Site of the Palace of Westminster terminates the view beyond the Westminster bank on the riverfront, with the towers of

Westminster Abbey rising behind. Its pinnacles are echoed in the gables, turrets and chimneys of adjoining buildings, which together create a distinctive and vibrant skyline.

Visual management guidance

- 8 The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16). The visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. This guidance relates to both Assessment Points.
- 9 The view from the Viewing Place is characterised by the Palace of Westminster as the single most prominent building punctuating the skyline and rising above the trees on Embankment. If development is proposed behind the river frontage, it must respond to the character and appearance of existing buildings and should not encroach in the World Heritage Site in this view. Many of the buildings along the river frontage in this view are also listed. These designations may limit the opportunities for development. Reference should be made to visual management guidance paragraph 3.48 *Consideration of Strategically Important Landmarks in designated views*. Reference should be made to visual management guidance paragraphs 3.54–3.57 *Visual Management guidance for World Heritage Sites*. Developers should note that the status of World Heritage Site is a material consideration in determining planning and listed building consent applications.
- 10 The setting of other landmark buildings and structures that contribute to the skyline along the riverbank should be considered with reference to visual management guidance paragraphs 3.50–3.51 *Consideration of other landmarks in designated views*.

Assessment Point 17A.1

Golden Jubilee/Hungerford Footbridges: the upstream footbridge – close to the Southwark bank – looking at the Palace of Westminster

- 11 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. It should be noted that new clusters of tall buildings may emerge at Vauxhall/Nine Elms Opportunity Area. Reference should be made to *Clustering of High Buildings* paragraph 3.53.
- 12 The broad view is centred on the World Heritage Site of the Palace of Westminster and encompasses views along both sides of the river and the districts behind.
- 13 The Strategically Important Landmarks in the view are the Palace of Westminster. The towers of Westminster Abbey can also be seen. Other landmarks are the London Eye and Westminster Bridge. Prominent buildings and structures include Norman Shaw South, Norman Shaw North (Old and New Scotland Yards), the Ministry of Defence, Whitehall Court and Portcullis House.

Significant view from Assessment Point 17A.1



Assessment Point 17A.2

Golden Jubilee/Hungerford Footbridges: the upstream footbridge – close to the City of Westminster bank – looking towards the Palace of Westminster

- 14 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point.
- 15 The broad view is centred on the World Heritage Site of the Palace of Westminster and encompasses views along both sides of the river and the districts behind.
- 16 The Strategically Important Landmark in the view from close to the Westminster bank is the Palace of Westminster. Other landmarks are the London Eye and Westminster Bridge. Prominent buildings and structures include County Hall, St Thomas's Hospital, the Shell Centre, Whitehall Court and Millbank Tower.

Significant view from Assessment Point 17A.2



Viewing Place 17B

Golden Jubilee/Hungerford Footbridges: the downstream footbridge

- 17 The Golden Jubilee/Hungerford Footbridges' downstream Viewing Place is the full length of the downstream footbridge. There is one Assessment Point from here, which is close to the Westminster riverbank.
- 18 The footbridge provides enhanced views east towards the City of London owing to its elevated position. The buildings on both sides of the river frame the view. The dominant element in this view is the expanse of the river, which forms the foreground and middle ground. Trees along both embankments also form significant elements. The Embankment and Festival Piers and the permanently moored boats reinforce the sense that the Thames is a working river, and contribute to a lively foreground.
- 19 The curve of the river aligns St Paul's Cathedral with the northern part of the Viewing Place. The western towers, the dome, drum and peristyle of the Cathedral rise above the general townscape, unaffected by a number of tall, bold buildings on the skyline. These are either office or residential tower blocks from the 1960s and 70s. In contrast, the spire of St Bride and the dome of the Old Bailey are distinctive vertical elements seen against the skyline. The convex bend in the river here emphasises the solid mass of buildings on the South Bank, which obscure the perspective of the view.

Visual management guidance

- 20 The visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. Particular reference should be made to visual management guidance paragraphs 3.41-3.47 *Development in the background of designated views* and *Clustering of High Buildings* paragraph 3.53. These are important considerations from the downstream side of the Golden Jubilee/Hungerford Footbridges. Reference should be made to visual management guidance paragraphs 3.50-3.51 *Consideration of other landmarks in designated views* as there are buildings and structures in the view which contribute to its character and composition as a whole. It should be noted that new clusters of tall buildings may emerge at the Waterloo Opportunity Area.

Assessment Point 17B.1

Golden Jubilee/Hungerford Footbridges: the downstream footbridge – close to the City of Westminster bank – looking towards St Paul's Cathedral

- 21 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view is centred on the St Paul's Cathedral and encompasses views along both sides of the river and the districts behind.
- 22 The Strategically Important Landmark is St Paul's Cathedral. Prominent buildings and structures include the flèche of the Royal Courts of Justice, St Bride's church, the dome of the Old Bailey, the Barbican Towers, Tower 42, 30 St Mary Axe on the north bank and the London Weekend Television tower at the apex of the curve of the river on the south side. Other landmarks include Waterloo Bridge, which is also very prominent in the view as well as Somerset House and the Royal National Theatre.

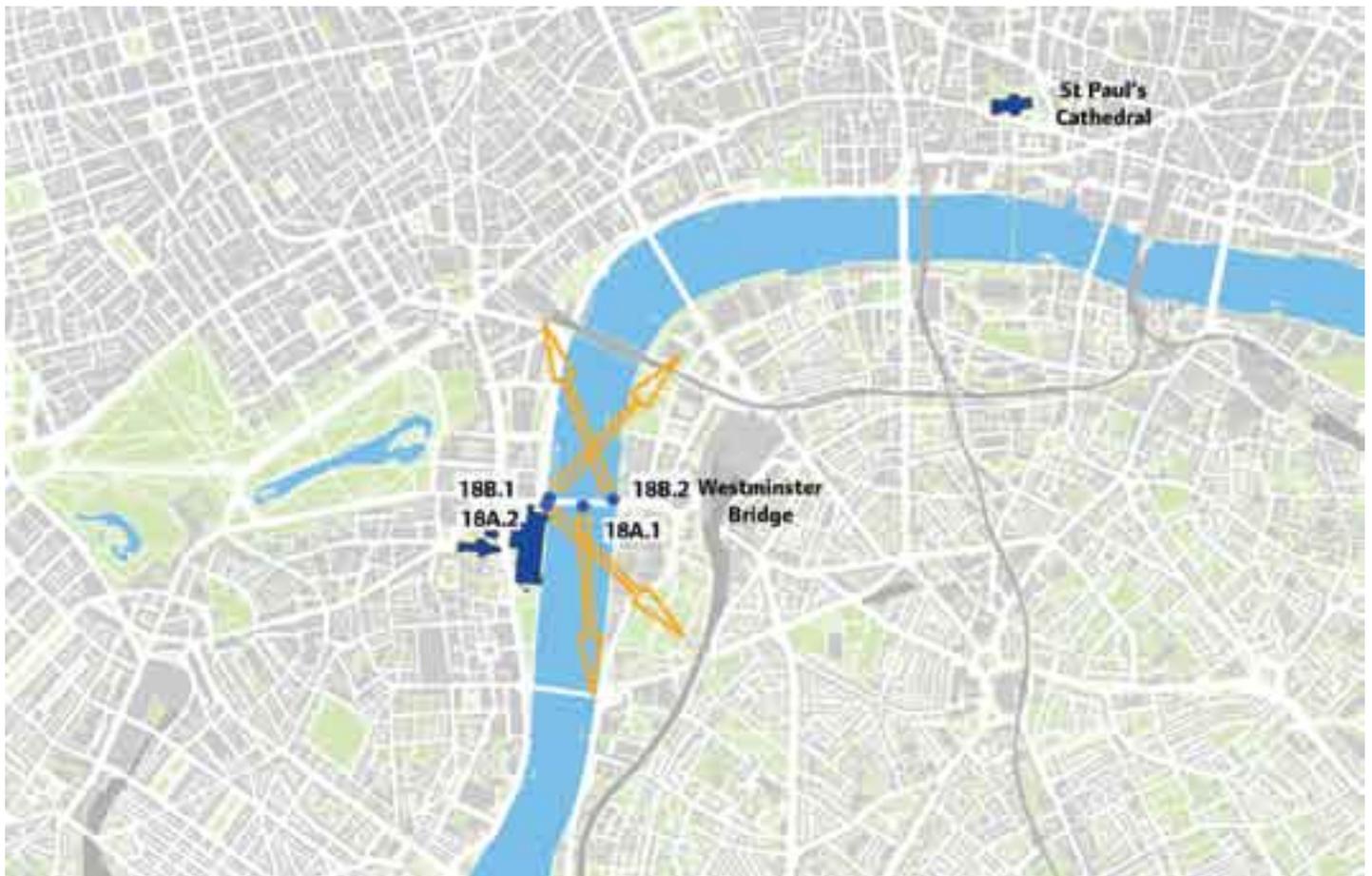
Significant view from Assessment Point 17B.1



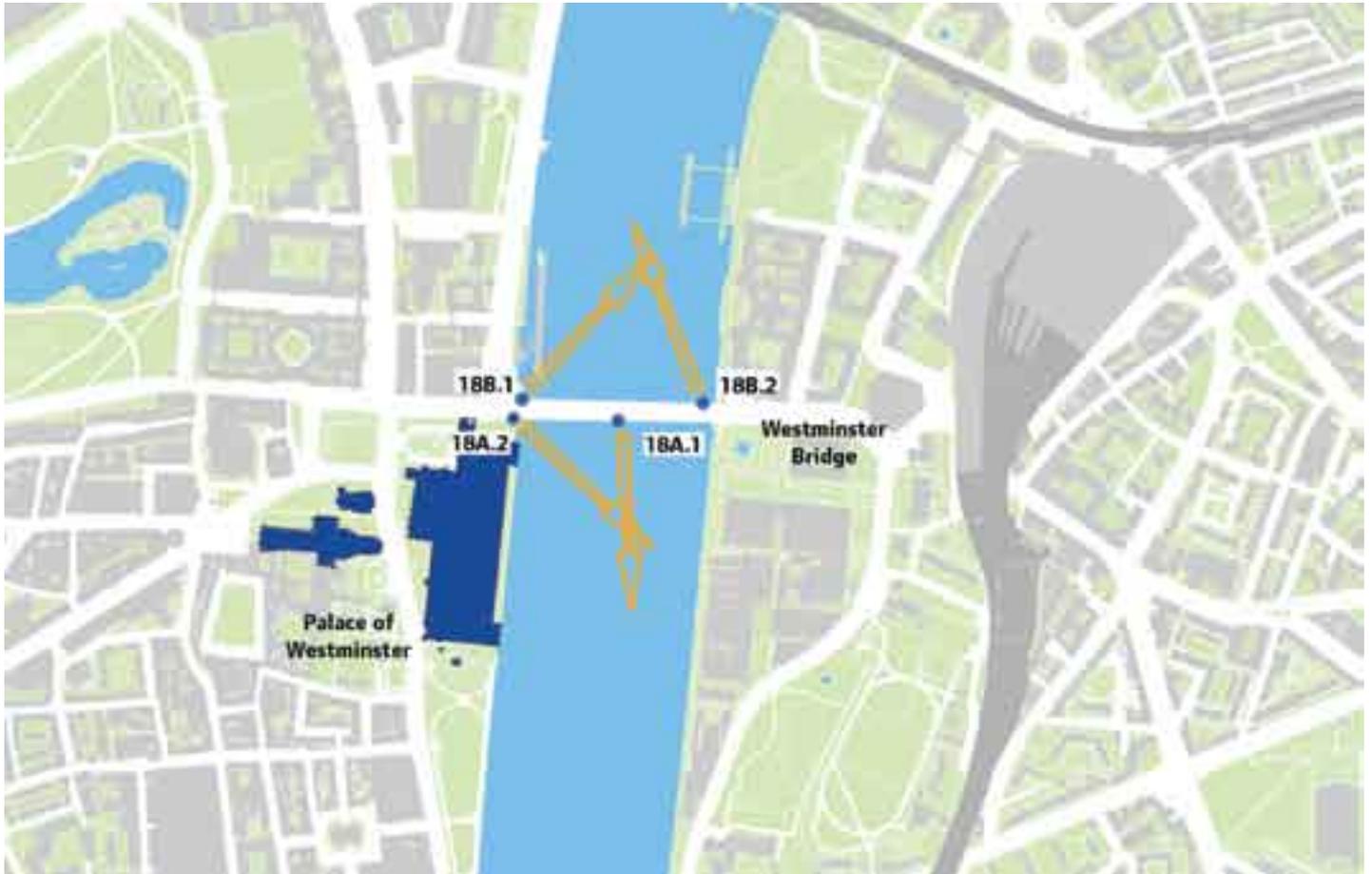
18 River Prospect: Westminster Bridge

- 1 Westminster Bridge is set on a section of the Thames that is aligned south-north as it bends through central London. The Bridge was constructed in 1854-62 to the designs of Thomas Page and Sir Charles Barry. The bridge makes a visual connection between two of London's great civic buildings, the former County Hall, which throughout much of the twentieth century was the seat of London's regional government, and the Palace of Westminster.
- 2 There are two Viewing Places in this designated view comprising the upstream and downstream pavements, with four Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated View 18: Westminster Bridge – wider context



**Viewing Places and Assessment Points for Designated View 18:
Westminster Bridge – local context**



Viewing Place 18A

Westminster Bridge: the upstream pavement

- 3 The Westminster Bridge upstream Viewing Place extends across the bridge, providing views south towards Lambeth Bridge and beyond to Vauxhall. There are two Assessment Points from this Viewing Place: one from the centre of the bridge looking south; the other from the western end of the bridge looking towards the eastern bank of the river. Other views are experienced when travelling across the bridge.
- 4 The river forms the foreground of the views from both Assessment Points. The wide and relatively clear stretch of the river in this prospect contrasts with many other views from bridges, in which the river is relatively busy and includes many moored boats and barges. Mature trees along both embankments form important middle ground elements in both of these views.
- 5 In views of the World Heritage Site of the Palace of Westminster, its pinnacles and towers and those of Westminster Abbey behind are seen against the skyline. The prominence of the landmark is enhanced by the green setting provided by Victoria Tower Gardens to its south, and the framing effect of the bridge, which separates it from the buildings further north.
- 6 Looking towards the Lambeth bank from just beyond the front wall of the Palace of Westminster, the Victorian turrets of St Thomas's Hospital are clearly seen against the sky. As in the view from the centre of the bridge, Lambeth Palace can also be seen.

Visual management guidance

- 7 All views are subject to Qualitative Visual Assessment described in Chapter 3. The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16). It should be noted that new clusters of tall buildings may emerge at the Vauxhall/Nine Elms Opportunity Area. Reference should be made to visual management guidance paragraph 3.53 *Clustering of High Buildings*.
- 8 The background townscape and skyline to Lambeth Bridge could be significantly improved. The Mayor will be minded to encourage new development in this area with reference to visual management guidance paragraph 3.52 *Development opportunity within designated views*. There are also opportunities to improve the Viewing Place and consequently reference should be made to visual management guidance paragraphs 6.13–6.16 *The quality of the Viewing Place and Assessment Points*. Reference should be made to visual management guidance paragraphs 3.54–3.57 *Visual management guidance for World Heritage Sites*.

Assessment Point 18A.1

Westminster Bridge: the upstream pavement – at the centre of the bridge – looking towards the Palace of Westminster and Lambeth Palace

- 9 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Viewing Place. This significant view encompasses both sides of the river and the districts behind.
- 10 The Strategically Important Landmark in the significant view from bridge centre is the Palace of Westminster; the other landmark is Lambeth Palace. Prominent buildings include the Victorian section of St Thomas's Hospital and the 1960s addition to St Thomas's Hospital, the Millbank Tower, and the emerging cluster of towers at Vauxhall.

Significant view from Assessment Point 18A.1



Assessment Point 18A.2

Westminster Bridge: the upstream pavement – at the City of Westminster bank – looking towards Lambeth Palace

- 11 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The view has Lambeth Palace at its centre, and encompasses views along the eastern side of the river and the districts behind. Other prominent buildings in the view are the Victorian section of St Thomas's Hospital and the addition to the hospital, built in the 1960s.

Significant view from Assessment Point 18A.2



Viewing Place 18B

Westminster Bridge: the downstream pavement

- 12 The Westminster Bridge downstream Viewing Place extends across the bridge. There are two Assessment Points from this Viewing Place, one at either end of the bridge.
- 13 The Bridge provides views north towards Hungerford Railway Bridge and beyond to the boundary between Westminster and the City, which is loosely marked by the Royal Courts of Justice and St Bride's church. On the Lambeth bank, the London Eye, County Hall, and the Shell Centre are prominent elements in the view. These buildings and structures create a particular view within the wider prospect, with the flat plane of the river providing the foreground, County Hall and the Eye existing in the middle ground, and the Shell Centre being the only significant element in the background.
- 14 Views orientated along the river, rather than towards the distinct group on the Southwark bank, are quite different. The views along the river are notable for the perspective that the Embankment buildings provide, along with the lamp standards, trees, pylons of the Golden Jubilee/Hungerford footbridges, and the occasional structure in the background, including the flèche of the Royal Courts of Justice, the spire of St Clement Danes and the Shell Mex Building clock face.

Visual management guidance

- 15 The visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. The group of buildings including County Hall, The London Eye and the Shell Centre, should be considered in relation to visual management guidance paragraphs 3.50-3.51 *Consideration of other landmarks in designated views*. It should be noted that new clusters of tall buildings may emerge at the Waterloo Opportunity Area. Reference should be made to paragraph 3.53, *Clustering of High Buildings*.
- 16 Other important guidance includes paragraph 3.52 *Development opportunity within designated views*, and paragraphs 3.41-3.47 *Development in the background of designated views*. The quality of the Viewing Place on the downstream side of Westminster Bridge is poor and visual management guidance paragraphs 6.13-6.16 *The quality of the Viewing Place and Assessment Points* should be referred to in this regard.

Assessment Point 18B.1

Westminster Bridge: the downstream pavement – at the City of Westminster bank – looking at the London Eye

Significant view from Assessment Point 18B.1



- 17 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view has the London Eye at its centre together with the Golden Jubilee/ Hungerford footbridges, and encompasses views along both sides of the river and the districts behind.
- 18 The prominent buildings and structures in the view from close to the Westminster bank include the former County Hall, the Shell Centre tower and the flèche of the Royal Courts of Justice. The other landmark is the London Eye.

Assessment Point 18B.2

Westminster Bridge: the downstream pavement – at the Lambeth bank
– looking at Whitehall Court

Significant view from Assessment Point 18B.2

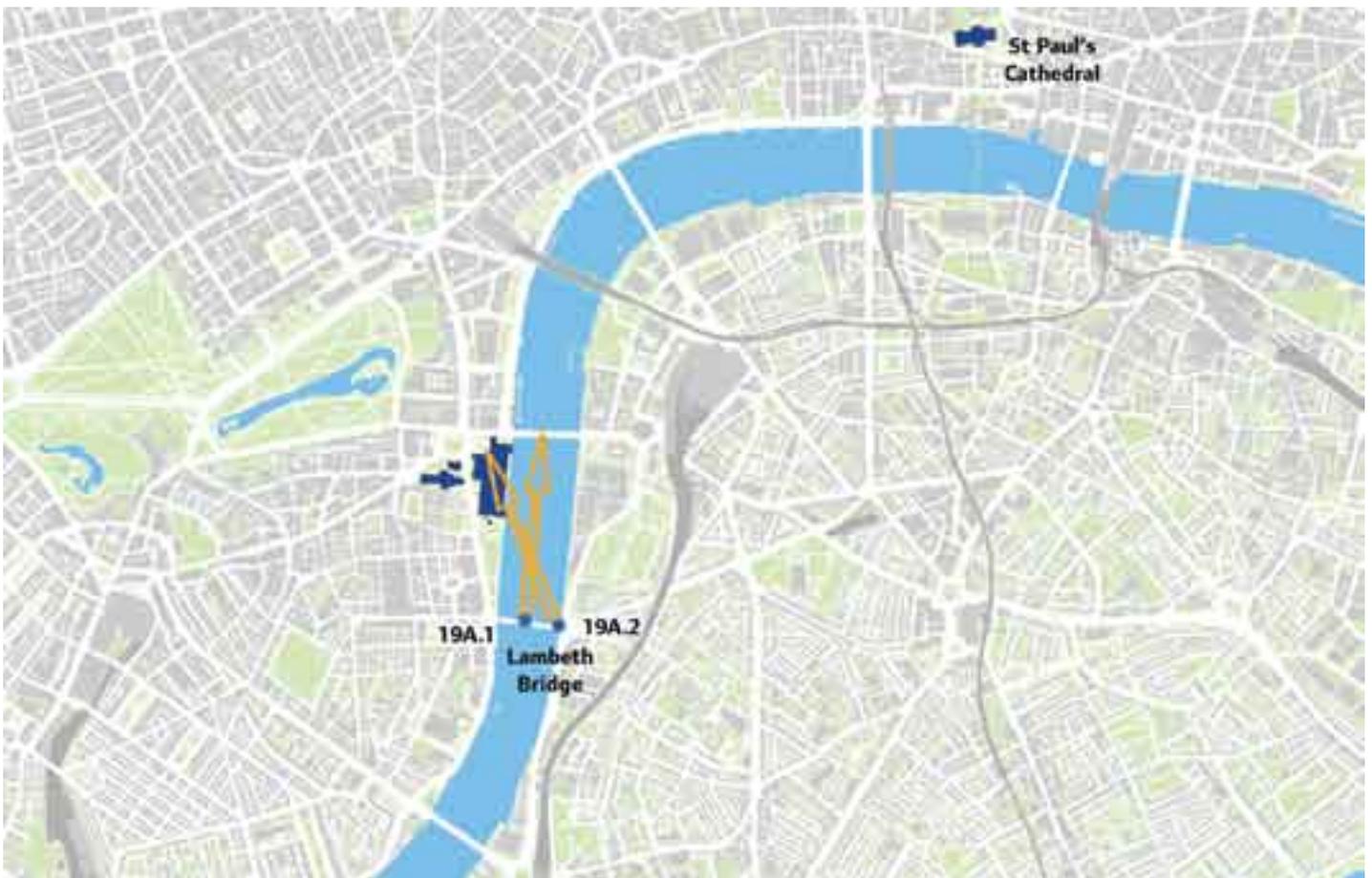


- 19 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The broad view has Whitehall Court at its centre, and encompasses views along both sides of the river and the districts behind.
- 20 The prominent buildings and structures in the view from close to the Lambeth bank include the former County Hall, Embankment Place, Whitehall Court and the Ministry of Defence. The other landmark is the London Eye.

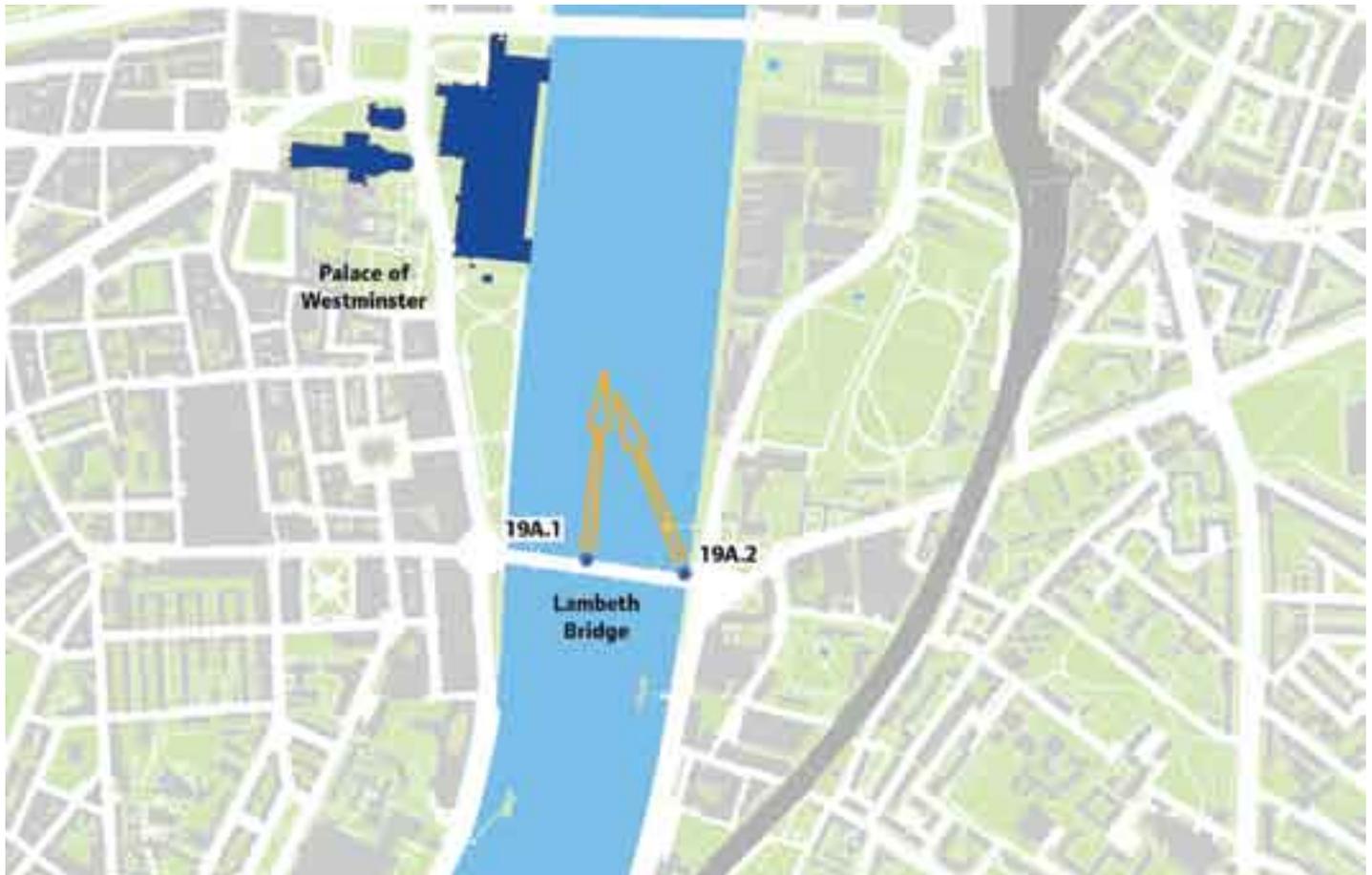
19 River Prospect: Lambeth Bridge

- 1 Lambeth Bridge is the furthest upstream of the bridges from which River Prospects have been designated. It crosses a section of the Thames that runs south-north, passing the Palace of Westminster. On the Westminster side of the river, the bridge allows access into the heart of SW1, while on the Lambeth side is Lambeth Palace, the official London residence of the Archbishop of Canterbury since 1207. Lambeth Bridge links the major civic functions in Westminster with the residential districts in Lambeth.
- 2 The downstream pavement comprises the one and only Viewing Place for this designated view, with two Assessment Points within the Viewing Place. The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated View 19: Lambeth Bridge – wider context



Viewing Places and Assessment Points for Designated View 19: Lambeth Bridge – local context



Viewing Place 19A

Lambeth Bridge: the downstream pavement

- 3 The Lambeth Bridge downstream pavement Viewing Place provides important views to the north-west and towards the Palace of Westminster. There are two Assessment Points from this Viewing Place.

- 4 The river dominates the foreground and middle ground of the view, with the Palace of Westminster forming the central focus in the prospect. Other important elements in the view are the mature trees on both sides of the river. A group of prominent, similarly sized buildings on the riverfront, which includes Whitehall Court, Embankment Place, Adelphi House and Shell Mex House, can also be seen in this view. These are underscored by Westminster Bridge, while other prominent buildings including the London Eye and County Hall are seen on the Lambeth side of the river. In views to the far north-east, the viewer is able to see the City of London, including Tower 42 and 30 St Mary Axe, making this a Viewing Place with some exceptionally deep views. Centrepont and the

BT Tower become visible in the backdrop of the Palace of Westminster in views from certain angles across the bridge.

Visual management guidance

- 5 All the visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment apply. The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16).
- 6 Reference should be made to visual management guidance paragraph 3.48 *Consideration of Strategically Important Landmarks in designated views* and 3.54-3.57 *Visual management guidance for World Heritage Sites*. Reference should also be made to paragraphs 3.50-3.51 *Consideration of other landmarks in designated views*.

Assessment Point 19A.1

Lambeth Bridge: the downstream pavement –
at the centre of the bridge – looking towards the Palace of Westminster

Significant view from Assessment Point 19A.1



- 7 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. This broad view encompasses both sides of the river and the districts behind. It should be noted that new clusters of tall buildings may emerge at the Waterloo Opportunity Area. Reference should be made to paragraph 3.53 *Clustering of High Buildings*.

- 8 The Strategically Important Landmark in the significant view is the Palace of Westminster. The towers of Westminster Abbey can be seen close to it. Other landmarks are the London Eye and Lambeth Palace. Prominent buildings and structures include County Hall, the Victorian section and the 1960s extension of St Thomas's Hospital, 30 St Mary Axe and Tower 42.

Assessment Point 19A.2

Lambeth Bridge: the downstream pavement – close to the Lambeth bank - looking towards the Palace of Westminster

- 9 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. This view is centred on the Palace of Westminster and encompasses both sides of the river and the districts behind.
- 10 The Strategically Important Landmark in the significant view is the Palace of Westminster together with the towers of Westminster Abbey. The other landmarks are the London Eye, the BT Tower and Lambeth Palace. Prominent buildings and structures include the Victorian section and the 1960s extension of St Thomas's Hospital and Centre Point. The latter building is just seen in the backdrop of the Palace of Westminster from this Assessment Point.

Significant view from Assessment Point 19A.2



20 River Prospect: Victoria Embankment between Waterloo and Westminster Bridges

- 1 This River Prospect is appreciated from a stretch of the Victoria Embankment between Westminster Bridge and Waterloo Bridge. Sir Joseph Bazalgette, the Victorian engineer, embanked the Thames here in 1864-70. The Viewing Places essentially provide a promenade for those walking between the Palace of Westminster and Somerset House for example, or via Waterloo Bridge to the cultural attractions of the South Bank.
- 2 There are two Viewing Places in this designated view, with one Assessment Point in each (resulting in two Assessment Points in total). The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated View 20: Victoria Embankment – wider context



**Viewing Places and Assessment Points for Designated View 20:
Victoria Embankment – local context**



Viewing Place 20A

Victoria Embankment: between Westminster and Hungerford Bridges

- 3 This Viewing Place includes all of Victoria Embankment between Westminster Bridge and Hungerford Bridge. There is one Assessment Point within this Viewing Place.
- 4 The river dominates the foreground and middle ground. The view is of a series of buildings, which have visual strength as separate objects, rather than continuity. The principal elements are County Hall, the Shell Centre, the London Eye and the two bridges. At various positions, prominent background buildings of varying quality appear, including Guy's Hospital and, momentarily, St Paul's Cathedral (see also the Linear view from Westminster Pier).

Visual management guidance

- 5 The visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment apply. The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16).
- 6 Particular reference should be made to visual management guidance paragraph 3.52 *Development opportunity within designated views* and paragraphs 3.41-3.47 *Development in the background of designated views*.

Assessment Point 20A.1

Victoria Embankment: between Westminster and Hungerford bridges
– axial to and looking at County Hall

- 7 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. This view is centred on County Hall and encompasses a broad stretch of the south bank of the river and the districts behind.

- 8 Prominent buildings and structures in this view include County Hall, directly on axis, and the other landmarks of the London Eye, Westminster, the Golden Jubilee and Hungerford Bridges. Other prominent buildings include the Shell Centre and Guy's Hospital tower.

Significant view from Assessment Point 20A.1



Viewing Place 20B

Victoria Embankment: between the Hungerford and Waterloo Bridges

- 9 This Viewing Place includes views towards the South Bank between the converging Waterloo and Hungerford Bridges. There is one Assessment Point at this Viewing Place.
- 10 The view is of a series of objects and buildings that have individual visual strength rather than continuity. The strong horizontal massing contrasts with the presence of the Shell Tower. The principal elements are the Royal Festival Hall, surrounded by the Shell Centre Complex, with the Shell Tower standing beyond the landing of Hungerford Railway Bridge. The London Eye and the LWT tower, though on the periphery of the view and seen over the pylons of the Golden Jubilee/Hungerford footbridges, are strong visual elements in the wider townscape. Trees on the South Bank soften the relationship between the river and the post-war buildings.

Visual management guidance

- 11 The visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. Particular reference should be made to visual management guidance paragraph 3.52 *Development opportunity within designated views*.

Assessment Point 20B.1

Victoria Embankment: between Hungerford and Waterloo Bridges – at Cleopatra’s Needle – looking at the Royal Festival Hall

- 12 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. This view is centred on the Royal Festival Hall and encompasses a broad stretch of the south bank of the river and the districts behind. It should be noted that new clusters of tall buildings may emerge in Waterloo Opportunity Area. Reference should be made to paragraph 3.53 *Clustering of High Buildings*.
- 13 Other landmarks in the view from beneath Cleopatra’s Needle include the Royal Festival Hall, the London Eye, and the Hungerford and Waterloo Bridges. Other prominent buildings include the Shell Centre.

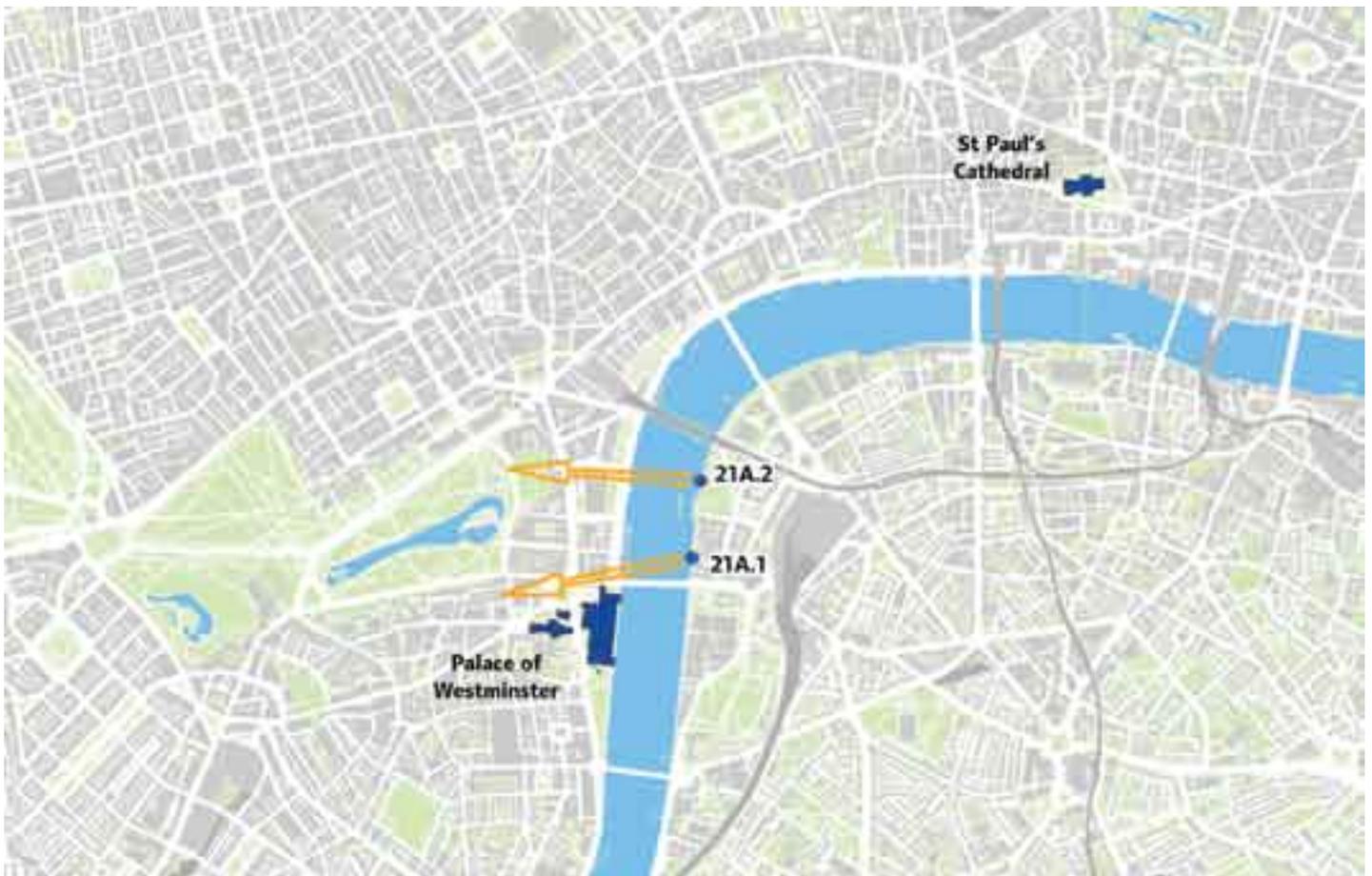
Significant view from Assessment Point 20B.1



21 River Prospect: Jubilee Gardens and Thames side in front of County Hall

- 1 The River Prospect is appreciated along the stretch of the Queen's Walk between Westminster Bridge and the Hungerford Bridge on the South Bank.
- 2 There is one Viewing Place for this designated view, with two Assessment Points in total. The significant views from these Assessment Points are managed by QVA.

Viewing Places and Assessment Points for Designated View 21: Jubilee Gardens and Thames side – wider context



Viewing Places and Assessment Points for Designated View 21: Jubilee Gardens and Thames side – local context



Viewing Place 21A

Jubilee Gardens: between Westminster and Hungerford bridges

- 3 The Viewing Place at Jubilee Gardens extends south from the Gardens to Westminster Bridge. There are two Assessment Points.
- 4 The river dominates the foreground of views from this Viewing Place. Trees along the Embankment form an important middle ground element, and partially screen the government buildings to the rear.
- 5 Views from this Viewing Place are relatively shallow, extending only to the built fabric on the opposite side of the river, with occasional glimpses through to Whitehall, which runs parallel behind. Most of the buildings on the Embankment are of seven or eight storeys. Few of them address the river directly as they are set behind the trees planted along the Embankment. Little is seen in the background of these views, although as one walks through the Viewing Place, tall and slender buildings such

as the BT Tower and Centre Point can occasionally be seen. These indicate the depth of the city as well as providing orientation points.

- 6 Standing in front of County Hall, there is an important view diagonally across Page and Barry's elegant Westminster Bridge towards the Palace of Westminster, with Westminster Abbey behind. St Stephen's Tower is the most prominent feature of the view. Buildings on the far side of Parliament Square provide depth, including the Methodist Central Hall behind the trees.

Visual management guidance

- 7 All the visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16).
- 8 Background development which breaches the skyline of the Palace of Westminster and affects its silhouette should not normally be considered acceptable, and reference should be made to visual management guidance paragraph 3.48 *Consideration of Strategically Important Landmarks in designated views* and paragraphs 3.54-3.57 on *Visual management guidance for World Heritage Sites*.

Assessment Point 21A.1

Jubilee Gardens: between Westminster and Hungerford bridges – south of the London Eye – looking at the Palace of Westminster

- 9 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The central focus of the view is St Stephen's Tower and there are views of the north bank of the river and the districts behind.

- 10 The Strategically Important Landmark in the view from outside County Hall is the Palace of Westminster, with the towers of Westminster Abbey behind. Prominent buildings include Methodist Central Hall, Portcullis House and both Old and New Scotland Yard.

Significant view from Assessment Point 21A.1



Assessment Point 21A.2

Jubilee Gardens: between Westminster and Hungerford bridges – looking at the Ministry of Defence

- 11 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. This view is centred on the Ministry of Defence and encompasses a broad stretch of the north bank of the river and the districts behind.
- 12 Prominent buildings and structures in the view include Whitehall Court, the Ministry of Defence and Embankment Place, whilst Hungerford and Westminster bridges form other landmarks.

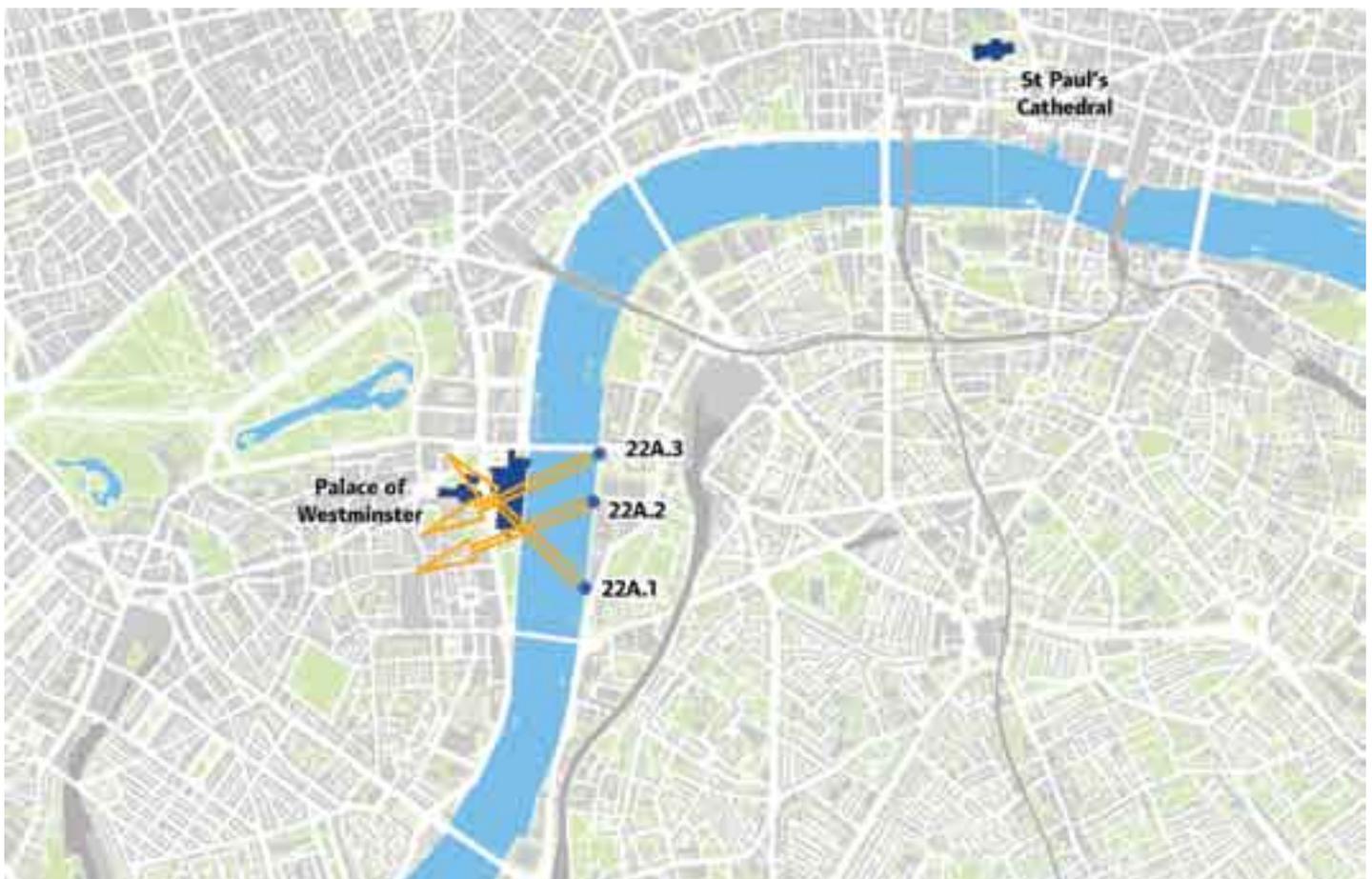
Significant view from Assessment Point 21A.2



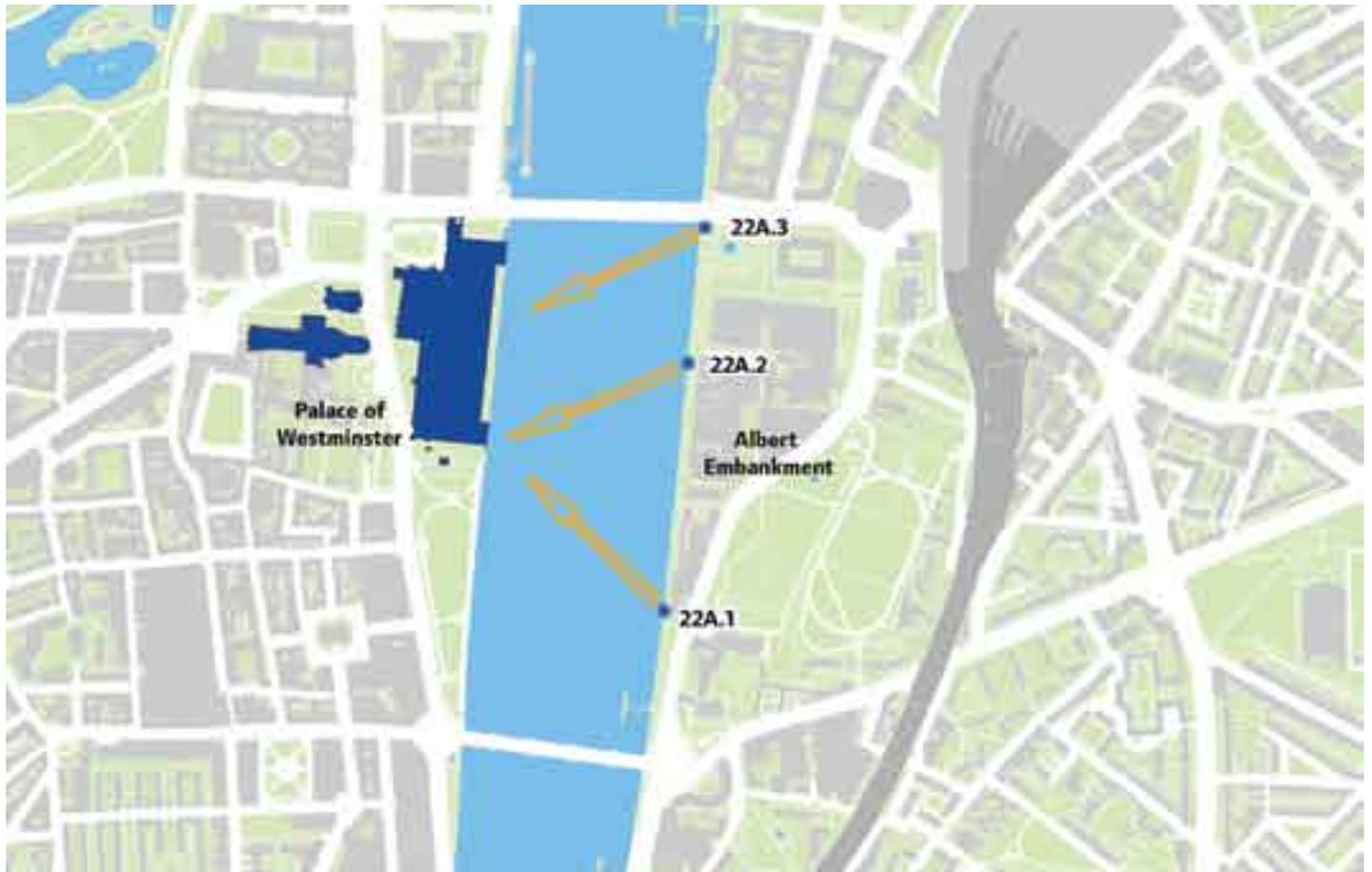
22 River Prospect: Albert Embankment between Westminster and Lambeth Bridges along Thames path near St Thomas' Hospital

- 1 The Thames was embanked here in 1866–69 by the Victorian engineer Sir Joseph Bazalgette to accommodate the southern low-level sewer from Putney. The embankment route allows viewers to see the Thames flowing past the Palace of Westminster World Heritage Site.
- 2 There is one Viewing Place for this designated view, with three Assessment Points at the Viewing Place. The significant views from these Assessment Points are managed by QVA.

Viewing Place and Assessment Points for Designated View 22: Albert Embankment – wider context



Viewing Place and Assessment Points for Designated View 22: Albert Embankment – local context



Viewing Place 22A

Albert Embankment: between Lambeth and Westminster bridges

- 3 The Viewing Place is the Albert Embankment between Lambeth and Westminster bridges. The entire length of the Viewing Place provides primary views of the Palace of Westminster. The angle of view changes as the viewer moves along Albert Embankment, allowing an appreciation of the architecture both on axis and from several angles.
- 4 The river surface fills the foreground, while the viewer's eye is drawn to the architectural detail of the monument. Trees along the embankment to either side of the Palace of Westminster form an important element in the views, partially screening riverside buildings. The prominence of the Palace of Westminster World Heritage Site is maintained by the generally limited height of the riverside buildings to the north of the Palace of Westminster.
- 5 There is no visual intrusion above the landmark close to the axial position other than the towers of Westminster Abbey. Distant tall buildings, such as Centropoint, can be seen in the background of views from certain angles from further south along the Embankment.

Visual management guidance

- 6 All the visual management guidance set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. The management of this River Prospect should ensure that the juxtaposition between elements, including the river frontages and major landmarks, can be appreciated within their wider London context (Policy 4B.16).
- 7 It is important that the background of the landmark in these views is managed in line with visual management guidance paragraphs 3.41-3.47 *Development in the background of designated views* and paragraph 3.48 *Consideration of Strategically Important Landmarks in designated views*.

Assessment Point 22A.1

Albert Embankment: between Lambeth and Westminster bridges – approaching from Lambeth Palace – looking towards the Palace of Westminster

- 8 Qualitative Visual Assessment will be used to assess the visual impact of proposed development on the River Prospect from this Assessment Point. The view has the southern end of the Palace of Westminster at its centre, and encompasses views along the western side of the river and the districts behind.
- 9 The Strategically Important Landmark in the view is the Palace of Westminster with the towers of Westminster Abbey and Westminster Bridge forming the other landmarks. The buildings Ministry of Defence and Embankment Place are prominent in the view.

Significant view from Assessment Point 22A.1



Assessment Point 22A.2

Albert Embankment: between Lambeth and Westminster bridges – axial to and looking at the Houses of Parliament

- 10 Qualitative Visual Assessment will be used to assess the visual impact of proposed development on the River Prospect from this Assessment Point. The view is axial to the Houses of Parliament.
- 11 The Strategically Important Landmark in the view is the Palace of Westminster with Westminster Bridge as the other landmark. Visible buildings include Portcullis House.

Significant view from Assessment Point 22A.2



Assessment Point 22A.3

Albert Embankment: between Lambeth and Westminster bridges – at the top of the steps onto Westminster Bridge – looking at the Palace of Westminster

- 12 Qualitative Visual Assessment will be used to assess the visual impact of development on the River Prospect from this Assessment Point. The view has the Palace of Westminster at its centre, and encompasses views along the western side of the river and the districts behind.
- 13 The Strategically Important Landmark in the view is the Palace of Westminster. The towers of Westminster Abbey rise behind it and with Westminster Bridge form other landmarks. Portcullis House is visible in the view.

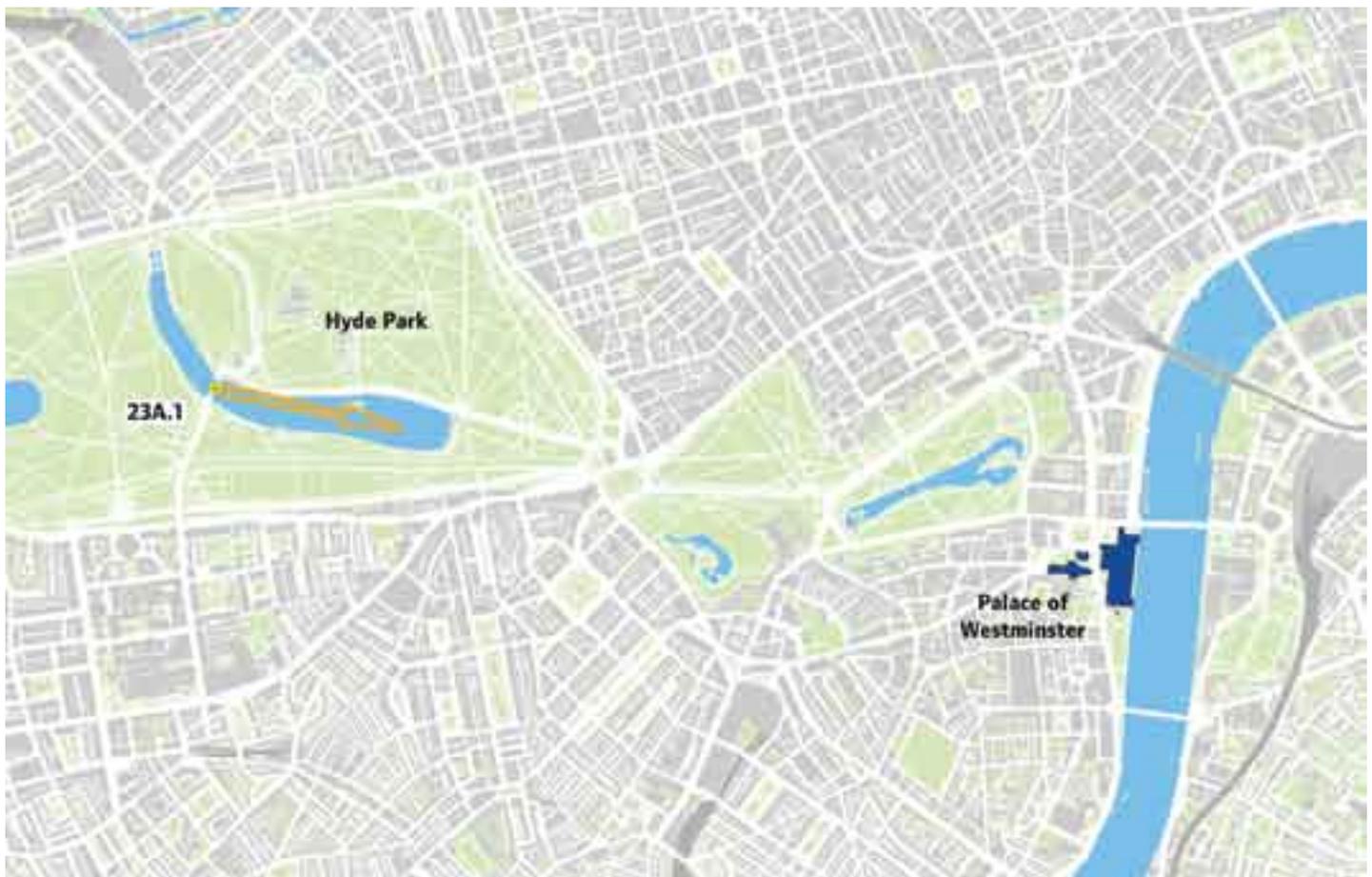
Significant view from Assessment Point 22A.3



23 Townscape View: Serpentine Bridge to Westminster

- 1 In 1637 Hyde Park became the first Royal Park to be opened to the public. The Serpentine was created in the eighteenth century by damming the Westbourne River. Hyde Park is included on English Heritage's Register of Parks and Gardens of Historic Interest classified as Grade I and is maintained to a very high standard.
- 2 There is only one Viewing Place for this designated view, with one Assessment Point within the Viewing Place. The significant view from this Assessment Point is managed by QVA.

Viewing Place and Assessment Point for Designated View 23: Serpentine Bridge to Westminster – wider context



Viewing Place and Assessment Point for Designated View 23: Serpentine Bridge to Westminster – local context



Viewing Place 23A

The Serpentine: the Bridge

- 3 The Viewing Place constitutes the eastern footway of the Bridge over the Serpentine. The foreground and middle ground comprise the lake and the trees along its perimeter. The distant focus of the view features the Victoria and Central Lobby Towers of the Palace of Westminster and the western towers of Westminster Abbey. St Stephen's Tower (the Clock Tower or 'Big Ben') is obscured. Buildings are visible in the middle ground where they rise above the tree line. Although the dense foliage of the trees in summer provides a buffer between much of the urban environment and the park, the viewer is always aware of the city beyond the perimeter, because of buildings such as the Hilton Hotel and Knightsbridge Barracks.

Visual management guidance

- 4 All the visual management guidance set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place.

- 5 The line of view crosses Green Park, St James's Park and Parliament Square, as well as the built-up area to the south-east of St James's Park. The landscape maintenance regime in the fore and middle grounds has, therefore, a strong influence on the character and composition of the view; reference should therefore be made to visual management guidance paragraph 3.40 *Landscape management in the foreground*. Development in the background in Lambeth and Southwark should respond to the ability to see the towers of the Palace of Westminster, while noting that these can only be seen in the winter months. It should be noted that new clusters of tall buildings may emerge within the Elephant and Castle and Waterloo Opportunity Areas. Visual management guidance paragraphs 3.41-3.47 *Development in the background of designated views* apply.

Assessment Point 23A.1

The Serpentine: the Bridge – at the centre of the bridge – looking towards the Palace of Westminster

- 6 Qualitative Visual Assessment will be used to assess the visual impact of proposed development on the Townscape View from this Assessment Point.
- 7 The Strategically Important Landmark within the view is the Palace of Westminster (Central Tower and Victoria Tower only). The towers of Westminster Abbey are the other landmarks within the view. Prominent buildings include the lantern of Methodist Central Hall, Knightsbridge Barracks and other large buildings on Knightsbridge.

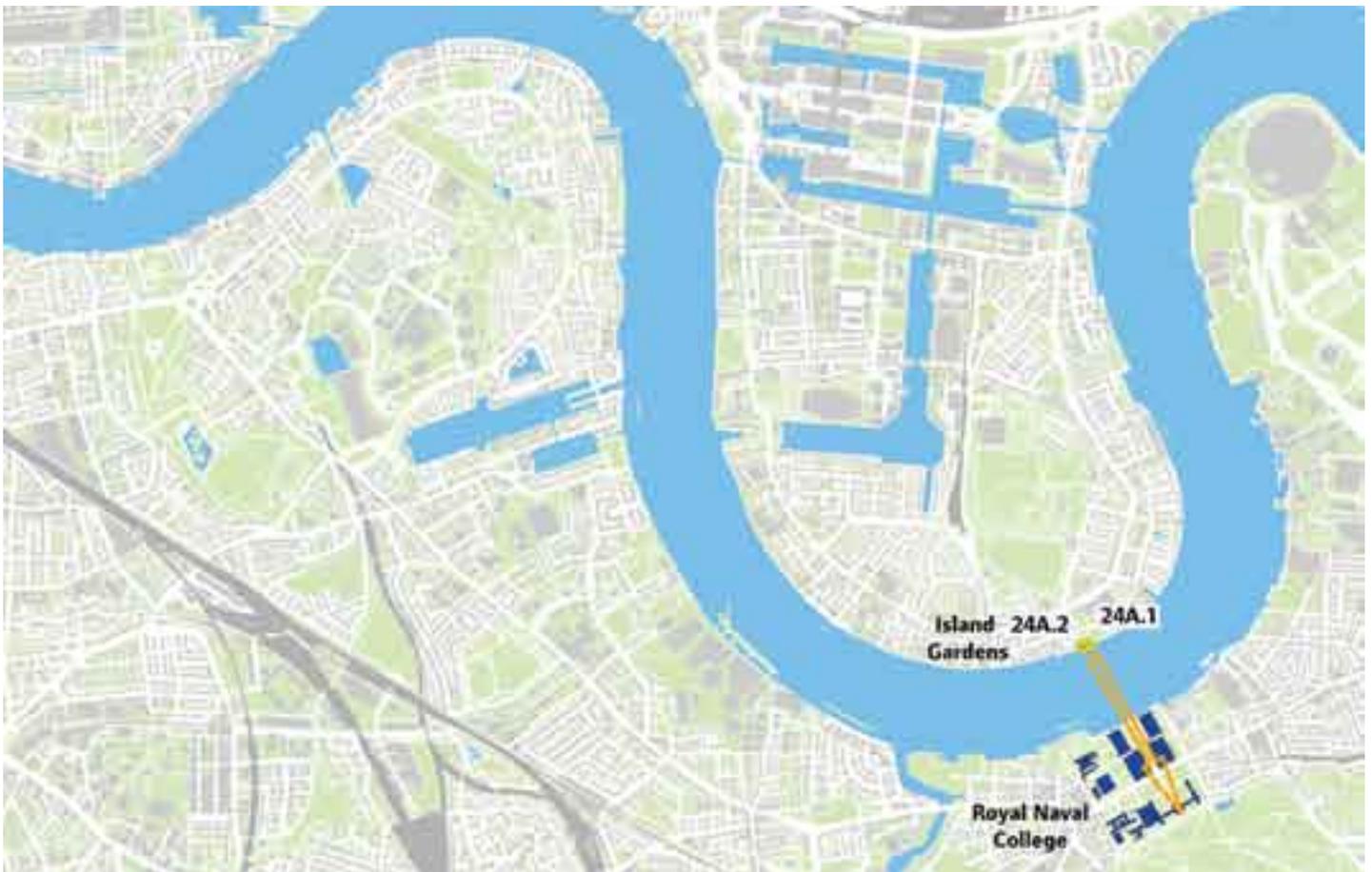
Significant view from Assessment Point 23A.1



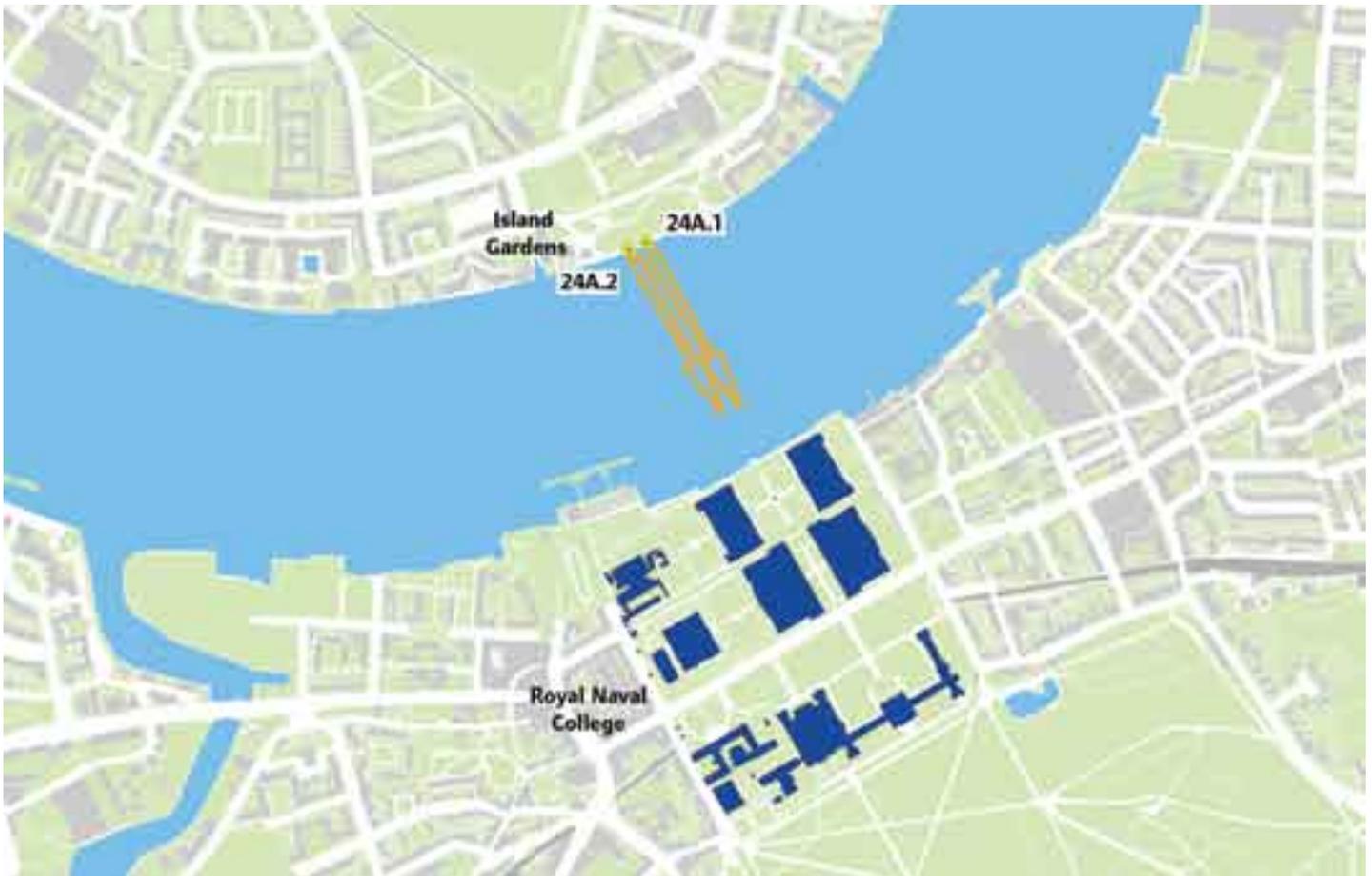
24 Townscape View: Island Gardens, Isle of Dogs to Royal Naval College

- 1 The Island Gardens are on the southern tip of the Isle of Dogs, opposite the Greenwich Maritime World Heritage Site. The gardens were purchased by Greenwich Hospital, the former freeholder of the Old Royal Naval College buildings, for the purpose of providing a view from the Island Gardens to the Royal Naval College for the public. The Island Gardens are a generous area for this purpose, and allow the viewer to enjoy the axial relationship between the Royal Naval College and the Queen's House and their backdrop of Greenwich Park. An historic and famous impression of this location was captured in a painting by Canaletto that dates back to 1751.
- 2 There is only one Viewing Place for this designated view, with two Assessment Points. The significant views from these Assessment Points are managed by QVA.

Viewing Place and Assessment Points for Designated View 24: Island Gardens, Isle of Dogs to Royal Naval College – wider context



Viewing Place and Assessment Points for Designated View 24: Island Gardens, Isle of Dogs to Royal Naval College – local context



Viewing Place 24A

Island Gardens: opposite the Royal Naval Hospital

- 3 The two Assessment Points are in very close proximity to one another and face the group of buildings across the river at Greenwich. One Assessment Point (24A.2) is directly axial to the Queen's House, whilst the other Assessment Point is slightly off-axis from the Queen's House.

- 4 The buildings at Greenwich seen in this designated view are a planned ensemble and an example of the 'Grand Manner' in England. The Queen's House, designed by Inigo Jones, forms the focal point of the group from the axial position, its simple Palladian style and white colour contrasting with the later baroque stone buildings which form its frame, designed by Christopher Wren and Nicholas Hawksmoor. The ground rises beyond the ensemble of buildings towards the Royal Park, giving the Queen's House an elevated position within the composition that emphasises its central position, as well as its historical significance. The stepping in of the Old Royal Naval College buildings from the riverside also emphasises

the importance of the Queen's House, set between Hawksmoor's towers and the domes of the King William and Queen Mary blocks. The statue of General Wolfe provides an axial pinnacle in the background.

- 5 The Old Royal Observatory is on higher ground in the park and away from the formal composition, and becomes visible when standing at the Assessment Point that is not directly axial with the Queen's House. The position of the Observatory indicates its status within a separate (in this case, scientific) tradition and its significance as a historic building in its own right. The building represents British pre-eminence in science during the seventeenth, eighteenth and nineteenth centuries, culminating in the adoption in 1884, of the Greenwich Meridian and Greenwich Mean Time as a world standard.
- 6 Trees frame the composition of the Old Royal Naval College. To the east the riverfront mostly consists of Georgian and Victorian buildings including the Trafalgar Tavern public house. The nineteenth century power station is clearly visible. To the west, the dominant feature is the Cutty Sark with its tall masts, St Alfege's church tower and the Greenwich town hall clock tower.

Visual management guidance

- 7 All the visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place.
- 8 In particular, the settings of other landmark buildings or structures should be considered carefully, in accordance with visual management guidance paragraphs 3.50-3.51 *Consideration of other landmarks in designated views*. Permanent structures or infrastructure should not be allowed if they would be detrimental to the appreciation of the direct relationship between the Greenwich Maritime World Heritage Site and the viewer. Developers and architects will be required to demonstrate that proposed development would preserve or enhance the ability to recognise and appreciate the Old Royal Naval College. Reference should be made to visual management guidance paragraph 3.52 *Development opportunity within designated views*.

Assessment Point 24A.1

Island Gardens: opposite the Royal Naval Hospital – at the orientation board – looking towards the Old Royal Naval College and Greenwich Park

- 9 This Assessment Point is offset from the axial point to the Queen's House. It is in this view that the viewer becomes aware of the Old Royal Observatory high up in Greenwich Park. There are no Strategically Important Landmarks in this view.

- 10 The other landmarks within the view just east of the axial point are defined as the Cutty Sark, the Queen's House and the Old Royal Naval College buildings. Prominent buildings and structures include the Old Royal Observatory, the Trafalgar Public House and the London Transport Power Station.

Significant view from Assessment Point 24A.1



Assessment Point 24A.2

Island Gardens: opposite the Royal Naval Hospital – on the axis of the Queen’s House – looking towards the Old Royal Naval College and Greenwich Park

- 11 This Assessment Point is axial to the Queen’s House; the Queen’s House is the focal point of the view. There are no Strategically Important Landmarks in this view.
- 12 The other landmarks within the view are the Cutty Sark, the Queen’s House and the Royal Naval College buildings. Prominent buildings or structures include the Trafalgar Public House and the London Transport Power Station.

Significant view from Assessment Point 24A.2



25 Townscape View: City Hall to Tower of London

- 1 The Townscape View from City Hall to the Tower of London is experienced from a stretch of the south bank of the River Thames close to City Hall. To the east of City Hall is Potter's Fields Park, a public open space. To the west, there is a sheltered amphitheatre, the 'Scoop', and a setting for sculpture and water features.
- 2 There is only one Viewing Place for this designated view, with two Assessment Points. The significant views from both Assessment Points are managed by QVA. The significant view from one of the Assessment Points is also managed by Geometric Definition, and is subject to a direction issued by the Secretary of State as reproduced in Appendix G.

Viewing Place and Assessment Points for Designated View 25: City Hall to Tower of London



Viewing Place 25A

City Hall: the public terraces and Queen's Walk

- 3 The Viewing Place is the Queen's Walk, adjacent to City Hall. While views of the Tower of London from London Bridge are of interest, this viewing place has been selected as views seen from the area around City Hall are least affected by modern development.
- 4 Both Tower Bridge and the mature trees along the northern embankment form important elements in the views from the Assessment Points within the Viewing Place, and help to provide an attractive setting for the Tower of London World Heritage Site.
- 5 The river dominates the foreground and middle ground in the significant view from Assessment Point 25A.1, which is located just east of City Hall and virtually opposite Traitor's Gate. This significant view provides the greatest understanding of the ensemble of buildings, where spaces between the trees allow a clear view of the southern and western faces of the White Tower down to the roof of the Waterloo Block. The clear view of the sky in the backdrop of the White Tower from the Assessment Point is an important attribute of this significant view. Modern development already in the background is obscured by the White Tower at this precise position.
- 6 In the significant view from Assessment Point 25A.2, which is located just west of City Hall, the hard landscape of the Queen's Walk dominates the foreground, with the river forming the middle ground.
- 7 Modern towers in the City cluster and around 1 America Square form prominent elements to the west of the broad views.

Visual management guidance

- 8 Qualitative Visual Assessment will be used to assess the visual impact of proposed development on the River Prospect from this Viewing Place. This broad view is centred on the Tower of London World Heritage Site, a Strategically Important Landmark, and encompasses the northern riverside and the districts behind. All the visual management guidance set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within all views from this Viewing Place.
- 9 In addition, a Protected Vista has been defined from Assessment Point 25A.1 to the White Tower of the Tower of London and beyond into the background. All the visual management guidance set out in Chapter 4 on Geometric Definition should be considered by those seeking to develop within the Protected Vista, however the guidance on Qualitative Visual

Assessment must also be considered. Additionally some proposals are likely to be subject to further environmental considerations arising out of the environmental impact assessment process.

- 10 It is important that the background of the Strategically Important Landmark in these significant views is managed in line with the following visual management guidance:
 - paragraph 3.52 *Development opportunity within designated views*;
 - paragraph 3.48 *Consideration of Strategically Important Landmarks in designated views*;
 - paragraph 3.54-3.57 *Visual management guidance for World Heritage Sites*.
- 11 Permanent structures or infrastructure should not be allowed if they would be detrimental to the appreciation of the direct relationship between the World Heritage Site and the viewer. Developers and architects will be required to demonstrate that proposals for development would preserve or enhance the ability to recognise and appreciate the Tower of London.
- 12 Applicants will be required to use Qualitative Visual Assessment to demonstrate that a proposal will respect the immediate setting of the Tower of London. The extent of the immediate setting is delineated in the figure below. Further guidance in this respect is available in the Tower of London World Heritage Site Management Plan published by Historic Royal Palaces (HRP).

Immediate setting of the Tower of London World Heritage Site (shaded in purple)



- 13 Proposals beyond the immediate setting and which fall in the more distant background behind the Tower of London must respect the historic significance of the Tower of London World Heritage Site (London Plan Policy 4B.13). Variation in height can add variety to the townscape and is encouraged. Early pre-application discussions with the relevant planning authorities and statutory consultees are recommended for any proposals regarding tall buildings.
- 14 Development proposals in the background of this designated view should seek to preserve or enhance the setting of Strategically Important Landmarks, or other important townscape elements that contribute to the special characteristics of the view. The Mayor will only accept the introduction of a new building into the backdrop to a particular view of a Strategically Important Landmark when it can be demonstrated that

it 'preserves or enhances the ability to recognise and appreciate the landmark buildings' (Policy 4B.17). The clear backdrop to the White Tower from Assessment Point 25A.1 is an important attribute of this view which is particularly relevant when policy 4B.17 is applied to proposals which could affect this view.

Management approach

- 15 The design quality of any proposal should conform to policies in the London Plan, and in the context of this designated view applicants are required to demonstrate and illustrate exceptional design quality in their proposals and application materials. Design quality is of particular importance with regards to any impact a proposal might have on views around the Tower of London.
- 16 Visual assessment and analysis to determine which part of the development and the extent it would be potentially visible (if any) must be undertaken in early stages of proposals and must be presented in early stages of pre-application discussions. This information can be provided using Accurate Visual Representations with the proposals in draft model form.
- 17 Determination of the extent of the study area for visual assessment and analysis can be aided by the provision of an aerial photograph providing a 360 degree view of the proposal and its relationship to the Tower of London. Further guidance relating to qualitative visual assessment is in Chapters 3 and 6.

Further policy considerations and consultation

- 18 Any tall building proposals will be referred to the Mayor of London as a matter of course under the Mayor of London Order 2000 and the guidance in Chapter 5 relating to consultation procedures applies. The area behind the Tower of London is an area that is also managed by the Opportunity Area Framework for the City Fringe, although this guidance is non statutory. Proposals should have regard for the guidance set out in the Tower of London World Heritage Site Management Plan that is published by HRP.
- 19 HRP is the body that manages the Tower of London and it should be consulted on all proposals that affect the Tower of London. It is good practice to consult HRP, CABE and English Heritage at an early stage of the proposal.

Assessment Point 25A.1

City Hall: the public terraces and Queen's Walk – at the foot of the pathway from Potter's Fields – looking at the Tower of London

- 20 The significant view of the Tower of London from Assessment Point 25A.1 is managed by Geometric Definition and Qualitative Visual Assessment.
- 21 The Strategically Important Landmark in the view is the Tower of London and other landmarks include Tower Bridge to the east and Monument to the west of this view. Other prominent buildings or structures are the Port of London Authority building and the City cluster of towers.

Protected Vista

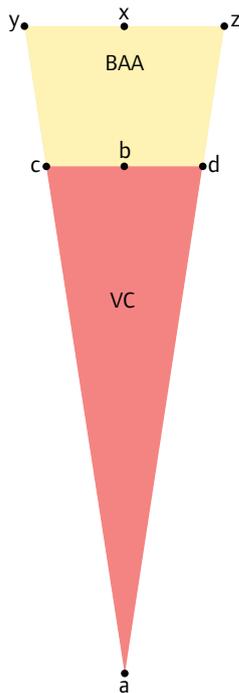
- 22 This Protected Vista differs from the other Protected Vistas in that the view is not a long-distance view. The extent of the Landmark Viewing Corridor (ie the distance between the Assessment Point and the Strategically Important Landmark) is quite short – essentially the width of the Thames, approximately 400m at this point. As a result, the majority of this Protected Vista is a Landmark Background Assessment Area.

Full extent of the Protected Vista from Assessment Point 25A.1



- 23 The following width applies between the defining points identified below:
- C to D the Landmark Viewing Corridor measures 90 metres.

Geometrically Defined Assessment Areas for the Protected Vista from Assessment Points 25A.1



	Co-ordinates		Height for Threshold Plane (AOD)	
			VC	BAA
a	533,485.6E	180,201.2N	6.1m	
b	533,614.3E	180,530.1N	6.1m	
c	533,572.3E	180,546.5N	6.1m	25.7m
d	533,656.2E	180,513.7N	6.1m	25.7m
y	534,185.0E	182,987.2N		164.2m
z	534,861.7E	182,722.5N		164.2m
Length				
ab	0.4Km			
bx	2.5Km			
Width				
cd	90m			

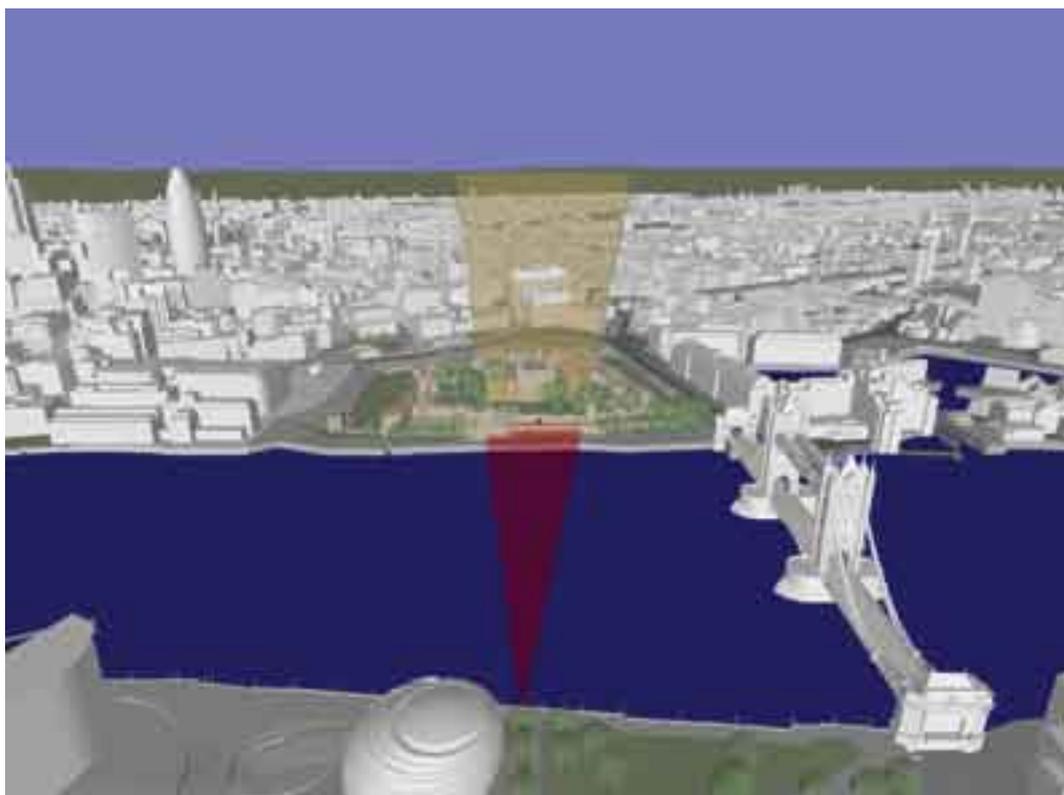
notes **VC** Viewing Corridor **BAA** Background Assessment Area

- 24 Owing to the short distance between the Assessment Point and the Strategically Important Landmark (the Tower of London), the threshold plane for the Landmark Viewing Corridor (the area between the Assessment Point and the Strategically Important Landmark) remains constant at 6.1m AOD.
- 25 For all proposals that fall within the Landmark Viewing Corridor the Policy criteria of 4B.17 applies:

The Mayor will, and boroughs should, normally refuse or direct refusal of developments in front and middle ground assessment areas that are overly intrusive, unsightly or prominent to the detriment of the view as a whole. Proposals that exceed these limits are likely to affect the immediate setting and the historic features of the Tower of London. The test of their acceptability is whether or not the effect is harmful and this will be assessed by taking into account height, scale, massing and materials, and its relationship to other buildings in the view.

- 26 For the Background Assessment Area, the height of the threshold plane begins at the Strategically Important Landmark at 25.7m AOD and continues to rise in a constant plane to 164.2m AOD at the back of the Background Assessment Area (represented by points X and Y in the diagram above). Some of this Background Assessment Area falls within the City Fringe Opportunity Area Framework where future developments are due to take place.
- 27 Development proposals that exceed the threshold plane and are visible from Assessment Point 25A.1 are subject to consultation under the requirement of the policy on the Protected Vista and the Secretary of State's direction (reproduced in Appendix G). Proposals in such cases must be referred by the responsible authority to the Mayor and the other consultees listed in the Secretary of State's direction, this SPG, and, if relevant, Local Development Documents. The responsible planning authorities are the London Borough of Tower Hamlets and the City of London. Where such consultation is undertaken, applicants will be required to prepare AVRs to allow the degree of impact to be assessed.
- 28 Proposals that fall within the Protected Vista but that do not breach the threshold height will be subject to Qualitative Visual Assessment.

3D/Aerial view of the Protected Vista at the Strategically Important Landmark from Assessment Point 25A.1



Significant view from Assessment Point 25A.1



Telephoto view of the Strategically Important Landmark with outline of the Protected Vista from Assessment Point 25A.1



Assessment Point 25A.2

City Hall: the public terraces and the Queen's Walk – entering the amphitheatre to the west of City Hall – looking towards the Tower of London

- 29 Qualitative Visual Assessment will be used to assess the visual impact of proposed development on the Townscape View from this Assessment Point.

Assessment Point 25A.2



Significant view from Assessment Point 25A.2

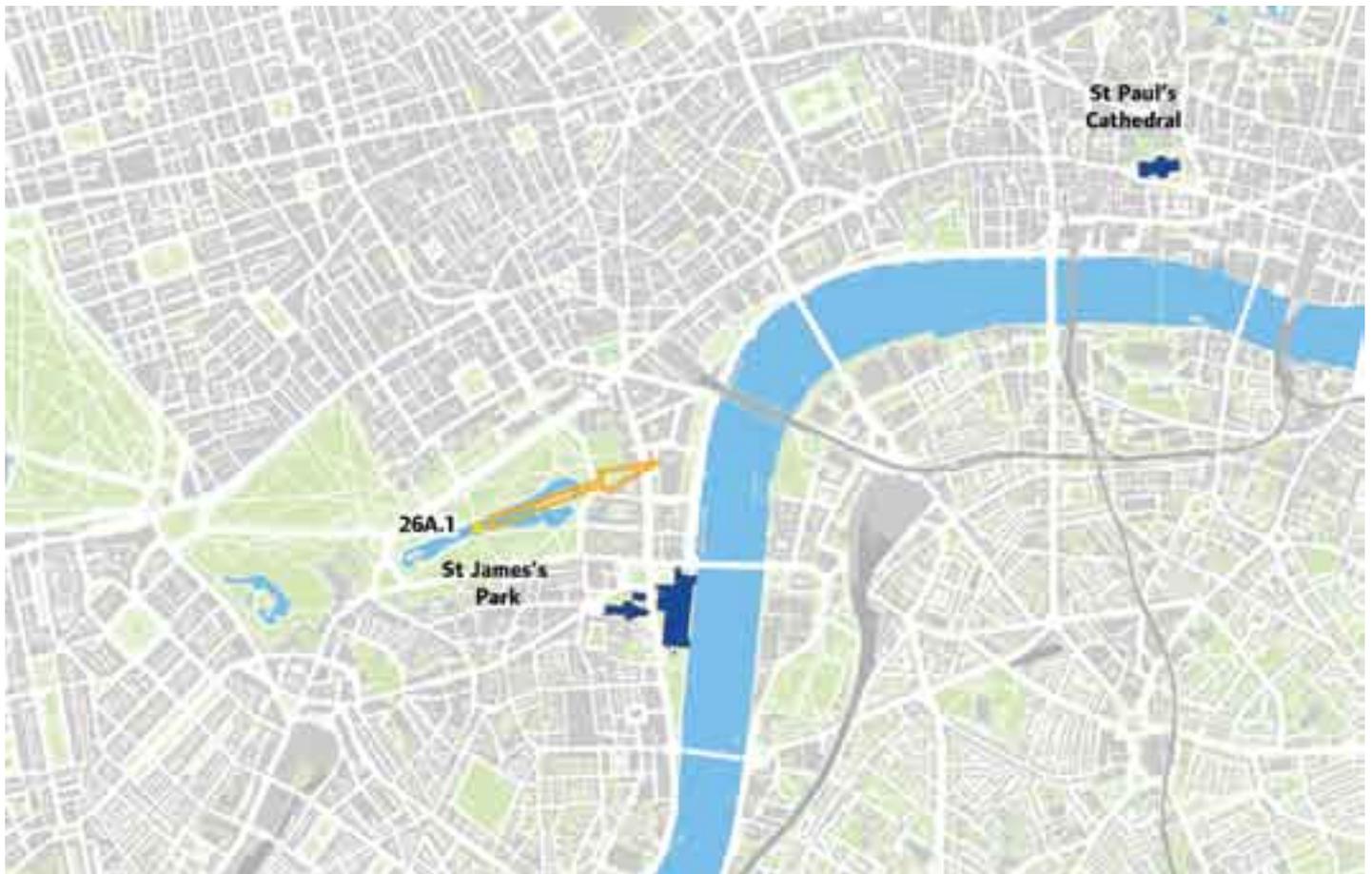


- 30 This view is centred on the Tower of London and is framed by City Hall and the More London development.

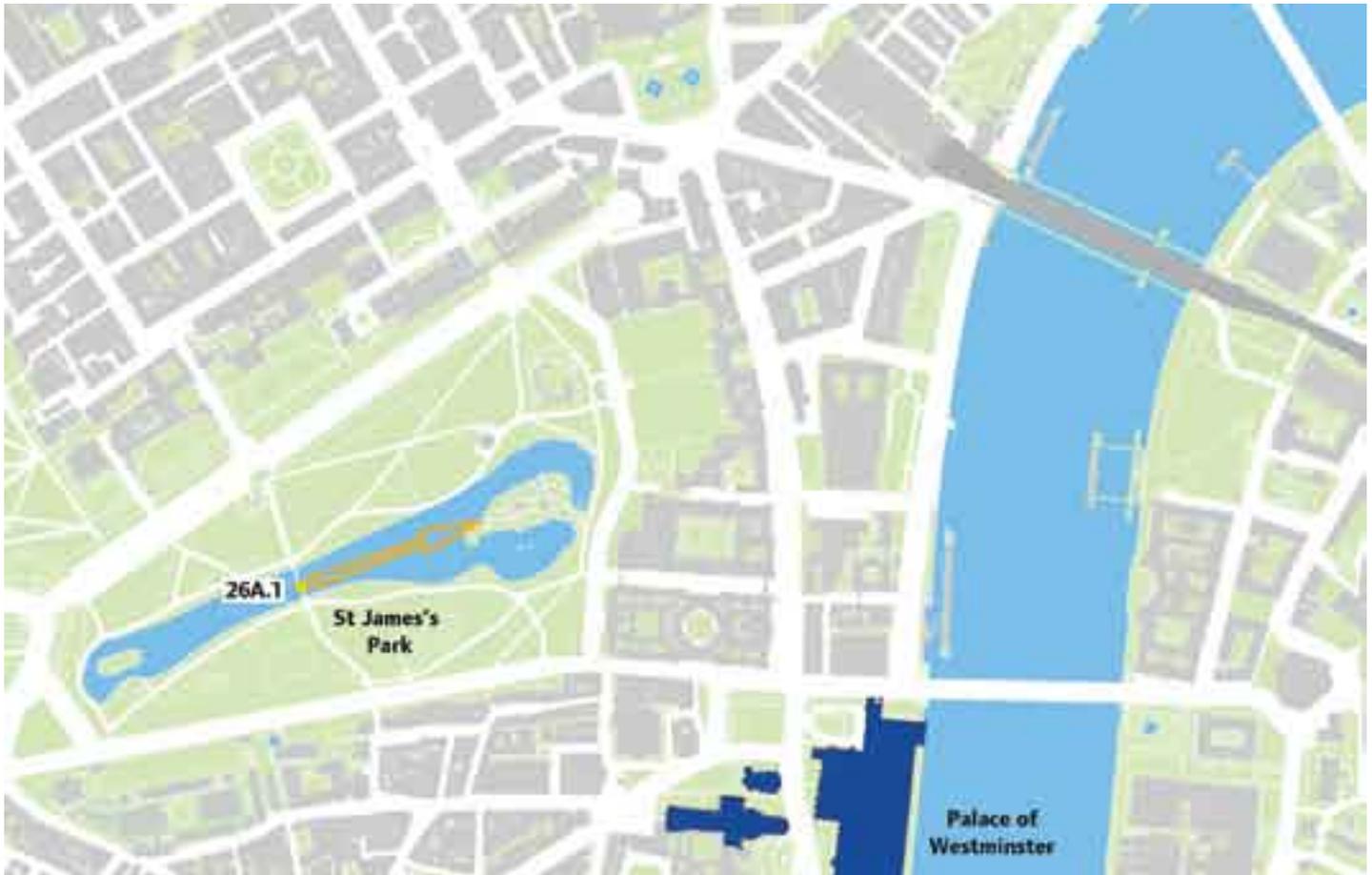
26 Townscape View: St James's Park to Horse Guards Road

- 1 The St James's Park area was originally a marshy water meadow, before being drained to provide a deer park for Henry VIII in the sixteenth century. The current form of the Park owes much to Charles II, who ordained a new layout, incorporating The Mall, in the 1660s. The Park was remodelled by John Nash in 1827-8 and it is Nash's layout that survives, largely intact. St James's Park is maintained to an extremely high standard and the bridge across the lake provides a frequently visited place from which to appreciate views through the Park. The landscape is subtly lit after dark.
- 2 There is only one Viewing Place for this designated view, with one Assessment Point within the Viewing Place. The significant view from this Assessment Point is managed by QVA.

Viewing Place and Assessment Point for Designated View 26: St James's Park to Horse Guards Road – wider context



Viewing Place and Assessment Point for Designated View 26: St James's Park to Horse Guards Road – local context



Viewing Place 26A

St James's Park: the footbridge across the lake looking south

- 3 The Viewing Place from St James's Park is located on the east side of the footbridge across the lake, built in 1956-7 to the designs of Eric Bedford of the Ministry of Works. Views vary from either end of the bridge and a central location has been selected for the Assessment Point.
- 4 Views from this Viewing Place derive their particular character from the landscaped setting of St James's Park. The foreground and middle ground are dominated by the lake and surrounding mature parkland. The trees and shrubs enclose the view towards a large block of vegetation at the end of the lake, and form the skyline along the edges of the lake. Buildings are only seen between trees and other vegetation in the background of the view, where they provide a backdrop. Moving traffic and pedestrians can be seen in several places between or beneath the blocks of vegetation, and form a limited element in this view.

- 5 The juxtaposition of the landscaped elements in the foreground and middle ground, and important civic buildings, including Horse Guards, Whitehall Court and the Foreign and Commonwealth Office, with the London Eye and the Shell Centre in the background, enables the viewer to appreciate that this is an historic parkland in an important city location.
- 6 The buildings that terminate the view are consistent in their use of Portland stone, with the exception of the London Eye. The landmark of the London Eye stands at 135 metres or 443 feet and is useful for orientation purposes.
- 7 The view is equally well enjoyed in daylight and when artificially illuminated at night. Within the groups of buildings towards the end of the view, no single building commands a focus; rather, the group works together as a layering of architectural detailing against the skyline. The rooftop of Whitehall Court rises behind Horse Guards to the left of centre. The Foreign and Commonwealth Office is seen to the right of centre. The Shell Tower and London Eye are seen on the margins of the view with their larger scale and, in the case of the London Eye, different geometry.

Visual management guidance

- 8 All the visual management guidance points set out in Chapter 3 on Qualitative Visual Assessment should be considered by those seeking to develop within views from this Viewing Place. It is important that the background of the landmark in these views is managed in line with visual management guidance paragraph 3.41-3.47 Development in the background of designated views. If further development is proposed in the distant skyline background of this view, it should be of appropriate scale and geometry not to overpower the existing built form or detract from the night-time views. Any tall building proposal in the distant background should be of exceptional design quality, in particular with regard to its roofline, materials, shape and silhouette. The design aims should ensure that the scale or appearance of the building should not dominate or over power the setting of this short-range view.

Assessment Point 26A.1

St James's Park: the footbridge across the lake – at the centre of the bridge – looking at the Horse Guards

Significant view from Assessment Point 26A.1



- 9 Qualitative Visual Assessment will be used to assess the visual impact of development on the Townscape View from this Assessment Point.
- 10 While there are no Strategically Important Landmarks within the view, the other landmark of the London Eye can be seen. Other prominent buildings or structures include the Foreign Office, Horse Guards and Whitehall Court.

Appendix A Framework overview

A1 Schedule of Assessment Points

Assessment Methodology

London Panoramas		
AP	Methodology	Description of Assessment Point
1A.1	QVA	Alexandra Palace: viewing terrace – south western section
1A.2	GD/QVA	Alexandra Palace: viewing terrace – approaching from the northeastern carpark – looking towards St Paul's Cathedral
2A.1	GD/QVA	Parliament Hill: the summit – close to the orientation board – looking towards St Paul's Cathedral
2B.1	GD/QVA	Parliament Hill: east of the summit – at the prominent oak tree – looking towards Palace of Westminster
3A.1	GD/QVA	Kenwood: the viewing gazebo – in front of the orientation board – looking towards St Paul's Cathedral
4A.1	GD/QVA	Primrose Hill: the summit – close to the orientation board – looking towards St Paul's Cathedral
4A.2	GD/QVA	Primrose Hill: the summit – close to the orientation board – looking towards Palace of Westminster
5A.1	QVA	Greenwich Park: the General Wolfe statue – at the orientation board overlooking Queen's House – looking towards St Paul's Cathedral
5A.2	GD/QVA	Greenwich Park: the General Wolfe statue – north east of the statue – looking towards St Paul's Cathedral
6A.1	GD/QVA	Blackheath Point: the orientation board – looking towards St Paul's Cathedral
Linear Views		
7A.1	QVA	The Mall: at Admiralty Arch – looking towards Buckingham Palace
8A.1	GD/QVA	Westminster Pier: close to the orientation plaque – looking towards St Paul's Cathedral
9A.1	GD/QVA	King Henry VIII's Mound, Richmond: the viewing point – looking towards St Paul's Cathedral
River Prospects		
10A.1	QVA	Tower Bridge: looking upstream – the North Bastion close to the information centre – looking towards Tower of London
11A.1	QVA	London Bridge: the upstream pavement – looking across the Southwark bridge – looking towards St Paul's Cathedral
11B.1	QVA	London Bridge: the downstream pavement – at the centre of the bridge – looking towards Tower Bridge and Tower of London
11B.2	QVA	London Bridge: the downstream pavement – close to the Southwark bank – looking towards Tower of London
12A.1	QVA	Southwark Bridge: the upstream pavement – at the centre of the bridge – looking towards St Paul's Cathedral
12A.2	QVA	Southwark Bridge: the upstream pavement – at the City of London bank – looking towards the Tate Modern
12B.1	QVA	Southwark Bridge: downstream pavement – closer to City of London bank – looking towards Southwark Cathedral

13A.1	QVA	Millenium Bridge: the Southwark landing – on the bridge – looking towards St Paul's Cathedral
13A.2	QVA	Millenium Bridge: the Southwark landing – on the South Bank – axial to and looking towards the South Transept of St Paul's
14A.1	QVA	Blackfriars Bridge: the upstream pavement – at the centre of the bridge – looking north towards the Victoria Embankment
14B.1	QVA	Blackfriars Bridge: the downstream pavement – southern end of the bridge – looking towards St Paul's Cathedral
15A.1	QVA	Waterloo Bridge: the upstream pavement – close to the Lambeth Bank – looking at Palace of Westminster
15A.2	QVA	Waterloo Bridge: the upstream pavement – close to the City of Westminster bank – looking at the Palace of Westminster
15B.1	QVA	Waterloo Bridge: the downstream pavement – close to the City of Westminster bank – looking towards St Paul's Cathedral
15B.2	QVA	Waterloo Bridge: the downstream pavement – at the centre of the bridge – looking towards St Paul's Cathedral
16A.1	QVA	The South Bank: outside the National Theatre – axial to and looking at Somerset House
16B.1	QVA	The South Bank: close to Gabriel's Wharf – the viewing platform – looking towards St Paul's Cathedral
17A.1	QVA	Golden Jubilee/Hungerford footbridges: the upstream bridge – close to the Southwark bank – looking at Palace of Westminster
17A.2	QVA	Golden Jubilee/Hungerford footbridges: the upstream bridge – close to the City of Westminster bank – looking towards the Palace of Westminster
17B.1	QVA	Golden Jubilee/Hungerford footbridges: the downstream bridge – close to the City of Westminster bank – looking towards St Paul's Cathedral
18A.1	QVA	Westminster Bridge: the upstream pavement – at the centre of the bridge – looking towards Palace of Westminster and Lambeth Palace
18A.2	QVA	Westminster Bridge: the upstream pavement – at the City of Westminster bank – looking towards Lambeth Palace
18B.1	QVA	Westminster Bridge: the downstream pavement – at the City of Westminster bank – looking at the London Eye
18B.2	QVA	Westminster Bridge: the downstream pavement – at the Lambeth bank – looking at Whitehall court
19A.1	QVA	Lambeth Bridge: the downstream pavement – at the centre of the bridge – looking towards Palace of Westminster
19A.2	QVA	Lambeth Bridge: the downstream pavement – close to the Lambeth bank – looking towards the Palace of Westminster
20A.1	QVA	Victoria Embankment: between Westminster and Hungerford bridges – axial to and looking at Country Hall
20B.1	QVA	Victoria Embankment: between Hungerford and Waterloo bridges – at Cleopatra's Needle – looking at the Royal Festival Hall

21A.1	QVA	Jubilee Gardens: between Westminster and Hungerford bridges – south of the London Eye – Looking at the Palace of Westminster
21A.2	QVA	Jubilee Gardens: between Westminster and Hungerford bridges – looking at the Ministry of Defence
22A.1	QVA	Albert Embankment: between Lambeth and Westminster bridges – approaching from Lambeth Palace – looking towards Palace of Westminster
22A.2	QVA	Albert Embankment: between Lambeth and Westminster bridges – axial to and looking at the Houses of Parliament
22A.3	QVA	Albert Embankment: between Lambeth and Westminster bridges – at the top of the steps onto Westminster Bridge – looking at Palace of Westminster
Townscape Views		
23A.1	QVA	The Serpentine: the Bridge – at the centre of the bridge – looking towards Palace of Westminster
24A.1	QVA	Island Gardens: opposite the Royal Naval Hospital – at the orientation board – looking towards the Old Royal Naval College and Greenwich Park
24A.2	QVA	Island Gardens: opposite the Royal Naval Hospital – on the axis of the Queen’s House – looking towards the Old Royal Naval College and Greenwich Park
25A.1	GD/QVA	City Hall: the public terraces and Queen’s Walk – at the foot of the pathway from Potter’s Fields – looking at the Tower of London
25A.2	QVA	City Hall: the public terraces and the Queen’s Walk – entering the amphitheatre west of City Hall – looking towards the Tower of London
26A.1	QVA	St James’s Park: the footbridge across the lake – at the centre of the bridge – looking at the Horse Guards

notes **AP** Assessment Point

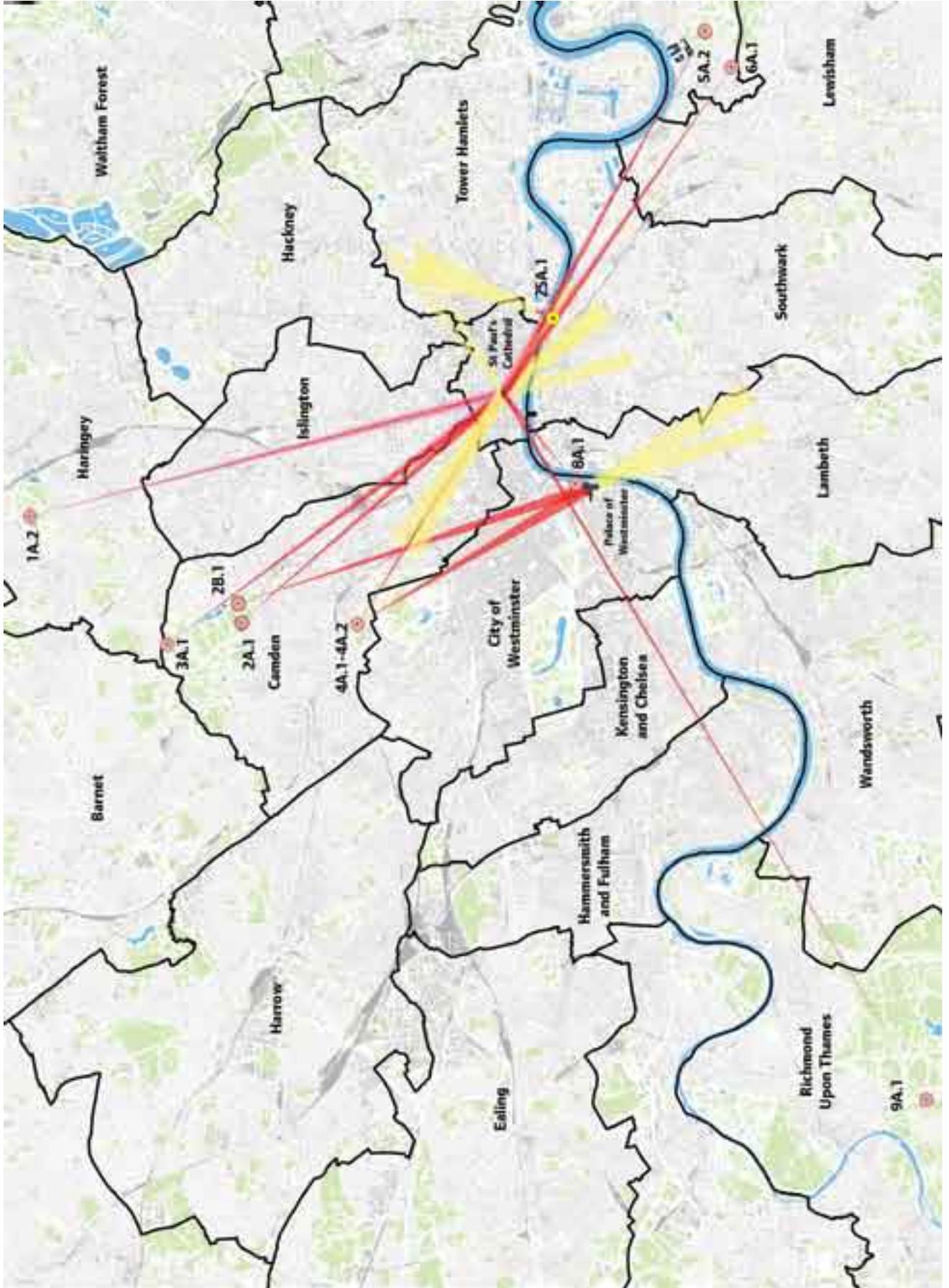
Assessment Point details

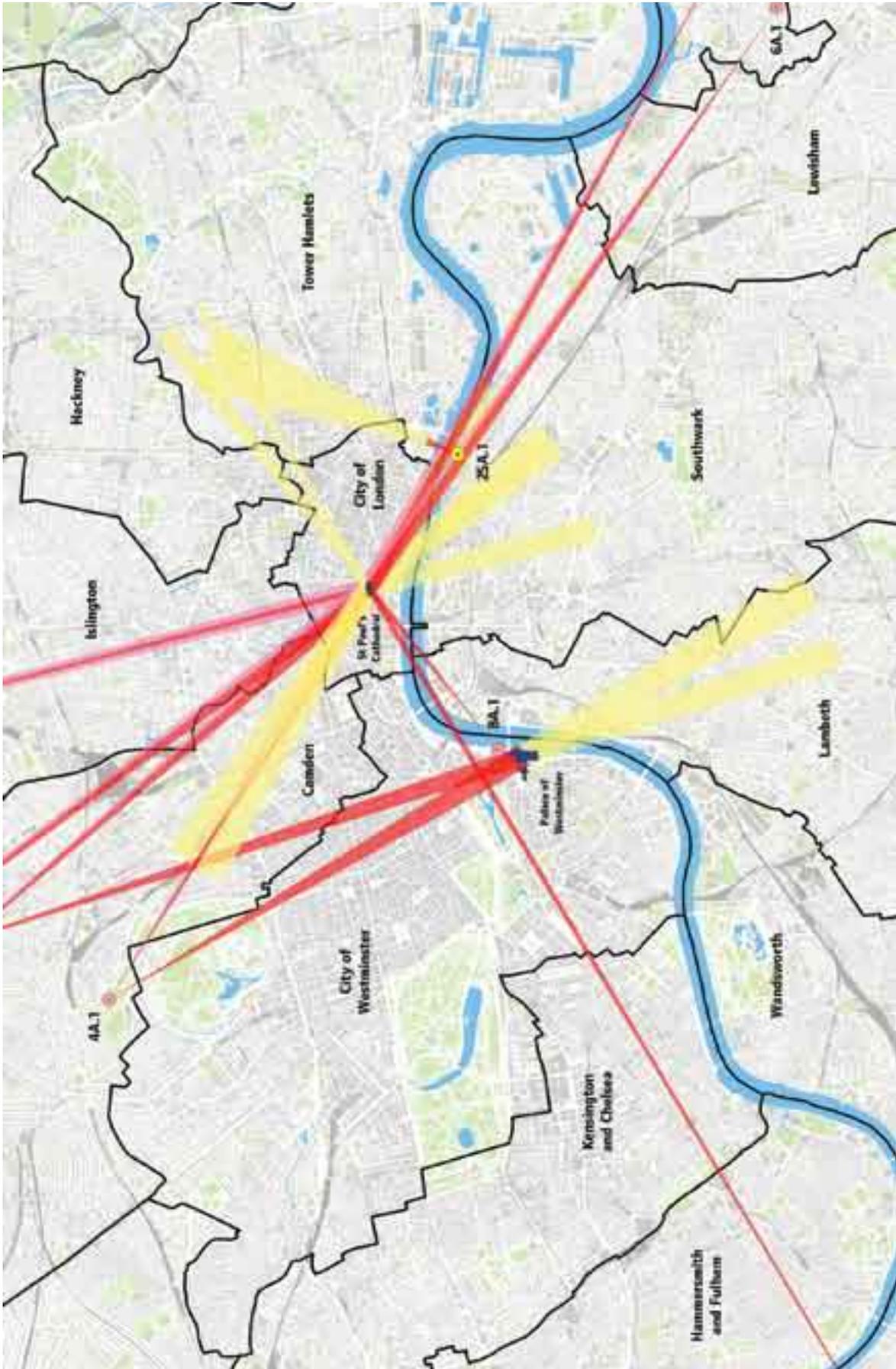
AP	Location		Camera Height	London borough of Assessment Point
	Easting (OSGB36)	Northing (OSGB36)		
London Panoramas				
1A.1	529611.2	189963.7	1.1 m	Haringey
1A.2	529710.3	190072.2	1.6 m	Haringey
2A.1	527665.4	186131.5	1.6 m	Camden
2B.1	528043.1	186154.5	1.6 m	Camden
3A.1	527270.1	187486.2	1.6 m	Camden
4A.1	527657.3	183893.0	1.6 m	Camden
4A.2	527657.3	183893.0	1.6 m	Camden
5A.1	538922.5	177335.2	1.1 m	Greenwich
5A.2	538936.1	177334.5	1.6 m	Greenwich
6A.1	538245.6	176826.4	1.6 m	Greenwich
Linear Views				
7A.1	529964.3	180301.8	1.6 m	Westminster
8A.1	530326.9	179773.9	1.6 m	Westminster
9A.1	518605.8	173150.4	1.6 m	Richmond
River Prospects				
10A.1	533665.0	180311.4	1.6 m	Tower Hamlets
11A.1	532769.2	180394.3	1.6 m	Southwark
11B.1	532819.2	180487.5	1.6 m	Southwark
11B.2	532803.4	180406.2	1.6 m	Southwark
12A.1	532357.5	180612.7	1.6 m	City of London
12A.2	532387.0	180700.6	1.6 m	City of London
12B.1	532386.3	180647.1	1.6 m	City of London
13A.1	532051.5	180619.3	1.6 m	Southwark
13A.2	532110.6	180548.6	1.6 m	Southwark
14A.1	531629.0	180698.4	1.6 m	City of London
14B.1	531662.7	180555.7	1.6 m	City of London
15A.1	530806.0	180465.1	1.6 m	Lambeth
15A.2	530703.3	180638.4	1.6 m	Westminster
15B.1	530723.6	180651.2	1.6 m	Westminster
15B.2	530792.2	180535.6	1.6 m	Lambeth
16A.1	530954.0	180452.0	1.6 m	Lambeth
16B.1	531207.4	180526.1	1.6 m	Lambeth
17A.1	530662.9	180177.2	1.6 m	Lambeth
17A.2	530454.6	180274.1	1.6 m	Westminster
17B.1	530470.6	180325.7	1.6 m	Westminster
18A.1	530463.0	179650.1	1.6 m	Lambeth/Westminster
18A.2	530328.2	179653.2	1.6 m	Westminster

18B.1	530339.0	179677.9	1.6 m	Westminster
18B.2	530573.2	179673.1	1.6 m	Lambeth
19A.1	530382.3	178970.2	1.6 m	Lambeth/Westminster
19A.2	530508.9	178952.1	1.6 m	Lambeth
20A.1	530332.4	179824.7	1.6 m	Westminster
20B.1	530548.3	180509.9	1.6 m	Westminster
21A.1	530597.8	179758.1	1.6 m	Lambeth
21A.2	530630.5	180044.5	1.6 m	Lambeth
22A.1	530538.5	179140.7	1.6 m	Lambeth
22A.2	530570.0	179463.7	1.6 m	Lambeth
22A.3	530591.9	179640.8	1.6 m	Lambeth
Townscape Views				
23A.1	526927.2	180167.2	1.6 m	Westminster
24A.1	538392.1	178295.2	1.6 m	Tower Hamlets
24A.2	538369.9	178286.3	1.6 m	Tower Hamlets
25A.1	533485.6	180201.2	1.6 m	Southwark
25A.2	533376.5	180188.6	1.6 m	Southwark
26A.1	529529.4	179798.8	1.6 m	Westminster

<i>notes</i>	AP	Assessment Point
	LB	London Borough
	GD	Geometric Definition
	QVA	Qualitative Visual Assessment
<i>source</i>	GLA	

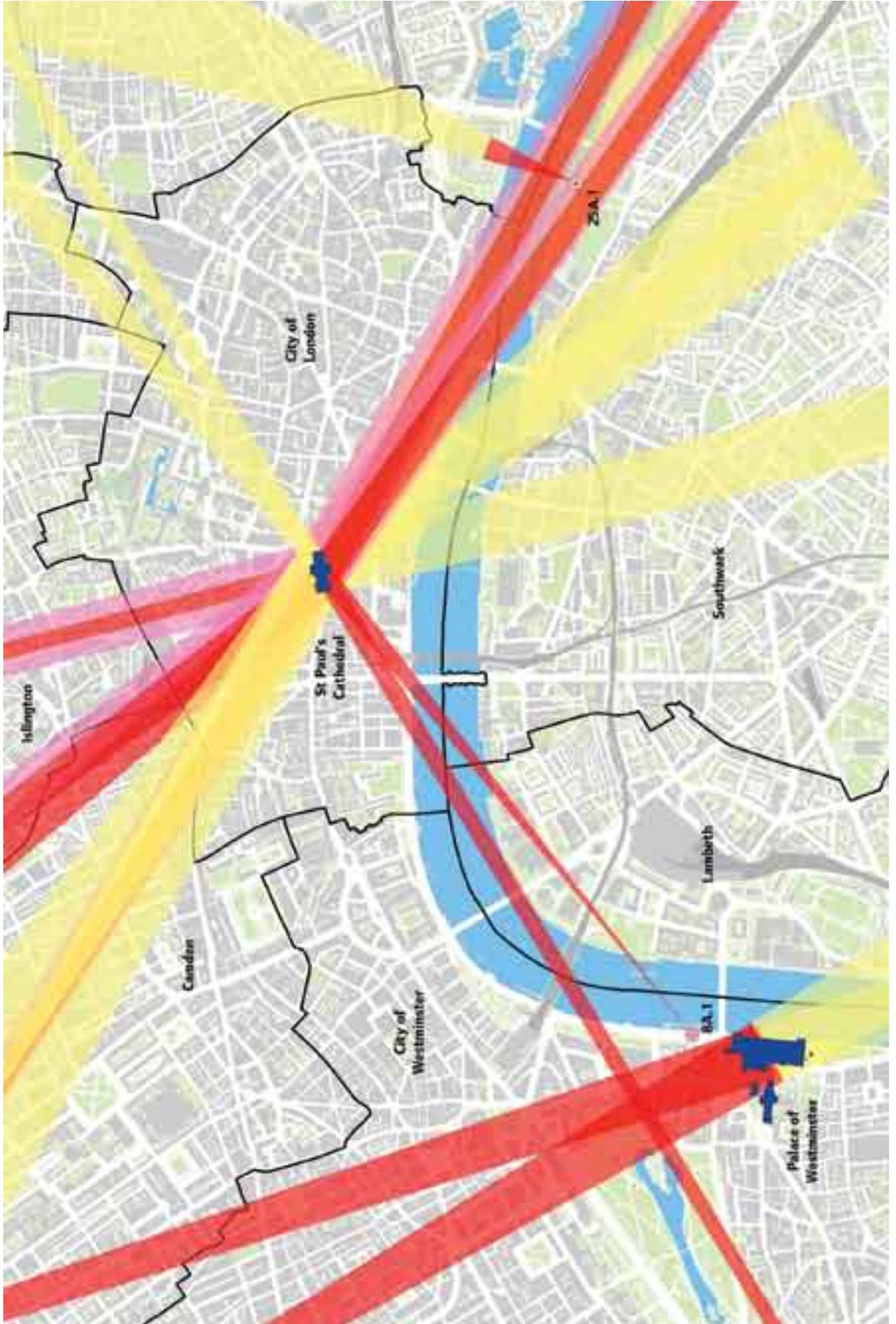
Map A2: Full extent of all Protected Vistas managed by Geometric Definition (wider views from these Assessment Points managed by QVA)



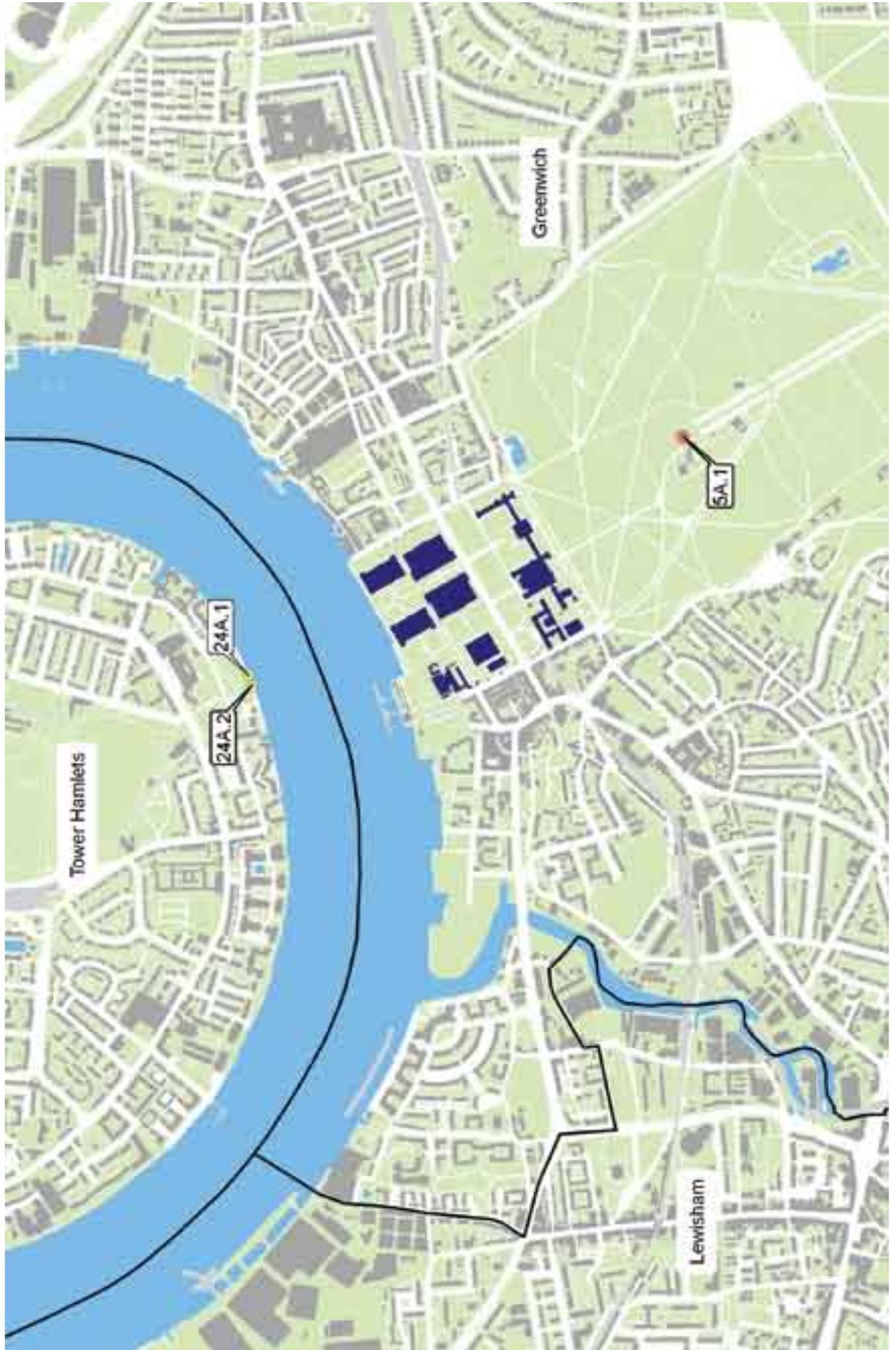


**Map A3: Protected Vistas in central London managed by Geometric Definition and QVA
(wider views from these Assessment Points managed by QVA)**

Map A4: Close-up of Protected Vistas in central London managed by Geometric Definition and QVA



Map A6: Location of Assessment Points in east London for views managed by QVA only



Appendix B

Strategically Important and Other Landmarks

B1 List of Strategically Important and Other Landmarks

Strategically Important Landmarks:

St Paul's Cathedral

Palace of Westminster

Tower of London.

Other landmarks listed in Management Plans

BT Tower

Buckingham Palace

Cannon Street Station Towers

City Hall

Cleopatra's Needle

The Cutty Sark

Golden Jubilee/Hungerford Footbridges

Greenwich Maritime World Heritage Site

Greenwich Observatory

HMS Belfast

Lambeth Palace

The London Eye

Millennium Dome

Millennium Bridge

The Monument

The OXO Tower

The Queen's House Greenwich

The Queen's House, the Old Royal Naval college

Royal Festival Hall

Royal National Theatre

Somerset House

Southwark Cathedral

Tate Modern / Tate Modern Chimney

Tower Bridge

Towers of Westminster Abbey

Victoria Memorial

Waterloo Bridge

Westminster Abbey

Westminster Bridge

B2 Table of Strategically Important and Other Landmarks by Management Plan and Assessment Point

Management Plan	Assessment Point	Title	Strategically Important Landmarks	Other Landmarks
1	1A.1	Alexandra Palace: the viewing terrace – southwestern section	St Paul's Cathedral	
1	1A.2	Alexandra Palace: the viewing terrace – approaching from the northeastern car park – looking towards St Paul's Cathedral	St Paul's Cathedral	
2	2A.1	Parliament Hill: the summit – close to the orientation board – looking towards St Paul's Cathedral	St Paul's Cathedral	
2	2B.1	Parliament Hill: east of the summit – at the prominent oak tree – looking towards Palace of Westminster	Palace of Westminster St Paul's Cathedral	BT Tower
3	3A.1	Kenwood: the viewing gazebo – in front of the orientation board – looking towards St Paul's Cathedral	St Paul's Cathedral	BT Tower Palace of Westminster
4	4A.1	Primrose Hill: the summit – close to the orientation board – looking towards St Paul's Cathedral	St Paul's Cathedral Palace of Westminster	BT Tower
4	4A.2	Primrose Hill: the summit – close to the orientation board – looking towards Palace of Westminster	St Paul's Cathedral	BT Tower Palace of Westminster
5	5A.1	Greenwich Park: the General Wolfe statue – at the orientation board overlooking the Queen's House – looking towards St Paul's Cathedral	St Paul's Cathedral	Tower Bridge The Monument Millennium Dome, Greenwich Maritime World Heritage Site
5	5A.2	Greenwich Park: the General Wolfe statue – north east of the statue – looking towards St Paul's Cathedral	St Paul's Cathedral	Tower Bridge Greenwich Observatory; Queen's House Greenwich
6	6A.1	Blackheath Point: the orientation board – looking towards St Paul's Cathedral	St Paul's Cathedral	
7	7A.1	The Mall: at Admiralty Arch – looking towards Buckingham Palace		Buckingham Palace; Victoria Memorial
8	8A.1	Westminster Pier: close to the orientation plaque – looking towards St Paul's Cathedral	St Paul's Cathedral	Royal Festival Hall London Eye
9	9A.1	King Henry VIII's Mound, Richmond: the viewing point – looking towards St Paul's Cathedral	St Paul's Cathedral	

Management Plan	Assessment Point	Title	Strategically Important Landmarks	Other Landmarks
10	10A.1	Tower Bridge: looking upstream – the North Bastion close to the information centre – looking towards Tower of London	Tower of London St Paul's Cathedral	The Monument City Hall Tate Modern; HMS Belfast
11	11A.1	London Bridge: the upstream pavement – on the Southwark end of the bridge – looking towards St Paul's Cathedral	St Paul's Cathedral	Cannon Street Station towers Tate Modern chimney BT Tower
11	11B.1	London Bridge: the downstream pavement – at the centre of the bridge – looking towards Tower Bridge and Tower of London	Tower of London	Tower Bridge
11	11B.2	London Bridge: the downstream pavement – close to the Southwark bank – looking towards Tower of London	Tower of London	Tower Bridge
12	12A.1	Southwark Bridge: the upstream pavement – at the centre of the bridge – looking towards St Paul's Cathedral	St Paul's Cathedral	Tate Modern
12	12A.2	Southwark Bridge: the upstream pavement – at the City of London bank – looking towards the Tate Modern	Tate Modern	Millennium Bridge
12	12B.1	Southwark Bridge: the downstream pavement – closer to City of London bank – looking towards Southwark Cathedral		Southwark Cathedral
13	13A.1	Millennium Bridge: the Southwark landing – on the bridge – looking towards St Paul's Cathedral	St Paul's Cathedral	
13	13A.2	Millennium Bridge: the Southwark landing – on the South Bank – axial to and looking towards the South Transept of St Paul's	St Paul's Cathedral	
14	14A.1	Blackfriars Bridge: the upstream pavement – at the centre of the bridge – looking north towards the Victoria Embankment		Somerset House London Eye
14	14B.1	Blackfriars Bridge: the downstream pavement – southern end of bridge – looking towards St Paul's Cathedral	St Paul's Cathedral	
15	15A.1	Waterloo Bridge: the upstream pavement – close to the Lambeth Bank – looking at Palace of Westminster	Palace of Westminster	Royal Festival Hall The London Eye Cleopatra's Needle, Towers of Westminster Abbey

Management Plan	Assessment Point	Title	Strategically Important Landmarks	Other Landmarks
15	15A.2	Waterloo Bridge: the upstream pavement – close to the City of Westminster Bank – looking at the Palace of Westminster	Palace of Westminster	Royal Festival Hall London Eye Towers of Westminster Abbey
15	15B.1	Waterloo Bridge: the downstream pavement – crossing the City of Westminster bank – looking towards St Paul's Cathedral	St Paul's Cathedral	
15	15B.2	Waterloo Bridge: the downstream pavement – at the centre of the bridge – looking towards St Paul's Cathedral	St Paul's Cathedral	Somerset House
16	16A.1	The South Bank: outside the National Theatre – axial to and looking at Somerset House		Somerset House Waterloo Bridge
16	16B.1	The South Bank: close to Gabriel's Wharf – the viewing platform – looking towards St Paul's Cathedral	St Paul's Cathedral	The OXO Tower
17	17A.1	Golden Jubilee/Hungerford Footbridges: the upstream bridge – close to the Southwark bank – looking towards the Palace of Westminster	Palace of Westminster	the London Eye Westminster Bridge; Towers of Westminster Abbey
17	17A.2	Golden Jubilee/Hungerford Footbridges: the upstream bridge – close to the City of Westminster bank – looking towards the Palace of Westminster	Palace of Westminster	the London Eye Westminster Bridge
17	17B.1	Golden Jubilee/Hungerford Footbridges: the downstream bridge – close to the City of Westminster bank – looking towards St Paul's Cathedral	St Paul's Cathedral	Somerset House the Royal National Theatre Waterloo Bridge
18	18A.1	Westminster Bridge: the upstream pavement – at the centre of the bridge – looking towards Palace of Westminster and Lambeth Palace	Palace of Westminster	Lambeth Palace
18	18A.2	Westminster Bridge: the upstream pavement – at the City of Westminster bank – looking towards Lambeth Palace		Lambeth Palace
18	18B.1	Westminster Bridge: the downstream pavement – at the City of Westminster bank - looking towards the London Eye		the London Eye Golden Jubilee/ Hungerford Footbridges
18	18B.2	Westminster Bridge: the downstream pavement – at the Lambeth bank – looking towards Whitehall Court		the London Eye

Management Plan	Assessment Point	Title	Strategically Important Landmarks	Other Landmarks
19	19A.1	Lambeth Bridge: the downstream pavement – at the centre of the bridge – looking towards Palace of Westminster	Palace of Westminster	Towers of Westminster Abbey the London Eye Lambeth Palace
19	19A.2	Lambeth Bridge: the downstream pavement – crossing the Lambeth Bank – looking towards the Palace of Westminster	Palace of Westminster	Lambeth Palace London Eye towers of Westminster Abbey, BT Tower
20	20A.1	Victoria Embankment: between Westminster and Hungerford bridges – axial to and looking at County Hall		London Eye Westminster Bridge; Golden Jubilee/ Hungerford Footbridges
20	20B.1	Victoria Embankment: between Hungerford and Waterloo bridges – at Cleopatra's needle – looking at the Royal Festival Hall		Royal Festival Hall London Eye Golden Jubilee/ Hungerford Footbridges Waterloo Bridge
21	21A.1	Jubilee Gardens: between Westminster and Hungerford bridges – south of the London Eye – Looking at the Palace of Westminster	Palace of Westminster	Golden Jubilee/ Hungerford Footbridges; Waterloo Bridge
21	21A.2	Jubilee Gardens: between Westminster and Hungerford bridges – looking at the Ministry of Defence		Golden Jubilee/ Hungerford footbridges Waterloo Bridge
22	22A.1	Albert Embankment: between Lambeth and Westminster bridges – approaching from Lambeth Palace – looking towards Palace of Westminster	Palace of Westminster	Westminster Bridge Towers of Westminster Abbey
22	22A.2	Albert Embankment: between Lambeth and Westminster bridges – axial to and looking at the Houses of Parliament	Palace of Westminster	Westminster Bridge Westminster Abbey

Management Plan	Assessment Point	Title	Strategically Important Landmarks	Other Landmarks
22	22A.3	Albert Embankment: between Lambeth and Westminster bridges – at the top of the steps onto Westminster Bridge – looking at Palace of Westminster	Palace of Westminster	Westminster Bridge
23	23A.1	The Serpentine: the Bridge – at the centre of the bridge – looking towards Palace of Westminster	Palace of Westminster	
24	24A.1	Island Gardens: opposite the Royal Naval Hospital – at the orientation board – looking towards the Old Royal Naval College and Greenwich Park		Cutty Sark Queen's House Old Royal Naval college
24	24A.2	Island Gardens: opposite the Royal Naval Hospital – on the axis of the Queen's House – looking towards the Old Royal Naval College and Greenwich Park		Cutty Sark Queen's House Old Royal Naval college
25	25A.1	City Hall: the public terraces and Queen's Walk – at the foot of the pathway from Potter's Fields – looking at the Tower of London	Tower of London	Tower Bridge
25	25A.2	City Hall: the public terraces and the Queen's Walk – entering the amphitheatre west of City Hall – looking towards the Tower of London	Tower of London	Tower Bridge City Hall
26	26A.1	St James Park: the footbridge across the lake – at the centre of the bridge – looking at the Horse Guards		London Eye

Appendix C

Accurate Visual Representations

- 1 Under the View Management Framework proposed by the London Plan the primary tool for the protection and enhancement of designated views is Qualitative Visual Assessment. This process involves the assessment of both positive and negative effects of proposed development on views designated by the London Plan, with reference to a series of visual management principles – some general and some site specific. The assessment of the visual impact of a new development will be based on a variety of materials submitted by the proposer of the development, including conventional architectural drawings, physical models, reference photography of completed developments and images of various types, generated either by hand or using computer software.
- 2 Throughout this SPG, reference is made to the term ‘Accurate Visual Representation’ (abbreviated as AVR). An AVR is a static or moving image which shows the location of a proposed development as accurately as possible; it may also illustrate the degree to which the development will be visible, its detailed form or the proposed use of materials. An AVR must be prepared following a well-defined and verifiable procedure and can therefore be relied upon by assessors to represent fairly the selected visual properties of a proposed development. AVRs are produced by accurately combining images of the proposed building (typically created from a three-dimensional computer model) with a representation of its context; this usually being a photograph, a video sequence, or an image created from a second computer model built from survey data. AVRs can be presented in a number of different ways, as either still or moving images, in a variety of digital or printed formats.
- 3 It is recommended that AVR positions should be selected on site and that wherever possible, formal assessment of an AVR should take place in the field.
- 4 This Appendix covers three topics:
 - Selection of an appropriate field of view for each AVR
 - Defining the visual properties that are shown by a specific AVR
 - Documenting each AVR, to reassure assessors as to the usefulness and veracity of the visual information they are reviewing, and if required, to allow replication.

Selecting an appropriate field of view

- 5 Creators and users of AVRs need to be aware of issues that arise from the inevitable approximations between the rich human perception of the environment and the relatively low resolution, generally static media

used to represent buildings in their context. Many of these limitations are shared with photography and cinematography and arise from the need to approximate the three-dimensional environment which surrounds the viewer using the flat rectangle of a perspective drawing, photograph or screen.

- 6 When we experience a scene our perception is built from a sophisticated visual process which allows us to focus onto individual areas with remarkable clarity whilst remaining aware of a wider overall context. In taking a photograph or video sequence a much more finite decision must be taken to represent a specific area of interest. In selecting this area of interest, a choice must therefore be made between showing the detail of the proposal in the greatest clarity and placing it into a meaningful context.

Figure 1 Table comparing Horizontal Field of View (HFOV) with lens sizes for three common camera formats, illustrating the choice to be made between level of detail and amount of context to be included.



HFOV	66°	40°	13°
35mm	28mm	50mm	150mm
6x6cm	43mm	75mm	225mm
5x4in	94mm	165mm	500mm

- 7 The definition of the area of interest to be shown is made by the selection of lens and by any cropping of the image that occurs subsequently. The resulting Field of View can be defined numerically as an angle, or graphically by suitable annotations to the perimeter of the image. Users of AVRs should be aware that photographic or computer images most closely match our perception of shape at the 'optical axis', this being the line that passes from the eye point to the target or look-at point,

or in photographic terms the centreline of the lens. At angular distances greater than 20 degrees away from this line, while the relative positions of objects remains correct, their perceived shape may be less familiar than when we look directly toward them. For this reason, the representation of the proposed development should ideally occur within a 20 degree zone either side of the optical axis.

Figure 2 AVR image annotated to show that a wider field of view has been used to include the wider townscape context. The proposal and the existing tower at 30 St Mary's Axe lie within the central area of the image and thereby avoid obvious distortion



- 8 Where a proposal needs to be shown in a context wider than 20 degrees either side of the optical axis, this setting may be represented either by wider angle photography or by combining additional images taken from the same position. Where this latter technique has been used AVRs should include additional annotation to indicate how images have been combined.
- 9 Creators of AVRs should make clear in their method statements the criteria used to select appropriate Fields of View for a particular study.

- 10 In addition, for each AVR clear information must be provided to explain the selected field of view used, in order to permit sensible comparison between AVRs, both within a single study and across studies.

Figure 3 AVR image annotated to show a 50° Horizontal Field of View. By indicating the optical axis the author also makes clear that vertical rise has been used by the photographer to avoid converging verticals



Defining the purpose of an AVR

- 11 By accurately combining an image of a proposed development with a representation of its existing context, all AVRs explain the location and massing of a proposed development. They may also illustrate additional properties including the degree of visibility, architectural form or choice of materials selected. In their most sophisticated form they give a very useful impression of how a completed development would look in its environment under specific lighting and weather conditions. When complex AVRs are requested, more time is required and therefore costs

rise. For this reason the assessors of a project should be careful to only request AVRs of a type which show the properties which need to be assessed from a specific location.

- 12 To assist agreement between all parties prior to AVR preparation, the following classification types are presented to broadly define the purpose of an AVR in terms of the visual properties it represents. This classification is a cumulative scale in which each level incorporates all the properties of the previous.

Figure 4 Defining the purpose of the AVR. For each AVR level many different rendering styles are available

AVR Level 0	Location and size of proposal
AVR Level 1	Location, size and degree of visibility of proposal
AVR Level 2	As level 1 + description of architectural form
AVR Level 3	As level 2 + use of materials



AVR 0
Showing Location and Size
(in this case as a toned area
superimposed on photograph)



AVR1
Confirming degree of visibility
(in this case as an occluded
'wireline' image)



AVR2
Explaining architectural form
(in this case as a simply shaded
render in a uniform opaque material)



AVR3
Confirming the use of materials
(in this case using a
'photo-realistic' rendering technique)

Information required: Annotation and Method Statements

- 13 Within the broad classifications by purpose and angle of view mentioned above, there remains a wide variety of potential production techniques, graphical styles and delivery formats available for AVRs. Indeed the range of options continues to increase as new technologies become available and new practitioners propose more subtle or sophisticated ways to transpose such an intrinsically complex visual experience as observing a city into convenient, durable and portable media.
- 14 This being the case it is important that each set of AVRs prepared to assist the Qualitative Visual Assessment of a new proposal should be accompanied by a well written, helpful statement confirming the techniques employed and the decisions made. This 'method statement' should contain sufficient detail to allow assessors to understand the documents presented, conduct reliable comparisons between AVRs within the same set and, and allow AVRs prepared under one methodology to be compared with others prepared using another. Method statements should be expressed in non-specialist terminology which is comprehensible to the wide range of professional disciplines likely to be involved in Qualitative Visual Assessment.
- 15 As a minimum, a method statement should contain:
 - the name and contact details of the company preparing the AVRs
 - the process used to select the viewpoints for inclusion in the study and to determine the representation type to be used
 - any general policies applied with regard to angle of view, cropping or use of multiple images
 - descriptions of the procedures used to accurately determine the size and location of the proposals and any comments on the accuracy of this process
 - descriptions of the processes used to determine the degree to which the proposals are actually visible in the view (AVR Level 1 and above) and notes on how occluded parts of the proposal are shown
 - descriptions of the processes used to add architectural detail to the representation (AVR Level 2) and how this has been represented graphically
 - descriptions of the processes used to represent the appearance of the proposed materials (AVR Level 3) and notes on the limitations of the techniques used.
- 16 For each individual AVR the following information should be provided:
 - unique identification code
 - textual description of viewpoint location and direction of view
 - time of day and date for any source photography or video

- map and site photography showing location of camera position
 - co-ordinates of camera position
 - peripheral annotation to the image to confirm the direction of view in the original photography (the optical axis)
 - definition of the field of view depicted each side of the optical axis, either in the form of peripheral annotation, textual description or more sophisticated maps
 - AVR type ie which visual properties are shown.
- 17 Where an AVR has used more than a single base image to represent the existing context, eg a moving sequence or a 'stitched' panorama, then the requirements above should be adapted to convey the key data required to explain the construction of the AVR and where necessary to verify its accuracy.
- 18 In addition to the minimum specifications listed above, it is recommended that companies preparing AVRs should include as much information as may required to allow full confidence in the processes used in the study.

Figure 5 AVR made up from 3 photographs taken from a common point. The proposed building is shown in a fully rendered style with other consented schemes shown in silhouette only



Appendix D

1A.1 Alexandra Palace: viewing terrace – south western section

Camera Point Details:	
Location	Alexandra Palace: viewing terrace – at centre of set 5 buttressed railings
Description	Point in between capping stone of brick wall
National Grid Reference	529611.2E 189963.7N 93.0 m (Top of Wall)
Camera Height (AOD)	94.1 m
Access Details:	
Landowner	Alexandra Palace
Contact Person	management@alexandrapalace.com
Address	Alexandra Palace Way, Wood Green, London N22 7AY
Contact Number	(tel) 020 8365 2121 (fax) 020 8883 3999
Management Plan	1
View Type	London Panorama



Left Camera location 1A.1
 Below left Close-up of camera location 1A.1
 Below right Locality map of camera location 1A.1



1A.2 Alexandra Palace: viewing terrace – approaching from the northeastern carpark – looking towards St Paul's Cathedral

Camera Point Details:

Location	Approx. 15m northeast of main terrace, at 7th wooden bollard
Description	Hilti nail near corner of gravel area
National Grid Reference	529710.3E 190072.2N 92.4 m (GROUND)
Camera Height (AOD)	94.0 m

Access Details:

Landowner	Alexandra Palace
Contact Person	management@alexandrapalace.com
Address	Alexandra Palace Way, Wood Green, London N22 7AY
Contact Number	(tel) 020 8365 2121 (fax) 020 8883 3999
Management Plan	1
View Type	London Panorama: Protected Vista



Right Camera location 1A.2
 Below left Close-up of camera location 1A.2
 Below right Locality map of camera location 1A.2



2A.1 Parliament Hill: the summit – close to the orientation board – looking towards St Paul's Cathedral

Camera Point Details:	
Location	Parliament Hill: the summit
Description	Paint mark on rough paving at centre of orientation board
National Grid Reference	527665.4E 186131.5N 96.5 m (GROUND)
Camera Height (AOD)	98.1 m
Access Details:	
Landowner	City Of London
Contact Person	Open Spaces Dept. openspaces.directorate@cityoflondon.gov.uk
Address	Guildhall, London EC2P 2EJ
Contact Number	(tel) 020 7332 3514 (fax) N/A
Management Plan	2
View Type	London Panorama: Protected Vista



Left Camera location 2A.1
 Below left Close-up of camera location 2A.1
 Below right Locality map of camera location 2A.1



2B.1 Parliament Hill: east of the summit – at the prominent oak tree – looking towards Palace of Westminster

Camera Point Details:

Location	Parliament Hill: east of the summit – at the prominent oak tree
Description	Hilti nail in tarmac path above small bandstand
National Grid Reference	528043.1E 186154.5N 70.0 m (GROUND)
Camera Height (AOD)	71.6 m

Access Details:

Landowner	City Of London
Contact Person	Open Spaces Dept. openspaces.directorate@cityoflondon.gov.uk
Address	Guildhall, London EC2P 2EJ
Contact Number	(tel) 020 7332 3514 (fax) N/A
Management Plan	2
View Type	London Panorama: Protected Vista



Right Camera location 2B.1

Below left Close-up of camera location 2B.1

Below right Locality map of camera location 2B.1



3A.1 Kenwood: the viewing gazebo – in front of the orientation board – looking towards St Paul's Cathedral

Camera Point Details:	
Location	Kenwood: the viewing gazebo – in front of the orientation board
Description	Paint mark on ground, at the front edge of the concrete surround
National Grid Reference	527270.1E 187486.2N 112.5 m (GROUND)
Camera Height (AOD)	114.1 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	Kenwood Park, Hampstead Lane, London NW3 7JR
Contact Number	(tel) N/A (fax) N/A
Management Plan	3
View Type	London Panorama: Protected Vista



Left Camera location 3A.1
 Below left Close-up of camera location 3A.1
 Below right Locality map of camera location 3A.1



4A.1 & 4A.2 Primrose Hill: the summit – close to the orientation board – looking towards St Paul's Cathedral and Palace of Westminster

Camera Point Details:

Location	Primrose Hill: the summit – close to the orientation board
Description	Hilti nail in granite sets, central to orientation board
National Grid Reference	527657.3E 183893.0N 66.7 m (GROUND)
Camera Height (AOD)	68.3 m

Access Details:

Landowner	The Royal Parks
Contact Person	regents@royalparks.gsi.gov.uk
Address	The Store Yard, Inner Circle, Regent's Park, London NW1 4NR
Contact Number	(tel) 020 7486 7905 (fax) 020 7224 1895
Management Plan	4
View Type	London Panorama: Protected Vista



Right Camera location 4A.1 & 4A.2

Below left Close-up of camera location 4A.1 & 4A.2

Below right Locality map of camera location 4A.1 & 4A.2

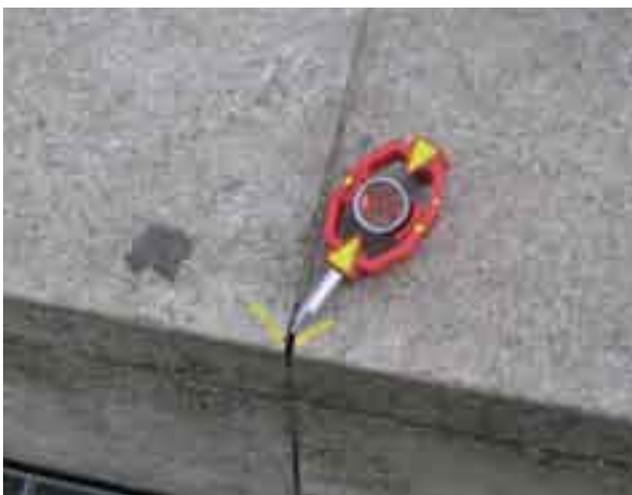


5A.1 Greenwich Park: the General Wolfe statue – at the orientation board overlooking Queen’s House – looking towards St Paul's Cathedral

Camera Point Details:	
Location	Greenwich Park: the General Wolfe statue – at the orientation board
Description	Paint mark in between top stones of wall
National Grid Reference	538922.5E 177335.2N 47.2 m (Top of Wall)
Camera Height (AOD)	48.3 m
Access Details:	
Landowner	The Royal Parks
Contact Person	greenwich@royalparks.gsi.gov.uk
Address	Blackheath Gate, Charlton Way, Greenwich, London SE10 8QY
Contact Number	(tel) 020 8858 2608 (fax) 020 8293 3782
Management Plan	5
View Type	London Panorama



Left Camera location 5A.1
Below left Close-up of camera location 5A.1
Below right Locality map of camera location 5A.1



5A.2 Greenwich Park: the General Wolfe statue – north east of the statue – looking towards St Paul's Cathedral

Camera Point Details:

Location	Greenwich Park: the General Wolfe statue – north east of the statue
Description	Paint mark on paving stone corner at top of steps in front of bollard
National Grid Reference	538936.1E 177334.5N 47.2 m (GROUND)
Camera Height (AOD)	48.8 m

Access Details:

Landowner	The Royal Parks
Contact Person	greenwich@royalparcs.gsi.gov.uk
Address	Blackheath Gate, Charlton Way, Greenwich, London SE10 8QY
Contact Number	(tel) 020 8858 2608 (fax) 020 8293 3782
Management Plan	5
View Type	London Panorama: Protected Vista



Right Camera location 5A.2
 Below left Close-up of camera location 5A.2
 Below right Locality map of camera location 5A.2



6A.1 Blackheath Point: the orientation board – looking towards St Paul's Cathedral

Camera Point Details:	
Location	Blackheath Point orientation board
Description	Paint mark on rough asphalt
National Grid Reference	538245.6E 176826.4N 46.1 m (GROUND)
Camera Height (AOD)	47.7 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	6
View Type	London Panorama: Protected Vista



Left Camera location 6A.1
 Below left Close-up of camera location 6A.1
 Below right Locality map of camera location 6A.1



7A.1 The Mall: at Admiralty Arch – looking towards Buckingham Palace

Camera Point Details:

Location	Centre of arch at Admiralty Arch
Description	Paint mark on road at centre of gates
National Grid Reference	529964.3E 180301.8N 7.6 m (GROUND)
Camera Height (AOD)	9.2 m

Access Details:

Landowner	The Royal Parks
Contact Person	stjames@royalparks.gsi.gov.uk
Address	The Storeyard, Horse Guards Road, London SW1A 2BJ
Contact Number	(tel) 020 7930 1793 (fax) 020 7839 7639
Management Plan	7
View Type	Linear View



Right Camera location 7A.1
 Below left Close-up of camera location 7A.1
 Below right Locality map of camera location 7A.1



8A.1 Westminster Pier: close to the orientation plaque – looking towards St Paul's Cathedral

Camera Point Details:	
Location	On Victoria Embankment, North of Westminster Bridge overlooking Westminster Pier
Description	Blue cross at junction of concrete paving slabs near viewing plaque
National Grid Reference	530326.9E 179773.9N 6.8 m (GROUND)
Camera Height (AOD)	8.4 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	8
View Type	Linear View: Protected Vista



Left Camera location 8A.1
 Below left Close-up of camera location 8A.1
 Below right Locality map of camera location 8A.1



9A.1 King Henry VIII's Mound, Richmond: the viewing point – looking towards St Paul's Cathedral

Camera Point Details:

Location	Richmond Park, King Henry's Mound, near Petersham Lodge
Description	Centre of brass disc on ground at viewing point
National Grid Reference	518605.8E 173150.3N 57.5 m (GROUND)
Camera Height (AOD)	59.1 m

Access Details:

Landowner	The Royal Parks
Contact Person	richmond@royalparks.gsi.gov.uk
Address	Holly Lodge, Bog Lodge Yard, Richmond Park, Surrey TW10 5HS
Contact Number	(tel) 020 8948 3209 (fax) 020 8332 2730
Management Plan	9
View Type	Linear View: Protected Vista



Right Camera location 9A.1
 Below left Close-up of camera location 9A.1
 Below right Locality map of camera location 9A.1



10A.1 Tower Bridge: looking upstream – the North Bastion close to the information centre – looking towards Tower of London

Camera Point Details:	
Location	Tower Bridge, North bastion, West side in front of orientation plaque
Description	Paint mark on pavement between wall and manhole cover
National Grid Reference	533665.0E 180311.4N 13.2 m (GROUND)
Camera Height (AOD)	14.8 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	10
View Type	River Prospect



Left Camera location 10A.1
Below left Close-up of camera location 10A.1
Below right Locality map of camera location 10A.1



11A.1 London Bridge: the upstream pavement – looking across the Southwark bridge – looking towards St Paul's Cathedral

Camera Point Details:

Location	South Western end of London Bridge, over southwark bank
Description	Hilti nail in between paving slabs by steps
National Grid Reference	532769.2E 180394.3N 13.0 m (GROUND)
Camera Height (AOD)	14.6 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	N/A (tel) N/A (fax)
Management Plan	11
View Type	River Prospect



Right Camera location 11A.1
 Below left Close-up of camera location 11A.1
 Below right Locality map of camera location 11A.1



11B.1 London Bridge: the downstream pavement – at the centre of the bridge – looking towards Tower Bridge and Tower of London

Camera Point Details:	
Location	Approximate centreline of Eastern side of London bridge
Description	Paint mark on concrete paving slab
National Grid Reference	532819.2E 180487.5N 15.1 m (GROUND)
Camera Height (AOD)	16.7 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	N/A (tel) N/A (fax)
Management Plan	11
View Type	River Prospect



Left Camera location 11B.1
 Below left Close-up of camera location 11B.1
 Below right Locality map of camera location 11B.1



11B.2 London Bridge: the downstream pavement – close to the Southwark bank – looking towards Tower of London

Camera Point Details:

Location	South Eastern end of bridge near to Southwark bank
Description	Paint mark on paving slab
National Grid Reference	532803.4E 180406.2N 13.5 m (GROUND)
Camera Height (AOD)	15.1 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	11
View Type	River Prospect



Right Camera location 11B.2
Below left Close-up of camera location 11B.2
Below right Locality map of camera location 11B.2

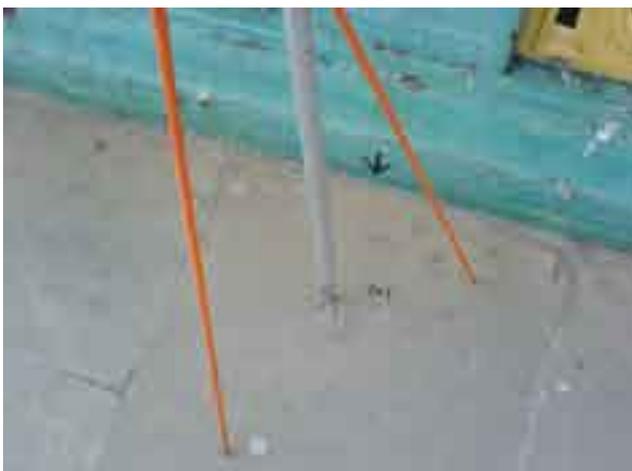


12A.1 Southwark Bridge: the upstream pavement – at the centre of the bridge – looking towards St Paul's Cathedral

Camera Point Details:	
Location	Approximate centreline of West side of Southwark Bridge
Description	Paint mark on concrete paving slab
National Grid Reference	532357.5E 180612.7N 13.1 m (GROUND)
Camera Height (AOD)	14.7 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	11
View Type	River Prospect



Left Camera location 12A.1
 Below left Close-up of camera location 12A.1
 Below right Locality map of camera location 12A.1



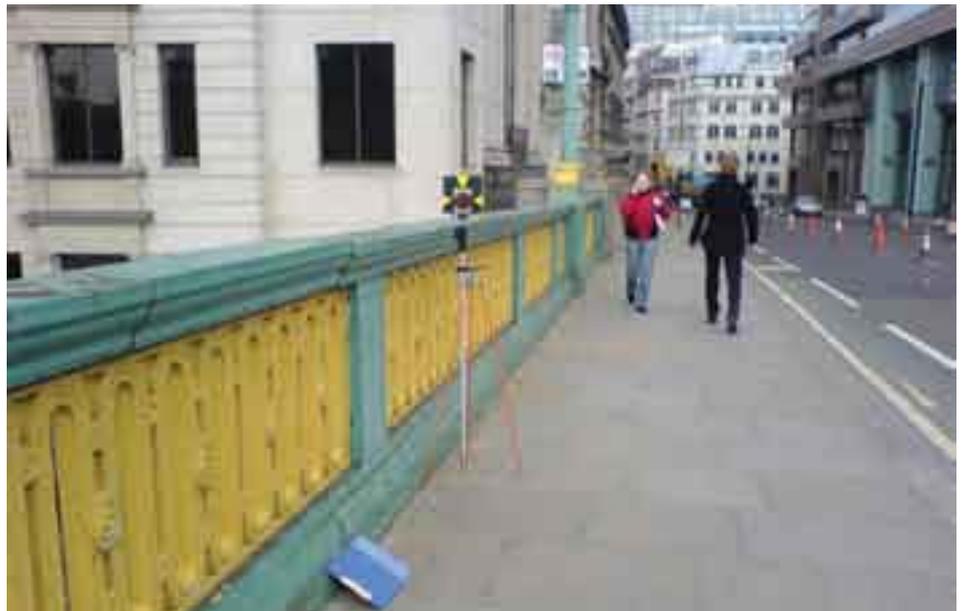
12A.2 Southwark Bridge: the upstream pavement – at the City of London bank – looking towards the Tate Modern

Camera Point Details:

Location	Northwest side of bridge, over City of London bank
Description	Paint Mark on paving slab
National Grid Reference	532387.0E 180700.6N 11.2 m (GROUND)
Camera Height (AOD)	12.8 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	12
View Type	River Prospect



Right Camera location 12A.2
 Below left Close-up of camera location 12A.2
 Below right Locality map of camera location 12A.2



12B.1 Southwark Bridge: downstream pavement – closer to City of London bank – looking towards Southwark Cathedral

Camera Point Details:	
Location	Eastern side Southwark Bridge
Description	Paint mark in between concrete paving slabs.
National Grid Reference	532386.3E 180647.1N 12.3 m (GROUND)
Camera Height (AOD)	13.9 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	12
View Type	River Prospect



Right Camera location 12B.1
Below left Close-up of camera location 12B.1
Below right Locality map of camera location 12B.1



13A.1 Millennium Bridge: the Southwark landing – on the bridge – looking towards St Paul's Cathedral

Camera Point Details:

Location	Cresting southern support
Description	Paint mark on bridge, centre of walkway.
National Grid Reference	532051.5E 180619.3N 12.8 m (GROUND)
Camera Height (AOD)	14.4 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	13
View Type	River Prospect



Left Camera location 13A.1

Below left Close-up of camera location 13A.1

Below right Locality map of camera location 13A.1



13A.2 Millennium Bridge: the Southwark landing – on the South Bank – axial to and looking towards the South Transept of St Paul’s

Camera Point Details:	
Location	River walkway outside the Tate Modern, East of Millennium Bridge
Description	Nail in pavement.
National Grid Reference	532110.6E 180548.6N 5.0 m (GROUND)
Camera Height (AOD)	6.6 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	13
View Type	River Prospect View



Right Camera location 13A.2
Below left Close-up of camera location 13A.2
Below right Locality map of camera location 13A.2



14A.1 Blackfriars Bridge: the upstream pavement – at the centre of the bridge – looking north towards the Victoria Embankment

Camera Point Details:

Location	Approximate centreline of West side Blackfriars Bridge.
Description	Paint mark on concrete paving slabs
National Grid Reference	531629.0E 180698.4N 12.9 m (GROUND)
Camera Height (AOD)	14.5 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	14
View Type	River Prospect



Left Camera location 14A.1
 Below left Close-up of camera location 14A.1
 Below right Locality map of camera location 14A.1



14B.1 Blackfriars Bridge: the downstream pavement – southern end of the bridge – looking towards St Paul's Cathedral

Camera Point Details:	
Location	Large Southern bastion East side of Blackfriars Bridge
Description	Nail in concrete paving slabs in front of concrete seat
National Grid Reference	531662.7E 180555.7N 9.6 m (GROUND)
Camera Height (AOD)	11.2 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	14
View Type	River Prospect



Right Camera location 14B.1
Below left Close-up of camera location 14B.1
Below right Locality map of camera location 14B.1



15A.1 Waterloo Bridge: the upstream pavement – close to the Lambeth Bank – looking at Palace of Westminster

Camera Point Details:

Location	Centre of the second span on Waterloo Bridge from the Lambeth Bank
Description	Paint mark on concrete paving slab
National Grid Reference	530806.0E 180465.1N 15.0 m (GROUND)
Camera Height (AOD)	16.6 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	15
View Type	River Prospect



Left Camera location 15A.1
 Below left Close-up of camera location 15A.1
 Below right Locality map of camera location 15A.1



15A.2 Waterloo Bridge: the upstream pavement – close to the City of Westminster bank – looking at the Palace of Westminster

Camera Point Details:	
Location	On west side Waterloo Bridge, near the Westminster Bank
Description	Paint mark on concrete paving slab
National Grid Reference	530703.3E 180638.4N 14.8 m (GROUND)
Camera Height (AOD)	16.4 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	15
View Type	River Prospect



Right Camera location 15A.2
Below left Close-up of camera location 15A.2
Below right Locality map of camera location 15A.2



15B.1 Waterloo Bridge: the downstream pavement – close to the City of Westminster bank – looking towards St Paul's Cathedral

Camera Point Details:

Location	On E side Waterloo Bridge approx 20m SE of Westminster bank
Description	Paint mark on concrete paving slab
National Grid Reference	530723.6E 180651.2N 14.8 m (GROUND)
Camera Height (AOD)	16.4 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	15
View Type	River Prospect



Left Camera location 15B.1

Below left Close-up of camera location 15B.1

Below right Locality map of camera location 15B.1



15B.2 Waterloo Bridge: the downstream pavement – at the centre of the bridge – looking towards St Paul's Cathedral

Camera Point Details:	
Location	Centre of East side of Waterloo bridge
Description	Paint Mark on concrete paving slab
National Grid Reference	530792.2E 180535.6N 15.0 m (GROUND)
Camera Height (AOD)	16.6 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	15
View Type	River Prospect



Right Camera location 15B.2
Below left Close-up of camera location 15B.2
Below right Locality map of camera location 15B.2



16A.1 The South Bank: outside the National Theatre – axial to and looking at Somerset House

Camera Point Details:

Location	On South Bank walkway, opposite Somerset House
Description	Paint mark at pavement slab near river wall
National Grid Reference	530954.0E 180452.0N 5.3 m (GROUND)
Camera Height (AOD)	6.9 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	16
View Type	River Prospect



Left Camera location 16A.1
 Below left Close-up of camera location 16A.1
 Below right Locality map of camera location 16A.1



16B.1 The South Bank: close to Gabriel’s Wharf – the viewing platform – looking towards St Paul’s Cathedral

Camera Point Details:	
Location	Northeast corner of viewing area at Gabriel’s Wharf
Description	Blue cross between railing and brick pavement
National Grid Reference	531207.4E 180526.1N 5.4 m (GROUND)
Camera Height (AOD)	7.0 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	16
View Type	River Prospect



Right Camera location 16B.1
Below left Close-up of camera location 16B.1
Below right Locality map of camera location 16B.1



17A.1 Golden Jubilee/Hungerford Footbridges: the upstream bridge – close to the Southwark bank – looking at Palace of Westminster

Camera Point Details:

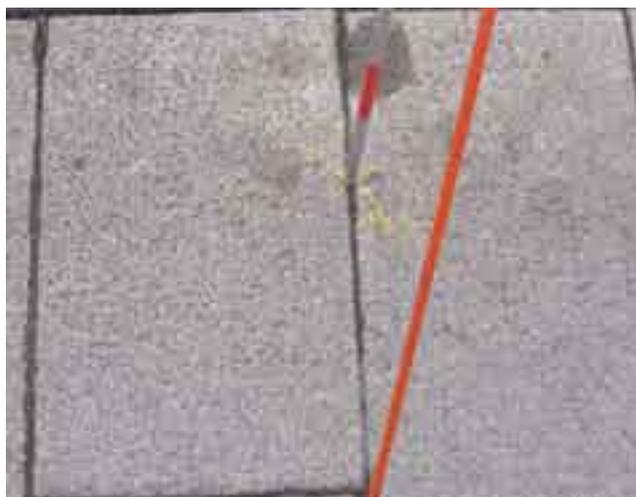
Location	South side Golden Jubilee Footbridge crossing Lambeth Bank
Description	Hilti nail between paving slabs.
National Grid Reference	530662.9E 180177.2N 12.0 m (GROUND)
Camera Height (AOD)	13.6 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	17
View Type	River Prospect

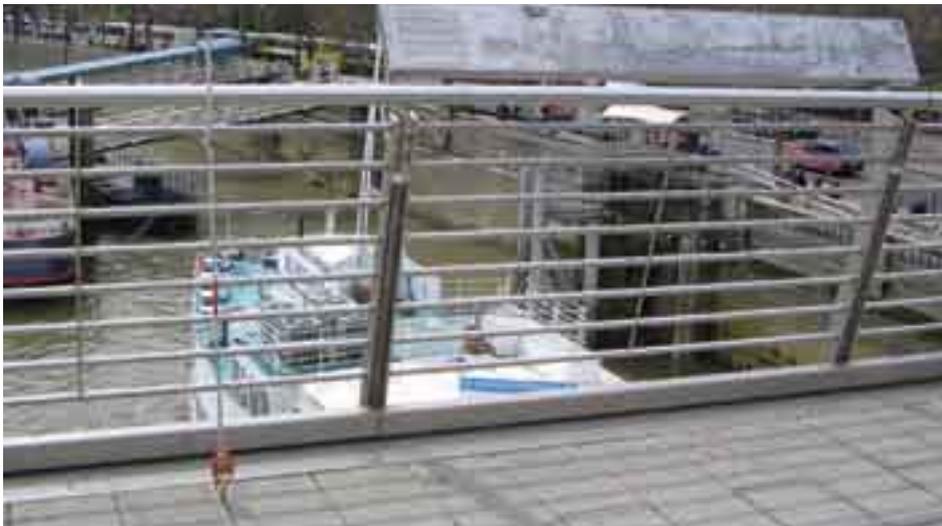


Left Camera location 17A.1
 Below left Close-up of camera location 17A.1
 Below right Locality map of camera location 17A.1



17A.2 Golden Jubilee/Hungerford Footbridges: the upstream bridge – close to the City of Westminster bank – looking towards the Palace of Westminster

Camera Point Details:	
Location	South side Golden Jubilee footbridge close to the Westminster bank
Description	Hilti nail between slabs at pathway near viewing plaque
National Grid Reference	530454.6E 180274.1N 11.9 m (GROUND)
Camera Height (AOD)	13.5 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	17
View Type	River Prospect



Right Camera location 17A.2
Below left Close-up of camera location 17A.2
Below right Locality map of camera location 17A.2



17B.1 Golden Jubilee/Hungerford footbridges: the downstream bridge – close to the City of Westminster bank – looking towards St Paul's Cathedral

Camera Point Details:

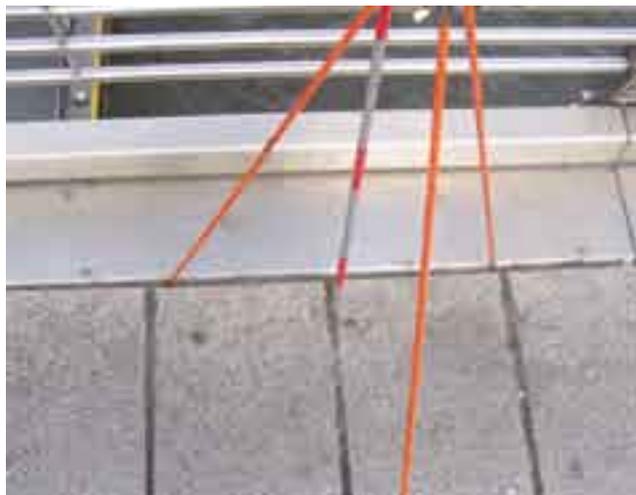
Location	North side Golden Jubilee footbridge crossing the Westminster bank
Description	Blue paint mark between paving stones
National Grid Reference	530470.6E 180325.7N 12.0 m (GROUND)
Camera Height (AOD)	13.6 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	17
View Type	River Prospect

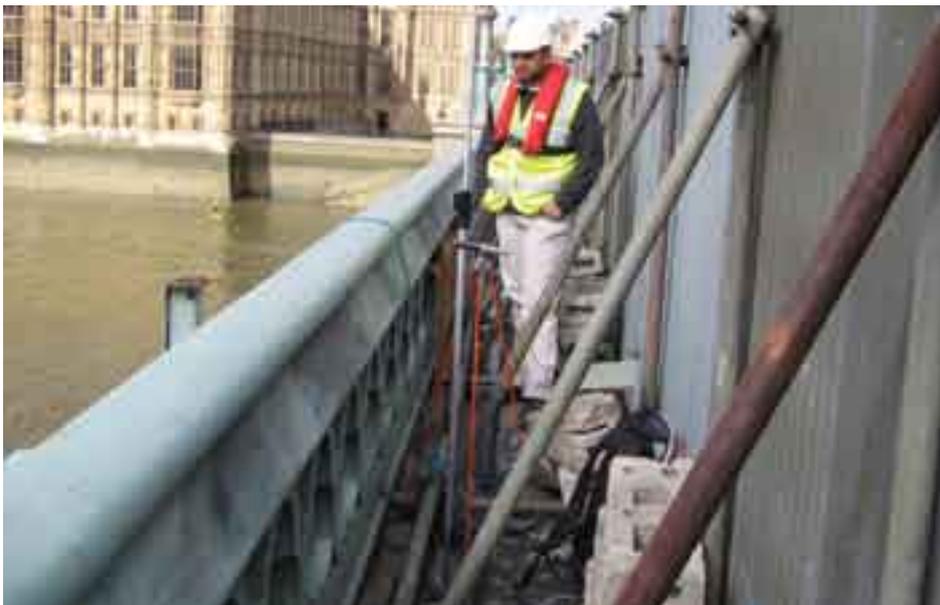


Left Camera location 17B.1
 Below left Close-up of camera location 17B.1
 Below right Locality map of camera location 17B.1

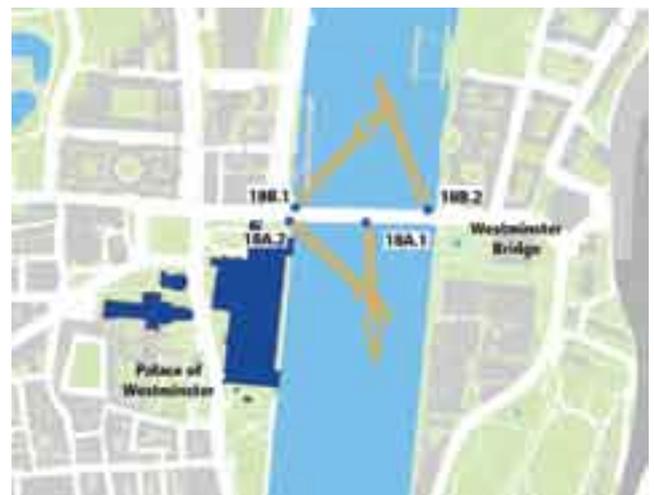


18A.1 Westminster Bridge: the upstream pavement – at the centre of the bridge – looking towards Palace of Westminster and Lambeth Palace

Camera Point Details:	
Location	Upstream centre line of bridge above navigation lights
Description	Paint Mark on tarmac, (surveyed during renovations)
National Grid Reference	530463.0E 179650.1N 10.6 m (GROUND)
Camera Height (AOD)	12.2 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	18
View Type	River Prospect



Right Camera location 18A.1
Below left Close-up of camera location 18A.1
Below right Locality map of camera location 18A.1



18A.2 Westminster Bridge: the upstream pavement – at the City of Westminster bank – looking towards Lambeth Palace

Camera Point Details:

Location	Upstream Westminster Bridge, NE corner of Palace of Westminster
Description	Paint mark at pathway near roadname plaque
National Grid Reference	530328.2E 179653.2N 8.5 m (GROUND)
Camera Height (AOD)	10.1 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	18
View Type	River Prospect



Left Camera location 18A.2
 Below left Close-up of camera location 18A.2
 Below right Locality map of camera location 18A.2

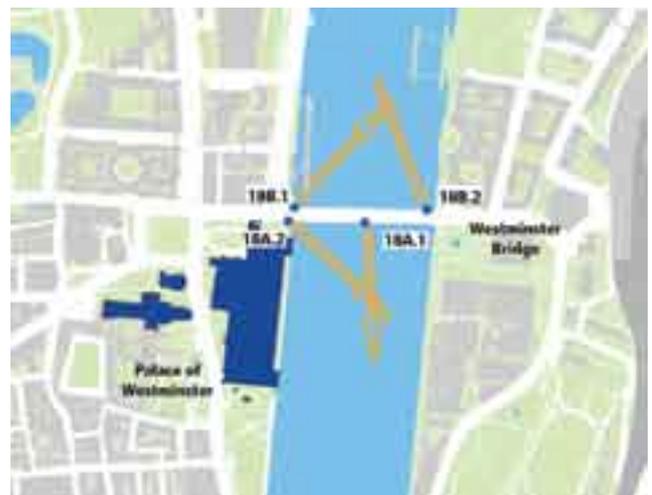


18B.1 Westminster Bridge: the downstream pavement – at the City of Westminster bank – looking at the London Eye

Camera Point Details:	
Location	Westminster Bridge, at top of stairs leading up from Victoria Embankment
Description	Paint mark on west side of rim of gully by plaque
National Grid Reference	530339.0E 179677.9N 8.8 m (GROUND)
Camera Height (AOD)	10.4 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	18
View Type	River Prospect View



Right Camera location 18B.1
Below left Close-up of camera location 18B.1
Below right Locality map of camera location 18B.1



18B.2 Westminster Bridge: the downstream pavement – at the Lambeth bank – looking at Whitehall court

Camera Point Details:

Location	Downstream Westminster Bridge near steps from London Aquarium
Description	Paint mark on tarmac
National Grid Reference	530573.2E 179673.1N 9.1 m (GROUND)
Camera Height (AOD)	10.7 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	18
View Type	River Prospect



Left Camera location 18B.2
 Below left Close-up of camera location 18B.2
 Below right Locality map of camera location 18B.2



19A.1 Lambeth Bridge: the downstream pavement – at the centre of the bridge – looking towards Palace of Westminster

Camera Point Details:	
Location	Northern side of Lambeth Bridge, just west of the centre
Description	Yellow paint mark on concrete slabs
National Grid Reference	530382.3E 178970.2N 11.6 m (GROUND)
Camera Height (AOD)	13.2 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	19
View Type	River Prospect



Right Camera location 19A.1
Below left Close-up of camera location 19A.1
Below right Locality map of camera location 19A.1



19A.2 Lambeth Bridge: the downstream pavement – close to the Lambeth bank – looking towards the Palace of Westminster

Camera Point Details:

Location	Downstream pavement from the Lambeth Bank
Description	Yellow paint mark on concrete slab near bridge buttress
National Grid Reference	530508.9E 178952.1N 8.1 m (GROUND)
Camera Height (AOD)	9.7 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	19
View Type	River Prospect



Left Camera location 19A.2
 Below left Close-up of camera location 19A.2
 Below right Locality map of camera location 19A.2



20A.1 Victoria Embankment: between Westminster and Hungerford bridges – axial to and looking at County Hall

Camera Point Details:	
Location	Victoria Embankment. North of Westminster Bridge
Description	Paint mark on concrete paving slab near railings on upper level
National Grid Reference	530332.4E 179824.7N 5.8 m (GROUND)
Camera Height (AOD)	7.4 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	20
View Type	River Prospect



Right Camera location 20A.1
Below left Close-up of camera location 20A.1
Below right Locality map of camera location 20A.1



20B.1 Victoria Embankment: between Hungerford and Waterloo bridges – at Cleopatra’s Needle – looking at the Royal Festival Hall

Camera Point Details:

Location	At Cleopatra’s Needle concrete viewing bay
Description	Paint mark near river wall
National Grid Reference	530548.3E 180509.9N 3.9 m (GROUND)
Camera Height (AOD)	5.5 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	20
View Type	River Prospect



Left Camera location 20B.1

Below left Close-up of camera location 20B.1

Below right Locality map of camera location 20B.1



21A.1 Jubilee Gardens: between Westminster Bridge and London Eye – Looking at the Palace of Westminster

Camera Point Details:	
Location	West of ticket office outside
Description	Hilti nail between concrete
National Grid Reference	530597.8E 179758.1N
Camera Height (AOD)	6.7 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A
Management Plan	21
View Type	River Prospect



Right Camera location 21A.1
Below left Close-up of camera location 21A.1
Below right Locality map of camera location 21A.1



21A.2 Jubilee Gardens: between Westminster and Hungerford bridges – looking at the Ministry of Defence

Camera Point Details:

Location	Jubilee Gardens, north of London Eye
Description	Paint mark on concrete paving slabs
National Grid Reference	530630.5E 180044.5N 5.4 m (GROUND)
Camera Height (AOD)	7.0 m

Access Details:

Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	21
View Type	River Prospect



Left Camera location 21A.2
 Below left Close-up of camera location 21A.2
 Below right Locality map of camera location 21A.2



22A.1 Albert Embankment: between Lambeth and Westminster bridges – approaching from Lambeth Palace – looking towards Palace of Westminster

Camera Point Details:	
Location	At orientation board just east of Lambeth Pier
Description	Black paint mark at pavement next to Lambeth pier
National Grid Reference	530538.5E 179140.7N 4.6 m (GROUND)
Camera Height (AOD)	6.2 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	22
View Type	River Prospect View



Right Camera location 22A.1
Below left Close-up of camera location 22A.1
Below right Locality map of camera location 22A.1



22A.2 Albert Embankment: between Lambeth and Westminster bridges – axial to and looking at the Houses of Parliament

Camera Point Details:

Location	Albert Embankment opposite of Houses of Parliament
Description	Paint mark on pavement near river wall
National Grid Reference	530570.0E 179463.7N 4.5 m (GROUND)
Camera Height (AOD)	6.1 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	22
View Type	River Prospect



Left Camera location 22A.2
 Below left Close-up of camera location 22A.2
 Below right Locality map of camera location 22A.2



22A.3 Albert Embankment: between Lambeth and Westminster bridges – at the top of the steps onto Westminster Bridge – looking at Palace of Westminster

Camera Point Details:	
Location	At top of stairs on Albert Embankment
Description	Yellow paint mark at concrete paving slabs near small stopvalve
National Grid Reference	530591.9E 179640.8N 8.6m (GROUND)
Camera Height (AOD)	10.2 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	22
View Type	River Prospect



Right Camera location 22A.3
Below left Close-up of camera location 22A.3
Below right Locality map of camera location 22A.3



23A.1 The Serpentine: the Bridge – at the centre of the bridge – looking towards Palace of Westminster

Camera Point Details:

Location	Eastern side of bridge, one pier to the north of central pier
Description	Yellow paint mark on aggregate paving,
National Grid Reference	526927.2E 180167.2N 20.4 m (GROUND)
Camera Height (AOD)	22.0 m

Access Details:

Landowner	The Royal Parks
Contact Person	hyde@royalparks.gsi.gov.uk
Address	The Park Office, Rangers Lodge, Hyde Park, London W2 2UH
Contact Number	(tel) 020 7298 2100 (fax) 020 7402 3298
Management Plan	23
View Type	Townscape View



Left Camera location 23A.1
 Below left Close-up of camera location 23A.1
 Below right Locality map of camera location 23A.1



24A.1 Island Gardens: opposite the Royal Naval Hospital – at the orientation board – looking towards the Old Royal Naval College and Greenwich Park

Camera Point Details:	
Location	In front of the Island Gardens orientation board
Description	Paint mark in tarmac near wall
National Grid Reference	538392.1E 178295.2N 5.1 m (GROUND)
Camera Height (AOD)	6.7 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	24
View Type	Townscape View



Right Camera location 24A.1
Below left Close-up of camera location 24A.1
Below right Locality map of camera location 24A.1



24A.2 Island Gardens: opposite the Royal Naval Hospital – on the axis of the Queen’s House – looking towards the Old Royal Naval College and Greenwich Park

Camera	Point Details:
Location	Island Gardens opposite the Queen’s House
Description	Paint mark in tarmac west of viewing paque
National Grid Reference	538369.9E 178286.3N 5.1 m (GROUND)
Camera Height (AOD)	6.7 m
Access Details:	
Landowner	N/A
Contact Person	N/A
Address	N/A
Contact Number	(tel) N/A (fax) N/A
Management Plan	24
View Type	Townscape View



Left Camera location 24A.2
 Below left Close-up of camera location 24A.2
 Below right Locality map of camera location 24A.2



25A.1 City Hall: the public terraces and Queen’s Walk – at the foot of the pathway from Potter’s Fields – looking at the Tower of London

Camera Point Details:	
Location	On pathway by Potters Fields at centre of first lowered bay of river wall
Description	Paint mark between diagonal slabs in front of City Hall
National Grid Reference	533485.6E 180201.2N 4.5 m (GROUND)
Camera Height (AOD)	6.1 m
Access Details:	
Landowner	More London Estates
Contact Person	feedback@morelondonestates.co.uk
Address	2a More London Riverside, London SE1 2DB
Contact Number	(tel) 020 7403 4866 (fax) 020 7403 4867
Management Plan	25
View Type	Townscape View: Protected Vista



Right Camera location 25A.1
Below left Close-up of camera location 25A.1
Below right Locality map of camera location 25A.1



25A.2 City Hall: the public terraces and the Queen's Walk – entering the amphitheatre west of City Hall – looking towards the Tower of London

Camera Point Details:

Location	3m east of wall between high and low level at Queens Walk
Description	Paint mark between slabs entering the amphitheatre
National Grid Reference	533376.5E 180188.6N 6.4 m (GROUND)
Camera Height (AOD)	8.0 m

Access Details:

Landowner	More London Estates
Contact Person	feedback@morelondonestates.co.uk
Address	2a More London Riverside, London SE1 2DB
Contact Number	(tel) 020 7403 4866 (fax) 020 7403 4867
Management Plan	25
View Type	Townscape View



Left Camera location 25A.2
 Below left Close-up of camera location 25A.2
 Below right Locality map of camera location 25A.2



26A.1 St James's Park: the footbridge across the lake – at the centre of the bridge – looking at the Horse Guards

Camera Point Details:	
Location	East side of footbridge, south of centre line of bridge
Description	Paint mark on concrete slab
National Grid Reference	529529.4E 179798.8N 3.1 m (GROUND)
Camera Height (AOD)	4.7 m
Access Details:	
Landowner	The Royal Parks
Contact Person	stjames@royalparks.gsi.gov.uk
Address	The Storeyard, Horse Guards Road, St James's Park, London SW1A 2BJ
Contact Number	(tel) 020 7930 1793 (fax) 020 7839 7639
Management Plan	26
View Type	Townscape View



Right Camera location 26A.1
Below left Close-up of camera location 26A.1
Below right Locality map of camera location 26A.1



Appendix E

Glossary

Above Ordnance Datum (AOD)

Land levels in the United Kingdom are measured relative to the average sea level at Newlyn in Cornwall. This average level is referred to as 'Ordnance Datum'. Benchmarks, spot heights and contours on Ordnance Survey maps of the UK show heights above Ordnance Datum in metres.

Accurate Visual Representation (AVR)

A still image, or animated sequence of images, intended to convey reliable visual information about a proposed development to assist the process of Qualitative Visual Assessment. As a minimum an AVR provides reliable information on the position and scale of a development and hence its potential to have an effect on a view.

Applicant

An 'applicant' is a person who is applying for planning permission for a development proposal. 'Applicant' includes a proposer of a scheme even if the intention to file a planning application has not been formed during the evolutionary stages of the scheme.

Assessment Point

An Assessment Point is considered to be the optimum viewing point and is the reference point for the assessment of a view. It provides a way of monitoring changes within designated views on a consistent basis over time from a specific location. It is the starting point for determining how a designated view will be assessed. However, it may not always provide the most relevant point from which to assess a specific proposal. This depends on the location of a proposal and its relationship to the designated view. An Assessment Point is formally identified by Ordnance Survey northing and easting grid references.

Within each Viewing Place one or more specific Assessment Points have been identified from which the particular qualities of the designated view can be best appreciated. These Assessment Points form a common starting point for Qualitative Visual Assessment, facilitating a consistent basis of appraisal and encouraging the consideration of cumulative effects between proposals.

Backdrop

The backdrop is the immediate background to a Strategically Important Landmark or focus of the view. It is distinct from a background area that extends away from the foreground or middle ground into the distance.

Background Assessment Area

See Landmark Background Assessment Area.

Canyon effect

The effect that can occur when tall buildings are constructed in the area either side of a Landmark Viewing Corridor or Lateral Assessment Area.

Commission for Architecture and the Built Environment (CABE)

An Executive Non-departmental Public Body whose principal aim is to encourage high quality architecture and design in the built environment. CABE is funded by both the Department for Culture, Media and Sport (DCMS) and the Department of Communities and Local Government (DCLG).

Conservation Area

An area of architectural or historic interest designated by a local authority or English Heritage, 'the character or appearance of which it is desirable to preserve or enhance'.

Defining Point

A point used to specify one or more of the threshold planes that make up a Protected Vista.

Designated View

The London Plan, Chapter 4, Part B, Table 4B.2 designated twenty-six strategically important views of London. The proposed management of these views is defined in this SPG.

Development Plan Document

Development Plan Documents (DPD) are produced by London Boroughs and comprise the following:

- i. Core Strategy;
- ii. Site specific allocations of land; and
- iii. Area Action Plans (where needed).

DPDs will replace UDPs.

Directions

See 'Secretary of State's Directions'.

Downstream

Reference to the downstream of the river refers to the flow of its current, which is away from its river source.

English Heritage

English Heritage is officially known as the Historic Buildings and Monuments Commission for England, and is an Executive Non-departmental Public Body sponsored by the Department for Culture, Media and Sport (DCMS). English Heritage act as the government's advisor on the historic environment, and their aims are to conserve and enhance the historic environment, broaden public access to the national heritage and increase people's understanding of the past.

Environmental Impact Assessment (EIA)

In these assessments, sufficient information about the likely significant environmental effects of a project is collected, assessed and taken into account on reaching a decision on whether the project should go ahead or not (DETR Nov 2000). This is a process for identifying the environmental effects (positive and negative) of proposed developments before development consent is granted. The aim of EIA is to prevent, reduce or offset the significant adverse environmental effects of development proposals, and enhance positive ones. It is a means to ensure that planning decisions are made in the knowledge of the attendant environmental effects and with full engagement of statutory bodies, local and national groups and members of the public (DCLG June 2006). See also Environmental Statement.

Environmental Statement

An Environmental Statement will set out a developer's assessment of a project's likely significant environmental effects, submitted with the application for consent for the purposes of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.

Front and Middle Ground Assessment Areas

Areas in the foreground of designated views and in the area between the foreground and a specified landmark (or the general skyline) are to be considered under the Qualitative Visual Assessment of all London Views. These terms are defined in the London Plan, Chapter 4, Part B, and their management is described in this document.

Geometric Definition

In cases where clear visibility from an Assessment Point to a defined Strategically Important Landmark is particularly important, a Protected Vista is defined, which includes Geometric Definitions for a Landmark Viewing Corridor, a Landmark Background Assessment Area and where appropriate Lateral Assessment Areas on one or both sides of the Landmark Viewing Corridor.

Government Office for London

The Government Office for London delivers policies and programmes in the London region on behalf of nine central Government Departments.

Greater London Authority (GLA)

The GLA is made up of a directly elected Mayor and a separately elected Assembly. Created by the Greater London Authority Act 1999, the Mayor and the London Assembly constitute the strategic citywide government for London.

Landmark Background Assessment Area

In cases where a Protected Vista has been defined from an Assessment Point, the area lying beyond the specified landmark, is termed a Landmark Background Assessment Area. A development threshold plane for the Background Assessment Area is defined in the Secretary of State's directions and in the relevant Management Plan. Developments in this area above the defined threshold plane must be referred to the Mayor and other consultees.

Landmark Lateral Assessment Area

In cases where a Protected Vista has been defined from an Assessment Point, Landmark Lateral Assessment Area may be defined on either side of Landmark Viewing Corridor in order to provide a suitable setting for the landmark and avoid a canyon effect. A development threshold plane for the Landmark Lateral Assessment Area is defined in the Secretary of State's directions and in the relevant Management Plan. Developments in this area above the defined threshold plane must be referred to the Mayor and other consultees.

Landmark Viewing Corridor

In cases where a Protected Vista has been defined, a Landmark Viewing Corridor is defined between the Assessment Point and the strategically important landmarks of St Paul's Cathedral, the Palace of Westminster or the Tower of London. A development threshold plane for the Landmark Viewing Corridor is defined in the Secretary of State's directions and in the relevant Management Plan. Developments above the defined threshold plane in this area will normally be refused consistent with Policy 4B.17.

Linear View

The London Plan designates Linear Views in three specific cases to protect visibility of specific landmarks that are currently enjoyed through narrow gaps between buildings or landscaping.

Listed building

A building placed on the statutory list owing to its architectural or historic importance, and protected under the terms of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Local Development Frameworks (LDFs)

Statutory plans produced by each borough comprise a portfolio of development plan documents including a core strategy, proposals and a series of action plans that will replace Borough Unitary Development Plans.

London Panorama

The London Plan designates a series of broad prospects from elevated public spaces as London Panoramas. Within these overall views clear visibility of Strategically Important Landmarks will be managed by Protected Vistas.

London Plan

The Mayor of London's Spatial Development Strategy for Greater London, published in February 2004. The policy and paragraph number references quoted in this SPG refer to the London Plan as published in 2004, however these numbers may change as a result of Further Alterations to the London Plan.

London View Management Framework

The London View Management Framework is Supplementary Planning Guidance to manage and safeguard the quality of designated views across and within London.

Management Plan

A site-specific analysis and set of management proposals included in this document, which set out how each of the 26 designated views should be managed.

Opportunity Areas

London's principal opportunities for accommodating large scale development to provide substantial numbers of new employment and housing, each typically more than 5,000 jobs, and/or 2,500 homes, with a mixed and intensive use of land and assisted by good public transport accessibility.

Other Landmarks

Other landmarks which have prominence in the views; impacts on them need to be considered in accordance with the terms of Policy 4B.17.

Prominent buildings

Prominent buildings are buildings that are readily visible in the view by virtue of their size and or location. Reference to them in this SPG does not infer that they have particular townscape qualities of note. The merits, if any, of a building or groups of buildings to its townscape is a separate issue to be assessed by a proposer and the relevant planning authority.

Proposal

A 'proposal' is a proposal for development at any stage of its preparation.

Protected Vista

Where the visibility of Strategically Important Landmarks has been identified as a critical component of a designated view, a Protected Vista has been defined to permit the management of this aspect of this view by precise geometric definition. Each Protected Vista comprises a Landmark Viewing Corridor, a Landmark Background Assessment Area and may optionally contain, Landmark Lateral Assessment Areas. The policies related to this operation of these components of a Protected Vista are defined in The London Plan, Chapter 4, Part B and are discussed in greater detail in Chapter 5.

Qualitative Visual Assessment (QVA)

In all 26 views designated by the London Plan, the primary management tool is Qualitative Visual Assessment and involves the informed assessment of the changes (both good and bad) that would arise from a proposed development. This assessment will be based upon analysis of a variety of visual materials provided by the developers and their architects, including Accurate Visual Representations generated from relevant Assessment Points.

Record Photography

Photographs taken from an Assessment Points to record the significant view at a particular time and date under specific particular weather conditions.

Registered Park

A registered park or garden is one which appears on the Register of Parks and Gardens of Special Historic Interest compiled by English Heritage. Registration does not entail extra legal controls (unlike listing of buildings or designation of conservation areas), but it does mean that special consideration must be given to the landscape in the planning process.

Relevant planning authority

A relevant planning authority is the planning authority who is responsible in whole or in part for determining a planning application for a proposal.

River Prospect

The London Plan proposes that views from 13 areas alongside or crossing the River Thames should be managed as River Prospects. These afford a wide range of short and longer distance visual experiences that include many of the most memorable views of the city.

Royal Parks Agency

The Royal Parks Agency is an executive agency of the Department for Culture, Media and Sport (DCMS) responsible for the maintenance of the eight Royal Parks and other important gardens.

Regional Planning Guidance 3A (RPG3A)

Supplementary guidance for London on the protection of strategic views published in November 1991 and administered by the Government Office for London. The London View Management Framework, administered by the GLA, replaces RPG3A.

St Paul's Heights

A policy operated by The Corporation of London since 1938 which seeks to protect and enhance important local views of St Paul's Cathedral from the South Bank, Thames bridges, and certain points to the north, west and east. The St Paul's Heights Code imposes a variety of height restrictions on new development in an area around the cathedral. The code was proposed in the 1930s by the then Surveyor of the Fabric of St Paul's Cathedral, W. Godfrey Allen. It was governed by 'gentleman's agreement' until 1989 when it was first included in the City of London Local Plan.

St Stephen's Tower

This is the tall tower to the south east of the Palace of Westminster and in other publications can also be referred to as 'the Clock Tower', 'St Stephen's Clock Tower', or more colloquially, 'Big Ben'.

Secretary of State's Directions

Directions are issued by the Secretary of State for Communities and Local Government to require local planning authorities who receive a planning application which falls within specific boundaries (ie the boundaries of the Landmark Viewing Corridor and assessment areas) to formally consult the Mayor, English Heritage, the Commission on Architecture and the Built Environment (CABE), Historic Royal Palaces and local planning authorities as listed in Schedule 1 of each direction.

Significant view

The view as seen from a specific Assessment Point.

Strategic View

Ten strategic views of national importance were identified in, and protected by, RPG3A. These ten views are now replaced by the 26 designated views identified in The London Plan.

Strategically Important Landmarks

A prominent building or structure in the townscape, which has visual prominence through visibility from a wider area or through contrast with objects or buildings close by. Under the London Plan (Policy 4B.15), landmarks identified should be strategically important, easy to see and to recognise, should provide a geographical or cultural orientation point and be aesthetically attractive. The Strategically Important Landmarks in this SPG are St Paul's Cathedral, the Palace of Westminster and the Tower of London.

Statutory consultees

Statutory consultees must be consulted on a proposal for a scheme in accordance with any statute, statutory instrument or government guidance.

Supplementary Planning Guidance (SPG)

The London Plan anticipates the requirement for supplementary documents to clarify certain policies contained in the statutory plan. While only the policies in the London Plan can have the status that the GLA Act 1999 provides in considering planning applications, SPGs can be taken into account as a further material consideration.

Townscape View

In four cases the London Plan has designated views called Townscape Views which focus on architecturally and culturally important groups of buildings which can be enjoyed from well managed public spaces.

Upstream

Reference to the upstream of the river refers to the flow of its current, which is towards its river source.

Unitary Development Plan (UDP)

Statutory plans produced by each borough which integrate strategic and local planning responsibilities through policies and proposals for the development and use of land in their area.

Viewing Place

The Viewing Place is an area within which the Assessment Point and any agreed additional Viewing Points are located and which is in a public space. Viewing Place is also a term used in Policy 4B.15 and refers to a place which is publicly accessible and well used. The term Viewing Place will initially form the area in which it is agreed that the assessment of a view should take place (eg the middle of Waterloo Bridge). Thus a Viewing Place may have well defined physical boundaries, such as the paved Viewing Place in front of the General Wolfe Statue in Greenwich or it may represent a looser zone, such as a section of pavement over Waterloo Bridge. The management guidance in this SPG applies to the designated views from the Viewing Place.

Viewing Point

The Viewing Point is distinct from the location of an Assessment Point that is formally identified in this LVMF.

- The Viewing Point is a specific location that is in a public space and is within reasonable proximity of an Assessment Point for a designated view. The Viewing Point may be selected by the applicant in agreement with the relevant planning authority, as additional to or, in exceptional cases, as an alternative to the relevant Assessment Point.
- The Viewing Point will have specific relevance to the assessment of a development proposal on a designated view, eg a point on Waterloo Bridge which is to the north or south of the identified Assessment Point and which more accurately focuses on the effect of development proposals in the context of a designated view.

A Viewing Point can be precisely referenced using Ordnance Survey northing and easting co-ordinates, in the same way as an Assessment Point. It thus provides the position for any photography that may be required for Qualitative Visual Assessment purposes. Viewing Points are expected to be particularly important in the assessment of the kinetic views, such as River Prospects, for example, where the experience of the view along the river is an important feature of its appeal.

The weight to be attached to a Viewing Point will not be the same as the weight to be attached to the Assessment Point for a designated view. In most cases the effect and impact of a proposal on a designated view should be assessed primarily by reference to the view from the Assessment Point. Views from Viewing Points should also be carefully considered and the effect of a proposal on a designated view from other identified Viewing Points (including a local view) will be assessed on its own merits.

Visual Management Guidance

Each Management Plan in this SPG provides specific guidance to developers and their architects that should be considered if a proposed development will have visual impact on a designated view. Where guidance applies to several views, advice is defined in a specific section of Chapters 3, 4 or 6 and a cross-reference included in the text of the Management Plan.

World Heritage Sites

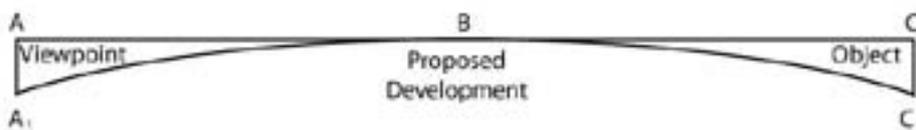
World Heritage Sites are sites of cultural and natural heritage considered to be of outstanding value to humanity and subsequently included on the World Heritage List established by the Convention concerning the Protection of the World Cultural and Natural Heritage, adopted by UNESCO in 1972, and administered by the International Committee on Monuments and Sites (ICOMOS).

Appendix F

Earth's Curvature and Refraction of Light

- 1 In assessing whether a proposal would breach any of the development plane threshold heights of a protected vista, account should be taken of the curvature of the earth and refraction of light by the earth's atmosphere. The combined effects of curvature and refraction will be to curve the datum ABC into shape A1 B C1 as illustrated below.

Illustration of the effects of curvature refraction



source RPG3a

- 2 The Ordnance Survey advises that in order to calculate the maximum permitted height of a proposed development at point B, the following formula should be applied to reduce the AOD heights at A (the viewpoint) and C (the object):

$$AA1 = 0.0673 (AB)^2 \text{ metres}$$

$$CC1 = 0.0673 (BC)^2 \text{ metres}$$

Both AB and BC being measured in kilometres

- 3 Once these corrections have been applied to the height values of the viewpoint and the object, simple geometry can be used to calculate the maximum height of the proposed development.

Appendix G

Directions

Management Plan 1: Protected Vista 1A.2

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

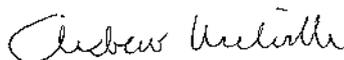
Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Alexandra Palace

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means—
 - (a) in relation to the first landmark lateral assessment area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (c) in relation to the second landmark lateral assessment area, the plane specified in paragraph 2(2)(b) of that Schedule;
 - 'the first landmark lateral assessment area' means the area of land specified in paragraph 2(1)(a) of Schedule 2;
 - 'the landmark background assessment area' means the area of land specified in paragraph 3(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2;
 - 'the Mayor' means the Mayor of London; and
 - 'the second landmark lateral assessment area' means the area of land specified in paragraph 2(1)(b) of Schedule 2.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor
 - (ii) the first or the second landmark lateral assessment area, or
 - (iii) the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning

- permission—
- (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first landmark lateral assessment area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second landmark lateral assessment area, in the case of development wholly or partly within that area, or
 - (iv) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the landmark background assessment area.
- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
- (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as 'English Heritage');
 - (c) the Mayor; and
 - (d) each of the other local planning authorities named in Schedule 1.
- 6 The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16th June 2000, for protecting the strategic view of St Paul's Cathedral from Alexandra Palace, is cancelled.

Signed by authority of the Secretary of State



Andrew Melville
Head of Planning & Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vista of St Paul's Cathedral from Alexandra Palace*

The City of London
London Borough of Haringey
London Borough of Islington
London Borough of Southwark

*Schedule 2**Protected Vista of St Paul's Cathedral from Alexandra Palace*

The areas referred to in this Direction and their limits are as follows:

- 1 (1) The landmark viewing corridor ('LVC') is the triangular area of land enclosed by a boundary connecting the Alexandra Palace assessment point and the St Paul's Cathedral LVC ground level points.
(2) The development threshold plane for the LVC is the plane that intersects the Alexandra Palace assessment point and the St Paul's Cathedral LVC elevated points.
(3) The length of the LVC from the Alexandra Palace assessment point to the dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 9233 metres.
(4) For the purposes of this paragraph—
 - (a) the Alexandra Palace assessment point is at the intersection of easting 529710.3 and northing 190072.2 at 94 metres above ordnance datum;
 - (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532088.3 and northing 181151.1, and
 - (ii) the point at the intersection of easting 532020.5 and northing 181133.3; and
 - (c) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 2 (1) The landmark lateral assessment areas ('LLAAs') are as follows—
 - (a) the first LLAA is the triangular area of land enclosed by a boundary connecting the Alexandra Palace assessment point with the eastern St Paul's Cathedral LVC ground level point and the eastern St Paul's Cathedral outermost LLAA ground level point; and
 - (b) the second LLAA is the triangular area of land enclosed by a boundary connecting the Alexandra Palace assessment point with the western St Paul's Cathedral LVC ground level point and the western St Paul's Cathedral outermost LLAA ground level point.

- (2) The development threshold planes for the LLAs are as follows—
 - (a) the development threshold plane for the first LLA is the plane that intersects Alexandra Palace assessment point with the eastern St Paul's Cathedral LVC elevated point and the eastern St Paul's Cathedral outermost LLA elevated point; and
 - (b) the development threshold plane for the second LLA is the plane that intersects the Alexandra Palace assessment point with the western St Paul's Cathedral LVC elevated point and the western St Paul's Cathedral outermost LLA elevated point.

- (3) For the purposes of this paragraph—
 - (a) the Alexandra Palace assessment point is at the intersection of easting 529710.3 and northing 190072.2 at 94 metres above ordnance datum;
 - (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532088.3 and northing 181151.1, and
 - (ii) the point at the intersection of easting 532020.5 and northing 181133.3;
 - (c) the St Paul's Cathedral outermost LLA ground level points are—
 - (i) at the intersection of easting 532156.0 and northing 181168.9, and
 - (ii) at the intersection of easting 531952.8 and northing 181115.5;
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost LLA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.

- 3 (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Alexandra Palace vista LBAA with the outermost St Paul's Cathedral LLA ground level points.

- (2) For the purposes of this paragraph—
 - (a) the points marking the rear limit of the Alexandra Palace vista LBAA are—
 - (i) the point at the intersection of easting 532817.3 and northing 178761.4, and

- (ii) the point at the intersection of easting 532559.2 and northing 178693.7.
- (b) the outermost St Paul's Cathedral LLAA ground level points are—
 - (i) the point at the intersection of easting 532156.0 and northing 181168.9, and
 - (ii) the point at the intersection of easting 531952.8 and northing 181115.5.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 1: 'London Panorama: Alexandra Palace' includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this Direction).

Management Plan 2 : Protected Vista 2A.1

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

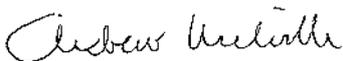
Requirements for consultation relating to the Protected Vistas of St Paul's Cathedral from Parliament Hill

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

- 1 This Direction comes into force on 13th July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means—
 - (a) in relation to the landmark lateral assessment area, the plane specified in paragraph 2(2) of Schedule 2, and
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule;
 - 'the landmark background assessment area' means the area of land specified in paragraph 3(1) of Schedule 2;
 - 'the landmark lateral assessment area' means the area of land specified in paragraph 2(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2; and
 - 'the Mayor' means the Mayor of London.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the landmark lateral assessment area, or
 - (iii) the landmark background assessment area.

- 4 This Direction does not apply in relation to any application for planning permission—
- (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the landmark lateral assessment area, in the case of development wholly or partly within that area, or
 - (iii) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the landmark background assessment area.
- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
- (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (c) the Mayor; and
 - (d) each of the other local planning authorities named in Schedule 1.
- 6 The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16 June 2000, for protecting the strategic view of St Paul’s Cathedral from Parliament Hill, is cancelled.

Signed by authority of the Secretary of State



Andrew Melville

Head of Planning & Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vistas of St Paul's Cathedral from Parliament Hill*

The City of London
 London Borough of Camden
 London Borough of Islington
 London Borough of Southwark

*Schedule 2**Protected Vistas of St Paul's Cathedral from Parliament Hill*

The areas referred to in this Direction and their limits are as follows—

- 1 (1) The landmark viewing corridor ('LVC') is the triangular area of land enclosed by a boundary connecting the Parliament Hill assessment point and the St Paul's Cathedral LVC ground level points.
- (2) The development threshold plane for the LVC is the plane that intersects the Parliament Hill assessment point and the St Paul's Cathedral LVC elevated points.
- (3) The length of the LVC from the Parliament Hill assessment point to the dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 6645 metres.
- (4) For the purposes of this paragraph—
 - (a) the Parliament Hill assessment point is at the intersection of easting 527665.4 and northing 186131.5 at 98.1 metres above ordnance datum;
 - (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532080.7 and northing 181165.3, and
 - (ii) the point at the intersection of easting 531975.6 and northing 181072.8; and
 - (c) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 2 (1) The landmark lateral assessment area ('LLAA') is the triangular area of land enclosed by a boundary connecting the Parliament Hill assessment point with the eastern St Paul's Cathedral LVC ground level point and the St Paul's Cathedral outermost LLAA ground level point.
- (2) The development threshold plane for the LLAA is the plane that intersects the Parliament Hill assessment point, the eastern St Paul's Cathedral LVC elevated point and the St Paul's Cathedral outermost LLAA elevated point.

- (3) For the purposes of this paragraph—
- (a) the Parliament Hill assessment point is at the intersection of easting 527665.4 and northing 186131.5 at 98.1 metres above ordnance datum;
 - (b) the eastern St Paul's Cathedral LVC ground level point is at the intersection of easting 532080.7 and northing 181165.3;
 - (c) the St Paul's Cathedral outermost LLAA ground level point is at the intersection of easting 532133.2 and northing 181211.6;
 - (d) the eastern St Paul's Cathedral LVC elevated point is the point mentioned in sub-paragraph (3)(b) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost LLAA elevated point is the point mentioned in sub-paragraph (3)(c) of this paragraph at 52.1 metres above ordnance datum.
- 3 (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Parliament Hill vista LBAA with the eastern St Paul's Cathedral LVC ground level point and the St Paul's Cathedral outermost LLAA point.
- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Parliament Hill vista LBAA are—
 - (i) the point at the intersection of easting 533811.3 and northing 179363.7, and
 - (ii) the point at the intersection of easting 533594.4 and northing 179172.9;
 - (b) the eastern St Paul's Cathedral LVC ground level point is at the intersection of easting 531975.6 and northing 181072.8; and
 - (c) the St Paul's Cathedral outermost LLAA point is at the intersection of easting 532133.2 and northing 181211.6.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 2: 'London Panorama: Parliament Hill' includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this Direction).

Management Plan 2: Protected Vista 2B.1

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

Requirements for consultation relating to the Protected Vistas of the Palace of Westminster from Parliament Hill

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

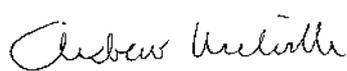
- 1 This Direction comes into force on 13th July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means the plane specified in paragraph 1(2) of Schedule 2;
 - 'the landmark background assessment area' means the area of land specified in paragraph 2(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2; and
 - 'the Mayor' means the Mayor of London.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane, in the case of development wholly or partly within the landmark viewing corridor, or
 - (ii) over 40 metres above ordnance datum, in the case of development wholly or partly within the landmark background assessment area.
- 5 Before granting planning permission on any application in relation to

which this Direction applies, a local planning authority named in Schedule 1 must consult—

- (a) the Commission for Architecture and the Built Environment;
- (b) the Historic Buildings and Monuments Commission for England (also known as 'English Heritage');
- (c) the Mayor; and
- (d) each of the other local planning authorities named in Schedule 1.

- 6 The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16th June 2000, for protecting the strategic view of the Palace of Westminster from Parliament Hill, is cancelled.

Signed by authority of the Secretary of State



Andrew Melville

Head of Planning and Housing
Government Office for London

Date: 16th May 2007

*Schedule 1**Protected Vista of the Palace of Westminster from Parliament Hill*

The City of Westminster
 London Borough of Camden
 London Borough of Lambeth

*Schedule 2**Protected Vista of the Palace of Westminster from Parliament Hill*

The areas referred to in this Direction and their limits are as follows:

- 1
 - (1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Parliament Hill assessment point and the Palace of Westminster ground level points.
 - (2) The development threshold plane is the plane that intersects the Parliament Hill assessment point and the Palace of Westminster elevated points.
 - (3) The length of the landmark viewing corridor from the Parliament Hill assessment point to the centre tower of the Palace of Westminster at the intersection of easting 530263.1 and northing 179494.8, is 7020 metres.
 - (4) For the purposes of this paragraph—
 - (a) the Parliament Hill assessment point is at the intersection of easting 528043.1 and northing 186154.5 at 71.6 metres above ordnance datum;
 - (b) the Palace of Westminster ground level points are—
 - (i) at the intersection of easting 530363.2 and northing 179526.5, and
 - (ii) at the intersection of easting 530163.0 and northing 179463.1; and
 - (c) the Palace of Westminster elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 43.5 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 43.5 metres above ordnance datum.

- 2
 - (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Parliament Hill vista LBAA with the Palace of Westminster ground level points.
 - (2) For the purposes of this paragraph—
 - (a) the points marking the rear limit of the Parliament Hill vista LBAA are—
 - (i) at the intersection of easting 531518.0 and northing 176227.5, and

- (ii) at the intersection of easting 531219.6 and northing 176128.0;
and
- (b) the Palace of Westminster ground level points are—
 - (i) at the intersection of easting 530363.2 and northing 179526.5,
and
 - (ii) at the intersection of easting 530163.0 and northing 179463.1.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 2: 'London Panorama: Parliament Hill' includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this Direction).

Management Plan 3: Protected Vista 3A.1

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

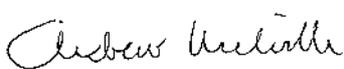
Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Kenwood

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means—
 - (a) in relation to the landmark lateral assessment area, the plane specified in paragraph 2(2) of Schedule 2, and
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule;
 - 'the landmark background assessment area' means the area of land specified in paragraph 3(1) of Schedule 2;
 - 'the landmark lateral assessment area' means the area of land specified in paragraph 2(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2; and
 - 'the Mayor' means the Mayor of London.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the landmark lateral assessment area, or
 - (iii) the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or

- (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the landmark lateral assessment area, in the case of development wholly or partly within that area, or
 - (iii) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the landmark background assessment area.
- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
- (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (c) the Mayor; and
 - (d) each of the other local planning authorities named in Schedule 1.
- 6 The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16 June 2000, for protecting the strategic view of St Paul’s Cathedral from Kenwood, is cancelled.

Signed by authority of the Secretary of State



Andrew Melville

Head of Planning & Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vista of St Paul's Cathedral from Kenwood*

The City of London
 London Borough of Camden
 London Borough of Islington
 London Borough of Southwark

*Schedule 2**Protected Vista of St Paul's Cathedral from Kenwood*

The areas referred to in this Direction and their limits are as follows—

- 1 (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Kenwood assessment point and the St Paul’s Cathedral LVC ground level points.
- (2) The development threshold plane for the LVC is the plane that intersects the Kenwood assessment point and the St Paul’s Cathedral LVC elevated points.
- (3) The length of the LVC from the Kenwood assessment point to the dome of St Paul’s Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 7946 metres.
- (4) For the purposes of this paragraph—
 - (a) the Kenwood assessment point is at the intersection of easting 527270.1 and northing 187486.2 at 114.1 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532082.3 and northing 181163.3, and
 - (ii) the point at the intersection of easting 531970.6 and northing 181079.0; and
 - (c) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum; and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 2 (1) The landmark lateral assessment area (“LLAA”) is the triangular area of land enclosed by a boundary connecting the Kenwood assessment point with the eastern St Paul’s Cathedral LVC ground level point and the St Paul’s Cathedral outermost LLAA ground level point.
- (2) The development threshold plane for the LLAA is the plane that intersects the Kenwood assessment point, the eastern St Paul’s Cathedral LVC elevated point and the St Paul’s Cathedral outermost LLAA elevated point.
- (3) For the purpose of this paragraph—

- (a) the Kenwood assessment point is at the intersection of easting 527270.1 and northing 187486.2 at 114.1 metres above ordnance datum;
 - (b) the eastern St Paul's Cathedral LVC ground level point is at the intersection of easting 532082.3 and northing 181163.3;
 - (c) the St Paul's Cathedral outermost LLAA ground level point is at the intersection of easting 532138.2 and northing 181205.4;
 - (d) the eastern St Paul's Cathedral LVC elevated point is the point mentioned in sub-paragraph (3)(b) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost LLAA elevated point is the point mentioned in sub-paragraph (3)(c) of this paragraph at 52.1 metres above ordnance datum.
- 3 (1) The landmark background assessment area ("LBAA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Kenwood vista LBAA with the western St Paul's Cathedral LVC ground level point and the St Paul's Cathedral outermost LLAA point.
- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Kenwood vista LBAA are—
 - (i) the point at the intersection of easting 533667.6 and northing 179232.3, and
 - (ii) the point at the intersection of easting 533447.2 and northing 179066.1;
 - (b) the western St Paul's Cathedral LVC ground level point is at the intersection of easting 531970.6 and northing 181079.0; and
 - (c) the St Paul's Cathedral outermost LLAA point is at the intersection of easting 532138.2 and northing 181205.4.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 3: 'London Panorama: Kenwood' includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this Direction).

Management Plan 4: Protected Vista 4A.1

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Primrose Hill

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

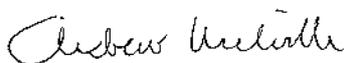
- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means—
 - (a) in relation to the first landmark lateral assessment area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (c) in relation to the second landmark lateral assessment area, the plane specified in paragraph 2(2)(b) of that Schedule;
 - 'the first landmark lateral assessment area' means the area of land specified in paragraph 2(1)(a) of Schedule 2;
 - 'the landmark background assessment area' means the area of land specified in paragraph 3(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2;
 - 'the Mayor' means the Mayor of London; and
 - 'the second landmark lateral assessment area' means the area of land specified in paragraph 2(1)(b) of Schedule 2.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the first or the second landmark lateral assessment area, or
 - (iii) the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning

permission—

- (a) which only relates to a material change in the use of any land; or
- (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first landmark lateral assessment area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second landmark lateral assessment area, in the case of development wholly or partly within that area, or
 - (iv) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the landmark background assessment area.

- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
- (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (c) the Mayor; and
 - (d) each of the other local planning authorities named in Schedule 1.
- 6 The following Directions are cancelled—
- (a) the Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16th June 2000, for protecting the strategic view of St Paul’s Cathedral from Primrose Hill; and
 - (b) the Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 11 August 2000, which varied the Direction mentioned in paragraph 6(a).

Signed by authority of the Secretary of State



Andrew Melville

Head of Planning & Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vista of St Paul's Cathedral from Primrose Hill*

The City of London
 The City of Westminster
 London Borough of Camden
 London Borough of Southwark
 London Borough of Tower Hamlets

*Schedule 2**Protected Vista of St Paul's Cathedral from Primrose Hill*

The areas referred to in this Direction and their limits are as follows—

- 1 (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Primrose Hill assessment point and the St Paul’s Cathedral LVC ground level points.
 - (2) The development threshold plane for the LVC is the plane that intersects the Primrose Hill assessment point and the St Paul’s Cathedral LVC elevated points.
 - (3) The length of the LVC from the Primrose Hill assessment point to the dome of St Paul’s Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 5187 metres.
 - (4) For the purposes of this paragraph—
 - (a) the Primrose Hill assessment point is at the intersection of easting 527657.3 and northing 183893.0 at 68.3 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532073.0 and northing 181171.9, and
 - (ii) the point at the intersection of easting 532009.3 and northing 181070.1; and
 - (c) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 2 (1) The landmark lateral assessment areas (“LLAAs”) are as follows—
 - (a) the first LLAA is the triangular area of land enclosed by a boundary connecting the Primrose Hill assessment point with the eastern St Paul’s Cathedral LVC ground level point and the eastern St Paul’s Cathedral outermost LLAA ground level point; and
 - (b) the second LLAA is the triangular area of land enclosed by a boundary connecting the Primrose Hill assessment point with the

- western St Paul's Cathedral LVC ground level point and the western St Paul's Cathedral outermost LLAA ground level point.
- (2) The development threshold planes for the LLAAs are as follows—
- (a) the development threshold plane for the first LLAA is the plane that intersects the Primrose Hill assessment point with the eastern St Paul's Cathedral LVC elevated point and the eastern St Paul's Cathedral outermost LLAA elevated point; and
 - (b) the development threshold plane for the second LLAA is the plane that intersects the Primrose Hill assessment point with the western St Paul's Cathedral LVC elevated point and the western St Paul's Cathedral outermost LLAA elevated point.
- (3) For the purposes of this paragraph—
- (a) the Primrose Hill assessment point is at the intersection of easting 527657.3 and northing 183893.0 at 68.3 metres above ordnance datum;
 - (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532073.0 and northing 181171.9, and
 - (ii) the point at the intersection of easting 532009.3 and northing 181070.1;
 - (c) the St Paul's Cathedral outermost LLAA ground level points are—
 - (i) the point at the intersection of easting 532110.1 and northing 181231.2, and
 - (ii) the point at the intersection of easting 531998.7 and northing 181053.2;
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost LLAA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of the paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 3 (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Primrose Hill vista LBAA with the St Paul's Cathedral outermost landmark lateral assessment area ('LLAA') ground level points.

- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Primrose Hill vista LBAA are—
 - (i) the point at the intersection of easting 534252.2 and northing 179950.7, and
 - (ii) the point at the intersection of easting 534087.2 and northing 179687.0; and
 - (b) the St Paul's Cathedral outermost LLAA ground level points are—
 - (i) the point at the intersection of easting 532110.1 and northing 181231.2, and
 - (ii) the point at the intersection of easting 531998.7 and northing 181053.2.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 4: 'London Panorama: Primrose Hill' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this Direction).

Management Plan 4: Protected Vista 4A.2

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

Requirements for consultation relating to the Protected Vista of the Palace of Westminster from Primrose Hill

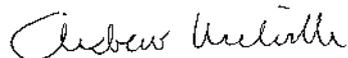
The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means the plane specified in paragraph 1(2) of Schedule 2;
 - 'the landmark background assessment area' means the area of land specified in paragraph 2(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2; and
 - 'the Mayor' means the Mayor of London.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane, in the case of development wholly or partly within the landmark viewing corridor, or
 - (ii) over 40 metres above ordnance datum, in the case of development wholly or partly within the landmark background assessment area.

- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
 - (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as 'English Heritage');
 - (c) the Mayor; and
 - (d) each of the other local planning authorities named in Schedule 1.

- 6 The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16 June 2000, for protecting the strategic view of the Palace of Westminster from Primrose Hill, is cancelled.

Signed by authority of the Secretary of State



Andrew Melville
Head of Planning and Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vista of the Palace of Westminster from Primrose Hill*

The City of Westminster

London Borough of Camden

London Borough of Lambeth

London Borough of Southwark

*Schedule 2**Protected Vista of the Palace of Westminster from Primrose Hill*

The areas referred to in this Direction and their limits are as follows:

- 1 (1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Primrose Hill assessment point and the Palace of Westminster ground level points.
 - (2) The development threshold plane is the plane that intersects the Primrose Hill assessment point and the Palace of Westminster elevated points.
 - (3) The length of the landmark viewing corridor from the Primrose Hill assessment point to the centre tower of the Palace of Westminster at the intersection of easting 530263.1 and northing 179494.8, is 5112 metres.
 - (4) For the purposes of this paragraph—
 - (a) the Primrose Hill assessment point is at the intersection of easting 527657.3 and northing 183893.0 at 68.3 metres above ordnance datum;
 - (b) the Palace of Westminster ground level points are—
 - (i) the point at the intersection of easting 530372.2 and northing 179555.9, and
 - (ii) the point at the intersection of easting 530154.0 and northing 179433.7; and
 - (c) the Palace of Westminster elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 43.5 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 43.5 metres above ordnance datum.
-
- 2 (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Primrose Hill vista LBAA with the Palace of Westminster ground level points.

- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Primrose Hill vista LBAA are—
 - (i) the point at the intersection of easting 532224.8 and northing 176596.2, and
 - (ii) the point at the intersection of easting 531862.8 and northing 176381.8; and
 - (b) the Palace of Westminster ground level points are—
 - (i) the point at the intersection of easting 530372.2 and northing 179555.9, and
 - (ii) the point at the intersection of easting 530154.0 and northing 179433.7.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 4: 'London Panorama: Primrose Hill' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this Direction).

Management Plan 5: Protected Vista 5A.2

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Greenwich Park

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

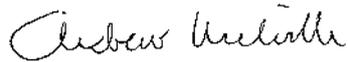
- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means—
 - (a) in relation to the first landmark lateral assessment area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the landmark background assessment area, the plane specified in paragraph 3(2) of that Schedule,
 - (c) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (d) in relation to the second landmark lateral assessment area, the plane specified in paragraph 2(2)(b) of that Schedule;
 - 'the first landmark lateral assessment area' means the area of land specified in paragraph 2(1)(a) of Schedule 2;
 - 'the landmark background assessment area' means the area of land specified in paragraph 3(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2;
 - 'the Mayor' means the Mayor of London;
 - 'the second landmark lateral assessment area' means the area of land specified in paragraph 2(1)(b) of Schedule 2; and
 - 'the Tower Bridge line' means the line which is specified in paragraphs 1(4)(c) and 2(3)(d) of Schedule 2.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,

- (ii) the first or the second landmark lateral assessment area, or
 - (iii) the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of any building or other structure, provided that no part of the building or other structure when erected, extended or altered would be—
 - (i) over 30 metres above ordnance datum, in the case of development wholly or partly within that part of the landmark viewing corridor which is to the east of the Tower Bridge line,
 - (ii) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that part of the landmark viewing corridor which is to the west of the Tower Bridge line,
 - (iii) over 30 metres above ordnance datum, in the case of development wholly or partly within that part of the first landmark lateral assessment area which is to the east of the Tower Bridge line,
 - (iv) above the development threshold plane for the first landmark lateral assessment area, in the case of development wholly or partly within that part of the first landmark lateral assessment area which is to the west of the Tower Bridge line,
 - (v) over 30 metres above ordnance datum, in the case of development wholly or partly within that part of the second landmark lateral assessment area which is to the east of the Tower Bridge line,
 - (vi) above the development threshold plane for the second landmark lateral assessment area, in the case of development wholly or partly within that part of the second landmark lateral assessment area which is to the west of the Tower Bridge line, or
 - (vii) above the development threshold plane for the landmark background assessment area, in the case of development wholly or partly within that area.
- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
 - (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (c) the Mayor; and

(d) the other local planning authorities named in Schedule 1.

- 6 The following Directions are cancelled—
- (a) the Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16 June 2000, for protecting the strategic view of St Paul's Cathedral from Greenwich Park; and
 - (b) the Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 11 August 2000, which varied the Direction mentioned in paragraph 6(a).

Signed by authority of the Secretary of State



Andrew Melville

Head of Planning and Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vista of St Paul's Cathedral from Greenwich Park*

The City of London
 London Borough of Camden
 London Borough of Greenwich
 London Borough of Lewisham
 London Borough of Southwark
 London Borough of Tower Hamlets

*Schedule 2**Protected Vista of St Paul's Cathedral from Greenwich Park*

The areas referred to in this Direction and their limits are as follows:

- 1 (1) The landmark viewing corridor ('LVC') is the triangular area of land enclosed by a boundary connecting the Greenwich Park assessment point and the St Paul's Cathedral LVC ground level points.
- (2) The development threshold plane for the LVC is a quadrilateral plane which commences at a height of 50 metres above ordnance datum at the Tower Bridge line and which intersects the St Paul's Cathedral LVC elevated points.
- (3) The length of the LVC from the Greenwich Park assessment point to the dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 7865 metres.
- (4) For the purposes of this paragraph—
 - (a) the Greenwich Park assessment point is at the intersection of easting 538936.1 and northing 177334.5 at 48.8 metres above ordnance datum;
 - (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532015.7 and northing 181072.2, and
 - (ii) the point at the intersection of easting 532071.3 and northing 181172.8;
 - (c) the Tower Bridge line is the line through the nearest point of Tower Bridge to the Greenwich Park assessment point drawn parallel to a line joining the St Paul's Cathedral LVC ground level points; and
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 2 (1) The landmark lateral assessment areas ('LLAAs') are as follows—
 - (a) the first LLAA is the triangular area of land enclosed by a boundary connecting the Greenwich Park assessment point with the eastern

- St Paul's Cathedral LVC ground level point and the eastern St Paul's Cathedral outermost LLAA ground level point; and
- (b) the second LLAA is the triangular area of land enclosed by a boundary connecting the Greenwich Park assessment point with the western St Paul's Cathedral LVC ground level point and the western St Paul's Cathedral outermost LLAA ground level point.
- (2) The development planes for the LLAA's are as follows—
- (a) the development threshold plane for the first LLAA is a quadrilateral plane which commences at a height of 50 metres above ordnance datum at the Tower Bridge line and which intersects the eastern St Paul's Cathedral LVC elevated point and the eastern St Paul's Cathedral outermost LLAA elevated point; and
- (b) the development threshold plane for the second LLAA is a quadrilateral plane which commences at a height of 50 metres above ordnance datum at the Tower Bridge line and which intersects the western St Paul's Cathedral LVC elevated point and the western St Paul's Cathedral outermost LLAA elevated point.
- (3) For the purpose of this paragraph—
- (a) the Greenwich Park assessment point is at the intersection of easting 538936.1 and northing 177334.5 at 48.8 metres above ordnance datum;
- (b) the St Paul's Cathedral LVC ground level points are—
- (i) the point at the intersection of easting 532015.7 and northing 181072.2, and
- (ii) the point at the intersection of easting 532071.3 and northing 181172.8;
- (c) the St Paul's Cathedral outermost LLAA ground level points are—
- (i) the point at the intersection of easting 532003.6 and northing 181050.3, and
- (ii) the point at the intersection of easting 532105.2 and northing 181234.1;
- (d) the Tower Bridge line is the line through the nearest point of Tower Bridge to the Greenwich Park assessment point drawn parallel to a line joining the St Paul's Cathedral LVC ground level points;
- (e) the St Paul's Cathedral LVC elevated points are—
- (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
- (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
- (f) the St Paul's Cathedral outermost LLAA elevated points are—
- (i) the point mentioned in sub-paragraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
- (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.

- 3 (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Greenwich Park vista LBAA with the outermost St Paul's Cathedral LLAA ground level points.
- (2) The development threshold plane for the LBAA is the plane that intersects the elevated points marking the rear limit of the Greenwich Park vista LBAA with the outermost St Paul's Cathedral LLAA elevated points.
- (3) For the purpose of this paragraph—
- (a) the points marking the rear limit of the Greenwich Park vista LBAA are—
 - (i) the point at the intersection of easting 528921.4 and northing 182702.4, and
 - (ii) the point at the intersection of easting 529068.2 and northing 182967.8;
 - (b) the outermost St Paul's Cathedral LLAA ground level points are—
 - (i) the point at the intersection of easting 532003.6 and northing 181050.3, and
 - (ii) the point at the intersection of easting 532105.2 and northing 181234.1;
 - (c) the elevated points marking the rear limit of the Greenwich Park vista LBAA are—
 - (i) the point mentioned in sub-paragraph (3)(a)(i) of this paragraph at 53.6 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(a)(ii) of this paragraph at 53.6 metres above ordnance datum; and
 - (d) the outermost St Paul's Cathedral LLAA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 5: 'London Panorama: Greenwich Park' includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this direction).

Management Plan 6: Protected Vista 6A.1

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Blackheath Point

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

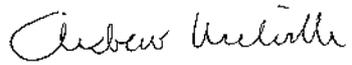
- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means—
 - (a) in relation to the first landmark lateral assessment area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the landmark background assessment area, the plane specified in paragraph 3(2) of that Schedule,
 - (c) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (d) in relation to the second landmark lateral assessment area, the plane specified in paragraph 2(2)(b) of that Schedule;
 - 'the first landmark lateral assessment area' means the area of land specified in paragraph 2(1)(a) of Schedule 2;
 - 'the landmark background assessment area' means the area of land specified in paragraph 3(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2;
 - 'the Mayor' means the Mayor of London; and
 - 'the second landmark lateral assessment area' means the area of land specified in paragraph 2(1)(b) of Schedule 2.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the first or the second landmark lateral assessment area, or
 - (iii) the landmark background assessment area.

- 4 This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first landmark lateral assessment area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second landmark lateral assessment area, in the case of development wholly or partly within that area, or
 - (iv) above the development threshold plane for the landmark background assessment area, in the case of development wholly or partly within that area.

- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
 - (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (c) the Mayor; and
 - (d) each of the other local planning authorities named in Schedule 1.

- 6 The following Directions are cancelled—
 - (a) the Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16 June 2000, for protecting the strategic view of St Paul’s Cathedral from Blackheath Point; and
 - (b) the Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 11 August 2000, which varied the Direction mentioned in paragraph 6(a).

Signed by authority of the Secretary of State

A handwritten signature in black ink, appearing to read "Andrew Melville". The signature is written in a cursive style with a prominent initial 'A'.

Andrew Melville
Head of Planning and Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vista of St Paul's Cathedral from Blackheath Point*

The City of London
 London Borough of Camden
 London Borough of Greenwich
 London Borough of Lewisham
 London Borough of Southwark

*Schedule 2**Protected Vista of St Paul's Cathedral from Blackheath Point*

The areas referred to in this Direction and their limits are as follows:

- 1 (1) The landmark viewing corridor ('LVC') is the triangular area of land enclosed by a boundary connecting the Blackheath Point assessment point and the St Paul's Cathedral LVC ground level points.
- (2) The development threshold plane for the LVC is the plane that intersects the Blackheath Point assessment point and the St Paul's Cathedral LVC elevated points.
- (3) The length of the LVC from the Blackheath Point assessment point to the dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 7547 metres.
- (4) For the purposes of this paragraph—
 - (a) the Blackheath Point assessment point is at the intersection of easting 538245.6 and northing 176826.4 at 47.7 metres above ordnance datum;
 - (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532005.8 and northing 181072.5, and
 - (ii) the point at the intersection of easting 532074.4 and northing 181170.9; and
 - (c) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 2 (1) The landmark lateral assessment areas ('LLAAs') are as follows—
 - (a) the first LLAA is the triangular area of land enclosed by a boundary connecting the Blackheath Point assessment point with the eastern St Paul's Cathedral LVC ground level point and the eastern St Paul's Cathedral outermost LLAA ground level point; and
 - (b) the second LLAA is the triangular area of land enclosed by a boundary connecting the Blackheath Point assessment point with

- the western St Paul's Cathedral LVC ground level point and the western St Paul's Cathedral outermost LLAA ground level point.
- (2) The development threshold planes for the LLAAs are as follows—
- (a) the development threshold plane for the first LLAA is the plane that intersects the Blackheath Point assessment point with the eastern St Paul's Cathedral LVC elevated point and the eastern St Paul's Cathedral outermost LLAA elevated point; and
 - (b) the development threshold plane for the second LLAA is the plane that intersects the Blackheath Point assessment point with the western St Paul's Cathedral LVC elevated point and the western St Paul's Cathedral outermost LLAA elevated point.
- (3) For the purposes of this paragraph—
- (a) the Blackheath Point assessment point is at the intersection of easting 538245.6 and northing 176826.4 at 47.7 metres above ordnance datum;
 - (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532005.8 and northing 181072.5, and
 - (ii) the point at the intersection of easting 532074.4 and northing 181170.9;
 - (c) the St Paul's Cathedral outermost LLAA ground level points are—
 - (i) the point at the intersection of easting 531994.4 and northing 181056.1, and
 - (ii) the point at the intersection of easting 532114.4 and northing 181228.3;
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost LLAA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 3 (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Blackheath Point vista LBAA with the outermost St Paul's Cathedral LLAA ground level points.
- (2) The development threshold plane for the LBAA is the plane that intersects the elevated points marking the rear limit of the Blackheath Point vista LBAA with the outermost St Paul's Cathedral elevated LLAA points.

- (3) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Blackheath Point vista LBAA are—
 - (i) the point at the intersection of easting 529098.1 and northing 183015.7, and
 - (ii) the point at the intersection of easting 529273.8 and northing 183267.8;
 - (b) the outermost St Paul's Cathedral LLAA ground level points are—
 - (i) the point at the intersection of easting 531994.4 and northing 181056.1, and
 - (ii) the point at the intersection of easting 532114.4 and northing 181228.3;
 - (c) the elevated points marking the rear limit of the Blackheath point vista LBAA are—
 - (i) the point mentioned in sub-paragraph (3)(a)(i) of this paragraph at 54.1 metres above ordnance datum; and
 - (ii) the point mentioned in sub-paragraph (3)(a)(ii) of this paragraph at 54.1 metres above ordnance datum; and
 - (d) the outermost St Paul's Cathedral elevated LLAA points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum; and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 6: 'London Panorama: Blackheath Point' includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the vista covered by this Direction).

Management Plan 8: Protected Vista 8A.1

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

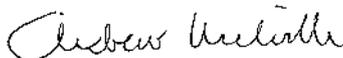
Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Westminster Pier

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means—
 - (a) in relation to the landmark background assessment area, the plane specified in paragraph 2(2) of Schedule 2, and
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule;
 - 'the landmark background assessment area' means the area of land specified in paragraph 2(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2; and
 - 'the Mayor' means the Mayor of London.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area, or

- (ii) above the development threshold plane for the landmark background assessment area, in the case of development wholly or partly within that area.
- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
- (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (c) the Mayor; and
 - (d) each of the other local planning authorities named in Schedule 1.
- 6 The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16 June 2000, for protecting the strategic view of St Paul’s Cathedral from Westminster Pier, is cancelled.

Signed by authority of the Secretary of State



Andrew Melville

Head of Planning and Housing
Government Office for London

Date: 16 May 2007

Schedule 1

Protected Vista of St Paul's Cathedral from Westminster Pier

The City of London
The City of Westminster
London Borough of Hackney
London Borough of Islington
London Borough of Lambeth
London Borough of Southwark
London Borough of Tower Hamlets

Schedule 2

Protected Vista of St Paul's Cathedral from Westminster Pier

The areas referred to in this Direction and their limits are as follows:

- 1 (1) The landmark viewing corridor ('LVC') is the triangular area of land enclosed by a boundary connecting the Westminster Pier assessment point and the St Paul's Cathedral ground level points.
(2) The development threshold plane for the LVC is the plane that intersects the Westminster Pier assessment point and the St Paul's Cathedral elevated points.
(3) The length of the LVC from the Westminster Pier assessment point to the dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 2204 metres.
(4) For the purposes of this paragraph—
 - (a) the Westminster Pier assessment point is at the intersection of easting 530326.9 and northing 179773.9 at 8.4 metres above ordnance datum;
 - (b) the St Paul's Cathedral ground level points are—
 - (i) the point at the intersection of easting 532032.7 and northing 181169.6, and
 - (ii) the point at the intersection of easting 532076.1 and northing 181114.8; and
 - (c) the St Paul's Cathedral elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 2 (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Westminster Pier vista LBAA with the St Paul's Cathedral ground level points.

- (2) The development threshold plane for the LBAA is the plane that intersects the elevated points marking the rear limit of the Westminster LBAA with the St Paul's Cathedral elevated points.
- (3) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Westminster Pier vista LBAA are—
 - (i) the point at the intersection of easting 534740.9 and northing 183385.6, and
 - (ii) the point at the intersection of easting 534853.3 and northing 183243.6;
 - (b) the St Paul's Cathedral ground level points are—
 - (i) the point at the intersection of easting 532032.7 and northing 181169.6, and
 - (ii) the point at the intersection of easting 532076.1 and northing 181114.8;
 - (c) the elevated points marking the rear limit of the Westminster Pier vista LBAA are—
 - (i) the point mentioned in sub-paragraph (3)(a)(i) of this paragraph at 121.5 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(a)(ii) of this paragraph at 121.5 metres above ordnance datum; and
 - (d) the St Paul's Cathedral elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance on how to calculate a development threshold plane taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 8: 'Linear View: St Paul's Cathedral from Westminster Pier' includes diagrams illustrating the areas referred to above and gives guidance on the management of that view.

Management Plan 9: Protected Vista 9A.1

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

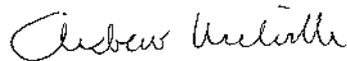
Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Richmond Park (King Henry VIII's Mound)

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means the plane specified in paragraph 1(2) of Schedule 2;
 - 'the landmark background assessment area' means the area of land specified in paragraph 2(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2; and
 - 'the Mayor' means the Mayor of London.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13 July 2007, or
 - (ii) before 13 July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane, in the case of development wholly or partly within the landmark viewing corridor, or

- (ii) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the landmark background assessment area.
- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
- (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as 'English Heritage');
 - (c) the Mayor; and
 - (d) each of the other local planning authorities named in Schedule 1.
- 6 The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 16 June 2000, for protecting the strategic view of St Paul's Cathedral from Richmond Park (King Henry VIII's Mound), is cancelled.

Signed by authority of the Secretary of State



Andrew Melville

Head of Planning and Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vista of St Paul's Cathedral from Richmond Park (King Henry VIII's Mound)*

The City of London
The City of Westminster
London Borough of Hammersmith and Fulham
Royal Borough of Kensington and Chelsea
London Borough of Lambeth
London Borough of Richmond-upon-Thames
London Borough of Southwark
London Borough of Tower Hamlets
London Borough of Wandsworth

*Schedule 2**Protected Vista of St Paul's Cathedral from Richmond Park (King Henry VIII's Mound)*

The areas referred to in this Direction and their limits are as follows:

- 1 (1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Richmond Park assessment point and the St Paul's Cathedral ground level points.
- (2) The development threshold plane is the plane that intersects the Richmond Park assessment point and the St Paul's Cathedral elevated points.
- (3) The length of the landmark viewing corridor from the Richmond Park assessment point to the dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 15644 metres.
- (4) For the purposes of this paragraph—
 - (a) the Richmond Park assessment point is at the intersection of easting 518605.8 and northing 173150.3 at 59.1 metres above ordnance datum;
 - (b) the St Paul's Cathedral ground level points are—
 - (i) the point at the intersection of easting 532036.5 and northing 181172.3, and
 - (ii) the point at the intersection of easting 532072.3 and northing 181112.1; and
 - (c) the St Paul's Cathedral elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

- 2 (1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Richmond Park vista LBAA with the St Paul's Cathedral ground level points.
- (2) For the purposes of this paragraph—
 - (a) the points marking the rear limit of the Richmond Park vista LBAA are—
 - (i) the point at the intersection of easting 535041.1 and northing 182966.9, and
 - (ii) the point at the intersection of easting 535084.9 and northing 182893.2; and
 - (b) the St Paul's Cathedral ground level points are—
 - (i) the point at the intersection of easting 532036.5 and northing 181172.3, and
 - (ii) the point at the intersection of easting 532072.3 and northing 181112.1.

Note The London Views Management Framework: the London Plan Supplementary Planning Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix F provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 9: 'Linear View: St Paul's Cathedral from King's Henry VIII's Mound' includes diagrams illustrating the areas referred to above and gives guidance on the management of that view.

Management Plan 25: Protected Vista 25A.1

Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995

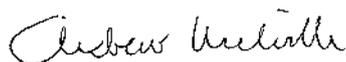
Requirements for consultation relating to the Protected Vista of the Tower of London from outside City Hall

The Secretary of State for Communities and Local Government in exercise of the powers contained in article 10(3) of the Town and Country Planning (General Development Procedure) Order 1995 directs as follows:

- 1 This Direction comes into force on 13 July 2007.
- 2 In this Direction—
 - 'the development threshold plane' means the plane specified in paragraph 2(2) of Schedule 2;
 - 'the landmark background assessment area' means the area of land specified in paragraph 2(1) of Schedule 2;
 - 'the landmark viewing corridor' means the area of land specified in paragraph 1(1) of Schedule 2; and
 - 'the Mayor' means the Mayor of London.
- 3 Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority—
 - (i) on or after 13th July 2007, or
 - (ii) before 13th July 2007 and in respect of which the local planning authority has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the landmark background assessment area.
- 4 This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure which is wholly or partly within the landmark background assessment area —
 - (i) if the application for planning permission is not also for development partly within the landmark viewing corridor, and
 - (ii) if no part of the building or other structure when erected, extended, or altered would be above the development threshold plane.

- 5 Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 must consult—
- (a) the Commission for Architecture and the Built Environment;
 - (b) the Historic Buildings and Monuments Commission for England (also known as 'English Heritage');
 - (c) Historic Royal Palaces;
 - (d) the Mayor; and
 - (e) each of the other local planning authorities named in Schedule 1.

Signed by authority of the Secretary of State



Andrew Melville

Head of Planning and Housing
Government Office for London

Date: 16 May 2007

*Schedule 1**Protected Vista of the Tower of London from outside City Hall*

The City of London

London Borough of Southwark

London Borough of Tower Hamlets

*Schedule 2**Protected Vista of the Tower of London from outside City Hall*

The areas referred to in this Direction and their limits are as follows:

- 1 —(1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Queen’s Walk assessment point and the Tower of London ground level points.
(2) For the purposes of this paragraph—
 - (a) the Queen’s Walk assessment point is at the intersection of easting 533485.6 and northing 180201.2 at 6.1 metres above ordnance datum; and
 - (b) the Tower of London ground level points are—
 - (i) the point at the intersection of easting 533572.3 and northing 180546.5, and
 - (ii) the point at the intersection of easting 533656.2 and northing 180513.7.

- 2 —(1) The landmark background assessment area ('LBAA') is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Tower of London vista LBAA with the Tower of London ground level points.
(2) The development threshold plane is the plane that intersects the elevated points marking the rear limit of the Tower of London vista LBAA with the Tower of London elevated points.
(3) For the purposes of this paragraph—
 - (a) the points marking the rear limit of the Tower of London vista LBAA are—
 - (i) the point at the intersection of easting 534185.0 and northing 182987.2, and
 - (ii) the point at the intersection of easting 534861.7 and northing 182722.5;
 - (b) the Tower of London ground level points are—
 - (i) the point at the intersection of easting 533572.3 and northing 180546.5, and
 - (ii) the point at the intersection of easting 533656.2 and northing 180513.7;
 - (c) the elevated points marking the rear limit of the Tower of London vista LBAA are—

- (i) the point mentioned in sub-paragraph (3)(a)(i) of this paragraph at 164.2 metres above ordnance datum, and
- (ii) the point mentioned in sub-paragraph (3)(a)(ii) of this paragraph at 164.2 metres above ordnance datum; and
- (d) the Tower of London elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 25.7 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 25.7 metres above ordnance datum.

Note The London Views Management Framework: the London Plan Supplementary Guidance (July 2007) produced by the Greater London Authority should be referred to as it provides guidance on the Protected Vistas.

Management Plan 25: 'Townscape View: City Hall to Tower of London' includes diagrams illustrating the areas referred to above and gives further guidance on the management of that view.

Other formats and languages

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Chinese

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Vietnamese

Nếu bạn muốn có văn bản tài liệu này bằng ngôn ngữ của mình, hãy liên hệ theo số điện thoại hoặc địa chỉ dưới đây.

Greek

Αν θέλετε να αποκτήσετε αντίγραφο του παρόντος εγγράφου στη δική σας γλώσσα, παρακαλούμε να επικοινωνήσετε τηλεφωνικά στον αριθμό αυτό ή ταχυδρομικά στην παρακάτω διεύθυνση.

Turkish

Bu belgenin kendi dilinizde hazırlanmış bir nüshasını edinmek için, lütfen aşağıdaki telefon numarasını arayınız veya adrese başvurunuz.

Punjabi

ਜੇ ਤੁਹਾਨੂੰ ਇਸ ਦਸਤਾਵੇਜ਼ ਦੀ ਕਾਪੀ ਤੁਹਾਡੀ ਆਪਣੀ ਭਾਸ਼ਾ ਵਿਚ ਚਾਹੀਦੀ ਹੈ, ਤਾਂ ਹੇਠ ਲਿਖੇ ਨੰਬਰ 'ਤੇ ਫ਼ੋਨ ਕਰੋ ਜਾਂ ਹੇਠ ਲਿਖੇ ਪਤੇ 'ਤੇ ਰਾਬਤਾ ਕਰੋ:

Hindi

यदि आप इस दस्तावेज़ की प्रति अपनी मातृ भाषा में चाहते हैं, तो कृपया निम्नलिखित नंबर पर फ़ोन करें अथवा नीचे दिये गये पते पर संपर्क करें

Bengali

আপনি যদি আপনার ভাষায় এই দস্তাবেজের অনুলিপি (কপি) চান, তা হলে নীচের ফোন নম্বরে বা ঠিকনায় অনুগ্রহ করে যোগাযোগ করুন।

Urdu

اگر آپ اس دستاویز کی نقل اپنی زبان میں چاہتے ہیں، تو براہ کرم نیچے دیے گئے نمبر پر فون کریں یا دیتے گئے پتے پر رابطہ کریں

Arabic

إذا أردت نسخة من هذه الوثيقة بلغتك، يرجى الاتصال برقم الهاتف أو مراسلة العنوان أدناه

Gujarati

જો તમને આ દસ્તાવેજની નકલ તમારી ભાષામાં જોઈતી હોય તો, કૃપા કરી આપેલ નંબર ઉપર ફોન કરો અથવા નીચેના સરનામે સંપર્ક સાધો.

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