

# Subject: Letter to the Mayor – Tall Buildings and London’s skyline

**Report to: Planning Committee**

**Report of: Executive Director of Secretariat**

**Date: 18 March 2015**

**This report will be considered in public**

## 1. Summary

- 1.1 This report asks the Committee to formally note a letter from the Chair of the Planning Committee to the Mayor on the subject of tall buildings and London’s skyline.

## 2. Recommendation

- 2.1 **That the Committee notes the letter to the Mayor from the Chair of the Planning Committee, as attached at Appendix 1.**

## 3. Background

- 3.1 The number of planning applications for tall buildings in London is accelerating. A recent survey by New London Architecture suggests that 236 buildings of more than 20 storeys could be on the way in London, 80 per cent of which are intended to be residential. Almost a fifth are already under construction and around another half have planning approval.
- 3.2 The Planning Committee met on 10 June 2014 with a number of experts to discuss why London is seeing an unprecedented increase in the number of tall buildings, what purpose these new developments serve and what advantages and disadvantages they present for London and Londoners.
- 3.3 On 5 November 2014 the Assembly unanimously passed a motion that set out its concerns on the issue. The motion called on the Mayor to:
1. Establish a ‘skyline commission’ to advise on the design impact of tall buildings.
  2. Adopt more detailed and rigorous master planning in relation to tall buildings, especially within Opportunity Areas.
  3. Draw up a London Plan policy that formalises the ‘clusters’ policy for tall buildings.
  4. Undertake a review of existing protected views, with the intention of adding new viewing corridors.
  5. Support the development of a fully interactive 3D computer model of London’s emerging skyline.

6. Adopt a requirement for all developers with proposals for tall buildings to consider other building configurations.

#### **4. Issues for Consideration**

- 4.1 On 9 March, the Chair of the Committee - in consultation with the Deputy Chair - sent a letter to the Mayor to follow up some of the issues in relation to London's skyline (see **Appendix 1**).

#### **5. Legal Implications**

- 5.1 The Committee has the power to do what is recommended in this report.

#### **6. Financial Implications**

- 6.1 There are no direct financial implications to the GLA arising from this report.

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#### **List of appendices to this report:**

Appendix 1 – Letter to the Mayor: Tall buildings and London's skyline

<b>Local Government (Access to Information) Act 1985</b>
List of Background Papers: None
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