

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

**2 June 2025**

**Chapter 12 Heritage and Tall Buildings**

**1. Purpose of the Statement of Common Ground**

- 1.1. In March 2024 the City Corporation and the London Borough of Tower Hamlets agreed a Statement of Common Ground (reference SOCG3: <https://www.cityoflondon.gov.uk/assets/Services-Environment/statement-of-common-ground-tower-hamlets.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 Tower Hamlets.

**3. Background**

- 3.1. At Regulation 20 stage the London Borough of Tower Hamlets did not submit any representations.
- 3.2. A representation was 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 with the developers 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 Tower Hamlets border, LB Tower Hamlets has been shown the relevant material relating to this site. The representations from Bluebutton indicate potential for a tall building proposal on this site which would necessitate the identification of a new tall building area within the City Plan 2040 and other potential amendments to the tall buildings contours for the City Cluster to allow some limited additional height. It is considered prudent to understand whether LB Tower Hamlets consider if this approach would have any cross-boundary implications.

3.4. Statements of Common Ground between the Corporation of London and developers have also been prepared for Minster Court (SoCG17), 30 Fenchurch Street (SoCG16) and New London House (SoCG20). These set out how additional height may be appropriate at these locations subject to additional Strategic View Impact Assessments and Heritage Impact Assessment. This testing has now been completed and has been made available to the examination as LD31 Revised Policies Maps and ED-HTB36-39 Strategic Views Impact Assessment Addendum.

**4. Matters on which parties agree**

- 4.1. It is agreed that the Broadwalk House site is in close proximity to the Tower Hamlets 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. It is agreed that a tall building proposal on the Broadwalk House would be unlikely to have any adverse cross-boundary impacts, nor on the local views or other policies within Tower Hamlets adopted or emerging Local Plan.
- 4.3. It is agreed that the proposed amendments at the south-eastern edge of the City Cluster Tall Buildings area (as set out in LD31 the Revised Policies Maps and the Strategic Views Impact Assessment, ED-HTB36-39) at Minster Court, 30 Fenchurch Street and New London House do not have any cross-boundary implications.

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 Tower Hamlets:



**Marissa Ryan-Hernandez**

Head of Strategic Planning

SOCG3A

London Borough of Tower Hamlets