

LB Southwark: the Southwark Plan: Fairer Future 2019-2036. Adopted February 2022

Policy P22 Borough Views

Borough views are significant views and panoramas that make a positive contribution to experiencing Southwark's environment within London, informing how we are located in an historic and important world city

Development should: 1. Preserve and where possible enhance the borough views of significant landmarks and townscape; and 2. Ensure the viewing locations for each view are accessible and well managed; and 3. Enhance the composition of the panorama across the borough and central London as a whole.

P22 Views of relevance:

- View 1: The London panorama of St Paul's Cathedral from One Tree Hill

1. Maintain the view of St Paul's Cathedral from the viewing place on One Tree Hill and not exceed the threshold height of the view's Landmark Viewing Corridor; and
2. Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Paul's Cathedral must be avoided;

- View 2: The linear view of St Paul's Cathedral from Nunhead Cemetery

1. Maintain the view of St Paul's Cathedral from the viewing place within Nunhead Cemetery and not exceed the threshold height of the view's Landmark Viewing Corridor; and
2. Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Paul's Cathedral must be avoided;

- View 3: The linear view of St Paul's Cathedral along Camberwell Road

1. Maintain the view of St Paul's Cathedral from the viewing place on Camberwell Road and not exceed the threshold height of the view's Landmark Viewing Corridor; and
2. Not compromise the sensitive Wider Assessment Area that is located either side of the Landmark Viewing Corridor to ensure the viewer's ability to recognise and appreciate St Paul's Cathedral and its setting is maintained. A canyon effect of the view of St Paul's Cathedral must be avoided;

- View 4: The river prospect of River Thames and its frontage, Tower Bridge and St Paul's Cathedral from Kings Stairs Gardens

1. Ensure that the River Thames and its frontage, and the key landmarks of Tower Bridge and St Paul's Cathedral are maintained within the view;

LB Camden: Camden Local Plan 2016-2031. Adopted July 2017 under review from 2022

Chapter 7 Design and Heritage

Views 7.26 A number of London's most famous and valued views originate in, or extend into, Camden. These are:

- views of St Paul's Cathedral from Kenwood, Parliament Hill and Primrose Hill;
- views of the Palace of Westminster from Primrose and Parliament Hills; and
- background views of St Paul's from Greenwich and Blackheath. – all LVMF

Para 7.28 The Council will also consider the impact of a scheme, in terms of the townscape, landscape and skyline, on the whole extent of a view ('panorama'), not just the area in the view corridor. Developments should not detract from the panorama as a whole and should fit in with the prevailing pattern of buildings and spaces. They should seek to avoid buildings that tightly define the edges of the viewing corridors and not create a crowding effect around the landmark.

LB Greenwich: new Local Plan 2021 to 2036.

Regulation 18 consultation currently in progress until September 2023. Design and Heritage topic Paper out for consultation July 2023

LB Greenwich: current Local Plan Core Strategy. Adopted 2014

4.4.5 The Royal Borough will seek to preserve and enhance areas of recognised and valued character for Royal Greenwich and London as a whole, including historic landscapes, general landscapes, fine local and strategic views, open land, and wildlife habitats.

Policy DH4 Maritime Greenwich World Heritage Site: The Royal Borough will protect and enhance the Outstanding Universal Values (the 'Values') of the inscribed Maritime Greenwich World Heritage Site (the 'Site'). Development within it should protect and enhance these Values. Development within the buffer zone (as defined on the Proposals Map) and setting should not adversely impact on those Values, including views to and from the Site. [added emphasis- explore relationship to St Pauls and LVMF viewpoint)

Policy DH(g) Local views

Planning permission will only be given for development which would not have a materially adverse effect on the overall perspective and essential quality of the Local Views as listed below:

Relevant views

- View 1 Shooters Hill to central London? Shooter's Hill highest point – in the borough and one of highest in London
- View 5 Eltham Park N to central London?
- View 9 Docklands Panorama from the Wolfe Monument – reliance upon LVMF policy (under para 4.4.57)
- View 10 King John's walk to central London?

LB Tower Hamlets: Local Plan 2031 Managing Growth and Sharing Benefits. Adopted January 2020

Policy D.DH4 Shaping and Managing Views

Development is required to positively contribute to views and skylines that are components of the character of the 24 places in Tower Hamlets. Intrusive elements in the foreground, middle ground and backdrop of such views will be resisted.

8.43 Views are important elements of townscape and local character, and provide a good test of the contribution that a development makes to a place. Townscape views can be valued for a variety of reasons, but often the most valued views will feature a prominent building that terminates a vista, acts a focal point or establishes some other form of spatial prominence. Such landmarks help to define and identify places and are considered to be a key component of high-quality urban design. The policy identifies: a. A skyline of strategic importance which is observed from multiple locations within and outside the borough, and b. A series of views and landmarks of a borough-wide importance: borough-designated views and borough-designated landmarks.

LB Islington: new local plan has been examined in public, major modifications consulted upon and minor modifications still to be completed (as of May 2024).

Relevant parts of the current local plan are therefore Core Strategy 2011 and updated DM policies adopted 2013.

DM 2.4 Protected Views

Within Islington there are local views of St. Paul's Cathedral and of St. Pancras Chambers and Station, which the council will protect and enhance.

2.4 D. Redevelopment of buildings that currently adversely impact on the local or strategic view are required to enhance the view and the ability to appreciate the landmark within the views, and not infringe on any part of the defined view.

These views are shown on the Policies Map. The local views protected are:

- LV1: View from Farringdon Lane/ Farringdon Road / Clerkenwell Road - provides an opportunity for views of St Paul's Cathedral from a large space and can therefore not be considered in terms of separate viewpoints but as a viewing area. Views to St Paul's cathedral will be protected from all parts of this viewing area.

- LV2: View from St. John Street
- LV3: View from the Angel
- LV4: View from Archway Road
- LV5: View from Archway Bridge
- LV6: View from Amwell Street
- LV7: View from Dartmouth Park Hill

The views from Farringdon, St. John Street and Amwell Street of St. Paul's Cathedral form part of the original views protected in the 1930s by the City of London's St. Paul's Heights. Islington has maintained these original views and added to them over time. Protection across the whole of the local view needs to be maintained, requiring policy coordination between the City of London and Islington. It should be noted that there is a slight difference in height between the view the City protects and that Islington's policy protects for these three views. The height difference is to enable greater control of the development in the foreground of these views, allowing a larger viewing area and enhancing the appreciation of this important and attractive landmark. However, consistent with the City of London's St Paul's Heights, these three views terminate at 58.1m AOD (the height of the base of the cathedral's peristyle). The remaining local protected views terminate at 52.1m (the height of the base of the cathedral's drum), as per the mayor's strategic protected views of the cathedral)

City of Westminster: City Plan 2019-2040. Adopted April 2021 (*Under partial review for site allocations, affordable housing and retrofit policies – regulation 19 consultation due to finish 2023*)

40.15 / Westminster’s unique townscape gives rise to some of the most familiar and cherished views of London. These include views of the River Thames and its frontages, the Royal Parks, as well as many other ‘picture postcard’ views of famous London landmarks.

40.17 / Local views are valued for their contribution to Westminster’s distinctive character areas. These may contribute to the appreciation of important listed and other landmark buildings or distinctive skylines or groupings of buildings, historic parks and gardens, and views along or across the River Thames and Westminster’s canals. Recognising the national importance of Westminster’s heritage and townscape, we have also identified certain ‘metropolitan views’ of major landmarks and the most significant river views and areas of townscape in the city. **We will publish a list of views of metropolitan importance and prepare guidance on their management.**

40.18 / New development should make a positive contribution to the characteristics and composition of significant views, both strategic and local, and improvement to significant views will be encouraged. This may include a proactive approach to view

enhancement by repairing past damaging development. For example, opportunities should be taken to reduce the scale and impact of existing harmful buildings in the foreground or middle ground of protected vistas. Careful consideration of building materials and finishes can make proposals more sympathetic in long distance views. A proportionate approach to view protection will be taken, taking into account the significance of the view and magnitude of impact of proposals.

Policy 40 F Westminster views:

New development affecting strategic and local views (including local views of metropolitan importance) will contribute positively to their characteristics, composition and significance and will remedy past damage to these views wherever possible.

Protected vistas of relevance (LVMF):

- 4A1 Primrose hill Summit to St Paul’s
- 8A1 Westminster Pier to St Paul’s Cathedral
- 9A.1 King Henry’s Mound to St Pauls

Westminster viewpoints (LVMF):

- 8 Westminster Pier to St Paul’s Cathedral
- 14 Blackfriars Bridge
- 15A Waterloo Bridge
- 17 Hungerford foot bridges

Corporation of London: City Plan 2040

In preparation (previously City Plan 2036) planned consultation on revised draft December 2023- February 2024 Current Plan: City Plan 2015.

Draft 2036 plan

“Shape outstanding Environments” it states: The City’s rich architectural and archaeological heritage will continue to be conserved and enhanced. Historic buildings will be sympathetically adapted to new uses where this is appropriate, enabling them to play their part in meeting the needs of the future City. New development will enhance the City’s character and add value to the wider character and quality of London, whilst respecting the setting, backdrop and views of St Paul’s Cathedral and the Tower of London.

Under Key Areas of change (vision): *3.4.5 Fleet Street and Ludgate: The role of Ludgate Hill as the primary approach to St Paul’s Cathedral will be enhanced. Existing office accommodation will be retained and improved to provide flexible floorspace and spaces to meet changing business needs. Public realm and transportation improvements will deliver a high-quality environment which enhances the Principal Shopping Centre, the retail link and the historic lanes, alleyways, churchyards and spaces that lead off the processional route of Fleet Street and Ludgate Hill.*

Detail assessment: 7.7.2. The St Paul’s Conservation Area extends up much of Ludgate Hill and surrounding streets and frames the approach to the Cathedral. Protecting and enhancing this heritage and views of St Paul’s Cathedral will be a key consideration guiding future change. Fleet Street, Ludgate Circus and Ludgate Hill form part of the ancient processional route between Westminster and the City of London, providing iconic views of St Paul’s Cathedral. Fleet Street, Ludgate Circus and Ludgate Hill are heavily trafficked, with narrow, often congested, footways but there is a strong sense of place resulting from the spaces and the architecture.

Proposed Strategic Policy S22: Fleet Street and Ludgate. The character and function of the Fleet Street and Ludgate Key Area of Change as a centre for judicial and related business, a royal and state processional route and a Principal Shopping Centre (PSC) will be promoted by: Protecting and enhancing the character and appearance of the royal and state processional route including views of St. Paul’s Cathedral from the route.

7.7.14. The Key Area of Change extends up to St Paul’s Cathedral, an internationally recognised landmark on the London skyline which is sited at one of the highest points in the City and was London’s tallest building between the early eighteenth century and the 1960s.

The local setting of St Paul's remains relatively low-rise, allowing the scale and significance of the building to be appreciated and preserving its status as the defining focal point of the processional route and a key element of the area's character. While the approach to St Paul's from Fleet Street and Ludgate Hill is of historic importance, the setting of the Cathedral and the visitor experience is diminished by heavy traffic and associated highways clutter. There is potential for significant townscape enhancements and decluttering along the processional route and for further public realm and transportation improvements in the immediate vicinity of the Cathedral to enhance the setting of this iconic building.

Spatial Strategy objective 6: Focusing new tall buildings in the existing cluster in the east of the City, adding to the City's distinctive and iconic skyline while preserving strategic and local views of St Paul's Cathedral and the Tower of London World Heritage Site;

Policy HE1 Managing change to Heritage Assets supporting para 6.4.18. The City's heritage assets are not just appreciated and understood from the ground, but also from above. Development proposals should facilitate public appreciation of the City's historic roofscapes. The effect of a development on the setting of an asset from **high level locations is a material consideration.**

Proposed Strategic Policy S12

6. New tall buildings will be refused in inappropriate areas, comprising conservation areas; the St Paul's Heights area; St Paul's protected vista viewing corridors; the protected vista and White Tower protected silhouette of the Tower of London; and Monument views and setting; all as defined on the Policies Map.

Proposed Strategic Policy S13: Protected Views

The City Corporation will protect and enhance significant City and strategic London views of important buildings, townscape and skylines by:

- Implementing the Mayor of London's London View Management Framework SPG to manage designated views of strategically important landmarks (St. Paul's Cathedral and the Tower of London), river prospects, townscape views and linear views;
- Protecting and enhancing: significant local views of St. Paul's Cathedral, through the City Corporation's "St. Paul's Heights" code and local views from the Fleet Street, Ludgate Circus and Ludgate Hill processional route; the setting and backdrop to the Cathedral; significant local views of and from the Monument and views of historic City landmarks and skyline features;

- 6.5.12. *The City and its surrounding area contain many famous landmarks that are visible from viewpoints across London. Views of the City's skyline from the River Thames are especially notable and certain local views of St. Paul's Cathedral have been protected successfully by the City Corporation's 'St. Paul's Heights' code since the 1930s. The London Plan sets out the overall view protection requirements which apply to Strategically Important Landmarks. Landmarks such as St. Paul's Cathedral, the Monument and the Tower of London are internationally renowned and add to the City's world class status.*
- 6.5.18. *The City Corporation will protect local views of St Paul's Cathedral when approaching along Fleet Street, Ludgate Circus and Ludgate Hill which forms part of the long established royal and state processional route between Westminster and the City. The views of St Paul's are kinetic, changing as the viewer moves along the length of this route, depending on the topography and alignment of buildings. Development proposals that could be visible from places along this route should ensure that they do not impinge on the ability of the viewer to recognise and appreciate the silhouette of St Paul's Cathedral, and that they maintain the current clear sky background profile. An indicative view background centre line is shown on Figure 22 to highlight this issue. Further details will be set out in an update to the Protected Views SPD, which will include*

*a **Statement of Significance** and 3D digital modelling information to inform the future conservation and enhancement of this approach.*

Protected Views SPD adopted 31st January 2012

Operation of the Heights

- 2.12 The City Corporation has successfully protected views of St. Paul's Cathedral through the St. Paul's Heights policy for over 70 years. The successful protection and restoration of the views depends on the long-term, application of the Heights limitations to all sites within the area of control. The views protected by the Heights are sensitive to even small infringements. Consistent application of the limitations is therefore crucial to their successful protection of the views.
- 2.13 Development proposals within the Heights policy area must comply with the Heights limitations. The Department of the Built Environment can provide details of the relevant Heights limitations and can advise on their implications. Applicants will be expected to submit drawings showing the relationship between the Heights limitations and the proposed development to ensure compliance with the Heights. [my emphasis]
- 2.14 Some existing buildings exceed the Heights limitations and thereby partially obstruct the protected views of St Paul's. Upon alteration or redevelopment such buildings will be required to comply with the Heights limitations so that views obstructed at present will eventually be restored. Several infringing buildings have been redeveloped in compliance with the

Heights, successfully restoring lost views. Examples include Vintry House (built in 1930 and demolished in the 1980s), and Sudbury House (built 1964 and demolished in 2003 as part of the Paternoster Square redevelopment).

- 2.18 In some of the views protected by St Paul's Heights tall buildings can be seen in juxtaposition to the Cathedral, compromising its dominance of the skyline. The relationship of tall buildings to the Cathedral varies with the viewpoint. In some cases, tall buildings can be seen behind the dome or western towers so that their outlines are impaired. From other viewpoints tall buildings appear above the roof of the Cathedral or crowd close to the Cathedral on the skyline. Views are compromised in these ways from the following locations: the south bank between New Globe Walk and Gabriel's Wharf, and adjacent to Waterloo Bridge; and from the Millennium Bridge, Blackfriars Bridge, the southern part of Waterloo Bridge, Hungerford Bridge, and from Fleet Street. Within these views, new development and the redevelopment of existing tall buildings should aim not to worsen and, where possible, to improve the backdrop to the views.
- 2.19 From other heights viewpoints where no tall buildings appear in the backdrop and the Cathedral is seen against clear sky, new development should maintain this situation

Appendix 4: Select bibliography and sources

History and architecture

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Corporation of the City of London: Protected Views SPD. Adopted 31st January 2012

Corporation of the City of London: The Monument Views Study. Published December 2020

Corporation of the City of London: St Paul's Heights Study Parts 1-7. Published 2015.

Greater London Authority: London views Management Framework SPG. Adopted 2012

Historic England: London's Image and Identity: Revisiting London's Cherished Views. 2018

Appendix 5: Nigel Barker-Mills

Education/Professional Qualifications:

Nigel Barker BA(Hons) Ph.D. Dip Bldng. Cons IHBC, FSA

BA honours Degree (2:1) in History of Art and Architecture
Reading University 1976-1979

1978: Courtauld Institute Scholarship to attend the Summer School in Venice and the Veneto led by (then) Sir Anthony Blunt.
1979-1982 Awarded a State Scholarship to carry out research for a Doctoral Thesis on *“The Architecture of the English Board of Ordnance 1660-1750”* supervised by Prof Kerry Downes

1990: Post Graduate Diploma in Building Conservation awarded by the Architectural Association- dissertation subject – *The Repair of Traditional buildings- a Question of Education?* -which examined the level of skills and knowledge available to contractors and owners of historic buildings in the SE of England.

1997: Elected, founding, Member of Institute of Historic Building Conservation (Membership Number 0004)

2014: Elected Fellow of the Society of Antiquaries of London

Professional Career/Experience:

1982-1986: Fieldworker for the Accelerated Resurvey of Lists of Buildings of special Architectural or Historic Interest – responsible for Surrey

1987-2000: Employed as Historic Buildings Adviser Surrey County Council providing specialist advice on the conservation and repair of historic buildings, areas and landscapes in Surrey. Key achievements include establishing Conservation Officers Group for Surrey (Chairman for 11 Years), establishing and publishing the first Buildings at Risk register for the County in collaboration with the 11 local planning authorities, providing expert witness advice for several major public inquiries including Wotton House – restoration of Grade II* country house and Grade I Registered Landscape, and one of the first successful prosecutions of an owner for unauthorised works to a listed building in the county. Providing training for the Surrey Planning Officers Society and Building Control officers on the management of historic buildings and providing expert advice for the Surrey Historic Buildings Trust Repairs Grant Scheme.

2000-2001: Historic Buildings Adviser for Waverley Borough Council

2001-2009: Historic Areas Adviser/Team Leader in English Heritage SE Region with responsibility for new development in historic areas and area grant schemes across Kent, E and W Sussex, Buckinghamshire, Oxfordshire and Berkshire. Key achievements include establishment of community-based conservation area appraisal projects in Surrey which became a national exemplar; community-based characterisation projects in Oxford working with the Oxford Preservation Trust and developing a model conservation area appraisal and management plan strategy in collaboration with Aylesbury Vale DC. During this time, I was identified as the EH National lead on Building in Context – developing and publishing the BiC Toolkit in partnership with CABE and the Kent Architecture Centre and rolling the training programme out across the country. The Toolkit received a Planning Award from the RTPi in 2007/8. Other key achievements included supporting the development of Townscape Heritage Projects in Rochester and Hastings, monitoring HLF grant projects and commissioning a conservation plan for RAF Upper Heyford which led to its designation as a conservation area – subsequently successfully appearing as an expert witness to oppose the local council's proposals to demolish nationally significant Cold War Structures and securing new uses for the former aircraft hangers. Supporting the regeneration of former railway workshops at Wolverton and the repair and regeneration of Bletchley Park with the Bletchley Park Trust

2009-2011: English Heritage London –Head of Partnerships – taking the lead on Heritage at Risk for London and strategic partnerships with the Greater London Authority and the London Boroughs.

2012-2016: Planning Director for the London office (team of 44) responsible for the provision of specialist advice and grants, maintenance of the Historic Environment Record for London and the Greater London Archaeological Advisory Service. In 2010 appointed Historic Environment representative on the London Mayor's Cultural Strategy Group.

2016-to date- Established *Barker-Mills Conservation* specialist expert (heritage) consultancy with clients in the public and private sectors including Gascoyne Cecil Estates, Historic England NW and SE offices; Greater London Authority; Ryde School; Horsham District Council and various private developers.

Other roles:

1984-2000: Member, and for part of the time Secretary, of the Surrey Archaeological Society Buildings Committee

Elected Honorary member of the Arts and Crafts Movement Surrey- Chairman (2016-2018)

1987-2000: Trustee of the Watts Chapel. Involved in the successful campaign to repair the roof of the internationally significant Grade I listed Funerary Chapel in Compton, Surrey

Registered lecturer with the Department for Continuing Education Surrey University

Registered lecturer with Workers Education Association, NADFAS (now the Arts Society) and U3A – teaching courses on architectural history and conservation

Chairman, Vice Chair and Treasurer of the SE Branch of IHBC at various times, serving continuously on the Committee from 1997- 2009

Editor and then Chairman of the Editorial Board for *Context* the journal of the IHBC and serving on Council from 2000-2006

Member of the New London Architecture Sounding Board 2010-2016

Member of Oxford West End Design Review Panel

Expert Assessor for Hackney Design Awards 2013 &2014

Appointed Chairman of the Heritage Advisory Committee of the Canals and Rivers Trust 2017

Member of the Advisory Board for Glasgow University- School of Urban Studies research project on “*Why Does the Past Matter? Emotional attachments to the Historic Environment*” 2017

Publications:

Contributed to “English Architecture Public and Private: Essays for Kerry Downes Ed Bold & Chaney

Contributed to “Nature and Tradition: Arts and Crafts Houses and Gardens in and Around Guildford” published GBC 1993

English Heritage Informed Conservation Series: Margate 2008 with Allan Brodie etc

Articles in *Context* including a review of the conservation legislation in first Decade of the 21st Century

Paper on: *Setting of Heritage Assets- A Practitioner’s View for the Joint Planning Law conference Oxford 2015 (published proceeding Sweet& Maxwell).*

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