

Secretary of State for Communities and Local
Government Directions relating to Protected Vistas

Management Plan 1: Protected Vista 1A.2

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Alexandra Palace

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means—
 - (a) in relation to the first wider setting consultation area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (c) in relation to the second wider setting consultation area, the plane specified in paragraph 2(2)(b) of that Schedule;“the first wider setting consultation area” means the area of land specified in paragraph 2(1)(a) of Schedule 2;
“the background wider setting consultation area” means the area of land specified in paragraph 3(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2;
“the Mayor” means the Mayor of London; and
“the second wider setting consultation area” means the area of land specified in paragraph 2(1)(b) of Schedule 2.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor
 - (ii) the first or the second wider setting consultation area, or
 - (iii) the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended

or altered would be—

- (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first wider setting consultation area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second wider setting consultation area, in the case of development wholly or partly within that area, or
 - (iv) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the background wider setting consultation area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
- (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of St Paul’s Cathedral from Alexandra Palace, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill
Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1
Local Planning Authorities
The City of London
London Borough of Haringey
London Borough of Islington
London Borough of Southwark

Schedule 2

Landmark Viewing Corridor, Wider Setting Consultation Area, Background Wider Setting Consultation Area and Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows:

1.
 - (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Alexandra Palace assessment point and the St Paul’s Cathedral LVC ground level points.
 - (2) The development threshold plane for the LVC is the plane that intersects the Alexandra Palace assessment point and the St Paul’s Cathedral LVC elevated points.
 - (3) The length of the LVC from the Alexandra Palace assessment point to the dome of St Paul’s Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 9233 metres.
 - (4) For the purposes of this paragraph—
 - (a) the Alexandra Palace assessment point is at the intersection of easting 529710.3 and northing 190072.2 at 94 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532093.1 and northing 181152.4, and
 - (ii) the point at the intersection of easting 531957.7 and northing 181116.8; and
 - (c) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
2.
 - (1) The wider setting consultation areas (“WSCAs”) are as follows—
 - (a) the first WSCA is the triangular area of land enclosed by a boundary connecting the Alexandra Palace assessment point with the eastern St Paul’s Cathedral LVC ground level point and the eastern St Paul’s Cathedral outermost WSCA ground level point; and
 - (b) the second WSCA is the triangular area of land enclosed by a boundary connecting the Alexandra Palace assessment point with the western St Paul’s Cathedral LVC ground level point and the western St Paul’s Cathedral outermost WSCA ground level point.
 - (2) The development threshold planes for the WSCAs are as follows—
 - (a) the development threshold plane for the first WSCA is the plane that intersects Alexandra Palace assessment point with the eastern St Paul’s Cathedral LVC elevated point and the eastern St Paul’s Cathedral outermost WSCA elevated point; and
 - (b) the development threshold plane for the second WSCA is the plane that intersects the Alexandra Palace assessment point with the western St Paul’s Cathedral LVC elevated point and the western St Paul’s Cathedral outermost WSCA elevated point.
 - (3) For the purposes of this paragraph—
 - (a) the Alexandra Palace assessment point is at the intersection of easting 529710.3 and northing 190072.2 at 94 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532093.1 and northing

- 181152.4, and
 - (ii) the point at the intersection of easting 531957.7 and northing 181116.8;
 - (c) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) at the intersection of easting 532199.5 and northing 181180.3, and
 - (ii) at the intersection of easting 531909.3 and northing 181104.1;
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
3. (1) The background wider setting consultation area ("BWSCA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Alexandra Palace vista BWSCA with the St Paul's Cathedral outermost WSCA ground level points.
- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Alexandra Palace vista BWSCA are—
 - (i) the point at the intersection of easting 532873.5 and northing 178772.5, and
 - (ii) the point at the intersection of easting 532504.8 and northing 178675.7.
 - (b) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 532199.5 and northing 181180.3, and
 - (ii) the point at the intersection of easting 531909.3 and northing 181104.1.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 1: 'London Panorama: Alexandra Palace' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 1A.2 covered by this Direction).

Management Plan 2: Protected Vista 2A.1

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Parliament Hill

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means—
 - (a) in relation to the first wider setting consultation area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (c) in relation to the second wider setting consultation area, the plane specified in paragraph 2(2)(b) of that Schedule;“the first wider setting consultation area” means the area of land specified in paragraph 2(1)(a) of Schedule 2;
“the background wider setting consultation area” means the area of land specified in paragraph 3(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2;
“the Mayor” means the Mayor of London; and
“the second wider setting consultation area” means the area of land specified in paragraph 2(1)(b) of Schedule 2.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the first or the second wider setting consultation area, or
 - (iii) the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected,

extended or altered would be—

- (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first wider setting consultation area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second wider setting consultation area, in the case of development wholly or partly within that area, or
 - (iv) over 52.1 metre above ordnance datum, in the case of development wholly or partly within the background wider setting consultation area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
- (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of St Paul’s Cathedral from Parliament Hill, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill
Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1
Local Planning Authorities
The City of London
London Borough of Camden
London Borough of Islington
London Borough of Southwark

Schedule 2

Landmark Viewing Corridor, Wider Setting Consultation Area, Background Wider Setting Consultation Area and Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows—

1.
 - (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Parliament Hill assessment point and the St Paul’s Cathedral LVC ground level points.
 - (2) The development threshold plane for the LVC is the plane that intersects the Parliament Hill assessment point and the St Paul’s Cathedral LVC elevated points.
 - (3) The length of the LVC from the Parliament Hill assessment point to the dome of St Paul’s Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 6645 metres.
 - (4) For the purposes of this paragraph—
 - (a) the Parliament Hill assessment point is at the intersection of easting 527665.4 and northing 186131.5 at 98.1 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532084.4 and northing 181168.6 and
 - (ii) the point at the intersection of easting 531979.3 and northing 181076.2; and
 - (c) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

2.
 - (1) The wider setting consultation area (“WSCAs”) are as follows—
 - (a) the first WSCA is the triangular area of land enclosed by a boundary connecting the Parliament Hill assessment point with the eastern St Paul’s Cathedral LVC ground level point and the eastern St Paul’s Cathedral outermost WSCA ground level point; and
 - (b) the second WSCA is the triangular area of land enclosed by a boundary connecting the Parliament Hill assessment point with the western St Paul’s Cathedral LVC ground level point and the western St Paul’s Cathedral outermost WSCA ground level point.
 - (2) The development threshold planes for the WSCAs are as follows—
 - (a) the development threshold plane for the first WSCA is the plane that intersects Parliament Hill assessment point with the eastern St Paul’s Cathedral LVC elevated point and the eastern St Paul’s Cathedral outermost WSCA elevated point; and
 - (b) the development threshold plane for the second WSCA is the plane that intersects the Parliament Hill assessment point with the western St Paul’s Cathedral LVC elevated point and the western St Paul’s Cathedral outermost WSCA elevated point.
 - (3) For the purposes of this paragraph—
 - (a) the Parliament Hill assessment point is at the intersection of easting 527665.4 and northing 186131.5 at 98.1 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532084.4 and northing

- 181168.6, and
 - (ii) the point at the intersection of easting 531979.3 and northing 181076.2;
 - (c) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 532167.0 and northing 181241.3, and
 - (ii) that point at the intersection of easting 531941.8 and northing 181043.1;
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
3. (1) The background wider setting consultation area ("BWSCA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Parliament Hill vista WSCA with the St Paul's Cathedral outermost WSCA ground level points.
- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Parliament Hill vista BWSCA are—
 - (i) the point at the intersection of easting 533860.6 and northing 179401.5, and
 - (ii) the point at the intersection of easting 533550.6 and northing 179128.8.
 - (b) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 532167.0 and northing 181241.3, and
 - (ii) the point at the intersection of easting 531941.8 and northing 181043.1.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 2: 'London Panorama: Parliament Hill' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 2A.1 covered by this Direction).

Management Plan 2: Protected Vista 2A.2

Direction under article 16(4) of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of the Palace of Westminster from the Summit of Parliament Hill

The Secretary of State for Communities and Local Government in exercise of the powers contained in article 16(4) of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
 - “the development threshold plane” means the plane specified in paragraph 1(2) of Schedule 2;
 - “the background wider setting consultation area” means the area of land specified in paragraph 2(1) of Schedule 2;
 - “the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2; and
 - “the Mayor” means the Mayor of London.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane, in the case of development wholly or partly within the landmark viewing corridor, or
 - (ii) over 51.3 metres above ordnance datum, in the case of development wholly or partly within the background wider setting consultation area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—

- (a) the Historic Buildings and Monuments Commission for England (also known as 'English Heritage');
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of St Paul's Cathedral from Parliament Hill, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill

Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1

Local Planning Authorities

The City of Westminster
London Borough of Camden
London Borough of Lambeth

Schedule 2

Landmark Viewing Corridor, Background Wider Setting Consultation Area and Development Threshold Plane

The areas and planes referred to in this Direction and their limits are as follows:

1. (1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Parliament Hill assessment point and the Palace of Westminster ground level points.
(2) The development threshold plane is the plane that intersects the Parliament Hill assessment point and the Palace of Westminster elevated points.
(3) The length of the landmark viewing corridor from the Parliament Hill assessment point to the centre tower of the Palace of Westminster at the intersection of easting 530263.1 and northing 179494.8, is 7127 metres.
(4) For the purposes of this paragraph—
 - (a) the Parliament Hill assessment point is at the intersection of easting 527665.4 and northing 186131.5 at 98.1 metres above ordnance datum;
 - (b) the Palace of Westminster ground level points are—
 - (i) at the intersection of easting 530295.7 and northing 179507.6, and

- (ii) at the intersection of easting 530151.4 and northing 179451.1; and
 - (c) the Palace of Westminster elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 51.3 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 51.3 metres above ordnance datum.
2. (1) The background wider setting consultation area (“BWSCA”) is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Parliament Hill vista BWSCA with the Palace of Westminster ground level points.
- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Parliament Hill vista BWSCA are—
 - (i) at the intersection of easting 531587.4 and northing 176254.6, and
 - (ii) at the intersection of easting 531372.2 and northing 176170.4; and
 - (b) the Palace of Westminster ground level points are—
 - (i) at the intersection of easting 530295.7 and northing 179507.6, and
 - (ii) at the intersection of easting 530151.4 and northing 179451.1.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth’s atmosphere.

Management Plan 2: ‘London Panorama: Parliament Hill’ in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 2A.2 covered by this Direction).

Management Plan 2: Protected Vista 2B.1

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of the Palace of Westminster from Parliament Hill east of the summit

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means the plane specified in paragraph 1(2) of Schedule 2;
“the background wider setting consultation area” means the area of land specified in paragraph 2(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2; and
“the Mayor” means the Mayor of London.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane, in the case of development wholly or partly within the landmark viewing corridor, or
 - (ii) over 51.3 metres above ordnance datum, in the case of development wholly or partly within the background wider setting consultation area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—

- (a) the Historic Buildings and Monuments Commission for England (also known as 'English Heritage');
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of the Palace of Westminster from Parliament Hill, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill
Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1
Local Planning Authorities
The City of Westminster
London Borough of Camden
London Borough of Lambeth

Schedule 2
Landmark Viewing Corridor, Background wider setting consultation area and Development Threshold Plane
The areas and planes referred to in this Direction and their limits are as follows:

1. (1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Parliament Hill assessment point and the Palace of Westminster ground level points.
- (2) The development threshold plane is the plane that intersects the Parliament Hill assessment point and the Palace of Westminster elevated points.
- (3) The length of the landmark viewing corridor from the Parliament Hill assessment point to the centre tower of the Palace of Westminster at the intersection of easting 530263.1 and northing 179494.8, is 7020 metres.
- (4) For the purposes of this paragraph—
 - (a) the Parliament Hill assessment point is at the intersection of easting 528043.1 and northing 186154.5 at 71.6 metres above ordnance datum;
 - (b) the Palace of Westminster ground level points are—
 - (i) at the intersection of easting 530367.5 and northing 179529.6, and
 - (ii) at the intersection of easting 530158.7 and northing 179460.0; and
 - (c) the Palace of Westminster elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 51.3 metres above ordnance datum, and

(ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 51.3 metres above ordnance datum.

2. (1) The background wider setting consultation area (“BWSCA”) is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Parliament Hill vista BWSCA with the Palace of Westminster ground level points.

(2) For the purposes of this paragraph—

(a) the points marking the rear limit of the Parliament Hill vista BWSCA are—

(i) at the intersection of easting 531526.3 and northing 176226.6, and

(ii) at the intersection of easting 531213.6 and northing 176122.3; and

(b) the Palace of Westminster ground level points are—

(i) at the intersection of easting 530367.5 and northing 179529.6, and

(ii) at the intersection of easting 530158.7 and northing 179460.0.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth’s atmosphere.

Management Plan 2: ‘London Panorama: Parliament Hill’ in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 2B.1 covered by this Direction).

Management Plan 3: Protected Vista 3A.1

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Kenwood

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means—
 - (a) in relation to the first wider setting consultation area, the plane specified in paragraph 2(2) of Schedule 2,
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule;
 - (c) in relation to the second wider setting consultation area, the plane specified in paragraph 2(2)(b) of Schedule 2;
“the first wider setting consultation area” means the area of land specified in paragraph 2(1)(a) of Schedule 2;
“the background wider setting consultation area” means the area of land specified in paragraph 3(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2
“the Mayor” means the Mayor of London; and
“the second wider setting consultation area” means the area of land specified in paragraph 2(1)(b) of Schedule 2.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the first or the second wider setting consultation area, or
 - (iii) the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—

- (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first wider setting consultation area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second wider setting consultation area, in the case of development wholly or partly within that area, or
 - (iv) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the background wider setting consultation area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
- (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of St Paul’s Cathedral from Kenwood, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill
Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1

Local Planning Authorities

The City of London

London Borough of Camden

London Borough of Islington

London Borough of Southwark

Schedule 2

Landmark Viewing Corridor, Wider Setting Consultation Areas, Background Wider Setting Consultation Area and Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows—

1. (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Kenwood assessment point and the St Paul’s Cathedral LVC ground level points.
 - (2) The development threshold plane for the LVC is the plane that intersects the Kenwood assessment point and the St Paul’s Cathedral LVC elevated points.
 - (3) The length of the LVC from the Kenwood assessment point to the dome of St Paul’s Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 7946 metres.
 - (4) For the purposes of this paragraph—
 - (a) the Kenwood assessment point is at the intersection of easting 527270.1 and northing 187486.2 at 114.1 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532086.3 and northing 181166.3, and
 - (ii) the point at the intersection of easting 531974.6 and northing 181082.0; and
 - (c) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum; and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
-
2. (1) The wider setting consultation areas (“WSCAs”) are as follows—
 - (a) the first WSCA is the triangular area of land enclosed by a boundary connecting the Kenwood assessment point with the eastern St Paul’s Cathedral LVC ground level point and the eastern St Paul’s Cathedral outermost WSCA ground level point; and
 - (b) the second WSCA is the triangular area of land enclosed by a boundary connecting the Kenwood assessment point with the western St Paul’s Cathedral LVC ground level point and the western St Paul’s Cathedral outermost WSCA ground level point.
 - (2) The development threshold planes for the WSCAs are as follows—
 - (a) the development threshold plane for the first WSCA is the plane that intersects Kenwood assessment point with the eastern St Paul’s Cathedral LVC elevated point and the eastern St Paul’s Cathedral outermost WSCA elevated point; and
 - (b) the development threshold plane for the second WSCA is the plane that intersects the Kenwood assessment point with the western St Paul’s Cathedral LVC elevated point and the western St Paul’s Cathedral outermost WSCA

- elevated point.
- (3) For the purposes of this paragraph—
 - (a) the Kenwood assessment point is at the intersection of easting 527270.1 and northing 187486.2 at 114.1 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532086.3 and northing 181166.3, and
 - (ii) the point at the intersection of easting 531974.6 and northing 181082.0;
 - (c) the St Paul’s Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 532174.2 and northing 181232.5, and
 - (ii) the point at the intersection of easting 531934.6 and northing 181051.9;
 - (d) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul’s Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in subparagraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
3. (1) The background wider setting consultation area (“BWSCA”) is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Kenwood vista BWSCA with the St Paul’s Cathedral outermost WSCA ground level points.
- (2) For the purposes of this paragraph—
 - (a) the points marking the rear limit of the Kenwood vista BWSCA are—
 - (i) the point at the intersection of easting 533717.1 and northing 179264.9, and
 - (ii) the point at the intersection of easting 533402.2 and northing 179027.4;
 - (b) the St Paul’s Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 532174.2 and northing 181232.5, and
 - (ii) the point at the intersection of easting 531934.6 and northing 181051.9.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth’s atmosphere.

Management Plan 3: ‘London Panorama: Kenwood’ in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 3A.1 covered by this Direction).

Management Plan 4: Protected Vista 4A.1

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Primrose Hill

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means—
 - (a) in relation to the first wider setting consultation area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (c) in relation to the second wider setting consultation area, the plane specified in paragraph 2(2)(b) of that Schedule;“the first wider setting consultation area” means the area of land specified in paragraph 2(1)(a) of Schedule 2;
“the background wider setting consultation area” means the area of land specified in paragraph 3(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2;
“the Mayor” means the Mayor of London; and
“the second wider setting consultation area” means the area of land specified in paragraph 2(1)(b) of Schedule 2.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the first or the second wider setting consultation area, or
 - (iii) the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other

structure, if no part of the building or other structure when erected, extended or altered would be—

- (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first wider setting consultation area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second wider setting consultation area, in the case of development wholly or partly within that area,
 - or,
 - (iv) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the background wider setting consultation area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
- (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of St Paul’s Cathedral from Primrose Hill, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill

Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1

Local Planning Authorities

The City of London
The City of Westminster
London Borough of Camden
London Borough of Southwark
London Borough of Tower Hamlets

Schedule 2

Landmark Viewing Corridor, Wider Setting Consultation Areas, Background Wider Setting Consultation Area and Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows—

1. (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Primrose Hill assessment point and the St Paul’s Cathedral LVC ground level points.
(2) The development threshold plane for the LVC is the plane that intersects the Primrose Hill assessment point and the St Paul’s Cathedral LVC elevated points.
(3) The length of the LVC from the Primrose Hill assessment point to the dome of St Paul’s Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 5187 metres.
(4) For the purposes of this paragraph—
 - (a) the Primrose Hill assessment point is at the intersection of easting 527657.3 and northing 183893.0 at 68.3 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532075.6 and northing 181176.1, and
 - (ii) the point at the intersection of easting 532006.7 and northing 181065.9; and
 - (c) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
2. (1) The wider setting consultation area (“WSCAs”) are as follows—
 - (a) the first WSCA is the triangular area of land enclosed by a boundary connecting the Primrose Hill assessment point with the eastern St Paul’s Cathedral LVC ground level point and the eastern St Paul’s Cathedral outermost WSCA ground level point; and
 - (b) the second WSCA is the triangular area of land enclosed by a boundary connecting the Primrose Hill assessment point with the western St Paul’s Cathedral LVC ground level point and the western St Paul’s Cathedral outermost WSCA ground level point.
(2) The development threshold planes for the WSCAs are as follows—
 - (a) the development threshold plane for the first WSCA is the plane that intersects the Primrose Hill assessment point with the eastern St Paul’s Cathedral LVC elevated point and the eastern St Paul’s Cathedral outermost WSCA elevated point; and
 - (b) the development threshold plane for the second WSCA is the plane that intersects the Primrose Hill assessment point with the western St Paul’s Cathedral LVC elevated point and the western St Paul’s Cathedral outermost WSCA elevated point.
(3) For the purposes of this paragraph—
 - (a) the Primrose Hill assessment point is at the intersection of easting 527657.3 and northing 183893.0 at 68.3 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532075.6 and northing

- 181176.1, and
 - (ii) the point at the intersection of easting 532006.7 and northing 181065.9;
 - (c) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 532134.0 and northing 181269.4, and
 - (ii) the point at the intersection of easting 531974.8 and northing 181015.0;
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of the paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
3. (1) The background wider setting consultation area ("BWSCA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Primrose Hill vista BWSCA with the St Paul's Cathedral outermost wider setting consultation area ("WSCA") ground level points.
- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Primrose Hill vista BWSCA are—
 - (i) the point at the intersection of easting 534291.7 and northing 180004.8, and
 - (ii) the point at the intersection of easting 534055.9 and northing 179627.8; and
 - (b) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 532134.0 and northing 181269.4, and
 - (ii) the point at the intersection of easting 531974.8 and northing 181015.0.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 4: 'London Panorama: Primrose Hill' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 4A.1 covered by this Direction).

Management Plan 4: Protected Vista 4A.2

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of the Palace of Westminster from Primrose Hill

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
 - “the development threshold plane” means the plane specified in paragraph 1(2) of Schedule 2;
 - “the background wider setting consultation area” means the area of land specified in paragraph 2(1) of Schedule 2;
 - “the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2; and
 - “the Mayor” means the Mayor of London.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane, in the case of development wholly or partly within the landmark viewing corridor, or
 - (ii) over 43.5 metres above ordnance datum, in the case of development wholly or partly within the background wider setting consultation area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—

- (a) the Historic Buildings and Monuments Commission for England (also known as 'English Heritage');
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of the Palace of Westminster from Primrose Hill, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill

Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1

Local Planning Authorities

The City of Westminster
London Borough of Camden
London Borough of Lambeth
London Borough of Southwark

Schedule 2

Landmark Viewing Corridor, Background Wider Setting Consultation Area and Development Threshold Plane

The areas and planes referred to in this Direction and their limits are as follows:

1. (1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Primrose Hill assessment point and the Palace of Westminster ground level points.
(2) The development threshold plane is the plane that intersects the Primrose Hill assessment point and the Palace of Westminster elevated points.
(3) The length of the landmark viewing corridor from the Primrose Hill assessment point to the centre tower of the Palace of Westminster at the intersection of easting 530263.1 and northing 179494.8, is 5112 metres.
(4) For the purposes of this paragraph—
 - (a) the Primrose Hill assessment point is at the intersection of easting

527657.3 and northing 183893.0 at 68.3 metres above ordnance datum;

- (b) the Palace of Westminster ground level points are—
 - (i) the point at the intersection of easting 530392.2 and northing 179571.3, and
 - (ii) the point at the intersection of easting 530134.0 and northing 179418.3; and
 - (c) the Palace of Westminster elevated points are—
 - (i) the point mentioned in subparagraph (4)(b)(i) of this paragraph at 43.5 metres above ordnance datum, and
 - (ii) the point mentioned in subparagraph (4)(b)(ii) of this paragraph at 43.5 metres above ordnance datum.
2. (1) The background wider setting consultation area (“BWSCA”) is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Primrose Hill vista BWSCA with the Palace of Westminster ground level points.
- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Primrose Hill vista BWSCA are—
 - (i) the point at the intersection of easting 532264.5 and northing 176612.4, and
 - (ii) the point at the intersection of easting 531829.7 and northing 176354.8; and
 - (b) the Palace of Westminster ground level points are—
 - (i) the point at the intersection of easting 530392.2 and northing 179571.3, and
 - (ii) the point at the intersection of easting 530134.0 and northing 179418.3.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth’s atmosphere.

Management Plan 4: ‘London Panorama: Primrose Hill’ in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 4A.2 covered by this Direction).

Management Plan 5: Protected Vista 5A.2

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Consultation requirements relating to the Protected Vista of St Paul's Cathedral from Greenwich Park

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means—
 - (a) in relation to the first wider setting consultation area east of the Tower Bridge line, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the first wider setting consultation area west of the Tower Bridge line, the plane specified in paragraph 2(2)(b) of that Schedule;
 - (c) in relation to the first background wider setting consultation area, the plane specified in paragraph 3(2) of that Schedule,
 - (d) in relation to the landmark viewing corridor, east of the Tower Bridge line, the plane specified in paragraph 1(2) of that Schedule;
 - (e) in relation to the landmark viewing corridor west of the Tower Bridge line, the plane specified in paragraph 1(3) of that Schedule;
 - (f) in relation to the second wider setting consultation area east of the Tower Bridge line, the plane specified in paragraph 2(2)(c) of that Schedule, and
 - (g) in relation to the second wider setting consultation area west of the Tower Bridge line, the plane specified in paragraph 2(2)(d) of that Schedule;“the first wider setting consultation area” means the area of land specified in paragraph 2(1)(a) of Schedule 2;
“the background wider setting consultation area” means the area of land specified in paragraph 3(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2;
“the Mayor” means the Mayor of London;
“the second wider setting consultation area” means the area of land specified in paragraph 2(1)(b) of Schedule 2; and
“the Tower Bridge line” means the line which is specified in paragraphs 1(5)(c) and 2(3)(d) of Schedule 2.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or

- determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the first or the second wider setting consultation area, or
 - (iii) the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
- (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of any building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor east of the Tower Bridge line, in the case of development wholly or partly within that part of the landmark viewing corridor east of the Tower Bridge line,
 - (ii) above the development threshold plane for the landmark viewing corridor west of the Tower Bridge line, in the case of development wholly or partly within that part of the landmark viewing corridor west of the Tower Bridge line,
 - (iii) above the development threshold plane for the first wider setting consultation area east of the Tower Bridge line, in the case of development wholly or partly within that part of the first wider setting consultation area which is to the east of the Tower Bridge line,
 - (iv) above the development threshold plane for the first wider setting consultation area west of the Tower Bridge line, in the case of development wholly or partly within that part of the first wider setting consultation area which is to the west of the Tower Bridge line,
 - (v) above the development threshold plane for the second wider setting consultation area east of Tower Bridge line, in the case of development wholly or partly within that part of the second wider setting consultation area which is to the east of the Tower Bridge line
 - (vi) above the development threshold plane for the second wider setting consultation area west of Tower Bridge line, in the case of development wholly or partly within that part of the second wider setting consultation area which is to the west of the Tower Bridge line
 - (vii) above the development threshold plane for the background wider setting consultation area, in the case of development wholly or partly within that area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
- (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for

protecting the vista of St Paul's Cathedral from Greenwich Park, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill
Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1

Local Planning Authorities

The City of London
London Borough of Camden
London Borough of Greenwich
London Borough of Lewisham
London Borough of Southwark
London Borough of Tower Hamlets

Schedule 2

Landmark Viewing Corridor, Wider Setting Consultation Areas, Background Wider Setting Consultation Area and Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows:

1. (1) The landmark viewing corridor ("LVC") is the triangular area of land enclosed by a boundary connecting the Greenwich Park assessment point and the St Paul's Cathedral LVC ground level points.
- (2) The development threshold plane for the LVC east of the Tower Bridge Line is a triangular plane which commences at the Greenwich Park lower level point which intersects the Tower Bridge line at a height of 30 metres above ordnance datum.
- (3) The development threshold plane for the LVC west of the Tower Bridge line is a quadrilateral plane which commences at a height of 50.6 metres above ordnance datum at the Tower Bridge line and which intersects the St Paul's Cathedral LVC elevated points.
- (4) The length of the LVC from the Greenwich Park assessment point to the dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 7865 metres.
- (5) For the purposes of this paragraph—
 - (a) the Greenwich Park assessment point is at the intersection of easting 538936.1 and northing 177334.5 at 48.8 metres above ordnance datum;

- (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532013.2 and northing 181067.8, and
 - (ii) the point at the intersection of easting 532095.6 and northing 181216.6;
 - (c) the Tower Bridge line is the line through the nearest point of Tower Bridge to the Greenwich Park assessment point drawn parallel to a line joining the St Paul's Cathedral LVC ground level points; and
 - (d) the Greenwich Park lower level point is at the intersection of easting 538936.1 and northing 177334.5 at 30 metres above ordnance datum, and
 - (e) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (5)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (5)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 2. (1) The wider setting consultation areas ("WSCAs") are as follows—
 - (a) the first WSCA is the triangular area of land enclosed by a boundary connecting the Greenwich Park assessment point with the eastern St Paul's Cathedral LVC ground level point and the eastern St Paul's Cathedral outermost WSCA ground level point; and
 - (b) the second WSCA is the triangular area of land enclosed by a boundary connecting the Greenwich Park assessment point with the western St Paul's Cathedral LVC ground level point and the western St Paul's Cathedral outermost WSCA ground level point.
- (2) The development threshold planes for the WSCAs are as follows—
 - (a) the development threshold plane for the first WSCA east of the Tower Bridge line is a triangular plane which commences at the Greenwich Park lower point and which intersects the Tower Bridge line at a height of 30 metres above ordnance datum
 - (b) the development threshold plane for the first WSCA west of the Tower Bridge line is a quadrilateral plane which commences at a height of 50.6 metres above ordnance datum at the Tower Bridge line and which intersects the eastern St Paul's Cathedral LVC elevated point and the eastern St Paul's Cathedral outermost WSCA elevated point;
 - (c) the development threshold plane for the second WSCA east of the Tower Bridge line is a triangular plane which commences at the Greenwich Park lower level point and which intersects the Tower Bridge line at a height of 30 metres above ordnance datum, and
 - (d) the development threshold plane for the second WSCA west of the Tower Bridge line is a quadrilateral plane which commences at a height of 50.6 metres above ordnance datum at the Tower Bridge line and which intersects the western St Paul's Cathedral LVC elevated point and the western St Paul's Cathedral outermost WSCA elevated point.
- (3) For the purpose of this paragraph—
 - (a) the Greenwich Park assessment point is at the intersection of easting 538936.1 and northing 177334.5 at 48.8 metres above ordnance datum;
 - (b) the St Paul's Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532013.2 and northing 181067.8, and
 - (ii) the point at the intersection of easting 532095.6 and northing

- 181216.6;
 - (c) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 531981.8 and northing 181011.0, and
 - (ii) the point at the intersection of easting 532127.0 and northing 181273.4;
 - (d) the Tower Bridge line is the line through the nearest point of Tower Bridge to the Greenwich Park assessment point drawn parallel to a line joining the St Paul's Cathedral LVC ground level points;
 - (e) the Greenwich Park lower level point is at the intersection of easting 538936.1 and northing 177334.5 at 30 metres above ordnance datum
 - (f) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (g) the St Paul's Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
3. (1) The background wider setting consultation area ("BWSCA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Greenwich Park vista BWSCA with the St Paul's Cathedral outermost WSCA ground level points.
- (2) The development threshold plane for the BWSCA is the plane that intersects the elevated points marking the rear limit of the Greenwich Park vista BWSCA with the St Paul's Cathedral outermost WSCA elevated points.
- (3) For the purpose of this paragraph—
- (a) the points marking the rear limit of the Greenwich Park vista BWSCA are—
 - (i) the point at the intersection of easting 528887.0 and northing 182647.0, and
 - (ii) the point at the intersection of easting 529096.9 and northing 183026.3;
 - (b) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 531981.8 and northing 181011.0, and
 - (ii) the point at the intersection of easting 532127.0 and northing 181273.4;
 - (c) the elevated points marking the rear limit of the Greenwich Park vista BWSCA are—
 - (i) the point mentioned in sub-paragraph (3)(a)(i) of this paragraph at 53.6 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(a)(ii) of this paragraph at 53.6 metres above ordnance datum; and
 - (d) the St Paul's Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 5: 'London Panorama: Greenwich Park' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 5A.2 covered by this Direction).

Management Plan 6: Protected Vista 6A.1

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Blackheath Point

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means—
 - (a) in relation to the first wider setting consultation area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the background wider setting consultation area, the plane specified in paragraph 3(2) of that Schedule,
 - (c) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (d) in relation to the second wider setting consultation area, the plane specified in paragraph 2(2)(b) of that Schedule;“the first wider setting consultation area” means the area of land specified in paragraph 2(1)(a) of Schedule 2;
“the background wider setting consultation area” means the area of land specified in paragraph 3(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2;
“the Mayor” means the Mayor of London; and
“the second wider setting consultation area” means the area of land specified in paragraph 2(1)(b) of Schedule 2.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the first or the second wider setting consultation area, or
 - (iii) the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or

- (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first wider setting consultation area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second wider setting consultation area, in the case of development wholly or partly within that area, or
 - (iv) above the development threshold plane for the background wider setting consultation area, in the case of development wholly or partly within that area.
- 5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
 - (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
- 6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of St Paul’s Cathedral from Blackheath Point, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill
Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1
Local Planning Authorities
The City of London
London Borough of Camden
London Borough of Greenwich
London Borough of Lewisham
London Borough of Southwark

Schedule 2

Landmark Viewing Corridor, Wider Setting Consultation Areas, Background Wider Setting Consultation Area and Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows:

- 1 (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Blackheath Point assessment point and the St Paul’s Cathedral LVC ground level points.
 - (2) The development threshold plane for the LVC is the plane that intersects the Blackheath Point assessment point and the St Paul’s Cathedral LVC elevated points.
 - (3) The length of the LVC from the Blackheath Point assessment point to the dome of St Paul’s Cathedral at the intersection of easting 532054.4 and northing 181142.2, is 7543 metres.
 - (4) For the purposes of this paragraph—
 - (a) the Blackheath Point assessment point is at the intersection of easting 538238.2 and northing 176823.1 at 47.6 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532005.7 and northing 181072.5, and
 - (ii) the point at the intersection of easting 532077.3 and northing 181175.0; and
 - (c) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
-
2. (1) The wider setting consultation areas (“WSCAs”) are as follows—
 - (a) the first WSCA is the triangular area of land enclosed by a boundary connecting the Blackheath Point assessment point with the eastern St Paul’s Cathedral LVC ground level point and the eastern St Paul’s Cathedral outermost WSCA ground level point; and
 - (b) the second WSCA is the triangular area of land enclosed by a boundary connecting the Blackheath Point assessment point with the western St Paul’s Cathedral LVC ground level point and the western St Paul’s Cathedral outermost WSCA ground level point.
 - (2) The development threshold planes for the WSCAs are as follows—
 - (a) the development threshold plane for the first WSCA is the plane that intersects the Blackheath Point assessment point with the eastern St Paul’s Cathedral LVC elevated point and the eastern St Paul’s Cathedral outermost WSCA elevated point; and
 - (b) the development threshold plane for the second WSCA is the plane that intersects the Blackheath Point assessment point with the western St Paul’s Cathedral LVC elevated point and the western St Paul’s Cathedral outermost WSCA elevated point.
 - (3) For the purposes of this paragraph—
 - (a) the Blackheath Point assessment point is at the intersection of easting 538238.2 and northing 176823.1 at 47.6 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—

- (i) the point at the intersection of easting 532005.7 and northing 181072.5, and
 - (ii) the point at the intersection of easting 532077.3 and northing 181175.0;
 - (c) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 531968.5 and northing 181019.2, and
 - (ii) the point at the intersection of easting 532140.3 and northing 181265.2;
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
3. (1) The background wider setting consultation area ("BWSCA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Blackheath Point vista BWSCA with the St Paul's Cathedral outermost WSCA ground level points.
- (2) The development threshold plane for the BWSCA is the plane that intersects the elevated points marking the rear limit of the Blackheath Point vista BWSCA with the St Paul's Cathedral outermost WSCA elevated points.
- (3) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Blackheath Point vista BWSCA are—
 - (i) the point at the intersection of easting 529059.3 and northing 182966.3, and
 - (ii) the point at the intersection of easting 529310.8 and northing 183326.4;
 - (b) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 531968.5 and northing 181019.2, and
 - (ii) the point at the intersection of easting 532140.3 and northing 181265.2;
 - (c) the elevated points marking the rear limit of the Blackheath point vista BWSCA are—
 - (i) the point mentioned in sub-paragraph (3)(a)(i) of this paragraph at 54.2 metres above ordnance datum; and
 - (ii) the point mentioned in sub-paragraph (3)(a)(ii) of this paragraph at 54.2 metres above ordnance datum; and
 - (d) the St Paul's Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum; and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should

be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 6: 'London Panorama: Blackheath Point' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of that panorama (which includes the Protected Vista viewed from Assessment Point 6A.1 covered by this Direction).

Management Plan 8: Protected Vista 8A.1

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Westminster Pier

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means—
 - (a) in relation to the background wider setting consultation area, the plane specified in paragraph 2(2) of Schedule 2, and
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule;
“the background wider setting consultation area” means the area of land specified in paragraph 2(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2; and
“the Mayor” means the Mayor of London.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area, or
 - (ii) above the development threshold plane for the background wider setting consultation area, in the case of development wholly or partly within that area.

5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
 - (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.

6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of St Paul’s Cathedral from Westminster Pier, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill
Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1
Local Planning Authorities
The City of London
The City of Westminster
London Borough of Hackney
London Borough of Islington
London Borough of Lambeth
London Borough of Southwark
London Borough of Tower Hamlets

Schedule 2
Landmark Viewing Corridor, Background Wider Setting Consultation Area and Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows:

1. (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Westminster Pier assessment point and the St Paul’s Cathedral ground level points.
(2) The development threshold plane for the LVC is the plane that intersects the Westminster Pier assessment point and the St Paul’s Cathedral elevated points.
(3) The length of the LVC from the Westminster Pier assessment point to the

dome of St Paul's Cathedral at the intersection of easting 532054.4 and northing 181142.2 (point b), is 2204 metres.

- (4) For the purposes of this paragraph—
 - (a) the Westminster Pier assessment point is at the intersection of easting 530326.9 and northing 179773.9 (point a) at 8.4 metres above ordnance datum;
 - (b) the St Paul's Cathedral ground level points are—
 - (i) the point at the intersection of easting 532029.6 and northing 181173.6, and
 - (ii) the point at the intersection of easting 532079.2 and northing 181110.8; and
 - (c) the St Paul's Cathedral elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

2.
 - (1) The background wider setting consultation area ("BWSCA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Westminster Pier vista BWSCA with the St Paul's Cathedral ground level points.
 - (2) The development threshold plane for the BWSCA is the plane that intersects the elevated points marking the rear limit of the Westminster BWSCA with the St Paul's Cathedral elevated points.
 - (3) For the purposes of this paragraph—
 - (a) the points marking the rear limit of the Westminster Pier vista BWSCA are—
 - (i) the point at the intersection of easting 534733.7 and northing 183396.5, and
 - (ii) the point at the intersection of easting 534862.3 and northing 183234.2;
 - (b) the St Paul's Cathedral ground level points are—
 - (i) the point at the intersection of easting 532029.6 and northing 181173.6, and
 - (ii) the point at the intersection of easting 532079.2 and northing 181110.8;
 - (c) the elevated points marking the rear limit of the Westminster Pier vista BWSCA are—
 - (i) the point mentioned in sub-paragraph (3)(a)(i) of this paragraph at 121.5 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(a)(ii) of this paragraph at 121.5 metres above ordnance datum; and
 - (d) the St Paul's Cathedral elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance on how to calculate a development threshold plane

taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 8: 'Linear View: Westminster Pier to St Paul's Cathedral' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of the Protected Vista viewed from Assessment Point 8A.1 covered by this Direction.

Management Plan 9: Protected Vista 9A.1

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of St Paul's Cathedral from Richmond Park (King Henry VIII's Mound)

The Secretary of State for Communities and Local Government in exercise of the powers contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
 - “the development threshold plane” means—
 - (a) in relation to the first wider setting consultation area, the plane specified in paragraph 2(2)(a) of Schedule 2,
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 1(2) of that Schedule, and
 - (c) in relation to the second wider setting consultation area, the plane specified in paragraph 2(2)(b) of that Schedule;
 - “the first wider setting consultation area” means the area of land specified in paragraph 2(1)(a) of Schedule 2;
 - “the background wider setting consultation area” means the area of land specified in paragraph 3(1) of Schedule 2;
 - “the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2;
 - “the Mayor” means the Mayor of London; and
 - “the second wider setting consultation area” means the area of land specified in paragraph 2(1)(b) of Schedule 2.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within—
 - (i) the landmark viewing corridor,
 - (ii) the first or the second wider setting consultation area, or
 - (iii) the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - a) which only relates to a material change in the use of any land; or
 - b) which is for the erection, extension or alteration of a building or other

structure, if no part of the building or other structure when erected, extended or altered would be -

- (i) above the development threshold plane for the landmark viewing corridor, in the case of development wholly or partly within that area,
 - (ii) above the development threshold plane for the first wider setting consultation area, in the case of development wholly or partly within that area,
 - (iii) above the development threshold plane for the second wider setting consultation area, in the case of development wholly or partly within that area, or
 - (iv) over 52.1 metres above ordnance datum, in the case of development wholly or partly within the background wider setting consultation area.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
- (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of St Paul’s Cathedral from Richmond Park (King Henry VIII’s Mound), is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill

Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1

Local Planning Authorities

The City of London
The City of Westminster
London Borough of Hackney
London Borough of Hammersmith and Fulham
Royal Borough of Kensington and Chelsea
London Borough of Lambeth
London Borough of Richmond-upon-Thames
London Borough of Southwark
London Borough of Tower Hamlets
London Borough of Wandsworth

Schedule 2

Landmark Viewing Corridor, Wider Setting Consultation Areas, Background Wider Setting Consultation Area And Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows:

- 1 (1) The landmark viewing corridor (“LVC”) is the triangular area of land enclosed by a boundary connecting the Richmond Park assessment point and the St Paul’s Cathedral LVC ground level points.
 - (2) The development threshold plane for the LVC is the plane that intersects the Richmond Park assessment point and the St Paul’s Cathedral LVC elevated points.
 - (3) The length of the LVC from the Richmond Park assessment point to the dome of St Paul’s Cathedral at the intersection of easting 532054.4 and northing 181142.2 is 15644 metres.
 - (4) For the purposes of this paragraph—
 - (a) the Richmond Park assessment point is at the intersection of easting 518605.8 and northing 173150.3 at 59.1 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—
 - (i) the point at the intersection of easting 532034.0 and northing 181176.6, and
 - (ii) the point at the intersection of easting 532074.8 and northing 181107.8; and
 - (c) the St Paul’s Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 52.1 metres above ordnance datum.
-
2. (1) The wider setting consultation areas (“WSCAs”) are as follows—
 - (a) the first WSCA is the triangular area of land enclosed by a boundary connecting the Richmond Park assessment point with the eastern St Paul’s Cathedral LVC ground level point and the eastern St Paul’s Cathedral outermost WSCA ground level point; and
 - (b) the second WSCA is the triangular area of land enclosed by a boundary connecting the Richmond Park assessment point with the western St Paul’s Cathedral LVC ground level point and the western St Paul’s Cathedral outermost WSCA ground level point.
 - (2) The development threshold planes for the WSCAs are as follows—
 - (a) the development threshold plane for the first WSCA is the plane that intersects Richmond Park assessment point with the eastern St Paul’s Cathedral LVC elevated point and the eastern St Paul’s Cathedral outermost WSCA elevated point; and
 - (b) the development threshold plane for the second WSCA is the plane that intersects the Richmond Park assessment point with the western St Paul’s Cathedral LVC elevated point and the western St Paul’s Cathedral outermost WSCA elevated point.
 - (3) For the purposes of this paragraph—
 - (a) the Richmond Park assessment point is at the intersection of easting 518605.8 and northing 173150.3 at 59.1 metres above ordnance datum;
 - (b) the St Paul’s Cathedral LVC ground level points are—

- (i) the point at the intersection of easting 532034.0 and northing 181176.6, and
 - (ii) the point at the intersection of easting 532074.8 and northing 181107.8;
 - (c) the St Paul's Cathedral outermost WSCA ground level points are—
 - (i) the point at the intersection of easting 532016.1 and northing 181206.7, and
 - (ii) the point at the intersection of easting 532092.7 and northing 181077.7;
 - (d) the St Paul's Cathedral LVC elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 52.1 metres above ordnance datum; and
 - (e) the St Paul's Cathedral outermost WSCA elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(c)(i) of this paragraph at 52.1 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(c)(ii) of this paragraph at 52.1 metres above ordnance datum.
- 3 (1) The background wider setting consultation area ("BWSCA") is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Richmond Park vista BWSCA with the St Paul's Cathedral outermost WSCA ground level points.
- (2) For the purposes of this paragraph—
- (a) the points marking the rear limit of the Richmond Park vista BWSCA are—
 - (i) the point at the intersection of easting 535016.3 and northing 183009.1, and
 - (ii) the point at the intersection of easting 535110.1 and northing 182851.3.
 - (b) the St Paul's Cathedral outermost WSCA ground level points—
 - (i) the point at the intersection of easting 532016.1 and northing 181206.7, and
 - (ii) the point at the intersection of easting 532092.7 and northing 181077.7.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides detailed guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth's atmosphere.

Management Plan 9: 'Linear View: King's Henry VIII's Mound, Richmond to St Paul's Cathedral' in that document includes diagrams illustrating the areas referred to above and gives guidance on the management of the Protected Vista viewed from Assessment Point 9A.1 covered by this Direction.

Management Plan 23: Protected Vista 23A.1

Direction Under Article 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of the Palace of Westminster from the bridge over the Serpentine in Hyde Park

The Secretary of State for Communities and Local Government in exercise of the powers contained in article 16(4) of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
“the development threshold plane” means –
 - (a) In relation to the background wider setting consultation area, the plane specified in paragraph 2(2) of Schedule 2, and
 - (b) in relation to the landmark viewing corridor, the plane specified in paragraph 2(1) of Schedule 2;
“the background wider setting consultation area” means the area of land specified in paragraph 2(1) of Schedule 2;
“the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2; and
“the Mayor” means the Mayor of London.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure, if no part of the building or other structure when erected, extended or altered would be—
 - (i) above the development threshold plane, in the case of development wholly or partly within the landmark viewing corridor, or
 - (ii) above the development threshold plane, in the case of development wholly or partly within the background wider setting

consultation area.

5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
 - (a) the Historic Buildings and Monuments Commission for England (also known as ‘English Heritage’);
 - (b) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (c) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of Palace of Westminster from the bridge over the Serpentine in Hyde Park, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill

Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1

Local Planning Authorities

The City of Westminster
London Borough of Lambeth
London Borough of Southwark

Schedule 2

Landmark Viewing Corridor, Background Wider Setting Consultation Area and Development Threshold Planes

The areas and planes referred to in this Direction and their limits are as follows:

1.
 - (1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Serpentine Bridge assessment point and the Palace of Westminster ground level points.
 - (2) The development threshold plane for the landmark viewing corridor is the plane that intersects the Serpentine Bridge assessment point and the Palace of Westminster elevated points.
 - (3) The length of the landmark viewing corridor from the Serpentine Bridge assessment point to the centre tower of the Palace of Westminster at the

- intersection of easting 530263.1 and northing 179494.8 is 3403 metres.
- (4) For the purposes of this paragraph—
 - (a) the Serpentine Bridge assessment point is at the intersection of easting 526927.2 and northing 180167.2 at 22 metres above ordnance datum;
 - (b) the Palace of Westminster ground level points are—
 - (i) at the intersection of easting 530271.0 and northing 179534.0, and
 - (ii) at the intersection of easting 530228.5 and northing 179323.3; and
 - (c) the Palace of Westminster elevated points are—
 - (i) the point mentioned in sub-paragraph (4)(b)(i) of this paragraph at 48.5 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (4)(b)(ii) of this paragraph at 48.5 metres above ordnance datum.
2. (1) The background wider setting consultation area (“BWSCA”) is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Serpentine Bridge vista BWSCA with the Palace of Westminster ground level points.
 - (2) The development threshold plane for the BWSCA is the plane that intersects the elevated points marking the rear limit of the Serpentine Bridge vista BWSCA with the Palace of Westminster elevated points.
 - (3) For the purposes of this paragraph—
 - (a) the points marking the rear limit of the Serpentine Bridge vista BWSCA are—
 - (i) at the intersection of easting 533710.1 and northing 178882.8, and
 - (ii) at the intersection of easting 533624.0 and northing 178455.2; and
 - (b) the Palace of Westminster ground level points are—
 - (i) at the intersection of easting 530271.0 and northing 179534.0, and
 - (ii) at the intersection of easting 530228.5 and northing 179323.3.
 - (c) the elevated points marking the rear limit of the Serpentine Bridge vista BWSCA are—
 - (i) the point mentioned in sub-paragraph (2)(a)(i) of this paragraph at 75.8 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (2)(a)(ii) of this paragraph at 75.8 metres above ordnance datum; and
 - (d) the Palace of Westminster elevated points are—
 - (i) the point mentioned in sub-paragraph (2)(b)(i) of this paragraph at 48.5 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (2)(b)(ii) of this paragraph at 48.5 metres above ordnance datum.

Note: The London Views Management Framework: the London Plan Supplementary Planning Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking account of the curvature of the earth and the refraction of light by the earth’s atmosphere.

Management Plan 23: ‘Townscape View: Bridge over the Serpentine to Westminster’ in that document includes diagrams illustrating the areas referred to above and gives

guidance on the management of that view (which includes the Protected Vista viewed from Assessment Point 23A.1 covered by this Direction).

Management Plan 25: Protected Vista 25A.1

Direction under articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010

Requirements for consultation relating to the Protected Vista of the Tower of London from The Queen's Walk at City Hall.

The Secretary of State for Communities and Local Government in exercise of the power contained in articles 16(4) and 39 of the Town and Country Planning (Development Management Procedure) Order 2010 directs as follows:

1. This Direction comes into force on 16 March 2012.
2. In this Direction—
 - “the development threshold plane” means the plane specified in paragraph 2(2) of Schedule 2;
 - “the background wider setting consultation area” means the area of land specified in paragraph 2(1) of Schedule 2;
 - “the landmark viewing corridor” means the area of land specified in paragraph 1(1) of Schedule 2; and
 - “the Mayor” means the Mayor of London.
3. Subject to paragraph 4, this Direction applies in relation to any application for planning permission—
 - (a) which is received by the local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application—
 - (i) on or after 16 March 2012, or
 - (ii) before 16 March 2012 and in respect of which the local planning authority or the Mayor (as the case may be) has not given notice of a decision or determination before that date; and
 - (b) which is for development wholly or partly within the landmark viewing corridor or the background wider setting consultation area.
4. This Direction does not apply in relation to any application for planning permission—
 - (a) which only relates to a material change in the use of any land; or
 - (b) which is for the erection, extension or alteration of a building or other structure which is wholly or partly within the background wider setting consultation area—
 - (i) if the application for planning permission is not also for development partly within the landmark viewing corridor, and
 - (ii) if no part of the building or other structure when erected, extended, or altered would be above the development threshold plane.
5. Before granting planning permission on any application in relation to which this Direction applies, a local planning authority named in Schedule 1 or the Mayor when he has issued a direction that he is to act as the local planning authority for the purpose of determining the application must consult—
 - (a) the Historic Buildings and Monuments Commission for England (also known as

- 'English Heritage');
 - (b) Historic Royal Palaces;
 - (c) the Mayor (unless he has issued a direction that he is to act as the local planning authority); and
 - (d) each of the other local planning authorities named in Schedule 1.
6. The Direction under articles 10(3) and 27 of the Town and Country Planning (General Development Procedure) Order 1995 and dated 29 July 2010, for protecting the vista of the Tower of London from outside City Hall, is cancelled.

Signed by authority of the Secretary of State for Communities and Local Government

Bob Neill
Parliamentary Under Secretary of State
Department for Communities and Local Government

Date: 15 March 2012

Schedule 1
Local Planning Authorities
The City of London
London Borough of Southwark
London Borough of Tower Hamlets

Schedule 2
Landmark Viewing Corridor, Background Wider Setting Consultation Area and Development Threshold Plane

The areas and planes referred to in this Direction and their limits are as follows:

1. (1) The landmark viewing corridor is the triangular area of land enclosed by a boundary connecting the Queen's Walk assessment point and the Tower of London ground level points.
- (2) The length of the landmark viewing corridor from the Queen's Walk assessment point to the White Tower of the Tower of London at the intersection of easting 533614.3 and northing 180530.1 is 353 metres.
- (3) For the purposes of this paragraph—
 - (a) the Queen's Walk assessment point is at the intersection of easting 533485.6 and northing 180201.2 at 6.1 metres above ordnance datum; and
 - (b) the Tower of London ground level points are—
 - (i) the point at the intersection of easting 533572.4 and northing 180546.5, and
 - (ii) the point at the intersection of easting 533656.2 and northing 180513.7.

2. (1) The background wider setting consultation area (“BWSCA”) is the quadrilateral area of land enclosed by a boundary connecting points marking the rear limit of the Tower of London vista BWSCA with the Tower of London ground level points.
- (2) The development threshold plane is the plane that intersects the elevated points marking the rear limit of the Tower of London vista BWSCA with the Tower of London elevated points.
- (3) For the purposes of this paragraph—
 - (a) the points marking the rear limit of the Tower of London vista BWSCA are—
 - (i) the point at the intersection of easting 534186.8 and northing 182990.7, and
 - (ii) the point at the intersection of easting 534863.8 and northing 182725.7;
 - (b) the Tower of London ground level points are—
 - (i) the point at the intersection of easting 533572.4 and northing 180546.5, and
 - (ii) the point at the intersection of easting 533656.2 and northing 180513.7;
 - (c) the elevated points marking the rear limit of the Tower of London vista BWSCA are—
 - (i) the point mentioned in sub-paragraph (3)(a)(i) of this paragraph at 164.6 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(a)(ii) of this paragraph at 164.6 metres above ordnance datum; and
 - (d) the Tower of London elevated points are—
 - (i) the point mentioned in sub-paragraph (3)(b)(i) of this paragraph at 25.7 metres above ordnance datum, and
 - (ii) the point mentioned in sub-paragraph (3)(b)(ii) of this paragraph at 25.7 metres above ordnance datum.

Note: The London Views Management Framework: the London Plan Supplementary Guidance (March 2012) produced by the Greater London Authority should be referred to as it provides guidance on the Protected Vistas. In particular, Appendix E provides guidance relating to how a development threshold plane should be calculated taking into account the curvature of the earth and the refraction of light by the earth’s atmosphere.

Management Plan 25: ‘Townscape View: The Queen’s Walk at City Hall to the Tower of London’ in that document includes diagrams illustrating the areas referred to above and gives further guidance on the management of that view (which includes the Protected Vista viewed from Assessment Point 25A.1 covered by this Direction).