

**Statement of Common Ground (SoCG) between
City of London Corporation and Whitbread**

In relation to New London House

28 November 2024

Chapter 11 Heritage & Tall Buildings

1. Purpose of the Statement of Common Ground

- 1.1. The purpose of this SoCG is to update the local plan Inspector/s and other parties in relation to matters raised within Regulation 20 representations. The topics covered in this SoCG are heritage and tall buildings.
- 1.2. This SoCG has been prepared post submission of the City Plan 2040 on 29 August 2024. It highlights matters where agreement has been reached, and areas where agreement has not yet been reached but will be subject to further discussion at the local plan examination hearings.
- 1.3. This SoCG is in addition to any other matters statements to be produced during the course of the examination by either party.

2. Parties

- 2.1. The signatories to this SoCG are the City of London Corporation (City Corporation) and Whitbread Plc.

3. Comments received at Regulation 20

- 3.1. Whitbread Plc submitted their response to the Regulation 19 City Plan on 17 June 2024. This raised questions in relation to the approach to tall buildings and heritage (Chapter 11).
- 3.2. Table 1 below includes the relevant reference number of the comments to which this SoCG relates, both parties agree this is a true record of the main matters subject to this SoCG.

Table 1- Representation references

Comment ID	Chapter	Summary
R0158/C0008	Chapter 11 Heritage & Tall Buildings	Support for contour mapping approach but this is considered to be too conservative, and should fully reflect existing consented schemes

4. Matters on which parties agree

- 4.1. Both parties agree on the approach taken to identifying permissible heights within the City Cluster through the use of the contours mapping.

- 4.2. Both parties agree that the site may be suitable for a tall building (as has been identified in the City Plan 2040), defined as above 75m AOD and therefore should be included within the identified City Cluster tall buildings area.
- 4.3. Both parties agree that the evidence submitted in Whitbread’s R19 representation suggests that changes to the contour lines over this site may be acceptable, subject to additional strategic views and heritage impact assessments
- 5. **Agreed proposed changes (if any)**
 - 5.1. Subject to additional strategic views and heritage impact assessment. An adjustment of the proposed City Cluster contour lines could be made to the Policies Map.

6. Matters on which parties disagree

Topic/matter	City of London Corporation	Whitbread
Contours at New London House	The contours at New London House should not exceed a height of 90m AOD.	An adjustment of the proposed City Cluster contour lines should be made to the Policies Map to include the site in an area allocated for between 75m AOD and 90 AOD (as identified at Figure 1.2 of Appendix A) within Whitbread Plc’s Representations.

Signed on behalf of City of London Corporation:

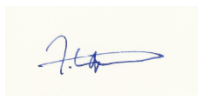


Rob McNicol

Assistant Director – Planning Policy & Strategy

City of London Corporation

Signed on behalf of Whitbread Plc:

A handwritten signature in blue ink on a light yellow background. The signature is stylized and appears to read 'J. Langdon'.

Jonathan Langdon

Senior Acquisitions Manager, Central London

Whitbread Plc