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Dear Dr Rossler,

Tower of London (United Kingdom of Great Britain and Northern Ireland (C488))

In accordance with Decision 38 COM 7B.35 of the 38th session of the World Heritage Committee, I am submitting the State of Conservation Report for the Tower of London World Heritage Site. We have used the format stipulated as far as is possible. The text of Decision 38 COM 7B.35 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.

Kind regards,

Hannah Jones
World Heritage Site and Underwater Policy Advisor

cc
HE Matthew Sudders, UK Permanent Delegate to UNESCO
UK National Commission for UNESCO
Henry Owen-John, Historic England



TOWER OF LONDON (UNITED KINGDOM) (C488)

1. Executive Summary of the report [Note: each of the sections described below should be summarized. The maximum length of the executive summary is 1 page.]

Executive summary

In accordance with Decision 38 COM 7B.35, the United Kingdom State Party has produced a State of Conservation Report for the Tower of London World Heritage Site. This updates the Committee on changes that have been made to planning policies and on the progress of development proposals, which may have a potential impact on 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 planning policy framework that guides development in and around the World Heritage Site, the Management Plan, development sites in the setting of the World Heritage Site, 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.

2. Response to the Decision of the World Heritage Committee [Note: The State Party is requested to address the most recent Decision of the World Heritage Committee for this property, paragraph by paragraph.]

Decision 38 COM 7B.35

The World Heritage Committee,

- 1. Having examined Document WHC- 14/38.COM/7B,*
- 2. Recalling Decisions 35 COM 7B.114 and 36 COM 7B.91, adopted at its 35th (UNESCO, 2011) and 36th (Saint Petersburg, 2012) 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 Circular 07/09: Protection of World Heritage Sites has been archived and superseded since March 2014 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.

To supplement the NPPG, English Heritage in conjunction with the national Historic Environment Forum, developed Good Practice Advice (GPA) for the Historic Environment. This includes additional advice on World Heritage Sites in relation to the historic environment in local plans and the setting of heritage assets. This updates the guidance previously contained in the English Heritage Practice Guide that supported Planning Policy Statement 5 (PPS5), and Circular 07/2009. The GPA was published in early 2015. While this advice is designed to relate to the whole historic environment and not solely World Heritage Sites, it provides additional guidance 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. In order to help deliver further growth to address identified population pressures 'further alterations' to the Mayor of London's London Plan were undertaken. This did not entail a full review of all policies in the London Plan. The focus of the review was on new policies 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 the management of World Heritage Sites, such as local character, tall buildings and architecture were not changed as they were deemed to be sufficiently robust. In September 2014 the 'further alterations' were considered at an Examination In Public, followed by the Secretary of State's consideration of the Planning Inspector's recommendations in January 2015. A key recommendation was for a full review of the London Plan. The 'further alterations' were formally adopted in March 2015 and published as: *The London Plan 2015 - The Spatial Development Strategy for London consolidated with alteration since 2011*. In line with the recommendations the Mayor has started a full review of the London Plan. This review is expected to continue until late 2018 or early 2019, and will include a review of policies relating to the management of heritage sites including the Tower of London World Heritage Site.

The Mayor has also published Supplementary Planning Guidance (SPG) on Character and Context (June 2014) to better inform the understanding of the character and context of a place so that its results can inform the planning and design process for new developments; Accessible London (October 2014) to provide guidance for improving access to visitor attractions and the historic environment, and Town Centres (July 2014) which provides guidance on regeneration of town centres including greater intensification of development and diversification of uses/activities.

The Mayor is currently developing additional SPGs that may have an impact upon the setting of the Tower of London World Heritage Site. This includes the City Fringe Opportunity Area Planning Framework (OAPF), which covers the Aldgate Area to the east and north of the Tower of London. This focuses principally on opportunities to develop the UK's digital economy in Tower Hamlets and the neighbouring boroughs, in support of the City of London. This has been subject to public consultation, with the final OAPF due to be published in November 2015. In addition the Central Activities Zone SPG, which includes the Tower of London and the City of London to the west of the World Heritage Site, focuses on providing guidance on the management of growth and development in central London, with a section dedicated to the unique historic environment of this part of the capital. This was published for consultation in September 2015, with formal adoption expected in February 2016.

At a local level, the Tower of London World Heritage Site and its setting falls within the areas of three different local planning authorities. The London Borough of Tower Hamlets has recently started a review of their Local Plan. As with the existing Plan, this is expected to include their heritage policies. Early engagement with stakeholders is due to start in late 2015, with final adoption scheduled for the end of 2017.

The City of London adopted a new Local Plan in January 2015. This includes strategic policies, which require development, to preserve and, where appropriate, enhance the Outstanding Universal Value, architectural and historic significance, authenticity and integrity of the Tower of London World Heritage Site and its local setting. They also seek to secure an appropriate setting of and backdrop to the Tower of London World Heritage Site, taking account of the Tower of London World Heritage Site Management Plan. Work on a review of the Local Plan, including the heritage policies relevant to the Tower of London is due to commence at the end of 2015, with the revised plan due to be adopted

in 2018/19.

In addition to the Local Plan, the City of London has adopted two Supplementary Planning Documents (SPDs) that relate to the setting of the World Heritage Site. These are the Trinity Square Conservation Area Character Summary and Management Strategy SPD, which was adopted in September 2014, covering the land-ward setting to the Tower of London; and The City Corporation's Thames Strategy SPD. The Thames Strategy SPD provides guidance regarding the City's Local Plan policies for the Riverside area and was adopted in June 2015. It includes analysis of the Tower of London local setting and should deliver improvement in the appearance of the riverside walk in close proximity to the World Heritage Site.

The London Borough of Southwark is currently developing a new Local Plan, including development management policies and land use site allocations. This has the potential to affect the setting of the World Heritage Site, notably in relation to development parameters around London Bridge and Blackfriars Road, where tall buildings have previously been encouraged. The Preferred Option stage of the Local Plan is expected to be the subject of a public consultation in late October 2015, with final version of the Local Plan scheduled for adoption in late 2017.

5. *Requests the State Party to ensure that, in line with Paragraph 172 of the Operational Guidelines, any planned larger-scale projects 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 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, 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.

The State Party endeavors to notify the World Heritage Centre of larger-scale proposals

that may affect the immediate and wider setting of the World Heritage property.

However, the State Party is committed to sustainable development, and also to the removal of unnecessary delays in the planning system, which can inhibit economic growth that is important, amongst other things, for underpinning and promoting the repair and maintenance of historic assets. The State Party therefore expects planning applications to be determined in a reasonable time scale, once a planning application has been submitted. The State Party is content to continue notifying UNESCO of development proposals that may have a potential impact on the OUV of the property, but notes that, since the Committee meets once a year, it may not be possible for it to provide its views on proposals before a planning decision is taken.

In some cases, it may be possible to notify the Committee of potential developments before a planning application is submitted, which can give more time for the Committee's views to be submitted before a planning decision is taken. This is reliant on the authorities knowing about the applications. It is also likely to be a significant drain on resources, as many schemes do not reach fruition in a planning application or are changed significantly as a result of pre-application discussions. Often, too, our advisors are only aware of such proposals because of confidential discussions with developers. This can raise legal issues concerning commercial confidentiality about passing on details of proposals to a third party. The State Party will continue to exercise its judgment in cases such as these and will notify the World Heritage Centre of potentially harmful developments as early as is possible within the constraints that apply.

The annex to this report contains a full list of planning cases that are in the vicinity of the Tower of London World Heritage Site. This updates the information provided in the previous State of Conservation Report (January 2014) and the 2011 Mission. Of these planning cases we would draw your particular attention to the scheme at Bishopsgate Goodsyards in the London Boroughs of Tower Hamlets and Hackney, where Historic England has objected to the proposals. This objection is due to the impact of parts of the development on the setting of the White Tower in a key view from Tower Bridge, which Historic England consider important to the wider appreciation of the Tower of London's significance.

The Mayor of London called-in the Bishopsgate Goodsyards scheme for decision in September 2015.

6. *Also requests the State Party to submit to the World Heritage Centre the revised Management Plan of the World Heritage property as soon as available;*

The review and updating of the existing Management Plan (2007) is being led by Historic Royal Palaces, who manage the site. Initial work was undertaken during the second half of 2013. A revised draft of the sections setting out the current national and local planning policy framework was circulated to the local planning authorities for comment prior to the meeting of the World Heritage Site Consultative Committee in October 2013. Comments received were subsequently taken into account in the emerging draft. More details are

given below, but it is intended that the revised Management Plan will be submitted to the World Heritage Centre in spring 2016.

The continuing pressure for development in the capital has made it difficult to make progress with further defining the wider setting of the property in relation to its Outstanding Universal Value and related protection measures, due to divergent views between stakeholders.

Historic Royal Palaces has also needed to give renewed consideration to how the Tower can meet rapidly rising visitor numbers, with over 3 million people visiting the site in 2014/15. To ensure that the on-going management, presentation and conservation of the property is able to meet the capacity challenges of record visitor numbers, Historic Royal Palaces decided to carry out some additional strategy work. This has resulted in an internal strategy that will inform the World Heritage Site Management Plan and ensure that the aims and objectives for the Tower are appropriate for the next 10 – 50 years.

As part of the development of this strategy, referred to as 'Tower Future Thinking', Historic Royal Palaces carried out a programme of workshops with the key stakeholders who share responsibility for protecting the Outstanding Universal Value of the Tower and have a long term interest in the care and quality of its immediate environment. Through this work, Historic Royal Palaces captured the key challenges and opportunities facing the Tower of London and its Local Setting and developed six key aims, agreed by their Stakeholders and Board of Trustees that will help to shape future projects and priorities for the management and conservation of the Tower of London. These are to:

1. Deliver high quality experiences beyond the walls
2. Transform the welcome and entry
3. Expand the experience within the pay boundary
4. Create a visitor experience within the pay boundary that is second to none
5. Deliver spectacular moments
6. Sustain and promote the 'living fortress'

The themes are structured to address specific areas of concern and are intended to align stakeholders in a way that will foster a more strategic and purposeful way of conserving the Tower and its local setting.

Discussions between stakeholders are on-going to agree common aims and approaches for conserving the Tower. These have focused particularly on protected views, and on preserving and enhancing the local setting. These aims will be reflected as appropriate within the updated Management Plan. This will create a document that is briefer and easier for all stakeholders to practically use and refer to. Work on updating the Management Plan has resumed and it is intended to circulate a first draft of the revised document at the beginning of November to members of the Tower World Heritage Site Consultative Committee, prior to the next meeting of that group.

Depending on the length of time needed for consultation with the local planning

authorities and other stakeholders, and public consultation, the aim is to submit an agreed version of the updated Management Plan to the World Heritage Centre in spring 2016.

7. *Further requests the State Party to submit to the World Heritage Centre, by 1 December 2015, an updated report, including a 1-page executive summary, on the state of conservation of the property, for review by the Advisory Bodies.*

This letter sets out the UK government's report of the State of Conservation of the Tower of London and the associated executive summary to assist the World Heritage Committee.

3. Other current conservation issues identified by the State Party which may have an impact on the property's Outstanding Universal Value [Note: this includes conservation issues which are not mentioned in the Decision of the World Heritage Committee or in any information request from the World Heritage Centre]

Several projects have taken place since 2014 that have been designed to improve access to the Tower of London; develop visitors' understanding of its Outstanding Universal Value; and enhance its conservation and protection. Access to the World Heritage Site has been improved with projects at the Middle Drawbridge and new stairs to The White Tower.

Conservation works including masonry and timber repairs have taken place at The Queen's House and Bell Tower; the Bowyer Tower and the wall walk as part of a 10 year project to open the walls to visitors; The Devlin Tower; a stretch of the outer moat wall; the conservation and a reordering in the Chapel of St Peter ad Vincula; and the river wall has been temporarily repaired where it was being undermined with permanent works to protect this part of the site due to be completed in late 2015.

New permanent exhibitions have been opened in the White Tower and the Bowyer Tower. Also, of particular note, was the hugely successful art installation 'Blood Swept Lands and Seas of Red' (The Poppies Project). This took place in the moat and was designed to commemorate the start of the First World War. It is thought to have attracted over 5 million people.

4. In conformity with Paragraph 172 of the Operational Guidelines, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity.

See attached annexe for an update on the status of developments in the local and wider setting of the Tower of London World Heritage Site.

5. Public access to the state of conservation report [Note: this report will be uploaded for public access on the World Heritage Centre's State of conservation Information System (<http://whc.unesco.org/en/soc>). Should your State Party

request that the full report should not be uploaded, only the 1-page executive summary provided in point (1.) above will be uploaded for public access].

The State Party is content for the full report to be uploaded to the World Heritage Centre's State of Conservation Information System.

6. Signature of the Authority

Ms Hannah Jones
World Heritage Site and Underwater Policy Advisor

TOWER OF LONDON (UNITED KINGDOM) (C488)

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 section 4 of the State of Conservation Report. This is:

4. In conformity with Paragraph 172 of the Operational Guidelines, describe any potential major restorations, alterations and/or new construction(s) intended within the property, the buffer zone(s) and/or corridors or other areas, where such developments may affect the Outstanding Universal Value of the property, including authenticity and integrity:

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 Site Committee; or
- 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 map which is provided at the end of report.

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.

DEVELOPMENTS WITHIN THE VICINITY OF THE TOWER OF LONDON WORLD HERITAGE SITE

London Borough of Tower Hamlets

Site: Bishopsgate Goodsyrd
<p><i>Status:</i> Application pending decision (refs: PA/14/02011 and PA/14/02096).</p> <p>NB scheme is partially within the London Borough of Hackney (refs: 2014/2425 and 2014/2427).</p>
<p><i>Development details:</i></p> <p>Maximum Height – 47 storeys (177.6m AOD)</p> <p>Outline application for redevelopment of the site including 12 tall buildings containing up to 1,356 residential units, and floorspace for office, retail, financial and professional services, restaurants, cafés, hot food take-aways, and leisure uses, as well as a 22,642 sqm public open space and associated landscaping.</p> <p>The tallest elements will stand a maximum height of:</p> <ul style="list-style-type: none">Plot F – 47 storeys, plus mechanical plant (177.6m AOD)Plot G – 39 storeys, plus mechanical plantPlot C – part 26, part 30 storeys, plus mechanical plantPlot D – 25 storeys, plus mechanical plant (100.4m AOD)Plot E – 17 storeys, plus mechanical plant (75m AOD)Plot B – 15 storeys, plus mechanical plantPlot A – 14 storeys, plus mechanical plant (87.4m AOD) <p>The site falls within the Mayor's City Fringe Opportunity Area.</p>

Site: Former Goodman's Fields, 74 Alie Street and land north of Hooper Street
<p><i>Status:</i> Application approved (ref: PA/11/03587). Under Construction. Associated reserved matters application (PA/15/00747) pending decision.</p> <p>Additional application approved (ref: PA/14/02817).</p>
<p><i>Development details:</i></p>

Maximum Height – 23 storeys (88.13m AOD)

PA/11/03587: Mixed use development for a 250 bedroom hotel, 864 residential units, associated leisure and commercial floorspace and landscaping including parking. Tallest element 22 storeys, 85m AOD.

PA/15/00747: Perimeter block up 10 storeys (46.050m AOD) and two towers of 18-21 storeys (72.750m AOD and 81.975m AOD) to contain 275 residential units.

PA/14/02817: a podium block up to 12 storeys tall (54.110m AOD) and three towers of 21 storeys (81.975m AOD), 22 storeys (85.050m AOD) and 23 storeys (88.13m AOD) to provide 415 residential units, commercial floorspace including a health centre, public open space and associated landscaping and car parking.

The site falls within the Mayor's City Fringe Opportunity Area.

Site: 61-75 Alie Street and 16-17 Plough Street

Status: Application approved (ref: PA/07/01201), building works complete.

Development details:

Maximum Height – 28 storeys (97.4m AOD)

Erection of two buildings of 7 and 28 storeys to provide 235 residential units, retail/restaurant/café and office floorspace and associated parking.

The site falls within the Mayor's City Fringe Opportunity Area.

Site: 4-6 and 16-22 Middlesex Street and 3-11 Coulston Street

Status: Application approved (ref: PA/12/02045). No change since January 2014 State of Conservation Report.

Development details:

Maximum Height – 9 storeys (42.3m AOD)

Erection of a 9 storey hotel to provide 395 rooms, together with the creation of a new pedestrian route.

The site falls within the Mayor's City Fringe Opportunity Area.

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Site: Aldgate Place, Site bounded by Leman Street, Whitechapel High Street, Commercial Road and Buckle Street

Status: Application approved (ref: PA/13/00218). Under construction.

Development details:

Maximum Height – 26 storeys (95.98m AOD)

Demolition of existing buildings and erection of three towers of 22, 25 and 26 storeys, and a series of lower buildings ranging from 6-9 storeys, providing 463 residential units, office, hotel, retail and leisure uses as well as new public spaces and associated parking and landscaping.

The site falls within the Mayor's City Fringe Opportunity Area.

Site: 15-17 Leman Street and 1a Buckle Street

Status: Application approved (ref: PA/11/03693). Under construction.

Development details:

Maximum Height – 23 storeys (86.2m AOD)

Redevelopment of the site comprising the construction of a 23 storey, 251 bedroom hotel including ancillary café, bar and restaurant.

The site falls within the Mayor's City Fringe Opportunity Area.

Site: 60 Commercial Road (formerly Jobcentre Plus)

Status: Application approved (ref: PA/10/01481). Under construction.

Development details:

Maximum Height – 19 storeys (69.20m AOD)

Demolition of existing building and erection of a 19 storey building to provide 417 rooms of student accommodation, retail/commercial or community uses and associated servicing and landscaping.

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Site: Maersk House (Former Beagle House), Braham Street
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<i>Status:</i> Application approved and not implemented (ref: PA/09/01122); application submitted to renew extant scheme (ref: PA/15/02227) pending decision; application submitted for a new scheme (ref: PA/15/0109) pending decision.
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<i>Development details:</i>

Maximum Height – 20 storeys (88.15m AOD)

Extant scheme (PA/09/01122 and PA/15/02227): Erection of an 18 storey building (83.65m AOD) with retail units at ground floor and office accommodation at floors 1-17, including landscaping, mechanical plant and parking.

New proposed scheme (PA/15/01209): Erection of a 20 storey building (88.15m AOD) with commercial units at ground floor and office accommodation above, including landscaping, mechanical plant and parking.

The site falls within the Mayor's City Fringe Opportunity Area.

Site: Royal Mint Street site

<i>Status:</i> Application approved (ref: PA/11/00642) with minor alterations also approved (ref: PA/13/01527). No change since January 2014 State of Conservation Report.
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<i>Development details:</i>

Maximum Height – 15 storeys (59.1m AOD)
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Redevelopment of site for a mixed-use development comprising the erection of two buildings of between 3 and 15 storeys, providing 354 residential units, a 236 room hotel together with 33 serviced apartments and flexible retail space.

The site falls within the Mayor's City Fringe Opportunity Area.

Site: Land at 27 Commercial Road

<i>Status:</i> Application approved (PA/13/02338). No change since January 2014 State of Conservation Report.

Development details:

Maximum Height – 21 storeys (81.42m AOD)

Demolition of existing buildings and creation of a part 19, part 21 storey hotel with 269 rooms and associated bar and restaurant facilities.

The site falls within the Mayor's City Fringe Opportunity Area.

Site: 38-40 Trinity Square

Status: Application approved (PA/11/00163). Under construction.

Development details:

Maximum Height – 9 storeys (44.38m AOD)

Erection of a 9 storey hotel, with 370 rooms and associated ancillary facilities including a café, bar and meeting rooms, with associated plant and storage at basement and roof levels.

This development is located on a prominent site within the defined local setting of the Tower of London World Heritage Site.

Site: London Dock (Formerly News International site), Virginia Street

Status: Application approved (ref: PA/13/01276) with subsequent amendments approved (ref: PA/14/02819). Under construction.

Development details:

Maximum Height – 26 storeys (98.040m AOD)

Demolition of some of the buildings on the site and erection of 8 new buildings ranging between 4 and 26 storeys in height, which would provide up to 1,800 residential units, together with up to 20,816sqm of flexible non-residential floorspace, to include retail, financial and professional services, restaurant and café, drinking establishment, hot food takeaway, offices and flexible workspace, community facilities, assembly and leisure, and a new secondary school.

The site falls within the Mayor's City Fringe Opportunity Area.

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Site: Enterprise House, Buckle Street
<i>Status:</i> Application pending decision (ref: PA/15/01141).
<i>Development details:</i> Maximum Height – 18 storeys (74.7m AOD) Demolition of existing office building and erection of an 18 storey mixed use building containing office space, 118 serviced apartments and ancillary facilities. The site falls within the Mayor's City Fringe Opportunity Area.

Site: Sainsbury's food store, E1 5SD
<i>Status:</i> Application pending decision (ref: PA/15/00837).
<i>Development details:</i> Maximum Height – 33 storeys (116.3m AOD) 8 buildings of varying heights including a 'tower' of 33 storeys to provide a supermarket store, residential accommodation, retail, parking and new public amenity spaces with landscaping including a new public courtyard.

City of London

Site: London Bridge Staircase
<i>Status:</i> Works are planned to be completed by January 2016
<i>Development details:</i> Maximum Height – N/A As part of the Riverside Walk Enhancement Strategy adopted in January 2015, this project will bring more visitors onto the riverside and encourage movement towards the WHS. This is a key development in the Riverside Walk Enhancement Strategy and involves replacing the existing staircase that links the north-east side of London Bridge with the Riverside via a new open staircase that is more visible and attractive.

Site: 22-24 & 38 Bishopsgate (The Pinnacle/DIFA tower)

Status: Application approved (ref: 06/01123/FULLEIA). Construction is not currently proceeding.

Development details:

Maximum Height - 62 storeys (305m AOD)

Demolition and redevelopment to replace existing office accommodation, creation of new offices (147,000sq.m Gross External Area), Building to provide office accommodation, retail, and public amenity spaces with landscaping

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: 22 Bishopsgate (site previously known as The Pinnacle)

Status: Application pending decision (ref: 15/00764/FULEIA) (If approved may supersede application ref: 06/01123/FULEIA).

Development details:

Maximum Height - 62 storeys (295m AOD)

Construction of a building for office and retail uses and a publicly accessible viewing gallery and facilities.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: 52 Lime Street (The Scalpel)

Status: Application approved (ref: 14/00027/FULLMAJ) Construction has begun on site and is expected to be complete in 2017/2018.

Development details:

Maximum Height - 38 storeys (207m AOD)

Demolition and erection of a 38 storey office and retail building.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: 100 Bishopsgate (GPE Tower)

Status: Application approved (ref: 11/00332/FULEIA) Construction has begun on site and is expected to be complete in 2017/2018.

Development details:

Maximum Height - 39 storeys (187m AOD)

Erection of three buildings to provide office accommodation, retail, library and livery hall and with associated public realm improvements.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan

Site: 1 Heron Plaza (formally Stone House & Staple Hall)

Status: Application approved (ref: 11/00905/FULL). Construction has begun on site and is expected to be complete in 2018/2019.

Development details:

Maximum Height - 44 storeys (152m AOD)

This application is for a 44 storey mixed use development comprising hotel, offices, retail and residential accommodation together with a new public square. It will reduce the gap between the Eastern tall building Cluster and the Tower of London White Tower when viewed from the northern bastion of Tower Bridge.

Site: 60 – 70 St Mary Axe (Can of Ham)

Status: Application approved (ref: 08/00739/FULLEIA). Construction has begun on site and is expected to be complete in 2019/2020.

Development details:

Maximum Height - 22 storeys (105m AOD)

This application is for a 22 storey office building complete with one retail unit and public realm enhancement works. It replaces an existing building which is vacant – demolition has commenced.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: Mitre Square

Status: Application approved (ref: 13/01082/FULMAJ). Construction has begun on site and is expected to be complete in 2017/2018.

Development details:

Maximum Height - 19 storeys (96m AOD)

Demolition of existing building on the site and construction of 19 storey office building, with retail and landscaping works.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: 120 Fenchurch Street

Status: Application approved (ref: 11/00854/FULLEIA). Construction has begun on site and is expected to be complete in 2018/2019.

Development details:

Maximum Height - 15 storeys (89m AOD)

Demolition and erection of a 15 storey office and retail building including a publicly accessible roof garden.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: Sugar Quay, Lower Thames Street

<i>Status:</i> Application approved (ref: 12/01104/FULMAJ). Construction has begun on site and is expected to be complete in 2018/2019.
<i>Development details:</i> Maximum Height - 11 storeys (45m AOD) Redevelopment of the existing building and construction of a part 9, part 11 storeys plus plant building containing 165 residential units with associated residential facilities and retail. This development is located on a prominent site within the defined local setting of the Tower of London World Heritage Site.

Site: 15 - 16 Minories Land fronting 62 Aldgate High Street (Aldgate Bus Station)
<i>Status:</i> Application approved (ref: 13/01055/FULMAJ). Construction has begun on site and is expected to be complete in 2018/2019.
<i>Development details:</i> Maximum Height - 15 storeys (69m AOD) Redevelopment to provide an office and retail building. Extension and recladding of 16 Minories for use as a hotel, restaurant and community use. Erection of new residential building providing 87 units.

Site: 51 Eastcheap
<i>Status:</i> Application approved (ref: 14/00782/FULL). Construction is expected to start in 2016.
<i>Development details:</i> Maximum Height - 10 storeys (54m AOD) Demolition of office building and replacement with a ten storey office building with retail provision.

Site: 76 - 86 Fenchurch Street, 1 - 7 Northumberland Alley & 1 & 1a Carlisle Avenue

Status: Application approved (ref: 08/00824/FULMAJ). Construction is expected to start in 2016.

Development details:

Maximum Height – 15 storeys (78m AOD)

Demolition of existing buildings and erection of a building to comprise office and retail floorspace. It is anticipated that works will start on site shortly.

Site: 100 Minories

Status: Application approved (ref: 12/00263/FULMAJ). Construction has begun on site and is expected to be complete in 2017/2018.

Development details:

Maximum Height - 10 storeys (43m AOD)

Demolition of the existing building on site and erection of a hotel with retail and tourist office facilities.

Site: Emperor House & Roman Wall House 35-36 Vine Street & 1-2 Crutched Friars

Status: Application approved (ref: 13/00166/FULMAJ). Construction is expected to start in 2016.

Development details:

Maximum Height - 10 storeys (60m AOD)

Demolition of existing buildings and redevelopment of the site to provide an office and retail building. Scheduled Ancient Monument of London Wall remains - 3 storey high exhibit space

Site: 9-13 Aldgate High Street

Status: Application approved (ref: 13/00590/FULLMAJ). Construction has begun on site and is expected to be complete in 2016/2017.

Development details:

Maximum Height - 13 storeys (54m AOD)

Demolition of the existing office building and redevelopment to provide a new hotel comprising 275 bedrooms and ancillary services.

Site: 40 Leadenhall Street. (Gotham City, formally known as Leadenhall Triangle)

Status: Application approved (ref: 13/01004/FULEIA). Construction is expected to begin in 2016.

Development details:

Maximum Height - 34 storeys (170m AOD)

Partial and full demolition on the site, redevelopment to provide a new building comprising part 10, 14 and 34 storeys plus plant containing offices and flexible retail/financial and professional services/cafe and restaurant uses.

Site: Bowring House, 28 Great Tower Street

Status: Application approved (ref: 13/00360/FULL). Construction has begun on site and is expected to be complete in 2016/2017.

Development details:

Maximum Height - 6 storeys (42m AOD)

Change of use from offices to hotel with associated internal alterations, re-cladding of the facades and infill extensions at ground floor level.

Site: 51 – 54 Fenchurch Street

Status: Application approved (ref: 14/00363/FULMAJ). Construction is expected to begin in 2016.

Development details:

Maximum Height - 10 storeys (58m AOD)

Re-development of the site for a new ten storey office and retail building.

Site: 21 & 21A Lime Street

Status: Application approved (ref: 15/00089/FULL). Construction has begun on site and is expected to be complete in 2019/2020.

Development details:

Maximum Height - 8 storeys (52m AOD)

Planning permission was granted in 2001 for the 'erection of a new building with basement, ground and six floors with plant accommodation at 7th floor level' (01-3354A). This permission was implemented by demolition of the previous buildings and the archaeological work but the new building was not constructed and the site has been vacant since demolition of the previous buildings.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: 10 Trinity Square

Status: Application approved (ref: 11/00317/FULMAJ). Construction has begun on site and is expected to be complete in 2016/2017.

Development details:

Maximum Height - 8 storeys (47m AOD)

Alteration, part demolition, extension and change of use from offices to provide a 121 room hotel, 41 residential apartments ancillary facilities.

This development is located on a prominent site within the defined local setting of the Tower of London World Heritage Site.

Site: 60 Mark Lane

Status: Application approved (ref: 11/00370/FULL). Construction is expected to begin in 2015/2016.

Development details:

Maximum Height - 6 storeys

Change of use from Office to Hotel. Creation of two additional storeys at 5th and 6th floors and roof plant, infilling of lightwell and associated external alterations.

Site: 11 - 19 Monument Street, 46 Fish Street Hill And 1 - 2 Pudding Lane

Status: Application approved (ref:13/00049/FULMAJ). Under construction.

Development details:

Maximum Height - 9 storeys (51m AOD)

Demolition to comprise office and retail floorspace with associated cycle parking, servicing, storage and plant.

Site: 33 King William Street

Status Application approved (ref: 14/00860/FULMAJ). Construction expected 2015/16.

Development details:

Maximum Height - 9 storeys (52m AOD)

Demolition to provide a new office building and retail building. Discontinuance and removal of the City Walkway to the southern boundary of 33 King William Street on the north side of Upper Thames Street and the bridge over Upper Thames Street.

Site: Seal House, 1 Swan Lane

Status: Application Approved (ref: 08/01044/FULMAJ). Construction expected 2016/17.

Development details:

Maximum Height - 11 storeys (51m AOD)

Erection of a single building incorporating office and retail uses, and demolition of elevated pedestrian crossing together with associated parking, servicing and plant.

Site: Cannon Green Building, 27 Bush Lane

Status: Application approved (ref: 14/01011/FULL) Under construction.

Development details:

Maximum Height - 11 storeys (32m AGL)

Refurbishment including: change of use from office to restaurant and gym.

Site: 24 King William Street

Status: Application approved (ref: 14/01096/FULMAJ). Under Construction.

Development details:

Maximum Height - 9 storeys (51m AOD)

Refurbishment and alterations to the property, including conversion of eighth floor plant level and additional floor at ninth level for offices.

Site: 5 Broadgate

Status: Application approved (ref: 10/00904/FULEIA). Under Construction.

Development details:

Maximum Height - 12 storeys (84m AOD)

Demolition of 4 and 6 Broadgate and redevelopment to provide a 12 storey building for office purposes. Due for completion in early 2016.

Site: 6 – 8 Bishopsgate and 150 Leadenhall Street

Status: Application approved (ref: 15/00443/FULEIA). Constructed expected to commence in 2018/19.

Development details:

Maximum Height - 40 storeys (185m AOD)

Redevelopment to provide a new building comprising part 8, part 20 and part 40 storeys plus plant to provide office use, flexible shop/cafe and restaurant; and a publicly accessible roof top pavilion at level 40.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: Walsingham House, 35 Seething Lane

Status: Application approved (ref: 14/01226/FULMAJ). Construction expected to commence 2018/19.

Development details:

Maximum Height - 9 storeys

External alterations including the replacement of the 7th floor, the addition of two storeys office use.

Site: Bevis Marks House, 24 Bevis Marks

Status: Application approved (ref: 14/00433/FULMAJ). Construction expected to commence 2017/18.

Development details:

Maximum Height -16 storeys (89m AOD)

Construction of a 16 storey building comprising office use and retail uses.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: 130 Fenchurch Street

Status: Application approved (ref: 14/00496/FULMAJ). Construction expected to commence 2017/18.

Development details:

Maximum Height - 17 storeys (95m AOD)

Erection of a new building with 17 upper storeys comprising office use and flexible retail floorspace.

The tower falls within the Eastern Cluster as identified in the City of London Local Plan.

Site: 64–71 Mark Lane

Status: Application approved (ref: 06/01144/FULL) Development completed.

Development details:

Maximum Height - 16 storeys (81m AOD)

Redevelopment to provide offices, retail and associated car parking and servicing.

Site: 20 Fenchurch Street (Walkie Talkie)

Status: Application approved (refs: 08/01061/FULMAJ and 14/00110/FULL as an amendment to the approved scheme). Development complete.

Development details:

Maximum Height - 38 storeys (177m AOD)

Erection of a 38 storey building comprising office, retail and non-residential institution at ground level providing entrance for public access to the sky garden at 35th floor level and above, including roof terrace to be used for non-residential institution and restaurant, cafe/drinking establishment. Provision of a new pedestrian route and publicly accessible open area and landscaping.

14/00110/FULL: Erection of brise-soleil to the south elevation along with related amendments to the façades of 20 Fenchurch Street Tower.

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Site: 24–26 Minories
<i>Status:</i> Application approved (ref: 12/00145/FULMAJ). Development complete.
<i>Development details:</i> Maximum Height – 16 storeys (68m AOD) Demolition of existing 6 storey office and bank building and redevelopment to provide a new hotel with 291 bedrooms ,ancillary bar use on ground floor, storage and servicing in basement and servicing to rear.

London Borough of Southwark

Site: One Tower Bridge Road (formally Potters Fields)
<i>Status:</i> Blocks 4, 6, 7, 8 and 9 are complete. Phases 1, 2, 3 and 5 are under construction, estimated to be complete in Spring 2017. (ref: 10-AP-1935)
<i>Development details:</i> Maximum Height – 20 storeys plus roof garden and light box (79.3m AOD) 8 buildings ranging in height from 7 – 11 storeys (maximum height 45m AOD) and a tower element (referred to as ‘The Tower’) of 20 storeys providing residential accommodation, retail and recreational space.

Site: Canada Waters sites C&E, Surrey Quays Road
<i>Status:</i> Application approved (ref: 12/AP/4126). Construction of Phase 1 started on site April 2015.
<i>Development details:</i> Maximum Height – 40 storeys (150.86m AOD) 5 buildings ranging from 5 to 40 storeys providing residential accommodation, retail, recreational space, office accommodation and new public amenity spaces with landscaping including a new public square.

Site: Sampson House and Ludgate House, Blackfriars
<i>Status:</i> Application approved (ref: 12/AP/3940) Construction is expected to begin in October 2015.

Development details:

Maximum Height – 49 storeys (169.60m AOD)

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 and works to the public highway including landscaping and basement car park for 200 cars. 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).

Site: South Bank Tower (formally Kings Reach Tower), Stamford Street, SE1

Status: Application approved (ref: 13/AP/1403) Construction is expected to be completed in 2016.

Development details:

Maximum Height – 42 storeys (154.80m AOD)

11 storey roof extension to existing tower rising to a maximum of 42 storeys providing residential accommodation.

Site: The News Building (formerly known as The Place/25 London Bridge Place)

Status: Complete. Opened 2014

Development details:

Maximum Height –18 storeys (88m AOD)

Demolition of 20 storey tower and replacement with an 18 storey building. The site falls within the emerging Bankside, Borough and London Bridge Supplementary Planning Document as being prepared by LB Southwark.

Site: The Quill (Capital House) Weston Street SE1

<i>Status:</i> Application re-submitted in November 2014 (ref: 14/AP/4640). Application pending decision.
<i>Development details:</i> Maximum Height – 31 storeys (108.8m AOD) Two buildings of 21 and 31 storeys to provide residential accommodation and communal spaces, retail and new public amenity spaces with landscaping.

Site: Isis House, 67 – 69 Southwark Street
<i>Status:</i> Application approved (ref: 13/AP/2075). Construction is expected to start in April 2016.
<i>Development details:</i> Maximum Height – 16 storeys (56m AOD) Buildings of 13 and 16 storeys to provide residential accommodation and retail.

Site: Fielden House, SE1
<i>Status:</i> Application approved (ref: 14/AP/1302). Construction is expected to start in November 2015.
<i>Development details:</i> Maximum Height – 26 storeys (100.54m AOD) Buildings of 16 and 26 storeys to provide residential accommodation, retail and new public amenity spaces with landscaping.

Site: 1-16 Blackfriars Road
<i>Status:</i> A 52 storey tower was granted permission by the Secretary of State 25/03/2009 post public inquiry. A new application was granted permission on 31/05/2012 (Application 12/AP/1784). Under construction.
<i>Development details:</i>

Maximum Height – 50 storeys (170m AOD)

Erection of three buildings, a 50 storey tower, a 6 storey building, and a 4 storey building, to provide a mixed use development with up to 274 residential dwellings; hotel; retail uses; and ancillary plant, and car parking with associated public open space and landscaping.

Site: 20 Blackfriars Road

Status: Permission granted by the Secretary of State post Public Inquiry 25/03/2009 (Application 07/AP/0301).

Development details:

Maximum Height – 42 storeys (148m AOD)

Redevelopment of existing buildings to provide 286 residential flats, office and of retail floorspace, community uses, and new open space. 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.

Site: Blackfriars Circus (128 – 150 Blackfriars Road), SE1

Status: Application approved (ref: 14/AP/1862) Construction is expected to start in October 2015.

Development details:

Maximum Height – 27 storeys (96.5m AOD)

Redevelopment of existing buildings to create 5 new buildings ranging between 5 and 27 storeys high, comprising 336 residential dwellings, office, retail, and residents gym, basement car parking together with access, hard and soft landscaping.

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

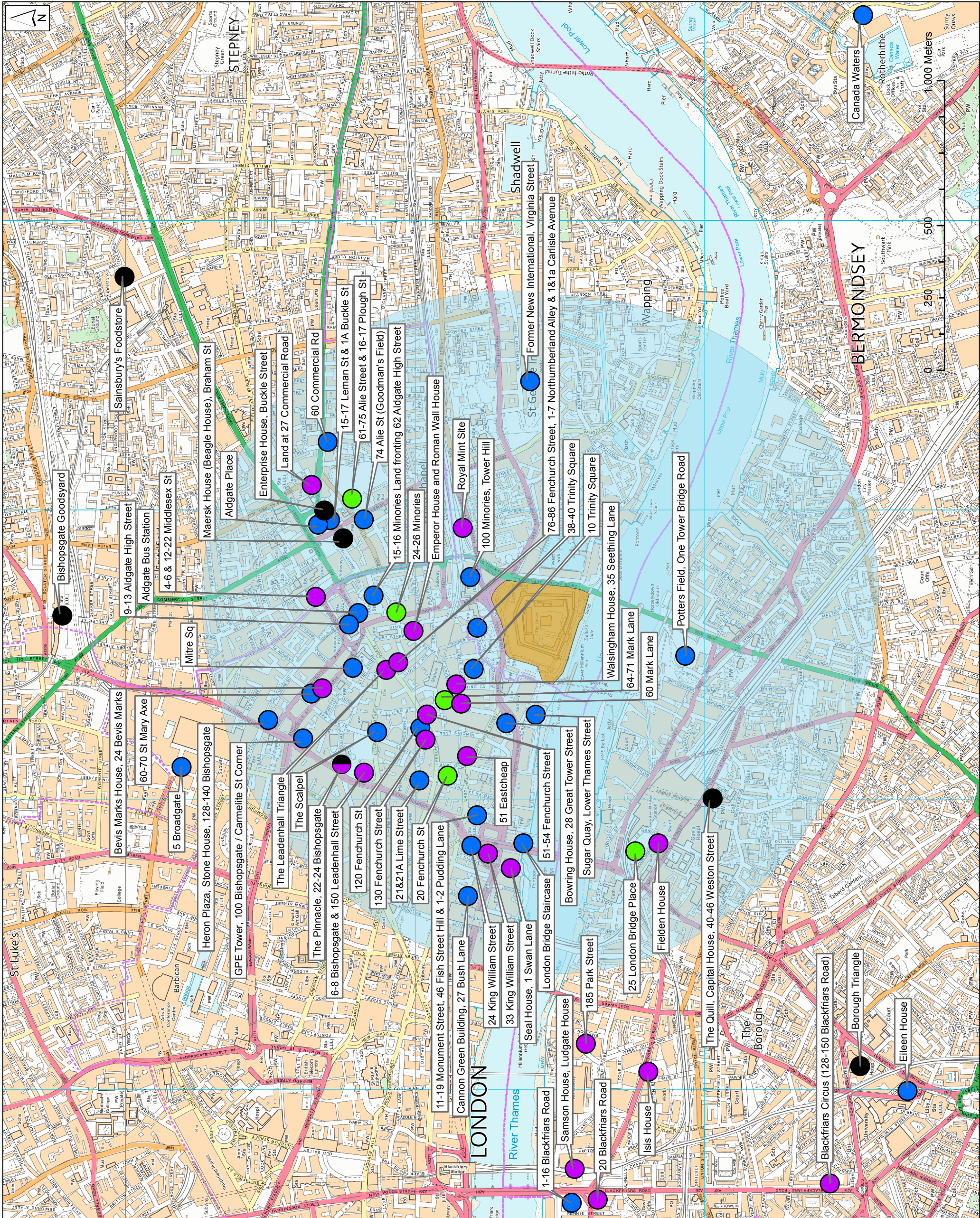
Status: Application approved (Application 09/AP/0343 LB Southwark, PDU/1100a GLA). Under Construction.

<i>Development details:</i>
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, office and retail space, and associated parking and public realm.

Site: 185 Park Street, SE1
<i>Status:</i> Application approved (ref: 14/AP/3842).
<i>Development details:</i>
Maximum Height –19 storeys (73.5m AOD)
3 buildings of varying heights from 9 – 18 storeys providing residential accommodation, retail and new public and cultural amenity spaces with landscaping.

Site: Borough Triangle, SE1
<i>Status:</i> Application pending decision (ref: 14/AP/3130)
<i>Development details:</i>
Maximum Height – 40 storeys (123.8m AOD)
8 buildings of varying heights from 4 – 40 storeys providing residential accommodation, office accommodation, retail, night club and public amenity spaces with landscaping.

Tower of London World Heritage Site



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