

# **STATEMENT OF COMMON GROUND**

Between the London Borough of Tower Hamlets and English  
Heritage

In respect of representations 146, 102, 153, 150, 151.

**London Borough of Tower Hamlets  
Managing Development DPD  
Local Development Framework**

## Statement of Common Ground – English Heritage

### LBTH Managing Development DPD Examination in Public

Date: 24<sup>th</sup> August 2012

Parties: LB Tower Hamlets and English Heritage

Attendees: Peter Farnham (LBTH)  
Mark Hutton (LBTH)  
Michael Bell (LBTH)  
Nick Bishop (EH)

#### Issues Discussed

In relation to the representations submitted by English Heritage the following issues were discussed:

1. Building heights (DM26):
  - a. Suggest removal of indicative building heights diagram from Development Management DPD.
  - b. Suggest provision of a character based borough-wide plan-led approach for the borough closely tied to the character areas already established in the Core Strategy. This should provide clarity on borough-wide tall buildings aspirations, including clustering, undesirable taller elements and river frontages, for example, through the provision of a building heights SPD.
  - c. Suggest explicit commitment and deferral to a detailed building heights SPD to set out appropriate building heights for each character area, taking into account the environmental characteristics of each area, historic environment sensitivities, and the borough's aspirations.
  - d. Suggest that the tall buildings policy include a definition of tall buildings, consistent with EH/CABE's Guidance on Tall Buildings (2007), and the tall buildings policy contained in the 2010 London Plan, policy 7.7.
  - e. Suggest clarifying in the proposals map that the Preferred Office Locations refer to land use only, and do not imply particular building heights.
  - f. Suggest replacement/augmentation of the tall buildings evidence paper in the form of an evidence-based SPD.

#### Agreed Actions

- e. Suggest clarifying in the proposals map that the Preferred Office Locations refer to land use only, and do not imply particular building heights.
- LBTH to amend Figure 9 to ensure further consistency with the Core Strategy:

#### **“Preferred Office Locations in Core Strategy tall building locations”**

- b. Suggest provision of a character based borough-wide plan-led approach for the borough closely tied to the character areas already established in the Core Strategy. This should provide clarity on borough-wide tall

buildings aspirations, including clustering, undesirable taller elements and river frontages, for example, through the provision of a building heights SPD.

- c. Suggest explicit commitment and deferral to a detailed building heights SPD to set out appropriate building heights for each character area, taking into account the environmental characteristics of each area, historic environment sensitivities, and the borough's aspirations.
- f. Suggest replacement/augmentation of the tall buildings evidence paper in the form of an evidence-based SPD.

- LBTH to add an additional sentence to the end of paragraph 26.1 to state:

**“This is supported by existing supplementary guidance; future supplementary guidance may also be developed by the Council to provide additional detail”**

- d. Suggest that the tall buildings policy include a definition of tall buildings, consistent with EH/CABE's Guidance on Tall Buildings (2007), and the tall buildings policy contained in the 2010 London Plan, policy 7.7.

- LBTH confirms that the EH/CABE definition for tall buildings is stated in the Core Strategy Glossary of Key Terms. To ensure consistency, LBTH will refer to the definition in paragraph 26.1 after the second sentence:

**“The English Heritage & CABE “Guidance on Tall Buildings” (2007) is used to provide the definition of a tall building.”**

### **Outstanding Issues**

- a. Suggest removal of indicative building heights diagram from Development Management DPD.

- LBTH maintains its position that Figure 9 is required to help manage building heights in the borough.
- LBTH reiterate that the guidance provided in Figure 9 is indicative. It provides an indication of the heights likely to be acceptable in the absence of more detailed guidance. The guidance is provided to balance the requirements of statutory stakeholders, developers, landowners and residents.