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Dear Kishore

**WESTMINSTER PALACE AND WESTMINSTER ABBEY INCLUDING SAINT MARGARET'S CHURCH
(UNITED KINGDOM) (C426 bis)**

In accordance with Decision 38 COM 7B.36 of the 38th session of the World Heritage Committee, I am submitting the State of Conservation Report for the Westminster World Heritage Site. We have used the format stipulated as far as is possible. The text of Decision 38 COM 7B.36 is shown below in italic print to distinguish it from the State Party response which forms the body of the report.

I can confirm that I am content for the report to be posted on the UNESCO World Heritage Centre website.

Yours Sincerely,

Hannah Jones
World Heritage Site and Underwater Policy Officer

cc
HE Matthew Sudders, UK Permanent Delegate to UNESCO
UK National Commission for UNESCO
English Heritage



**WESTMINSTER PALACE AND WESTMINSTER ABBEY INCLUDING SAINT MARGARET'S CHURCH
(UNITED KINGDOM) (C426 bis)**

Executive summary

In accordance with Decision 38 COM 7B.36, the United Kingdom State Party has produced a State of Conservation Report for Westminster Palace and Westminster Abbey including Saint Margaret's Church World Heritage Site. This will update the Committee on changes that have been made to planning policies and to the progress of development proposals, which could be considered to affect the Outstanding Universal Value of the World Heritage Site, since the last report which was submitted to the World Heritage Centre in January 2014.

Specifically, in response to the Committee's decision, this report provides updated information on the proposals at Elisabeth House in Waterloo and for the Vauxhall/Nine Elms sites that were discussed by the Committee, as well as works within the World Heritage property itself.

The report provides notification to the World Heritage Centre, in line with the provisions of paragraph 172 of the *Operational Guidelines* of developments that may have a potential impact on the Outstanding Universal Value of the World Heritage property

**WESTMINSTER PALACE AND WESTMINSTER ABBEY INCLUDING SAINT MARGARET'S CHURCH
(UNITED KINGDOM) (C426 bis)**

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

Decision 38 COM 7B.36

The World Heritage Committee,

- 1. Having examined Document WHC- 14/38.COM/7B.Add*
- 2. Recalling Decisions 36 COM 7B.92 and 37 COM 7B.90, adopted at its 36th (Saint Petersburg, 2012) and 37th (Phnom Penh, 2013) sessions respectively,*
- 3. Also recalling the results of the joint World Heritage Centre/ICOMOS reactive monitoring mission of December 2011,*
- 4. Takes note of the State Party's efforts to strengthen the policy and planning framework through guidance documents and enhanced coordination of the relevant planning authorities;*

Further to our State of Conservation report from January 2014, we can update the Committee that the planning policy framework at national, regional and local levels, in so far as it affects the Westminster World Heritage Site and its setting, has been amended in the following ways.

Circular 07/09: Protection of World Heritage Sites has been archived and since March 2014 has been superseded by the National Planning Practice Guidance (NPPG). This provides additional support to the interpretation of the National Planning Policy Framework (NPPF), and includes specific reference to the management of World Heritage Sites and the consideration of development proposals that may impact upon their Outstanding Universal Value and setting. Although archived there is much in Circular 07/2009 and in the supporting guidance produced by English Heritage that remains valid and accessible.

To supplement the guidance in the NPPG, English Heritage in conjunction with the national Historic Environment Forum, has also developed draft good practice advice for the Historic Environment. This includes additional guidance on World Heritage Sites in relation to the historic environment in local plans and the setting of heritage assets. This will update the guidance previously contained in the English Heritage PPS5 Practice Guide, Circular 07/2009 and the supporting guidance note produced by English Heritage, and it is expected that it will be adopted in early 2015. While this guidance is designed to relate to the whole historic environment and not solely World Heritage Site's, it provides additional advice on the setting issues identified by the World Heritage Committee and maintains the State Party's commitment to protect World

Heritage properties and their setting.

The publication of the 2011 Census revealed that London's population has been growing at double the rate previously thought. As a result of this, alterations to the Mayor of London's London Plan were proposed to help address this growth. As this was not a full plan review, not all policies were changed. The most significant changes proposed include new policies based on updated population projections and housing needs to better realise housing potential in the capital, with the scope for higher density development in areas such as town centres, opportunity areas and other places with good public transport. Heritage policies and other design policies which have a bearing on World Heritage Sites such as local character and architecture were largely unchanged as they were deemed to be robust. The alterations were subject to Examination in Public in September. The Planning Inspector's report has been published and is being considered by the Mayor.

The Mayor has also published supplementary planning guidance on Character and Context (June 2014) to inform new development; Accessible London (October 2014) to provide guidance for improving access to visitor attractions and the historic environment and guidance on Town Centres (June 2014) which encourages increasing the housing potential of town centres.

At a local level, following the adoption of Westminster City Plan: Strategic policies (November 2013), Westminster City Council has been preparing detailed City Management policies. As part of this work, a consultation document with policies on Heritage, Views, and Tall Buildings went out to consultation in January 2015, following which new advice is expected in summer 2015. The consultation includes a draft of detailed policy on Westminster World Heritage Site and its setting as well as a draft list of Attributes of Outstanding Universal Value for Westminster, which has been circulated to all World Heritage Site stakeholders for comments.

To support this work, Westminster City Council has also commissioned consultants to produce a tall building study. This will inform emerging policy and will also be subject to consultation. Although this study focuses on tall buildings and applies to the whole of the City of Westminster, it will consider the potential impact of large scale development within Westminster on the World Heritage Site. The consultants are also looking at large scale development within adjoining boroughs and how they have affected Westminster and the World Heritage Site. This study will include a workshop with external partners to consider joint working in relation to tall buildings and to make suggestions for further work on this. This could include a specific piece of jointly prepared guidance to define World Heritage Site setting.

The London Borough of Lambeth's Core Strategy is being reviewed as a new local plan, including development management policies and site allocations. The draft plan is currently at examination stage. It includes, for the first time, a specific policy recognising the importance of the Westminster World Heritage Site to Lambeth, to which proposed modifications would add reference to preserving and enhancing the Outstanding Universal Value, authenticity and integrity of the site. The draft Lambeth Local Plan identifies sites for development, including Elizabeth House, Waterloo Station and the Shell Centre. The proposed text for Elizabeth House

refers to the latest planning application as well as to the development proposals for the Shell site and sensitivities regarding the World Heritage Site.

5. *Notes with concern that the State Party has not taken action to revise the development schemes of Nine Elms Regeneration Development Market Towers, Vauxhall Cross and Vauxhall Island Site, and urges the State Party to ensure that the proposals are not implemented in their current form but revised in line with the concerns raised by English Heritage;*

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

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

As set out in our letter to the World Heritage Centre (dated 29th October 2012) the Nine Elms Regeneration Development Market Towers, Vauxhall Cross and Vauxhall Island Site developments, were approved by the local authority and decision notices were issued. It is not therefore possible for the State Party to prevent the implementation of permissions that were granted.

Now that the first tower at Vauxhall has been completed (Vauxhall Tower, St George's Wharf, 50 storeys, 181m AOD), the State Party has noted English Heritage's advice that the impact of this development in the setting of Westminster WHS on the Outstanding Universal Value of the property is harmful. English Heritage has advised that this impact is particularly noticeable in views from Westminster Bridge looking west. The new residential tower causes harm by adding to the visual intrusion in the backdrop to the World Heritage Site created by the Millbank Tower, contributing to a jagged sense of enclosure to an important view that was relatively uncluttered hitherto. The State Party has also noted English Heritage's assessment that the impact is less than substantial, notwithstanding the sensitivity of the property. This is partly because these views of the World Heritage property have been affected by the Millbank Tower (118m tall), located between Westminster and Vauxhall, since 1963. The Secretary of State approved the

planning application in 2005.

Further details of these schemes are provided in the annexe to this report

6. *While noting that formal consent has yet to be granted for the Elizabeth House development scheme, also notes with serious concern that there are no legal obstacles for granting final permission for the development scheme, and reiterates its request to the State Party to ensure that the proposal is not approved in its current form and that it be revised in line with the concerns raised by expert bodies, including English Heritage;*

The Elizabeth House scheme at 39 York Road, Waterloo, is currently subject to two planning applications. The first application dates from 2012, and was described in the previous State of Conservation Report (January 2014). This case was considered by London Borough of Lambeth's planning committee, which determined to grant permission on 6th November 2012. The Secretary of State decided not to call in this decision because he considered that the proposals did not conflict with national policies on important matters; have significant effects beyond their immediate locality; give rise to substantial cross boundary or national controversy; raise significant architectural and urban design issues; or any other sufficient reason to call the application in for his own determination. He decided the application should be determined at local level. The Secretary of State's decision was subsequently upheld by a judge after a judicial review instigated by English Heritage and Westminster City Council. However, the decision letter granting the planning permission was not issued by the Council, who followed the judge's suggestion that they might want to reconsider the case given the passage of time and the changes to planning policy, guidance and case law. English Heritage drew the Council's attention to the concern expressed by the World Heritage Committee in its decision 38 COM 7B.36 as soon as this was taken.

The second application was submitted to the local authority on 11th September 2014. The details of the scheme are largely the same as the 2012 application in terms of the scale and design of the proposed building; however, there have been minor alterations to the site boundary to incorporate an additional building. English Heritage and Westminster City Council raised strong objections to the second application on the same grounds as the first application; namely, that its impact, as a result of its design and size, would cause substantial and unacceptable harm to the Outstanding Universal Value, setting and views from the Westminster World Heritage Site. English Heritage reminded the local authority that if they are minded to approve an application to which English Heritage has maintained an objection and which would have an adverse impact on the Outstanding Universal Value, integrity, authenticity of a WHS and its setting, they are required to consult with the Secretary of State who then has the discretion as to whether to call in the application for his own determination.

Lambeth's planning committee determined to grant planning permission for the second application on the 9th of December 2014, subject to referral to the Mayor and the Secretary of State for Communities and Local Government. The Mayor and the Secretary of State are currently considering whether or not they wish to intervene in this case.

7. *Requests the State Party to ensure that, in line with Paragraph 172 of the Operational Guidelines, any larger-scale projects which may be proposed in the future in the immediate and wider setting of the World Heritage property be submitted to the World Heritage Centre as soon as possible and that adequate time be allowed for thorough review of each project by the Advisory Bodies before any decision is taken;*

The State Party notifies the World Heritage Centre of larger-scale proposals that may affect the immediate and wider setting of the World Heritage property as early as possible. The State Party is also committed to sustainable development and expects planning applications to be determined in a reasonable time scale, once they have been submitted. Since The Committee meets once a year, even if notification under Paragraph 172 can be made in February or, at latest, March, it will be a minimum of three months before any formal decision is forthcoming. Should a notification be submitted after the end of March, it will be up to 15 months before the Committee can come to a decision. This raises considerable difficulties over timing.

In deciding which cases to notify to UNESCO, the State Party takes account of the very significant number of applications that come forward in a major city such as London. The State Party also exercises its judgment as many schemes do not come to fruition as a planning application or are changed significantly as a result of pre-application discussions.

Where notifications are made in line with Paragraph 172, and where timescales do not enable the World Heritage Committee to assist in seeking appropriate solutions to ensure that the OUV of the property is fully preserved, the views of the Advisory Bodies to the Committee can, if they are made available in time, be considered during the decision making process as the State Party is willing and able to pass these views on to the decision maker before the application is determined.

The annex to this report contains a full list of planning cases that are in the vicinity of the Westminster World Heritage Site. This updates the information provided in the previous State of Conservation Report (January 2014) and the 2011 Mission.

8. *Further requests the State Party to submit to the World Heritage Centre, by 1 February 2015, an updated report including a 1-page executive summary, on the state of conservation of the property, for examination by the World Heritage Committee at its 39th session in 2015.*

This letter sets out the UK government's report of the State of Conservation of the Palace of Westminster and Westminster Abbey including St Margaret's Church and the associated executive summary to assist the World Heritage Committee.

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

Palace of Westminster

Various conservation works are taking place at The Palace of Westminster, all in line with best practice. This includes a rolling programme of repairs to the cast iron roof tiles which started in 2008 and is currently on site; repairs to the Minton encaustic tile pavements which started in 2013 and is on-going; and the cleaning and conservation of the internal stonework of Westminster Hall, which commenced in 2012 to enhance the presentation of the Hall, and which includes careful conservation work to carved bosses. This last item was completed at the end of 2014.

The need to replace services throughout the Palace of Westminster has led the Houses of Parliament to commission an options study to decide how best to programme the major works entailed. This report is complete and is expected to be discussed in 2015.

Other projects in 2013-2014 at the Palace of Westminster include the installation of carefully designed boundary security railings, and the submission of a planning application for the temporary erection of an education centre in Victoria Embankment Gardens for a 10 year period. This should help promote a better understanding of the World Heritage Site among visitors. Details of this scheme can be found in the annexe to this report.

Westminster Abbey

Westminster Abbey have submitted a planning application to Westminster City Council to build an access tower to the Triforium, as part of a project that represents the most significant addition to the fabric of the Abbey church since the construction of Nicholas Hawksmoor's west towers in 1745.

The Dean and Chapter of Westminster plan to create a new museum and exhibition space at the east end of the Abbey's Triforium which, will be known as The Queen's Diamond Jubilee Galleries. This is due to open in 2018. The proposals have received support from officers at English Heritage and Westminster City Council due to a design by an expert conservation architect which is sympathetic to the outstanding architecture of the Cathedral and because of the improved access that will be provided. Details of this proposal can be found in the annexe to this report.

No new conservation issues related to the Church of St Margaret have arisen since the last State of Conservation report in January 2014.

3. In conformity with paragraph 172 of the Operational Guidelines, please describe any major restorations, alterations and/or new constructions(s) envisaged within the protected area and its buffer zone and/or corridors.

See attached annexe.

**WESTMINSTER PALACE AND WESTMINSTER ABBEY INCLUDING SAINT MARGARET'S CHURCH
(UNITED KINGDOM) (C 426bis)**

Annex to the State of Conservation Report 2015

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

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

And

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

Responding to the above, the cases provided give updated details of major developments which were included in the January 2014 report, and details of cases which have been submitted for planning permission or which have been determined since that report, and which:

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

For ease of reference any updates and additions to the information provided in the January 2014 report are shown on the attached map.

Those sites, where the previous State of Conservation Report noted that construction had been completed between the 2011 mission and the January 2014 report, have been excluded from this list.

A) DEVELOPMENTS WITHIN THE VICINITY OF THE WESTMINSTER WHS

London Borough of Southwark

Elephant and Castle emerging cluster

Site: Two Fifty One (Former Eileen House 80-94 Newington Causeway)

Status: Permission granted 7th January 2014 (Application 09/AP/0343 LB Southwark, PDU/1100a GLA).

Development details:

Maximum Height – 41 storeys (128.7m AOD)

Demolition of existing building and erection of a 41 storey (128.7m AOD) building and separate 8 storey (35.60m AOD) building incorporating 335 flats, 4,785m² of office and 287m² of retail, together with 34 disabled car parking spaces, 44 motorcycle spaces and 411 cycle spaces within 2 basement levels, plus associated servicing facilities (4,626m²) and public realm improvements including creation of a resident's garden (458m²) and University Square (2,768m²).

Site: 360 Tower, Churchyard Row

Status: Permissions granted 1st April 2008 (Application 07/AP/0760), 14th May 2014 (Application 14/AP/1017) and 5th November 2014 (Application 14/AP/2207). Construction due to start 2015.

Development details:

Maximum Height – 44 storeys (152.8m AOD)

Erection of buildings comprising 1 building of up to 44 storeys (152.8m AOD) and a terrace of up to 7 storeys in height to provide 470 residential dwellings, theatre and cafe with associated public open space, landscaping, underground car parking for 30 cars and servicing space.

The site falls within the Mayor's adopted Elephant and Castle Opportunity Area Planning Framework and Elephant and Castle Supplementary Planning Document prepared by LB Southwark.

Site: One The Elephant (Former Elephant and Castle Swimming Pool)

Status: Permission granted 23rd November 2012 (Application 12/AP/2239). Under construction as per January 2014 State of Conservation Report.

Development details:

Maximum Height – 37 storeys (127m AOD)

Redevelopment to provide a 37 storey building (maximum building height 127m AOD) and 4 storey pavilion building (maximum building height 22.47m AOD), comprising 284 residential dwellings, 809m² flexible ground floor retail / financial and professional services / restaurant uses and 413m² commercial use, basement car parking, cycle parking, vehicular access from Brook Drive, servicing and plant areas, landscaping and public realm improvements and associated works.

The site falls within the Mayor's adopted Elephant and Castle Opportunity Area Planning Framework and Elephant and Castle Supplementary Planning Document prepared by LB Southwark.

Site: The Heygate Estate

Status: Permission granted 27th March 2013 (Application 12/AP/1092). Under construction as per January 2014 State of Conservation Report.

Development details:

Maximum Height – storeys (104.8m AOD)

Outline application: Redevelopment to provide a mixed use development comprising a number of buildings ranging between 13.13m (AOD) and 104.8m (AOD) in height with capacity for between 2,300 (min) and 2,469 (max) residential units together with retail, business, leisure and community, energy centre uses. New landscaping, park and public realm, car parking, means of access and other associated works.

The development includes seven towers measuring up to a maximum height of over 60m AOD:

H.1 – 82.55m AOD
H.2 – 104.8m AOD (subject to application 14/AP/3438 for approval of reserved matters. Under consideration).
H.3 – 68.9 m AOD
H.4 – 87.5 m AOD
H.5 – 87.5 m AOD
H.7 – 84.2 m AOD
H.11a – 68.15 m AOD

The site falls within the Mayor’s adopted Elephant and Castle Opportunity Area Planning Framework and Elephant and Castle Supplementary Planning Document prepared by LB Southwark.

Blackfriars Road emerging cluster

Site: 1-16 Blackfriars Road

Status: A 52 storey tower was granted permission by the Secretary of State 25th March 2009 post public inquiry. A new application was granted permission on 31st May 2012 (Application 12/AP/1784). Now under construction.

Development details:

Maximum Height – 50 storeys (170m AOD)

Erection of three buildings (a 50 storey tower plus basement levels to a maximum height 170m AOD, a 6 storey building - 'The Rennie Street Building', and a 4 storey building - 'The Podium Building') which provide a mixed use development with up to 274 residential dwellings; hotel; retail uses; and ancillary plant, servicing and car parking with associated public open space and landscaping.

The site falls within the Mayor’s adopted Elephant and Castle Opportunity Area Planning Framework and Elephant and Castle Supplementary Planning Document prepared by LB Southwark.

Site: 20 Blackfriars Road

Status: Permission granted by the Secretary of State post Public Inquiry 25th March 2009 (Application 07/AP/0301) as per January 2014 State of

Conservation Report.

Development details:

Maximum Height – 42 storeys (148m AOD)

Demolition of existing buildings and redevelopment to provide a mixed use development comprising 286 residential flats, 25,769m² of office floorspace, 1,710m² of retail floorspace, 562m² of community uses, creation of new open space, reconfigured vehicular and pedestrian access and works to the public highway together with associated works including landscaping and the provision of a basement car park for up to 82 cars, plus servicing and plant areas. The development consists of two towers: an office tower of 23 storeys (maximum height 105m AOD), a residential tower of 42 storeys (maximum height 148m AOD) and lower rise buildings of up to 7 storeys fronting Stamford Street and Paris Gardens.

The site falls within the Mayor's adopted Elephant and Castle Opportunity Area Planning Framework and Elephant and Castle Supplementary Planning Document prepared by LB Southwark.

Site: 128-150 Blackfriars Road

Status: Application pending decision (Application 14/AP/1862). New case since January 2014 State of Conservation Report.

Development details:

Maximum Height – 27 storeys (96.5m AOD)

Demolition of existing buildings and development of a mixed use scheme comprised of 5 buildings ranging between 5 and 27 storeys high (maximum height of 96.5m AOD to top of roof plant), comprising 336 residential dwellings, office, retail, and residents gym, basement car parking together with access, hard and soft landscaping and other associated works incidental to the development.

The site falls within the Mayor's adopted Elephant and Castle Opportunity Area Planning Framework and Elephant and Castle Supplementary Planning Document prepared by LB Southwark.

Site: Sampson House and Ludgate House, 245 Blackfriars Road

<p><i>Status:</i> Permission granted on 28th March 2014 (Application 12/AP/3940).</p>
<p><i>Development details:</i> Maximum Height – 49 storeys (169.6m AOD)</p> <p>Demolition of existing buildings and the construction of a mixed use development with 489 residential dwellings, offices, retail, community uses and gym. New open space including formation of two new east-west routes, new public square, reconfigured vehicular and pedestrian access and works to the public highway with associated works including landscaping and basement car park for 200 cars plus servicing and plant areas. Change of use of the railway arches from a nightclub to retail, gym and community uses. The development contains of 9 new buildings: Ludgate A: 13 storeys (62.08m AOD), Ludgate B: 49 storeys (169.60m AOD), Ludgate C: 15 storeys (73m AOD), Sampson A: 17 storeys (62.85m AOD), Sampson B: 31 storeys, (112.10m AOD), Sampson C: 27 storeys (98.30m AOD), Sampson D: 14 storeys (60.80m AOD), Sampson E: 5 storeys (24.6m AOD), Sampson F: 6 storeys (28.9m AOD).</p>

<p>Site: Sea Containers House, 20 Upper Ground</p>
<p><i>Status:</i> Permission granted 24th November 2011 (Application 11/AP/1955). Completed since January 2014 State of Conservation Report.</p>
<p><i>Development details:</i> Maximum Height –15 storeys (56.87 m AOD)</p> <p>Erection of a new nine storey building in the rear parking/servicing area (maximum height AOD 42.895m) to provide retail at ground and offices above; refurbishment of existing Sea Containers House and change of use of floors 5-14 of the rear wing plus three floors of the main building from offices to a 358 bedroom hotel, including the erection of new roof extension at part 12th floor level to provide a bar ancillary to the hotel use. Extension and conversion of the ground floor area to provide new restaurant, cafe, service and retail uses together with new service bay, landscaping, new access arrangements and associated car and cycle parking.</p>

Site: South Bank Tower (formerly King's Reach Tower)
<i>Status:</i> Permission granted 12 th August 2013 (Application 13/AP/1403). Now under construction.
<i>Development details:</i> Maximum Height – 42 storeys (154.86m AOD) The erection of an 11 storey roof extension to existing South Bank Tower, rising to a maximum of 42 storeys, comprising 36 residential units.

London Borough of Lambeth

Site: 6 Hercules Road
<i>Status:</i> Permission granted 31 st March 2014 (Application 13/04541/FUL). Now under construction.
<i>Development details:</i> Maximum Height – 13 storeys plus roof plant (53.3m AOD) Redevelopment of the existing site including the retention and refurbishment of the existing 9 storey building and the addition of part 5/part 1 storeys, for use as a 492 bedroomed hotel (Use Class C1) with associated restaurant, bar, conference and gym facilities, and other associated works including landscaping, works to the highway and roof top plant.

Waterloo emerging cluster

Site: Elizabeth House, 39 York Road
<i>Status:</i> The 2012 scheme (Application 12/01327/FUL) was approved by the local authority and the Secretary of State decided to not call in the case for his determination. The Secretary of State's decision was then upheld by the courts. However the local authority did not issue the planning permission for this application. A second application was submitted in 2014 for a scheme that was the same scale and design as

the 2012 proposals (Application 14/04268/FUL). This was considered by the Lambeth planning committee on 9th December 2014. Lambeth planning committee determined to grant permission for the 2014 scheme subject to direction from the Mayor of London and the Secretary of State.

Development details:

Maximum Height – 29 storeys (123m AOD)

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

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

Site: Doon Street, Land bounded by Coin Street/Doon Street

Status: Application permitted by the Secretary of State post Public Inquiry 19th August 2008 (Application 05/03498/FUL). No change since January 2014 State of Conservation Report.

Development details:

Maximum Height – 43 storeys (144.3m AOD)

Redevelopment of site to provide a purpose built community sports centre and swimming pool, retail/commercial/restaurant/bar floorspace and residential units, contained within a 43 storey tower measuring 141m above ground level (144.3m AOD) in height and a part 7, part 8 storey blocks with roof terraces and courtyard.

The site falls within the Mayor's adopted Waterloo Opportunity Area and adopted Waterloo Area Supplementary Planning Document prepared by LB Lambeth.

Site: York House, 199 Westminster Bridge Road

Status: Permission granted 6th March 2013 (Application 12/04421/FUL). Under construction as per January 2014 State of Conservation Report.

Development details:

Maximum Height – 19 storeys (66.5m AOD)

Demolition of York House and the Florence Nightingale Public House and the redevelopment of the site comprising the erection of a 19 storey building (plus basement) to accommodate student accommodation, a college and affordable workspace with associated servicing arrangements, landscaping, new public realm and public realm improvements.

Site: 111 Westminster Bridge Road

Status: Permission granted 5th November 2013 (Application 13/03409/FUL). No change since January 2014 State of Conservation Report.

Development details:

Maximum Height – 10 storeys (33.99m AOD)

Redevelopment of the existing office building and the erection of a part 7 part 10 storey building consisting of a hotel, offices, restaurant, retail / professional financial services unit.

Site: Shell Centre

Status: Approval granted post public inquiry, now subject to a legal challenge, due to be heard in December 2014 (Application 12/04708/FUL).

Development details:

Maximum Height – 37 storeys (126.945m AOD)

The proposals are for the retention of the existing Shell Tower and demolition of all other structures on site, to be replaced with a mixed use development comprising eight separate buildings ranging in height between 12 and 37 storeys surrounding the existing tower. These are:

Building 1: 12 storeys (61.615m AOD) office and retail use.

Building 2: 17 storeys (84.5m AOD) office and retail use.

Building 3: 32 storeys (109.505m AOD) residential use with London

Underground ticket hall and retail at ground floor.
Building 4a: 37 storeys (126.945m AOD) residential and retail use.
Building 4b: 30 storeys (104.545m AOD) residential and retail use.
Building 5: 15 storeys (56.38m AOD) residential and retail use.
Building 6: 21 storeys (75.98m AOD) residential and retail use.
Building 7: 11 storeys (43.48m AOD) residential and retail use.

Vauxhall emerging cluster

Site: Vauxhall Sky Gardens, 143-161 Wandsworth Road

Status: Permission granted 1st September 2010 (Application 09/04322/FUL). Amended application granted permission 09/12/2014 (Application 14/02814/VOC).

Development details:

Maximum Height – 36 storeys (169.88m AOD)

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

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

Site: Sainsbury site, 62 Wandsworth Road

Status: Permission granted 6th November 2013 (Application 11/02326/OUT). Now under construction.

Development details:

Maximum Height – 37 storeys (128.55m AOD)

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

and 37 storeys.

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

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

Site: Bondway Commercial Centre, 69-71 Bondway

Status: Pending decision (Application 14/00601/FUL).

Development details:

Maximum Height – 50 storeys (174.25m AOD)

Demolition of existing buildings and redevelopment of the site to provide a residential led mixed use development in a building part 24/part 50 storeys in height (+ 3 levels of basement); comprising commercial, office floorspace and residential units.

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

Site: Vauxhall Square, More O Ferrall Island Site at corner of Wandsworth Road and Parry Street

Status: Permission granted 2nd July 2013 (Application 11/04428/FUL). No change since January 2014 State of Conservation Report.

Development details:

Maximum Height – 50 storeys (172.89m AOD)

Demolition of existing buildings (except for the listed building on site) to provide a mixed use scheme comprising nine blocks, ranging in height between 3 storeys and two 50 storey towers, which includes

residential dwellings, office, retail, hotels, hostel, student accommodation, cinema and associated works.

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

Site: Keybridge House

Status: Permission granted 11th July 2014 (Application 13/03935/OUT).

Development details:

Maximum Height – 36 storeys (133.8m AOD)

Demolition of existing buildings on the site and retention of basement to provide a mixed use development with for 5 blocks (of 4, 9 (x2), 22 and 36 storeys) which includes residential, employment floorspace, associated basement car parking, storage and servicing, new public realm and open space. Outline planning permission for a two form of entry primary school and associated servicing and means of access.

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

Site: Vauxhall Cross

Status: Permission granted by Secretary of State on 20th August 2012 (Application 10/02060/FUL). No change since January 2014 State of Conservation Report.

Development details:

Maximum Height – 41 storeys (140.45m AOD)

The erection of two towers, Tower A rising to 41 storeys (140.45m AOD) and Tower B rising to 32 storeys (119.95m AOD), plus 4 basement levels below ground; to provide a mixed use development comprising 291 residential units, café/restaurant and office uses, a 179 room hotel, community facilities/assembly and leisure (consisting of a dentist surgery, a soft play facility, a digital cinema and a community space); together with 30 car parking spaces, 10 motorbike parking spaces, 490

cycle parking spaces, refuse storage facilities, the provision of a public space/landscaping at street level, the formation of a new vehicular access from Parry Street and a new vehicle egress to Bondway, and other works incidental to the redevelopment of the site.

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

Site: The Atlas (Former 36-60 South Lambeth Road)

Status: Permission granted 4th March 2013 (Application 11/04181/FUL). No change since January 2014 State of Conservation Report.

Development details:

Maximum Height – 32 storeys/96.5m above ground level

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

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

Site: Parliament House, 81 Black Prince Road

Status: Permission granted by Secretary of State post Public Inquiry 15th September 2009 (Application 08/04454/FUL). Under construction as per January 2014 State of Conservation Report.

Development details:

Maximum Height – 23 storeys (76.95m AOD)

Redevelopment of the site involving the demolition of the existing building and the erection of a 23 storey building to contain commercial together with residential flats.

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

Supplementary Planning Document prepared by LB Lambeth.

Site: Hampton House, Albert Embankment

Status: Amended application granted permission 19th June 2013 (Application 12/04422/FUL). Now under construction.

Development details:

Maximum Height – 27 storeys (89.80m AOD)

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

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

Site: Wah Kwong House, 10 Albert Embankment

Status: Replacement of extant permission granted on 28th March 2012 (Application 11/00909/FUL). Now under construction.

Development details:

Maximum Height – 15 storeys/46m above ground level

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

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

Site: Queensborough House, 12-18 Albert Embankment

Status: Permission granted 21st November 2013 (Application 13/00019/FUL). Now under construction.

<p><i>Development details:</i></p> <p>Maximum Height – 19 storeys (64.63m AOD)</p> <p>Extension of existing hotel building to provide 98 additional rooms over 5 new floors, recladding existing facade, creation of new open spaces at roof level, provision of 28 additional cycle parking spaces, reconfigured ground floor landscaping, roof top plant and other associated works.</p>

<p>Site: Merano Residences (Former Eastbury House, 30-34 Albert Embankment)</p>
<p><i>Status:</i> Permission granted 21st December 2012 (Application 12/01768/FUL). Now under construction.</p>
<p><i>Development details:</i></p> <p>Maximum Height – 28 storeys (86m AOD)</p> <p>Demolition of the existing building and the erection of a part 14, part 21, part 28 storey building to provide a mixed use scheme incorporating: ground floor cafe/retail unit and public piazza, office accommodation and residential units, together with basement car and cycle parking and plant equipment</p> <p>The site falls within the Mayor's adopted Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.</p>

<p>Site: 27-29 Albert Embankment</p>
<p><i>Status:</i> Permission granted 26th September 2014 (Application 13/02347/FUL).</p>
<p><i>Development details:</i></p> <p>Maximum Height – 27 storeys (84.5m AOD)</p> <p>Demolition of existing building and the erection of a part 9, part 23, part 27 storey residential led mixed use development.</p> <p>The site falls within the Mayor's adopted Vauxhall/Nine Elms/Battersea</p>

Opportunity Area Planning Framework and Vauxhall Area Supplementary Planning Document as prepared by LB Lambeth.

Site: Prince Consort House, 22-29 Albert Embankment

Status: Pending decision (Application 14/04757/FUL).

Development details:

Maximum Height – 30 storeys (91.85m AOD)

Demolition of existing buildings and redevelopment to provide a part 12, part 18 and part 30 storeys mixed-use development comprising flexible commercial uses and residential units, together with associated access, car parking, cycle parking, refuse storage, and landscaping.

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

Site: Westminster Tower, Albert Embankment

Status: Pending decision (Application 14/02756/FUL).

Development details:

Maximum Height – 18 storeys (67.5m AOD)

Refurbishment and conversion of existing building to provide office (B1 Use) accommodation at lower levels; 34 residential units on upper levels; together with ancillary residential accommodation, car and cycle parking and refuse storage.

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

Site: 12-20 Wyvil Road

Status: Pending decision (Application 14/03701/FUL).

<p><i>Development details:</i></p> <p>Maximum Height – 37 storeys/121.95m above ground level</p> <p>Demolition of existing buildings and redevelopment of the site to provide a residential led mixed use development in a part three/part 33/part 37 storey building to the north; single storey building to the east; and part six/part eight storey building to the south of the site (fronting onto Wyvil Road) to provide 219 residential units, also comprising new commercial and employment floorspace. Provision of two levels of basement with amended vehicle access to Wyvil Road, car and cycle parking, and provision of areas of public realm.</p> <p>The site falls within the Mayor’s adopted Vauxhall/Nine Elms/Battersea Opportunity Area Planning Framework and Vauxhall Area Supplementary Planning Document prepared by LB Lambeth.</p>
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London Borough of Wandsworth

Nine Elms/Battersea emerging redevelopment area

<p>Site: U.S. Embassy, Nine Elms Lane</p>
<p><i>Status:</i> Permission granted 12th October 2010 (Application 2009/1506). Under construction as per January 2014 State of Conservation Report.</p>
<p><i>Development details:</i></p> <p>Maximum Height – 12 storeys (97m AOD)</p> <p>The scheme is for the redevelopment of an area of 2.15 hectares to provide a new United States Embassy, associated buildings and new access road from Nine Elms Lane.</p>

<p>Site: Market Towers, 1 Nine Elms Lane</p>
<p><i>Status:</i> Permission granted 30th October 2012 (Application 2012/0380 and 2014/0871). Demolition work started on site, new building due to begin in January 2015.</p>
<p><i>Development details:</i></p>

Maximum Height – 58 storeys (203.9m AOD)

Demolition of the existing buildings and structures. Erection of two new buildings of 58 storeys (up to 203.9m AOD) and 43 storeys (up to 164.6m AOD) high to include residential, retail, office, hotel, provision of private and public open spaces.

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

Site: Nine Elms Regeneration Development – Park Side (South London Mail Centre) 53 Nine Elms Lane

Status: Permission granted 5th March 2012 (Application 2011/2462). Work on site due to commence January 2015.

Development details:

Maximum Height – 23 storeys (76m AOD)

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

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

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

Status: Permission granted 30th March 2012 (Application 2011/2462). Phase 1 is now under construction. Phase 2 is programmed to commence in 2015.

Development details:

Maximum Height – 23 storeys (80m AOD)

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

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

Site: New Covent Garden Market, Nine Elms

Status: Wandsworth planning committee determined to grant permission 12th November 2014, subject to direction from the Mayor of London and the Secretary of State (Application 2014/2810).

Development details:

Maximum Height – 54 storeys (180m AOD)

Demolition of the existing wholesale fruit, vegetable and flower market and ancillary building and structures, and residential building on Nine Elms Lane (apart from the existing multi storey car park) and redevelopment for:

- Wholesale fruit, vegetable and flower market and ancillary uses in the Garden Heart (including rooftop sports pitches);
- Residential dwellings
- Flexible commercial uses including retail, financial and professional services, café/restaurant, bar uses and hot food takeaways;
- Offices, non-residential institutions and assembly and leisure;
- Temporary storage and distribution buildings and associated works;
- car, cycle and motorcycle parking and servicing and new vehicle accesses;
- Associated energy centres
- Landscaping, public realm and open space including part of the Linear Park.

This is split across different sub-sections of the site, and would include ten towers over 60m AOD. These are arranged as follows:

Northern Site would include six towers over 60m AOD. These are buildings:

- N1 – 20 storeys high (72.3m AOD)
- N6 – 21 storeys high (74.4m AOD)
- N7 – 32 storeys high (114m AOD)
- N8 – 54 storeys high (180m AOD)
- N9 – 36 storeys high (122.4m AOD)
- N10 – 46 storeys high (154.4m AOD)

The Apex Site would include three towers over 60m AOD. These are buildings:

- A1 – 26 storeys high (86.2m AOD)
- A2 – 23 storeys high (79.8m AOD)
- A4 – 23 storeys high (76.6m AOD)

The Entrance Site would include one tower over 60m AOD. This is building:

- E8 – 17 storeys high (62.5m AOD)

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

Site: Riverlight, Tideway Industrial Estate, Kirtling Street

Status: Permissions granted 15th December 2011 (Application 2011/3748) and 29th November 2013 (Application 2013/4116). Now under construction. Phase 1 complete.

Development details:

Maximum Height – 20 storeys (67.2m AOD)

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

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

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

Status: Permission granted subject to legal agreement 14th July 2014 (Application 2013/3735).

Development details:

Maximum Height – 18 storeys (59m AOD)

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

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

Site: Marco Polo House, 346 Queenstown Road

Status: Permission granted 30th March 2012 (Application 2011/2089) and permission granted subject to legal agreement (Application 2013/5428). Phase 1 now under construction.

Development details:

Maximum Height – 17 storeys (54.68m AOD)

Demolition of the existing building. Erection of two new buildings of up to 17 storeys and 15 storeys (48.47m AOD) high to provide residential units, and commercial floor area with new pedestrian link and vehicular access, basement car and cycle parking and landscaping.

Site: Concrete Batching Plant, Cringle Street

<i>Status:</i> Pending decision (Application 2013/4545) as per January 2014 State of Conservation Report.
<i>Development details:</i> Maximum Height – (29m AOD) Demolition of existing ready-mix concrete batching plant and associated structures; and provision of new ready-mix concrete batching plant (29m high x 18m long x 10m wide), aggregate storage bins (29m high x 41m long x 12m wide) on the western boundary and feed conveyor, 6 x 100 tonne cement storage silos, 2 x 500 tonne cement storage silos (25m high x 6m long x 13m wide), and ancillary facilities and structures, including recycled water and fresh water storage tanks, washout and recycling bays, two-storey office accommodation and car parking.

Site: Battersea Power Station
<i>Status:</i> Various applications have been approved, notably phase 1 on 23 rd August 2011 (Application 2009/3575), phase 2 on 29 th April 2014 (Application 2013/6639). Further modifications pending consideration (Application 2014/2837). Phase 1 is now under construction.
<i>Development details:</i> Maximum Height – 17 storeys (64.8 m AOD) Restoration, extension, alterations and conversion of the Power Station building to provide retail, residential dwellings, business, cultural, hotel and conference facilities, event space and incidental accommodation; the demolition of other buildings and development of the land surrounding the Power Station and adjacent/nearby sites to provide eight buildings (six of which be 16 or 17 storeys tall, measuring between 60.55m AOD and 64.8m AOD) containing retail, restaurants bars and cafes, offices, hotel, residential, community and cultural space, assembly and leisure space, student housing, serviced apartments, an energy centre and basement plant; parking for cars, coaches, motorcycles and bicycles; new access and internal road system and servicing; 'off-site' highway works; works to the jetty and river wall to facilitate river transport and fuel delivery; provision of open space and landscaping.

Site: Christie's Auctioneers Warehouse, 40-42 Ponton Road

Status: Permission granted subject to legal agreement 30th October 2014 (Application 2014/0614).

Development details:

Maximum Height – 19 storeys (70.56m AOD)

Demolition of existing buildings and redevelopment of the site to provide new buildings ranging from 2 to 19 storeys in height comprising 510 residential dwellings; 1,352m² of flexible commercial floorspace and 1,122m² of community use floorspace, together with ground floor car parking, public realm and landscaping.

City of Westminster

Site: Westminster Abbey

Status: Pending decision (Application 14/10310/FULL).

Development details:

A planning application has been submitted to build an access tower to the Triforium, the first phase of a project to create a new museum and exhibition space at the east end of the Abbey's Triforium. This will be known as The Queen's Diamond Jubilee Galleries and is due to open in 2018.

The tower will allow access to the Triforium, and will include a lift and a staircase outside the south transept of the Abbey. The new tower will be entirely in keeping with the historic fabric of the Abbey. The Abbey's Surveyor of the Fabric has designed a tower which reflects the Gothic architecture of the Abbey church.

Site: Victoria Tower Gardens, Millbank.

Status: Permission granted 10th June 2014 (Application 13/07747/FULL).

Development details:

Maximum Height – 2 storeys (10.45m AOD)

Erection of new education centre for the Palace of Westminster for a temporary period of 10 years with associated alterations to the Victoria Tower Gardens landscaping.

Site: Nova (Formally Victoria Transport Interchange)

Status: Permissions granted 9th October 2009 and 20th January 2012 (Applications 08/0205/FULL, 08/08206/FULL, 08/08207/FULL and 11/05097/FULL). Now under construction.

Development details:

Maximum Height – 19 storeys (90.29m AOD)

The proposed development comprises the comprehensive redevelopment of 2.5 hectares adjacent to Victoria Station. The scheme comprises six buildings ranging in height from 6 storeys to a 19 storey tower. Work began on site in October 2012 and is taking place over three phases.

Site: Riverwalk House, 157-161 Millbank

Status: Permissions granted 29th March 2012 and 1st May 2013 (Applications 11/09860/FULL and 13/00277/FULL. Under construction as per January 2014 State of Conservation Report.

Development details:

Maximum Height – 17 storeys (64m AOD)

Demolition of the existing building and erection of two buildings of 17 and 7 storeys linked by a central podium for use as 113 residential units; dual/alternative use of part of the ground floor as a cafe/restaurant/gallery/gym; three levels of basement including car parking and plant area; replacement stair linking the river walk with Vauxhall Bridge and other associated works to the river walk and adjacent public landscape; works of hard and soft landscaping and other works incidental to the application.

Site: Portland House, Bressenden Place

Status: Permission granted 9th July 2013 (Application 13/02214/FULL).

Development details:

Maximum Height – 30 storeys (106.14m AOD)

Partial deconstruction, alterations and refurbishment of Portland House, including remodelling, extensions, recladding and provision of external balconies to provide a minimum of 196 and a maximum of 206 residential units with associated ancillary facilities. Provision of four units for shops, and/or financial and professional services and/or restaurants at part ground floor, part first floor and part basement levels. Reconfiguration of existing car parking to provide up to 151 car parking spaces, 294 cycle spaces. Hard and soft landscaping proposals on Cardinal Walk, Cathedral Walk and Bressenden Place and associated highway works. Replacement canopy over Cardinal Place arcade and Cardinal Place roof garden, replacement stairs and escalator to Cardinal Place roof garden and re-landscaping of roof garden. Alterations to public art.

Site: Eland House, Bressenden Place

Status: Permission granted 1st September 2014 (Application 13/12466/FULL).

Development details:

Maximum Height – 13 storeys (53.2m AOD)

Alterations and extensions to existing building comprising remodelling and extensions at roof level, formation of terraces, relocation of plant, infill and partial infill of atria, alterations to existing ground floor entrance, formation of new ground floor entrances and recladding in connection with the continued use of the premises for office, use of part of basement and ground floor for retail, and part of basement and ground floor as retail and/or office and/or café, with associated outdoor seating. Provision of car, motorcycle and cycle parking spaces, and associated highways works and landscaping.

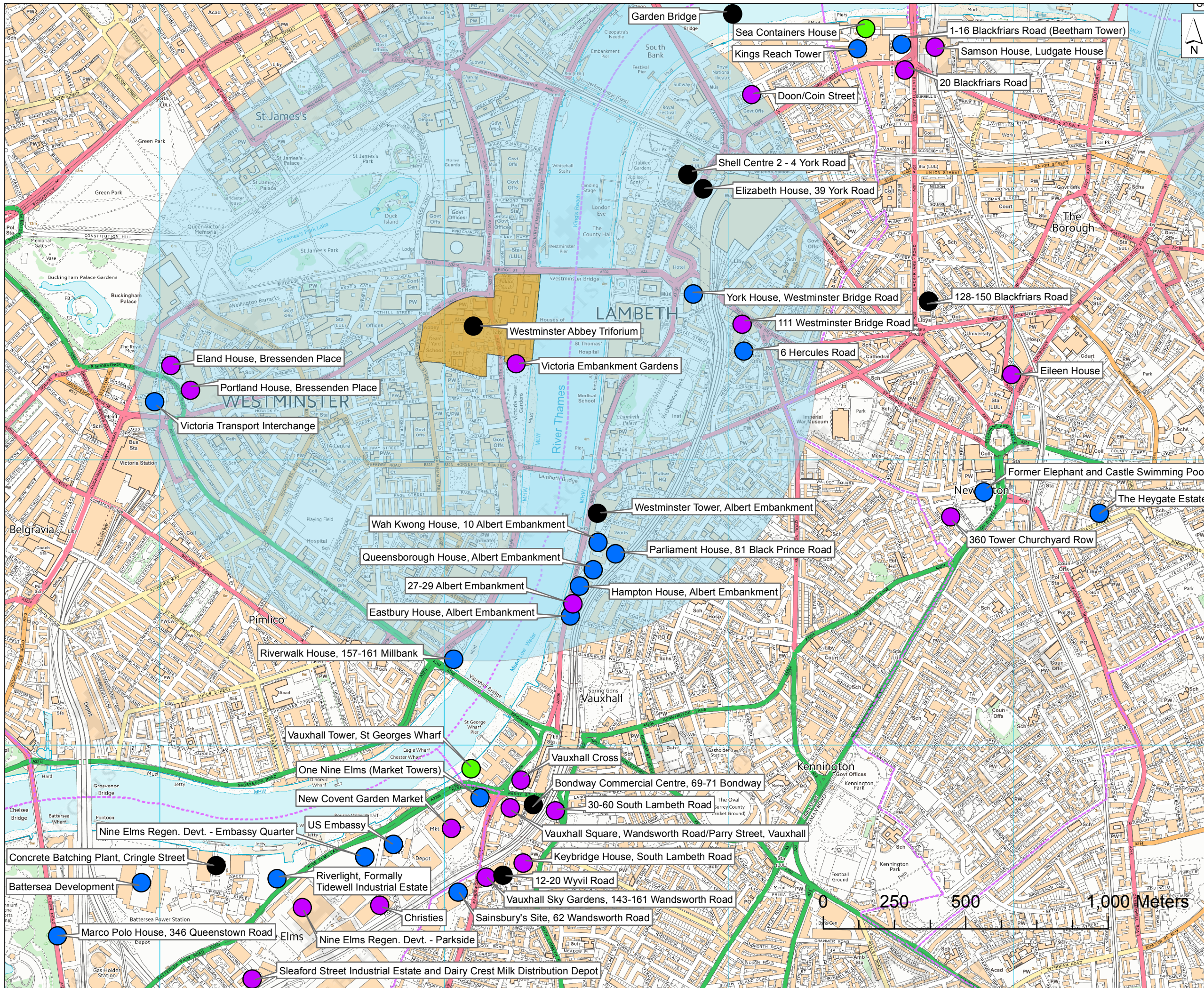
Site: Garden Bridge, River Thames

Status: Lambeth Council and Westminster Council planning committees have determined to grant permission subject to permission from the Mayor (LB Lambeth 14/02792/FUL and Westminster City Council 14/05095/FULL).

Development details:

Erection of a pedestrian footbridge with incorporated garden, extending for a length of 366m over the River Thames from land adjacent to The Queens Walk on South Bank (LB Lambeth) to land in the vicinity of Temple London Underground Station on North Bank (City of Westminster). The bridge will have a maximum height of 14.3m above mean high water, and a maximum width of 30m and will include the erection of 2 new piers in the River Thames and ancillary single storey landing building on land adjacent to The Queens Walk.

Westminster World Heritage Site



Legend

- World Heritage Site
- WHS 1km Radius
- Local Authority Boundaries
- Consented Schemes - Works not started
- Consented Schemes completed
- Schemes currently under construction
- Schemes not yet determined

Note: Maps indicate development proposals where they may have an impact upon the World Heritage Sites. In many cases this issue has been mitigated through negotiations as part of the planning system.

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