

**Statement of Common Ground (SoCG) between
City of London Corporation and London Borough of Islington**

4 June 2025

Chapter 12 Heritage and Tall Buildings

1. Purpose of the Statement of Common Ground

- 1.1. In May 2024 the City Corporation and the London Borough of Islington agreed a Statement of Common Ground (reference SOCG4: <https://www.cityoflondon.gov.uk/assets/Services-Environment/statement-of-common-ground-islington.pdf>).
- 1.2. This Statement set out the agreed position on cross-boundary matters and the duty to cooperate.
- 1.3. The purpose of this SoCG is to update on further discussions in relation to the approach to tall buildings as set out in the City Plan 2040.

2. Parties

- 2.1. The signatories to this SoCG are the City of London Corporation (City Corporation) and the London Borough of Islington.

3. Background

- 3.1. At Regulation 20 stage a representation was received from LB Islington (R0030: <https://www.cityoflondon.gov.uk/assets/Services-Environment/R0030-London-Borough-of-Islington.pdf>). In relation to Tall Buildings this noted the approach of the City Plan and the identification of two tall buildings areas at the Fleet Valley and the City Cluster, acknowledging that this approach did not indicate any specific adverse impacts on Islington.
- 3.2. A representation was also received from Bluebutton Properties UK Limited identifying additional potential for a tall building at Broadwalk House. An additional Statement of Common Ground was prepared in November 2024 regarding this site, which identifies potential for the identification of an additional tall building site at Broadwalk House, subject to confirmation in additional Strategic View Impact Assessment and Heritage Impact Assessments (see Statement of Common Ground 19: <https://www.cityoflondon.gov.uk/assets/Services-Environment/statement-of-common-ground-Bluebutton-Properties-UK-Limited-COLC-for-Broadwalk-House.pdf>).
- 3.3. As the Broadwalk House site is in close proximity to the Islington border, the LB Islington have been shown the representations from Bluebutton with a view to understanding whether the proposal on this site to identify a new tall building areas and other potential

amendments to the tall buildings contours for the City Cluster would amend the position within their Regulation 20 representation.

4. Matters on which parties agree

- 4.1. It is agreed that the Broadwalk House site is in close proximity to the Islington border, however, subject to further SVIA and HIA testing the Broadwalk House site is considered potentially appropriate for a tall building as defined within the City Plan (Policy S12: Tall Buildings) of over 75m AOD.
- 4.2. Based on the available information LBI do not object to the Broadwalk House site being identified as may be being appropriate for a tall building subject to meeting other policy requirements. It is agreed that policies S12 and S13 provide the framework for more detailed cross-boundary consideration of proposals, including impacts on heritage settings, cross boundary impacts and strategic views as part of the planning application process.

Signed on behalf of City of London Corporation:



Rob McNicol

Assistant Director – Planning Policy & Strategy

City of London Corporation

Signed on behalf of the London Borough of Islington:



Sakiba Gurda

Head of Planning Policy and Development Viability

London Borough of Islington