

**Statement of Common Ground (SoCG) between  
City of London Corporation and Southwark Council**

**9 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 Southwark Council agreed a Statement of Common Ground (reference SOCG6: <https://www.cityoflondon.gov.uk/assets/Services-Environment/statement-of-common-ground-southwark.pdf>)
- 1.2. This Statement set out the agreed position on cross-boundary matters and the duty to cooperate. This included identifying tall buildings and strategic and local views as strategic cross-boundary matters. This specifically referenced London View Management Framework views from within Southwark, and local Southwark views (see section 1.34-1.45)
- 1.3. The purpose of this SoCG is to update on discussions in relation to the approach to tall buildings as set out in the City Plan 2040 and the amendments proposed at the southern edge of the cluster.

**2. Parties**

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

**3. Background**

- 3.1. The City Corporation's Regulation 19 evidence acknowledges the strategic and local views from within Southwark. The Tall Buildings Topic Paper (ED-HTB1) references the locally identified views within the Southwark Plan on page 24. The Volumetric Testing (ED-HTB2-14) highlights how the form of the cluster was influenced by the strategic views in Southwark (see section 4.3 below) and local views of One Tree Hill, Kings Stairs Gardens and the Millenium Bridge (from Southwark end) (at pages 28, 29 and 51).
- 3.2. At Regulation 20 stage Southwark Council submitted representations, available at this link: <https://www.cityoflondon.gov.uk/assets/Services-Environment/R0216-London-Borough-of-Southwark.pdf>. The response was broadly supportive of the City Plan's approach to tall buildings, and policies S12 and S13 were welcomed as they protect Borough views of the City (particularly of St Paul's). It also confirmed that Southwark would wish to be consulted on proposals with the potential to affect protected views in the Southwark Plan 2022, and as set out within the SoCG.

- 3.3. Following submission, 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 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 constitute minor amendments to the form of the cluster and do not have any additional cross-boundary implications, subject to the requirements within the City Plan 2040 for tall building proposals to take into consideration local heritage assets and the potential effects on the City skyline, the wider London skyline and historic skyline features.
- 4.2. It is agreed that the strategic views within the LVMF are the principle means of assessing the impact of these changes on views arising within Southwark. However, it is appropriate that Southwark Council will be consulted upon schemes within the City of London which have potential to impact upon the borough protected views as identified in the Statement of Common Ground, May 2024:
- London Panorama of St Paul’s Cathedral from One Tree Hill
  - London Panorama of St Paul’s Cathedral from Nunhead Cemetery
  - Linear view of St Paul’s Cathedral along Camberwell Road
  - River prospect of River Thames and its frontage, Tower Bridge and St Paul’s Cathedral from Kings Stairs Gardens
  - The townscape view south from the centre of the Millennium Bridge
- 4.3. It is agreed that the SVIA and HIA work has confirmed that additional height can be accommodated on the three sites (Minster Court, 30 Fenchurch Street and New London House) without having a significant impact upon the three strategic heritage assets of the Tower of London, St Paul’s Cathedral and the Monument. This work has tested the following London View Management Framework views from within Southwark:
- View 1: Tower Bridge: upstream [LVMF 10A.1]
  - View 2a: London Bridge: downstream [LVMF 11B.1]
  - View 2b: London Bridge: downstream [LVMF 11B.2]
  - View 3: Southwark Bridge: downstream [LVMF 12B.1]
  - View 4: Tate Modern [LVMF 13B.]
  - View 5: Gabriel’s Wharf [LVMF 16B.2]
  - View 10a: The Queen’s Walk at City Hall [LVMF 25A.3]
  - View 10b: The Queen’s Walk at City Hall [LVMF 25A.2]
  - View 10c: The Queen’s Walk at City Hall [LVMF 25.1]

SOCG6A

- View 23: AR 14 - Tower Bridge

Signed on behalf of City of London Corporation:

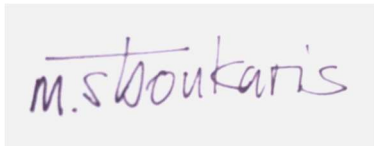
A handwritten signature in black ink, appearing to read 'Rob McNicol', enclosed in a light grey rectangular box.

**Rob McNicol**

Assistant Director – Planning Policy & Strategy

City of London Corporation

Signed on behalf of the Southwark Council

A handwritten signature in purple ink, appearing to read 'm.tsoukaris', enclosed in a light grey rectangular box.

**Michael Tsoukaris**

Head of Design Conservation and Transport

Southwark Council