

**Statement of Common Ground (SoCG) between
City of London Corporation and Prudential Assurance Company Limited**

in relation to 1-2 Minster Court

22 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 The Prudential Assurance Company Limited.

3. Comments received at Regulation 20

- 3.1. The Prudential Assurance Company Limited 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), with specific reference to 1-2 Minster Court.
- 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
R0166/C0008	Chapter 11 Heritage & Tall Buildings	Revisions to the interpretation of the contour rings to favour the higher height in mediation to optimise the cluster’s volume.
R0166/C0009	Chapter 11 Heritage & Tall Buildings	Identifies a lack of clear description of how qualitative, as well as objective 3D data has influenced the 2D contour map included in Policy S12.
R0166/C0010	Chapter 11 Heritage & Tall Buildings	Welcomes identification of the site within the cluster and in principle the approach to identifying appropriate locations for tall buildings using three-dimensional computer models to inform and depict

		suitable building heights identified in the form of contour rings within 'Policies Map C' (referred to as 'Figure 15: tall building contours') within the Local Plan.
R0166/C0011	Chapter 11 Heritage & Tall Buildings	Inconsistencies between the illustrative 'jelly mould' used in the evidence base and the 2D contours. The contours map should be revised, increasing its heights where necessary, to allow for the heights of the existing and consented schemes to be fully integrated, as in the evidence base. Proposes specific amendments in relation to the mediation between the contours.
R0166/C0012	Chapter 11 Heritage & Tall Buildings	Suggests that the proposed contour heights over the Site should be adjusted in several places. A high-level analysis of the potential effects of extra height on the Site on the setting of St Paul's Cathedral and the Monument, conclude that there would be no detrimental effects on these landmarks.

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, 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 the Prudential Assurance Company Limited R19 representation suggests that the contours at 1-2 Minster Court could be refined to reflect further site-specific evidence demonstrating how a degree of additional height on this site may be acceptable i.e. minimising the possibility of harm to the relevant Strategic Landmarks, in this case the World Heritage Site and 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 assessments, adjustment of the relevant contour lines over this site to create the possibility of heights of between 90m –100m and 100m-120m.

6. Matters on which parties disagree

Topic/matter	City of London Corporation	Prudential Assurance Company Limited
Interpretation and use of the 2D Policies Map	The tall buildings contours are as identified on the Policies Map and the 3D model is illustrative. The wording 'maximum permissible' is appropriate, demonstrating that proposals should not exceed the relevant contour rings.	Where multiple contour rings cross over a development site, in areas between the contour rings, tall buildings should be designed to successfully mediate between the contour ring heights. Equally, where the next taller contour ring is beyond the site boundary, tall buildings may be designed to

	'Successfully mediate' is also appropriate wording demonstrating how the areas between contours should respond to them.	successfully mediate towards the next height.
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7. Signatures



Rob McNicol, Assistant Director (Planning Policy and Strategy), City of London Corporation

Name: Mark Godden

Title: Authorised signatory

For and on behalf The Prudential Assurance Company Limited